APPLICATION No. H11/1016/93

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H11/1016/93 Received:25-OCT-93 Type:RESERVED MATTERS

Earlier Permission: H11/0593/90

Name: Land & Buildings Consultancy
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1ZA

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs
PE21 8SP

Description: Residential Development

Location : Land off The Delph Long Sutton
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 Prior to the occupation of the dwellings, the wooden screen fencing relating to their respective plots shall be provided to the reasonable satisfaction of the Local Planning Authority. Such fencing shall be at least 1.8 metres high.

Reason: In the interests of visual and residential amenity.

2 Prior to the occupation of the dwellings on plots 27 to 43, their respective parking areas shall be provided to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity and highway safety.

3 Prior to the occupation of the dwellings on plots 74 to 79, and plots 38 to 43 the garages and garage court associated with those dwellings shall be provided to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and highway safety.

4 No walls, fences or other means of enclosure shall be erected along the frontage of any of the dwellings with a public highway or private access drive except where shown on the approved plans.

Reason: In the interests of visual amenity.

5 The development shall be undertaken strictly in accordance with the approved plans.

Reason: To define the terms of the permission and in order to ensure a satisfactory form of development.

6 Before the commencement of development full details of the proposed tiles

6 and bricks shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

7 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from brick or concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged, particularly from an appearance point of view.

8 Prior to any building works commencing on site, any roads and footways to be constructed from brick or concrete paving blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

9 The colour of the tarmac in respect of the roads, garage courts, footways and footpaths shall be agreed in writing with the Local Planning Authority prior to the laying of such tarmac.

Reason: In the interests of visual amenity.

10 Prior to the commencement of works on the site, the precise differentiation in terms of the use of colour in respect of the paviors shall be agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity.

11 All traffic calming measures shall meet the recommendations of the Highways Agency.

Reason: In the interests of highway safety.

12 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 18 December, 1995.

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)

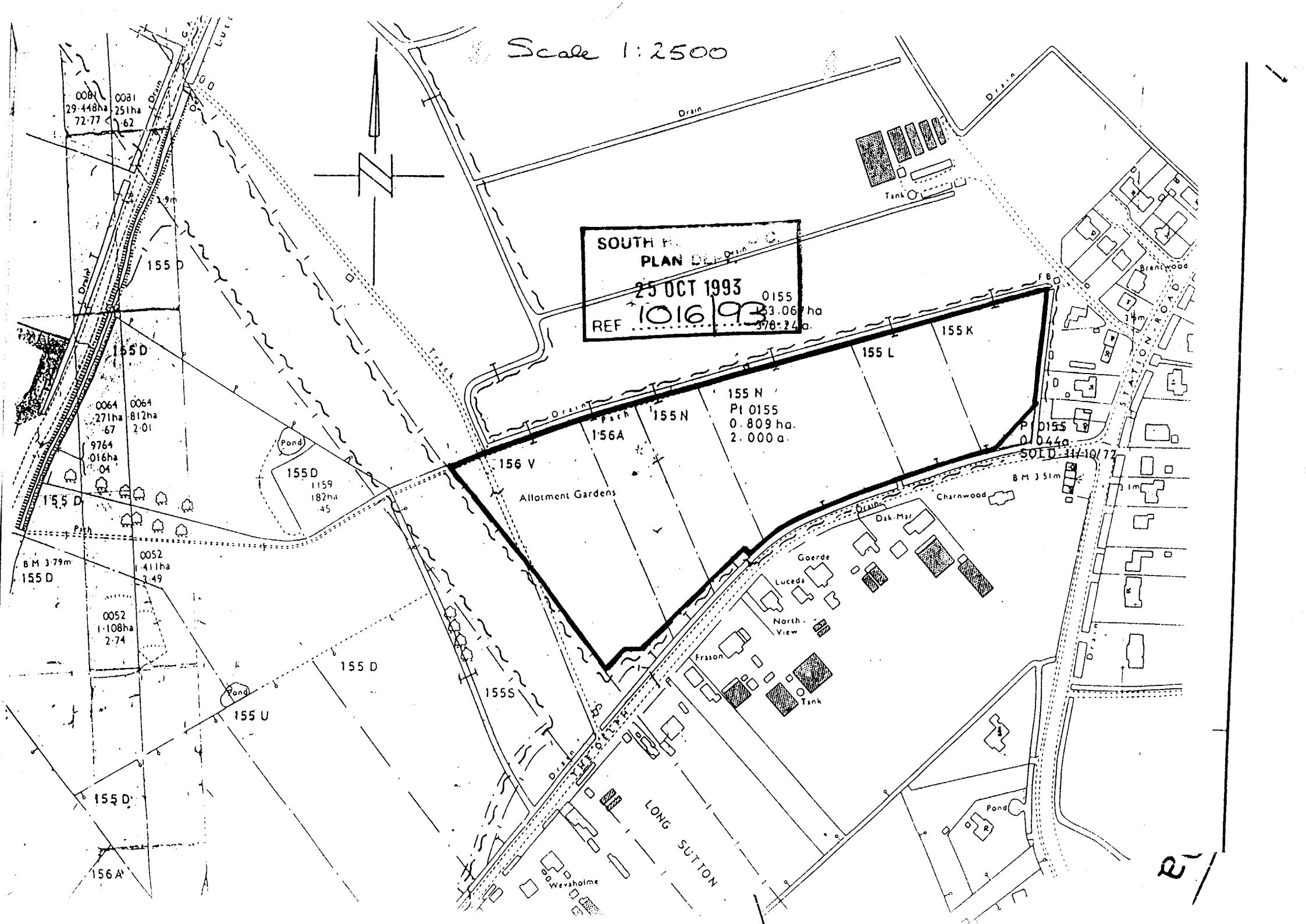
SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
10-JAN-96 H11/1016/93

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)


Scale 1:2500
SOUTH
PLAN
25 OCT 1993
REF 1016/93
0155
3.067 ha
7.578 a.
155 K
155 L
155 N
Pt 0155
0.809 ha.
2.000 a.
156 V
156A
155 N
Pt 0155
0.446a
SOLD 11/10/77
Allotment Gardens
155 D
155 S
155 U
156A
Drain
Path
Pond
Tank
Brentwood
STATION ROAD
Charnwood
Dak-Mar
Goerde
Luceda
North View
Frasson
LONG SUTTON
Wevaholme
BM 3.79m
BM 3.51m
0081
29.448ha
72.77
0081
2.51ha
.62
0064
.271ha
.67
0064
.812ha
2.01
9764
.016ha
.04
1159
.182ha
.45
0052
1.411ha
2.49
0052
1.108ha
2.74

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H11/1016/93

Date Registered 25 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

LAND & BUILDINGS CONSULTANCY
LINCOLNSHIRE COUNTY COUNCIL
COUNTY OFFICES
NEWLAND
LINCOLN LN1 1ZA

Tel. No. 0522 55222

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

MELDRUM LEE & GILLATT
49 HIGH STREET
BOSTON
LINCS PE21 8SP
Tel. No. 0205 364795
(Personal contact name) MR K HOLROYD

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFF THE DELPH LONG SUTTON

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

TO ERECT 50 NEW DWELLINGS AND CONSTRUCT ACCESSES

Please complete

I attach * Four copies of all plans
* ~~XXXX

TYPE OF DEVELOPMENT

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

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

4. A. Please state site area (in all cases)	3.035 hectares
B. If building works are proposed, please state extra floor space to be created:	INCL GARAGES 5,400 sq. metres
C. Please state size of any new structure:- (a) max. height:	HOUSES 8.5 metres
(b) max. length:	BUNGALOWS 15 metres
(c) max. width:	TERRACED HOUSES 36 metres
D. Please state type and colour of materials for facing external walls:	RED AND BROWN FACING BRICKS
E. Please state type and colour of roofing materials.	BROWN AND RED TILING
F. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

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

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:
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.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐ ⬇

Proposed total gross floorspace	sq. m.			Previous total gross floor space		sq. m.	
This new total includes the following net floorspace:							
Retail	sq. m.	Office	sq. m.	Indistrial	sq. m.	Warehousing	sq. m.
Other	sq. m. ➡	If so, please state use:					

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?			

RESERVED MATTERS:-

Item ii) A programme for making up of the roads and/or footways: It is confirmed that that the roads will be completed before the occupation of any dwelling and to an agreed and approved programme.

Item v) Details of all proposed services showing the location within the Highway. The drawings confirm that services will be laid at the locations and depths required by Lincolnshire County Council Development Road Layout Guide and Specification.

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).

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 .....

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:
Address of tenant at which notice was served: State Date notice served:

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

DC INSTRUCTION SHEET

APPLICATION REF: H11|1016|93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current	—	✓	✓	✓	✓
Required					

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

LE ☐ Advt ☐

Non-std: Details needed: 1/500 SCALE PLAN SPECIFYING THE LOCATION OF THE SPECIES OF TREES, SHRUBS AND GROUND COVER TO BE PLANTED.

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

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/ Drainage	Env Services	.....	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Press
PC
WM
Residents

*

(1) MR & MRS K. SIDEBOTTOM
21 DELPH ROAD
LONG SUTTON

(2) MR & MRS R. HILLER
SHERIDAN
DELPH ROAD
LONG SUTTON

28/9/95.

Case Officer: JOHN [illegible]

Senior Officer Confirmed ..... Date.....2.2.96 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

As for application H11/0869/93 (JB verbal request) 4/11

Case Officer Conclusions

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 MJ. 10/1/96 .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/Reasons: (cont overleaf)

As per committee report

– Amended plans received on 18/12/95.

MJ 10/1/96.

ADMIN RECORD SHEET

Initial

Submitted Fee £ 6000.

Receipt No P3497

Date first Rec'd 25 OCT 1993

Registration

Reference H11/1016/93

Cross-Ref R

Date 26-OCT-93 JAC

Validation

TYPE RM

Site area

No of dwellings 50

Floorspace

Earlier permission – Ref:

(New) Redevelop/Use/Ext/Alt/Works

Description to be recorded: Residential Development

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £6000

Nil fee

Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 210 OS Plots

Grid ref 542330 323580

Ward K Parish L. SUTTON

Inside IBD NO Inside LP area YES

Constraints:

	CA	Cons Area	TR Rural
Y	LB	Listed – Grade:	BP TR proposed 67m
	ARC	Archaeology	LC Level Cross
Y	AM	Ancient Mon	FP Footpath
	SSI	Special Int	TPO Tree Pres

Hazards –

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

Linked to site Ref 1763

Linked to property Ref

Dist Bound

Other:

Planning Records:
Earlier apps 593/90
869/93 - current

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

MRS SALLY ALTHAM 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

H11/1016/93

RESERVED MATTERS

Applicant: Land & Buildings Consultancy Agent: Meldrum Lee & Gillatt
Tel: 0522 55222 0205 364795

Description: Residential Development

Location: Land off The Delph
Long Sutton
Spalding
Lincs

Valid date:	25-OCT-93	Terminal date:	20-DEC-93
Target dates:		Target Committee:	07-DEC-93
To case officer	01-NOV-93	Report deadline:	23-NOV-93
Inspected by	08-NOV-93	Agreed TD Ext:	03-NOV-95
Extra contacts	15-NOV-93	Case Officer:	
Report if not clear by	29-NOV-93		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 50 DWE
Category: Newbuild
Listed building: ARCHAEOLOGICAL SITE Other Constraints: BP FP
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Owner/Occupier	04-NOV-93	25-NOV-93	
R A Hiller	04-NOV-93	25-NOV-93	
Owner/Occupier	04-NOV-93	25-NOV-93	
Owner/Occupier	04-NOV-93	25-NOV-93	
Mr & Mrs K Sidebotto	03-OCT-95	24-OCT-95	Amended plans received
Mr & Mrs R Hiller	03-OCT-95	24-OCT-95	
Site/Press Advert MAJ	02-NOV-93	23-NOV-93	
Department of Transp 0602 476121	28-OCT-93	11-NOV-93	
Clerk to Long Sutton 0406 362402	12-SEP-95	26-SEP-95	
Dir of Environmental	28-OCT-93	11-NOV-93	
Cllr D A Tennant	12-SEP-95	19-SEP-95	
Cllr E J Clarey 0406 363141	12-SEP-95	19-SEP-95	
Cllr M D Booth 0406 350034	12-SEP-95	19-SEP-95	
Department of Transp 0602 476121	28-OCT-93	25-NOV-93	

L.C.C - Dos Athlard Pcs

MRS SALL. /ALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

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Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Mrs Flint	29-OCT-93	19-NOV-93
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Owner/Occupier	04-NOV-93	25-NOV-93
Owner/Occupier	04-NOV-93	25-NOV-93
Owner/Occupier	04-NOV-93	25-NOV-93
Owner/Occupier	04-NOV-93	25-NOV-93
Owner/Occupier	04-NOV-93	25-NOV-93
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Owner/Occupier	04-NOV-93	25-NOV-93
Owner/Occupier	04-NOV-93	25-NOV-93
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Dir of Environmental	28-OCT-93	11-NOV-93	
Cllr D A Tennant	12-SEP-95	19-SEP-95	NOTIFIED OF AMENDED PLANS RECEIVED
Cllr E J Clarey 0406 363141	12-SEP-95	19-SEP-95	
Cllr M D Booth 0406 350034	12-SEP-95	19-SEP-95	
Department of Transp 0602 476121	28-OCT-93	25-NOV-93	

L.C.C. - Dis 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

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CONSULTATIONS CARRIED OUT

	Sent	Expiry
Mrs Flint, 56 Station Road, L/S.	29-OCT-93	19-NOV-93
Owner/Occupier, 62 Station Rd.	04-NOV-93	25-NOV-93
Owner/Occupier 60 " "	04-NOV-93	25-NOV-93
Owner/Occupier 58 " "	04-NOV-93	25-NOV-93
Owner/Occupier 50 " "	04-NOV-93	25-NOV-93
Owner/Occupier 48 " "	04-NOV-93	25-NOV-93
Owner/Occupier 29 Delph Rd	04-NOV-93	25-NOV-93
Owner/Occupier 27 " "	04-NOV-93	25-NOV-93
Owner/Occupier 21A " "	04-NOV-93	25-NOV-93
Owner/Occupier 21 " "	04-NOV-93	25-NOV-93
Owner/Occupier 13 " "	04-NOV-93	25-NOV-93
Owner/Occupier Charnwood, Delph Rd	04-NOV-93	25-NOV-93
Owner/Occupier Ty Gwyn, " "	04-NOV-93	25-NOV-93
Owner/Occupier Darrens Field House	04-NOV-93	25-NOV-93
Owner/Occupier Dak mar, 9 Delph Rd	04-NOV-93	25-NOV-93
Owner/Occupier Coerde, 17 " "	04-NOV-93	25-NOV-93
Owner/Occupier Lucheda, 19 " "	04-NOV-93	25-NOV-93

L C C - plan taken CS 16/11/93

BRIAN S[illegible] H 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

H11/1016/93
RESERVED MATTERS

Applicant: Land & Buildings Consultancy Agent: Meldrum Lee & Gillatt
Tel: 0522 55222 0205 364795

Description: Residential Development

Location: Land off The Delph
Long Sutton
Spalding
Lincs

Valid date:	25-OCT-93	Terminal date:	20-DEC-93
Target dates:		Target Committee:	07-DEC-93
To case officer	01-NOV-93	Report deadline:	23-NOV-93
Inspected by	08-NOV-93	Agreed TD Ext:	
Extra contacts	15-NOV-93	Case Officer:	
Report if not clear by	29-NOV-93		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 50 DWE
Category: Newbuild
Listed building: ARCHAEOLOGICAL SITE Other Constraints: BP FP
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Mrs Flint, 56 Station Road, L/S.	29-OCT-93	19-NOV-93
Owner/Occupier, 62 Station Rd.	04-NOV-93	25-NOV-93
Owner/Occupier 60 " "	04-NOV-93	25-NOV-93
Owner/Occupier 58 " "	04-NOV-93	25-NOV-93
Owner/Occupier 50 " "	04-NOV-93	25-NOV-93
Owner/Occupier 48 " "	04-NOV-93	25-NOV-93
Owner/Occupier 29 Delph Rd	04-NOV-93	25-NOV-93
Owner/Occupier 27 " "	04-NOV-93	25-NOV-93
Owner/Occupier 21A " "	04-NOV-93	25-NOV-93
Owner/Occupier 21 " "	04-NOV-93	25-NOV-93
Owner/Occupier 13 " "	04-NOV-93	25-NOV-93
Owner/Occupier Charnwood, Delph Rd	04-NOV-93	25-NOV-93
Owner/Occupier Ty Gwyn, " "	04-NOV-93	25-NOV-93
Owner/Occupier Darrens Field House	04-NOV-93	25-NOV-93
Owner/Occupier Dak mar, 9 Delph Rd	04-NOV-93	25-NOV-93
Owner/Occupier Coerde, 17 " "	04-NOV-93	25-NOV-93
Owner/Occupier Lucheda, 19 " "	04-NOV-93	25-NOV-93

L.C.C - plan taken CS 10/11/93

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

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SOUTH HOLLAND DISTRICT COUNCIL

H11/1016/93

RESERVED MATTERS

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Report if not clear by	29-NOV-93		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 50 DWE
Category: Newbuild
Listed building: ARCHAEOLOGICAL SITE Other Constraints: BP FP
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier Sheridan, Delph Rd		04-NOV-93	25-NOV-93
Owner/Occupier Frason, 23 " "		04-NOV-93	25-NOV-93
Owner/Occupier Peteshe, 25 " "		04-NOV-93	25-NOV-93
~~Owner/Occupier~~		~~04-NOV-93~~	~~25-NOV-93~~
Site/Press Advert MAJ		02-NOV-93	23-NOV-93
~~Department of Transp~~	~~0602 476121~~	~~28-OCT-93~~	~~11-NOV-93~~
Clerk to Long Sutton	0406 362402	28-OCT-93	11-NOV-93
Dir of Environmental		28-OCT-93	11-NOV-93
Cllr D A Tennant		28-OCT-93	04-NOV-93
Cllr E J Clarey	0406 363141	28-OCT-93	04-NOV-93
Cllr M D Booth	0406 350034	28-OCT-93	04-NOV-93
Department of Transp	0602 476121	28-OCT-93	25-NOV-93

BRIAN SI H 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

H11/1016/93

RESERVED MATTERS

Applicant: Land & Buildings Consultancy Agent: Meldrum Lee & Gillatt
Tel: 0522 55222 0205 364795

Description: Residential Development

Location: Land off The Delph
Long Sutton
Spalding
Lincs

Valid date:	25-OCT-93	Terminal date:	20-DEC-93
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Report if not clear by	29-NOV-93		J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 50 DWE
Category: Newbuild
Listed building: ARCHAEOLOGICAL SITE Other Constraints: BP FP
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Mrs Flint, 56 Station Road, Long Sutton		29-OCT-93	19-NOV-93
Site/Press Advert MAJ		02-NOV-93	23-NOV-93
~~Department of Transp~~	~~0602 476121~~	~~28-OCT-93~~	~~11-NOV-93~~
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Cllr E J Clarey	0406 363141	28-OCT-93	04-NOV-93
Cllr M D Booth	0406 350034	28-OCT-93	04-NOV-93
Department of Transp	0602 476121	28-OCT-93	25-NOV-93

SITE RECORD

Grid ref: 542350 322580
OS Sheet: 210 Parcel:

20

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street
Boston
Lincolnshire
PE21 8SP

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 1016/93

Telephone: 0205 364795
Fax: 0205 310842

KH/JC/12464

25 October 1993

Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

Dear Sirs

Reserved Matters Planning Application Land Fronting The Delph Long Sutton

Please find attached delivered by hand today four copies of the Planning Application Form together with four copies of each of the following drawings, 12464/1-10, 20, 30-33 and a cheque in the of £6,000.00 covering the application fee.

Yours faithfully

K A Holroyd RIBA

Encs

cc Mr P D Wardill Land & Buildings Consultancy LCC

ALSO AT
Skegness
&
Grantham

PARTNERS
G.T. Lee, FRICS, MAPM
J.A. Merrett, RIBA

K.A. Holroyd, RIBA

ASSOCIATES
B.G. Hall, AMIAS
C.W. Mager, MBIAT
T. J. Newton, ABIAT
T.M. Robinson, AMSST
E.R. Sylvester, MBIAT
C.L. Silvester, MSST

ESTABLISHED
1900

B. N 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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3427
Date received : 25-OCT-93

Received from

Lincolnshire County Council

Address

Land off The Delph
Long Sutton
Spalding

Fee paid £ 6000.00
VAT £ 0.00

Total received £ 6000.00

Cash/Cheque : Cheque

Signed.....
(Authorised Collector)

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street

Boston

Lincolnshire

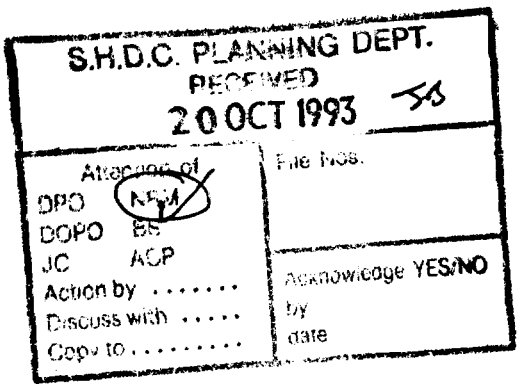
PE21 8SP

Telephone: 0205 364795

Fax: 0205 310842

KH/TAS/12464

18 October 1993



Mr J Blacklock
Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

Dear Mr Blacklock

Development Site The Delph Long Sutton

Thank you for your comments on our site drawing 12464/SK20 received at todays meeting in your offices.

We look forward to receiving confirmation of your Department's comments as soon as possible and note that this may not be until 20 October.

Yours sincerely

K Holroyd RIBA

cc Mr P D Wardill Land & Buildings Consultancy LCC

ALSO AT

Skegness

&

Grantham

PARTNERS

G.T. Lee, FRICS, MAPM

J.A. Merrett, RIBA

K.A. Holroyd, RIBA

ASSOCIATES

B.G. Hall, AMIAS

C.W. Mager, MBIAT

T. J. Neuton, ABIAT

T.M. Robinson, AMSST

E.R. Sylvester, MBIAT

C.L. Silvester, MSST

ESTABLISHED

1900

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

KH/TAS/12464

19 October 1993

Mr C Briggs
Highways Department
Lincolnshire County Council
County Offices
Newland
LINCOLN
LN1 1ZA

Dear Mr Briggs

Development Site The Delph Long Sutton

Thank you for the informal comments at our discussion in Boston on 19 October 1993 on our site layout drawing 12464/SK20 to the effect that the layout is acceptable including the housing close and access road turn point at the west end of the site and the central section of the access road in block paviors but that:-

a) The private drive to plots 3, 4 and 5 and roads into garage courts should be increased to 4.25 m wide.

b) The harstanding in front of garages up to the garden fences in garage courts should be increased to 7.3 m wide to allow vehicle turn into garages.

c) The hardstanding in front of the two garages fronting The Delph to plots 51 and 54 should be 5.5 m long.

d) You suggest we could consider amending the kerb radius at the junction between the new access road and The Delph to 10 m on the east and 6 m on the west side but as discussed we have received Lincolnshire County Council Highways drawing D/13861/2 for this junction showing 7.5 m kerb radius to both sides and we would propose to represent this on our drawings unless formally instructed in writing to amend this requirement.

COPY

Yours sincerely

K Holroyd

K Holroyd RIBA

cc Mr P D Wardill Land & Buildings Consultancy LCC
Mr J Blacklock Planning Officer South Holland District Council

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

KH/TAS/12464

19 October 1993

Mr J Chapman
Environmental Services
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

Dear Mr Chapman

Development Site The Delph Long Sutton

We confirm our telephone conversation with you today while you were in John Blacklock's office.

We understand that the Deemed Planning Permission ref H11/593/90 dated 26 October 1990 reserved matter concerning 'the scheme shall make provision for the attenuation of traffic noise, in respect of any dwelling to a maximum internal level of 40dBA with windows closed, and on the L10 (18 hours) scale referred to by the DoE Circ 10/73 - Planning and Noise' is no longer applicable.

We understand that SHDC currently require max 65dBA L10 (18 hour) externally 1 metre from facade at any sensitive windows.

We are acting on your advice that as we are submitting the application on behalf of Land & Buildings Consultancy, Lincolnshire County Council we should contact Mr Peter Broadley of Highways Department, LCC who will be able to provide 15 year projected traffic flows for the A17 and advise on noise attenuation measures.

COPY

Yours sincerely

K Holroyd RIBA

cc Mr P D Wardill Land & Buildings Consultancy LCC
Mr J Blacklock Planning Dept South Holland District Council

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

KH/TAS/12464

19 October 1993

Mr P Broadley
Highways Department
Lincolnshire County Council
County Offices
Newland
LINCOLN
LN1 1ZA

Dear Mr Broadley

Development Site The Delph Long Sutton

Thank you for your advice today by telephone that the projected traffic flows on the A17 Trunk Road past the above site are:-

a) 1994 (based on 18 hour figures from August 1983 which is the worst case) 13,000 vehicles total combined flow in both directions of which 26% are commercial vehicles.

b) Year 2000 - 18,000 vehicles total combined flow in both directions of which 26% would be commercial vehicles.

We note your further advice that the A17 is 8.5 metres wide between kerbs at the point at which it passes the site.

We understand that you are not able to advise on traffic noise calculations for the site but that Mr Page of ECS, LCC has considerable detailed knowledge and we have been in contact with that Department to request a quotation for urgent assistance to determine the position of the 65dBA contour on the site but have not as yet had any reply.

COPY

We were referred to yourself by Mr Chapman, Environmental Services, South Holland District Council who suggested that Lincolnshire County Council assistance would be appropriate as we are acting on their behalf.

Until the 65dBA traffic noise contour is established we are unable to finalise planning of the areas of the site adjacent to the A17 for the planning application which must be made on 26 October 1993 at the absolute latest.

Yours sincerely

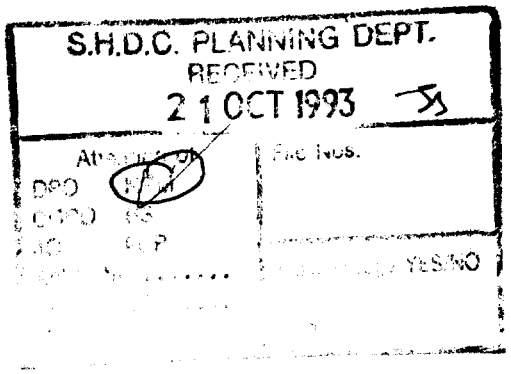
K Holroyd RIBA

cc Mr P D Wardill Land & Buildings Consultancy LCC
Mr Page ECS Lincolnshire County Council
Mr J Blacklock Planning Dept South Holland District Council
Mr J Chapman Environmental Services South Holland District Council

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street
Boston
Lincolnshire
PE21 8SP

Telephone: 0205 364795
Fax: 0205 310842



KH/TAS/12464

19 October 1993

Mr J Blacklock
Planning Department
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

Dear Mr Blacklock

Development Site The Delph Long Sutton

Please find enclosed copy of a facsimile to Mr Page, ECS, Lincolnshire County Council which is self-explanatory enclosing our traffic noise propogation calculations for comment/approval.

We intend to apply these to the site layout now being finalised for the application, taking into account your comments made during recent discussions.

Yours sincerely

K Holroyd RIBA

Enc

cc Mr P D Wardill Land & Buildings Consultancy LCC
Mr J Chapman Environmental Services South Holland District Council

ALSO AT
Skegness
&
Grantham

PARTNERS
G.T. Lee, FRICS, MAPM
J.A. Merrett, RIBA

K.A. Holroyd, RIBA

ASSOCIATES
B.G. Hall, AMIAS
C.W. Mager, MBIAT
T. J. Newton, ABIAT
T.M. Robinson, AMSST
E.R. Sylvester, MBIAT
C.L. Silvester, MSST

ESTABLISHED
1900

FAX TRANSMISSION

MLG Meldrum Lee & Elliott
Architects, Quantity Surveyors
Management & Cost Consultants
49 High Street, Boston, Lincolnshire PE21 8SP
Telephone: 0205 364795 Fax: 0205 310842

Job No. 12464

Date 19.10.93

To GEOFF. PAGE.

From KEITH HOLROYD

Of ECS.
LINCOLNSHIRE COUNTY COUNCIL.

Project THE DELPH
LONG SUTTON FOR
L&BC, LCC.

FURTHER TO OUR FAX EARLIER TODAY REQUESTING ASSISTANCE

WE HAVE BEEN FORTUNATE IN LOCATING THIS EVENING A COPY OF 'DOE NEW HOUSING AND ROAD TRAFFIC NOISE' 1974 INSTANCED IN DOE CIRC 10/73

AS WE HAVE NOT HEARD FROM YOU WE HAVE MADE SOME CALCULATIONS AND DRAWN SECTIONS WHICH ARE ATTACHED ON THE FOLLOWING SHEET AND DRAWING 12464/SK3.

WE SHOULD APPRECIATE YOUR COMMENT/APPROVAL WE PROPOSE TO APPLY THE ATTACHED AND ASSOCIATED CALCULATIONS TO FINALISE THE SITE LAYOUT URGENTLY REQUIRED TO MEET PLANNING APPLICATION DATE OF 26/10/93 TO ACHIEVE 5HDC REQUIREMENT FOR L$_{10}$ 18 HOUR GIVING MAX 65dBA EXTERNALLY 1 METRE FROM FACADE AT SENSITIVE WINDOWS.

We are transmitting +2 pages
IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE IMMEDIATELY

Destination FAX No. 0522-552925.

MLG 029/A

FROM DOE 'NEW HOUSING AND ROAD TRAFFIC NOISE' 1974.

p.4 CALCULATION OF THEORETICAL NOISE EXPOSURE LEVELS GENERATED BY FREE-FLOWING TRAFFIC.

from fig 1: Mean value of L10 at 30m from edge of carriageway when mean speed equals 75 Km/hr (20% heavy vehicles).

applying LCC Highways figures for A17:-
Year 2000 18,300 vehicles (26% commercial) =
L10 73dBA + 1dBA (for 30% HVs) = 74dBA

from fig 2: adjust for mean traffic speed of 100km/hr
Year 2000 74 + 3 = 77dBA.

(No gradient adjustment as para 25)

∴ Theoretical L10 noise exposure level 30m from edge of carriageway is 77dBA.

p.5 NOISE LEVELS ON SITE.

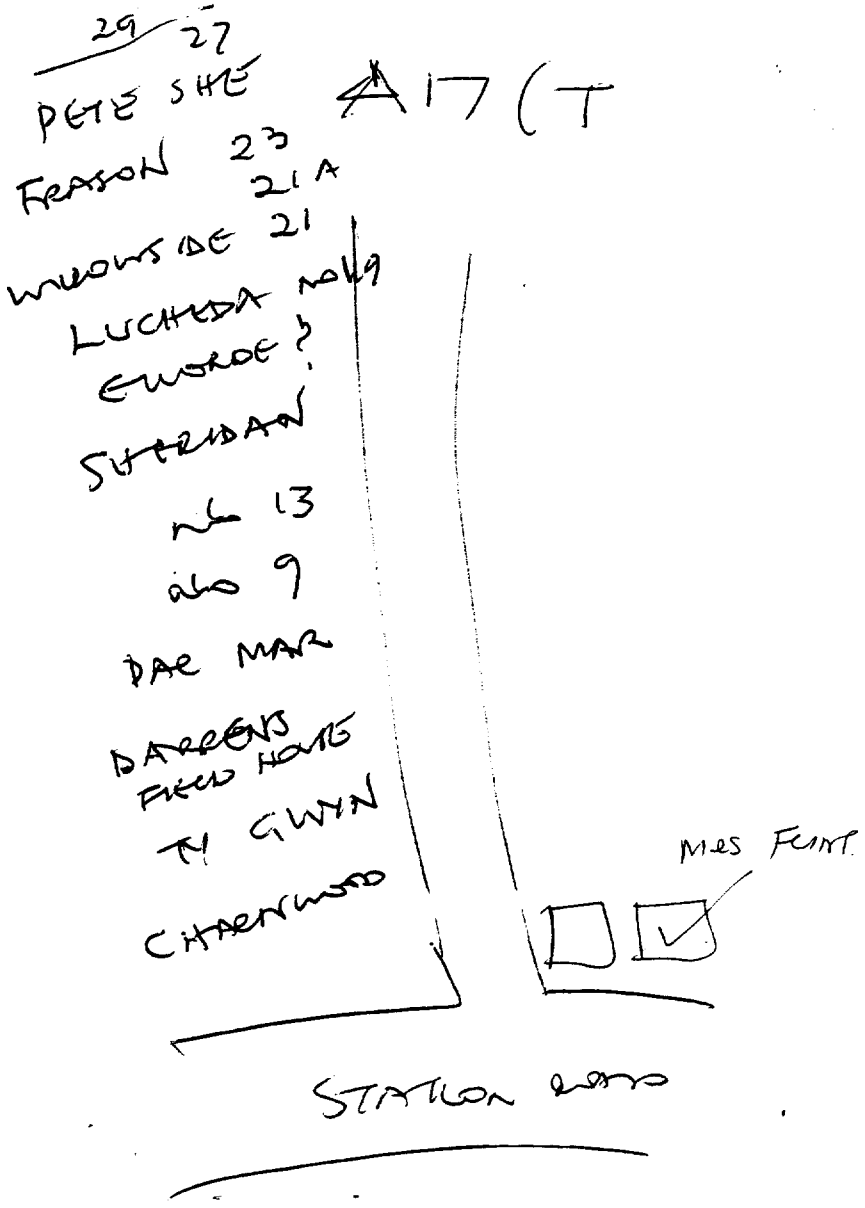
See attached sketch drawing 12464/SK31 showing application of fig 3: distance, Table 1: mean height of propogation path and figs 5 and 6: screen/barrier attenuation.

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

all sections predominantly over soft ground.

THE DELPH, LONG SUTTON
CLDC, LCC
TYPICAL NOISE ATTENUATION SECTS

Date 19.10.93
Scale 1:500
Drawn by
Checked by
No. 12464/SK31


29
27
PETE SHE
A17 (T
FRASSON
23
21A
WILLOWSIDE
21
LUCHEDA
MOLLY
EWORDE?
SUTHERDAN
No 13
No 9
DAE MAR
DARRENS
FIELD HOUSE
TY GWYN
CITHERWOOD
MRS FLINT
STATION ROAD

35

~~H11/0869/93~~ H11 10/6/93

Mrs Flint. 56 Station Road. Long Sutton. Spalding.

Mrs Flint requested that when the reserved matters application is received would we please consult her and send her a copy of the plans as she is an invalid. She is really only concerned with the boundary plan. I said that we would do as we had done for the outline application.

TEL 0406 362670

J Jex
14 Oct 1993

re. ~~Length of~~ REAR GARDEN
- FILLING IN OF DITCH

3/11/95.
CALLED ON MRS FLINT AND SHOWED HER THE AMENDED PLANS AND MEASURED DISTANCE OF NEAREST HOUSE FROM HER REAR BOUNDARY — 27' + 42'
DEPT COUNCIL'S ADDRESS WITH HER SHOULD SHE WISH TO WRITE IN
SHE EXPRESSED CONCERN REGARDING FILLING IN OF DITCH ON HER REAR BOUNDARY. UNDERTOOK TO PHONE AGENTS TO CLARIFY MATTER FOR HER — AND LET HER KNOW.

7/11/95. Spoke to Mr Gillett. (MLG) He advised that Lites on eastern boundary would not be filled in. Confirmatory letter to follow

7/11/95. Advised Mrs Flint by phone of Mr Gillett's comments

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street

Boston

Lincolnshire

PE21 8SP

Telephone: 0205 364795

Fax: 0205 310842

KH/JC/12464

13 October 1993

Mr J Blacklock
Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

Dear Mr Blacklock

Development Site The Delph Long Sutton

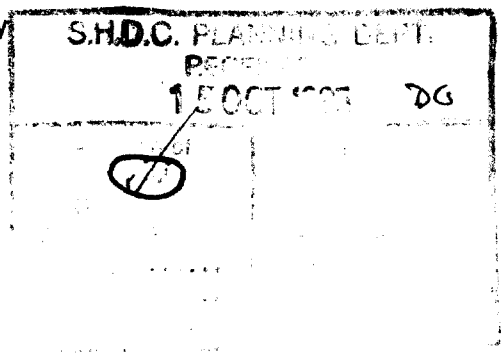
Further to my letter of 11 October 1993 please find enclosed revised preliminary sketch plan drawing 12464/SK10 showing an amended site layout for your information and comment.

Yours sincerely

K Holroyd RIBA

Enc

cc Mr P D Wardill Land & Buildings Consultancy



ALSO AT

Skegness

&

Grantham

PARTNERS

G.T. Lee, FRICS, MAPM

J.A. Merrett, RIBA

K.A. Holroyd, RIBA

ASSOCIATES

B.G. Hall, AMIAS

C.W. Mager, MBIAT

T. J. Newton, ABIAT

T.M. Robinson, AMSST

E.R. Sylvester, MBIAT

C.L. Silvester, MSST

ESTABLISHED

1900

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

KH/TAS/12464

26 October 1993

FOR THE ATTENTION OF MR C BRIGGS

Highways Department
Lincolnshire County Council
County Offices
Newland
LINCOLN
LN1 1ZA

Dear Sirs

Development Site Fronting The Delph Long Sutton

We enclose 1 copy each of our drawings 12464/1-10, 20, 30-33 plus 1:2500 site plan which were submitted to South Holland District Council on 25 October 1993 in support of a Reserved Matters Planning Application on behalf of our client, Land & Buildings Consultancy, Lincolnshire County Council.

The preliminary proposals were discussed with your Mr Briggs in Boston on 19 October 1993. We should be pleased to receive any further comments you may have and your confirmation that the proposals are satisfactory for a future Section 38 Agreement.

Yours faithfully

K Holroyd RIBA

COPY

Encs

cc Mr P D Wardill Land & Buildings Consultancy LCC
Mr J Blacklock Planning Dept South Holland District Council

S.H.D.C. PLANNING DEPT.
RECEIVED
27 OCT 1993 DG

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

Your Ref: V2954

Our Ref: KH7TAS/12464

26 October 1993

FOR THE ATTENTION OF MR L OUTRAM PRINCIPAL ENGINEER

Anglian Water Services Ltd
PO Box 62
Waterside House
Waterside North
LINCOLN
LN2 5HA

Dear Sirs

Development Site Fronting The Delph Long Sutton

We enclose 1 copy each of our drawings 12464/1-10, 20, 30-33 plus 1:2500 site plan which were submitted to South Holland District Council on 25 October 1993 in support of a Reserved Matters Planning Application on behalf of our client, Land and Buildings Consultancy, Lincolnshire County Council.

The drainage proposals were discussed at some length between Mr G Hill of our Skegness Office and yourselves. We should be pleased to receive any further comments you mayhhave and your confirmation that the proposals are satisfactory for a future Section 18 Agreement.

Yours faithfully

K Holroyd

K Holroyd RIBA

COPY

Encs

cc Mr P D Wardill Land & Buildings Consultancy LCC
Mr J Blacklock Planning Dept South Holland District Council

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Land & Buildings Consultancy
is applying to the Council for planning permission for the following:

Reference No: H11/1016/93
Description: Residential Development

Location: Land off The Delph
Long Sutton
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 23-NOV-93
Any observations should be sent to me by 23-NOV-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

02-NOV-93

SOUTH HOLLAND DISTRICT COUNCIL

G GROOMING in your n home by Ch. show ining exhibitor. Special- in Schnauzers, Terriers d Spaniels. Clipping and nd stripping. Please ring w Thomas on (0205) 222.

RE you selling your prop- ty? Then contact Zoe on 775 725484, for friendly, elpful advice.

ANTIQUES

ANTIQUES wanted. Furniture, clocks, lamps, copper, brass, jewellery, silver, porcelain, glass, pictures. House and part houses cleared. B. Dean, Delgate Bank, Weston, Spalding. Tel Holbeach 370429.

THE Lincolnshire Free Press has taken considerable trouble to ensure all advertisements in this issue are truthful, legal, decent and honest, complying with the British Code of Advertising Practice overseen by the Advertising Standards Authority, Brook House, 2-16 Torrington Place, London WC1E 7 HN (071-580 5555).

NATIONAL RIVERS AUTHORITY ANGLIAN REGION NORTHERN AREA ANGLIAN WATER AUTHORITY ACT 1977 RIVER WELLAND NAVIGATION RESTRICTION

NOTICE IS HEREBY GIVEN pursuant to Section 15 of the above Act that a restriction will be in force on the River Welland upstream of Spalding from December 3, 1993 to April 8, 1994. Special care should be taken with any boats moored in this reach and in particular due regard given to the length and adequacy of mooring warps and stays. The water level in the river length may be lowered by up to one metre and although this will not prevent the passage of river craft, navigators are advised to proceed with caution.

The lowering is to allow improvement works to be carried out to the banks of the river upstream of Spalding, and dredging works through Spalding Town.

Persons seeking further information should contact Catchment Engineer, Tom Youdan, on Tel No (0536) 517721.

RON LINFIELD
Area Manager (Northern).

mmGWVN 5738 187/507 LF 2-11

: OPERATOR'S ICE

ding as Geo. Fyfe .e", Glenside North, Lincs PE11 3SD is ı existing licence as ıicle and one trailer at at "Failte", Glenside ding, Lincs PE11 3SD. s of land (including y of the operating cen- hat their use or enjoy- ill be prejudicially af- ten representations to ity at Eastern Traffic ıse, 13-15 Hills Road, within 21 days following ; notice.

ıe time send a copy of to the applicant at the op of this notice.

187/507 LF2-5

WATER RESOURCES ACT 1963

NATIONAL RIVERS AUTHORITY — ANGLIAN REGION

NOTICE OF APPLICATION TO VARY LICENCES TO ABSTRACT WATER

NOTICE IS HEREBY GIVEN that application is being made to the National Rivers Authority, Anglian Region, by Hacconby Farming Company of Cowbit Farm, Pinchbeck West, Spalding, Lincolnshire PE11 3TD to vary Licence No 4/30/12/S/16 to abstract water in the Parish of West Pinchbeck in the District of South Holland in the County of Lincolnshire.

The variation applied for is to authorise water abstracted under the terms of the above licence to be used for the purpose of spray irrigation or additional land. We are not applying to increase the quantity of water which the above licence permits us to abstract.

A copy of the application and of any map, plan or other document submitted with it may be inspected free of charge at Haconby Hall, Nr Bourne, Lincolnshire PE10 0UY at all reasonable hours during the period beginning on November 3, 1993 and ending on December 2, 1993.

Any person who wishes to make representations about the application should do so in writing to the Environmental Manager, National Rivers Authority, Aqua House, Harvey Street, Lincoln, LN1 1TF, before the end of the said period.

Signed:
LESLIE CLARENCE CHAMBERLAIN.

On behalf of
Hacconby Farming Company.

Dated: October 27, 1993.

mmGWVN 5761 187/507 LF 2-11

PLANNING APPLICATIONS

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

H11/1016/93 RESERVED MATTERS
Land & Buildings Consultancy
Residential development
Land off The Delph, Long Sutton, Spalding, Lincs.

H16/0236/93 FULL
Lincoln Co-operative Society
Amended Plans Received
Extension to supermarket and new shop units to Winsover Road frontage
Lincoln Co-op Supermarket, Winsover Road, Spalding, Lincs.

H18/0940/93 PERMISSION RENEWAL
D. M. Crawley & Son
Residential development
Land off Granville Terrace, Withington Street, Chestnut Terrace and Allenby's Chase, Sutton Bridge.

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

H09/0998/93 OUTLINE
Mr and Mrs L. E. Taylor
Residential development
Nursery, Wignals Gate, Holbeach, 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.

SOUTH HOLLAND DISTRICT COUNCIL

B. Smith
Director of Planning and Building Control Services

November 2, 1993.

mmGWVN 5753 187/507 LF2-11

LFP 2/11/93

OROUGH COUNTY OURT

No 338 of 1993

AIL, of Jasmin House, 58 carrying on business as a arrying on business as a proprietor of a petrol fill- s shop, a cafe and car sales ık, all in Cowbit, Spalding, AR.

f Bulley Davey, Certified Lincoln Road, Peter- Hereby Give Notice that I ointed as Trustee of the amed bankrupt.

their possession any of the t must deliver them to me e bankrupt must be paid to

ıot yet proved their debts oofs of Debt to me. 8th day of October, 1993.

187/507 LF2-11

IIGH SEAT AND IR SPECIALIST

d sheltered homes a ommodes, high risers, electric

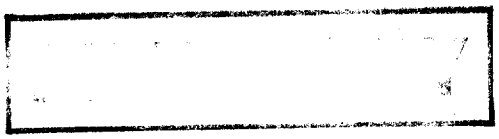


GOODS VEHICLE OPERATOR'S LICENCE

SOUTH LINCS COLD STORES LTD, trading as Freezer Fayre, of 15 St Thomas Road, Spalding, Lincs PE11 2XY, is applying to change an existing licence as follows: To keep an extra one vehicle and no trailers at the operating centre at 15 St Thomas Road, Spalding, Lincs.

Owners and occupiers of land (including buildings) in the

PLANNING APPLICATION



Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Land & Buildings Consultancy
is applying to the Council for planning permission for the following:

Reference No: H11/1016/93
Description: Residential Development

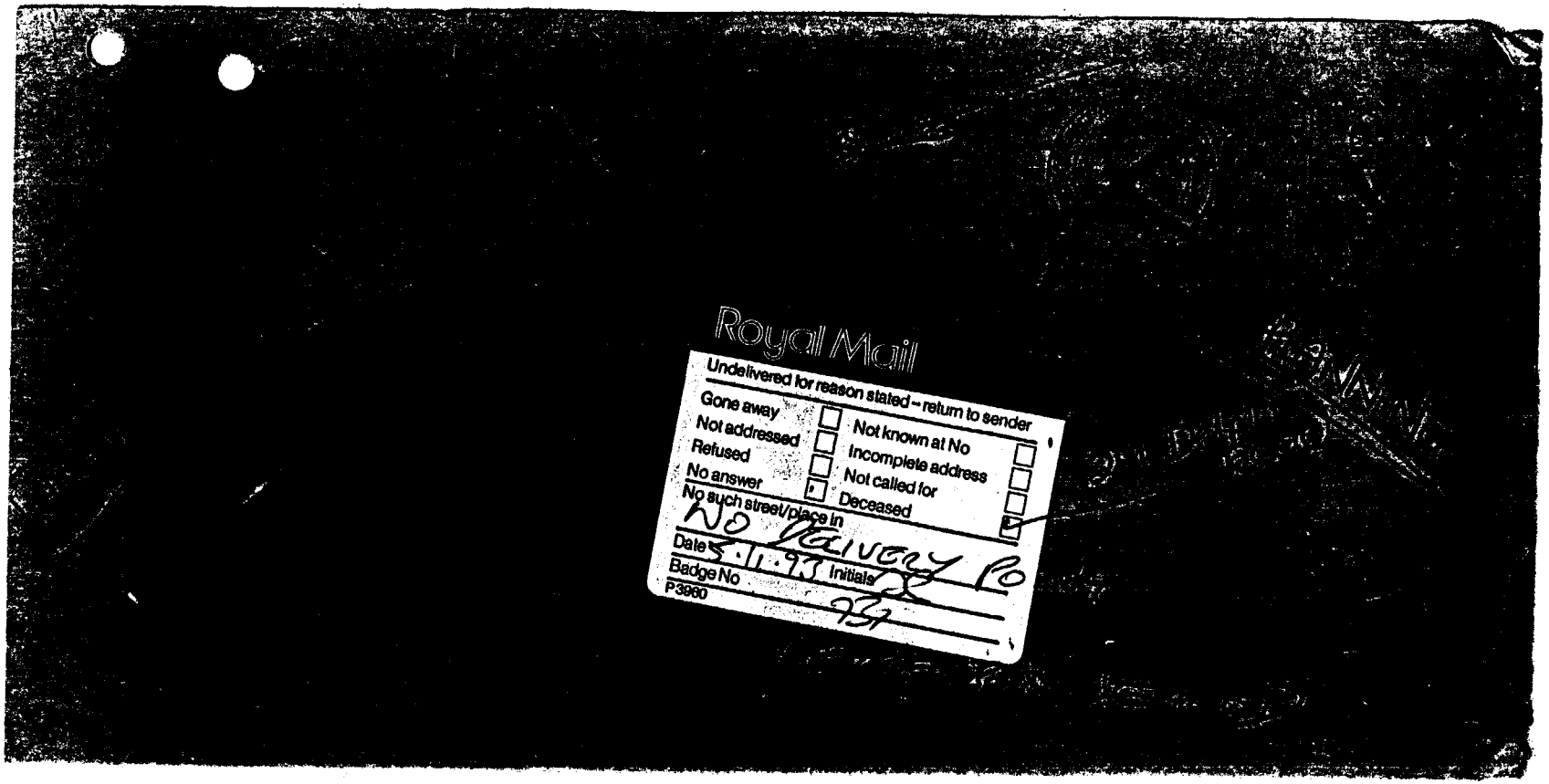
Location: Land off The Delph
Long Sutton
Spalding
Lincs

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 23-NOV-93
Any observations should be sent to me by 23-NOV-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

02-NOV-93

SOUTH HOLLAND DISTRICT COUNCIL


Royal Mail
Undelivered for reason stated – return to sender
Gone away
Not addressed
Refused
No answer
No such street/place in
Not known at No
Incomplete address
Not called for
Deceased
NO DELIVERY PO
Date 5.1.93
Initials
Badge No
P3960

BRI. . 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: H11/1016/93

Applicant: Land & Buildings Consultancy
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1ZA

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs
PE21 8SP

Description: Residential Development

Location: Land off The Delph Long Sutton
Spalding Lincs

Type: RESERVED MATTERS

04-NOV-93

Dear Sir/Madam,

PLANNING APPLICATION - Notice under Article 12B

I have received an application for planning permission in respect of a neighbouring property, and I must therefore give you the required notice as an adjoining owner or occupier. The details of the application are shown above. If you are a tenant, it would be helpful if you would also pass this information to the owner of the property.

Members of the public may inspect copies of the application, the plans, and other documents submitted at the Planning Department during office hours (8.30 am to 5.15 pm Monday to Thursday, and 8.30 am to 4.45 pm on Fridays) until 25-NOV-93. If you have any observations about the proposal, you should write to me by 25-NOV-93, quoting the above reference number. Please note that I cannot guarantee confidentiality as your comments may need to be available for public inspection.

Should you need to contact the department, the officer dealing with this application is J BLACKLOCK .

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Owner/Occupier
29 Delph Road
Long Sutton
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 10.11.93

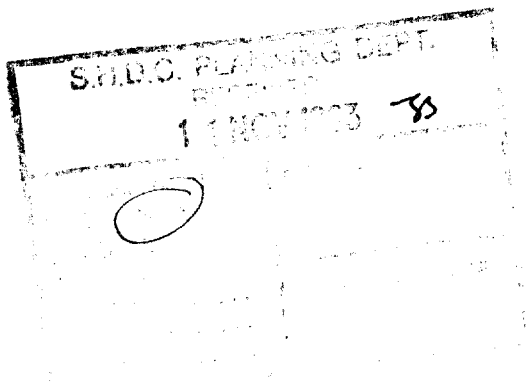
OUR REF: JC/SS/PC

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

Planning Application H11/1016/93
Residential development, The Delph, Long Sutton

I write in response to the above and would confirm that the proposed layout and screening will achieve the Council's traffic noise policy standard of 65 dB(A) L10 18 hr.

Director of Environmental Services



BRI 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: H11/1016/93

Applicant: Land & Buildings Consultancy
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1ZA

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs
PE21 8SP

Description: Residential Development

Location: Land off The Delph Long Sutton
Spalding Lincs

Type: RESERVED MATTERS

Date received: 25-OCT-93

28-OCT-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 11-NOV-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
12 NOV 1993

Attention of
DPO NPM
DDPO BJ
DC ACP
Action by .....
Consults with .....
Copies to .....

File Nos.

Acknowledge YES/NO
by
date

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/PAH/1016/93/FES **Your Ref.** **Date** 10 November 1993

Dear Sirs,

RESERVED MATTERS PLANNING APPLICATION -
LAND AND BUILDINGS CONSULTANCY
RESIDENTIAL DEVELOPMENT - OFF THE DELPH, LONG SUTTON

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.

I will accordingly be glad to receive at the earliest opportunity a copy of the submitted details for my consideration so that I can ascertain whether my Board's interests will be affected. The details should include information regarding the means of surface and foul water disposal.

I understand that storm water run-off from the development is to be discharged by a pumping station to the private dyke adjoining the Western corner of the site. That dyke flows in a Westerly direction to the Boards Lutton Eau Drain. To enable me to fully consider the proposal, I shall need information regarding the basis of the on-site storm water design; capacity of the pumps to be installed; details of the receiving watercourse so that I can ascertain its adequacy to accommodate the intended flows without creating flooding on adjoining land together with confirmation that the owners of the receiving watercourse are agreeable to the proposal and any improvements that may be required. Needless to say, I presume that Anglian Water Plc who will doubtless be asked to adopt the combined roof and road water sewers etc. proposed, have been consulted and have signified their agreement and are satisfied with the fact that maintenance of the receiving watercourse will remain in private ownership.

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

Yours faithfully,

pp ENGINEER TO THE BOARD

Meldrum Lee and Gillatt
49 High Street
Boston
Lincs PE21 8SP

MLG
1 2 NOV 1993
JOB NO 12464

cc. Geoff Hill-Sheppard
Boston SHIDB.
14/11/93.

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-H/1016/93/FES **Your Ref.** 93/1/SH/0289 **Date** 16 November 1993

Dear Sir,

PLANNING APPLICATION - LAND AND BUILDINGS CONSULTANCY
RESIDENTIAL DEVELOPMENT - THE DELPH, LONG SUTTON

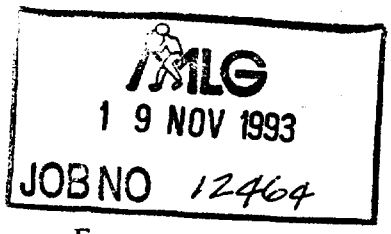
In response to your consultation received on the 16th November 1993 regarding planning application No. H11/1016/93 I attach a copy of my letter of the 10th inst., to the applicants architect for your perusal.

Whilst the on-site layout, foul drainage arrangements which I gather are to be via connection to the foul sewer, and actual on-site storm water drainage arrangements are not matters that are within the scope of my Boards responsibilities, I am very concerned by the means to be adopted for the disposal of storm water outside the site boundaries.

At this time there is insufficient information to show that surface water can be discharged to my Boards Lutton Eau 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 adjoining the receiving private watercourse and nearby dykes.

I would be glad to receive a copy of your response to the Planning Authority.

Yours faithfully,



ENGINEER TO THE BOARD

F.A.O. R. Morgan Esq.,
N.R.A.,
Planning Dept.,
Northern Area,
Aqua House,
Harvey Street,
Lincoln LN1 1TF

cc. Anglian Water Plc - A Hagues Esq
cc. B. Smith Esq - SHDC
cc. Meldrum Lee & Gillatt

Anglian Water

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557992

PNo Our ref Mr A G Hagues
AGH/T8/13/6/KAB

Your ref KH/TAS/12464

18 November 1993

Meldrum Lee and Gillatt
49 High Street
BOSTON
Lincolnshire
PE21 8SP

Dear Sirs

RESIDENTIAL DEVELOPMENT - THE DELPH, LONG SUTTON

Thank you for your letter and enclosures dated 26 October 1993 regarding the proposed drainage at the above.

There are a number of points that I am unhappy about with these proposals and shall require the following information before any future adoptions can be considered.

1. Please supply a detailed site survey of the existing dyke on the northern boundary with OS datum levels.

2. Surface water calculations for a 1 in 5 year return. Wallingford method or other approved.

3. Off-site surface water calculations and capacities between development site and IDB controlled watercourse.

4. Written permissions required by riparian owners of watercourses.

5. Throttle details.

6. It might be possible to drain the surface water from this site by gravity means.

   If this is possible then we would not accept a system incorporating a surface water pumping station.

MLG
2 2 NOV 1993

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

Your Ref: KH/TAS/12464
My Ref : MH/DEVT/2/3815/3830/JP

Meldrum Lee & Gillatt
49 High Street
BOSTON
Lincolnshire
PE21 8SP

MLG
17 NOV 1993
JOB NO 12464

For further information contact
Mr M Heaton
Telephone Lincoln (0522) 553113

16 November 1993

Dear Sirs

RESIDENTIAL DEVELOPMENT SITE - THE DELPH, LONG SUTTON

Thank you for your letters dated 26 and 29 October 1993 together with the enclosed drawings for the above named site.

Please find enclosed copies of your drawings showing the following amendments:-

1. Traffic calming in block paviours to be positioned as shown, the gradient of the ramp on to the traffic calming table top must be 1.6, also the minimum gradient of all blockwork must be 1:150 without channel blocks.

2. The layby fronting Plots 14-17 is not acceptable to the highway authority.

3. A 1 metre service margin is required around the area you have shown as a housing close all to Lincolnshire County Council Specification 2.8.

4. Along the housing close the minimum width of the carriageway must be 5 metres.

5. The footway from the site is connected to the existing footway on Station Road and to the emergency footway/cycleway which runs between Plots 44 and 45.

6. Give way markings and any necessary signing to be agreed on site with the Divisional Surveyor, telephone 0775 769091.

7. Should traffic calming be installed within the site to the positions as shown and to the gradients as discussed, your gully positions will require some re-positioning (maximum spacings using channel blocks to false falls 25 metres).

8. Drop kerbs for invalid/pram crossings to be shown at the inner tangent points of all junctions.

9. The street lighting scheme you have proposed is not acceptable and requires to be designed to BS 5489, Part 3, Cat 3.3. Please note that all adoptable footpaths must be lit.

/continued

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

Your Ref: RS/PAH/1016/93/FES

Our Ref: KH/TAS/12474

16 November 1993

Mr R Staines
South Holland Internal Drainage Board
Marsh Reeves
Foxes Lowe Road
Holbeach
SPALDING
Lincs
PE12 7PA

Dear Mr Staines

Development Site The Delph Long Sutton Spalding Lincs
Reserved Matters Planning Application

In response to your letter dated 10 November 1993, please find enclosed 1 copy each of the submitted drawings 12464/1-10, 20, 30-33.

The drainage was designed by Mr G Hill of our Skegness Office to whom I have passed copy of your letter for Mr Hill to contact you and answer the points therein.

Copies of the drawings were forwarded to Anglian Water PLC and we are awaiting their comments.

COPY

Yours sincerely

K Holroyd

K Holroyd RIBA

Encs

cc Mr P D Wardill Land & Buildings Consultancy LCC
Mr J Blacklock Planning Officer SHDC
Mr G Hill MLG Skegness

S.H.D.C. PLANNING DEPT.
RECEIVED
17 NOV 1993
Attention of
DPO
DOPO
JC ACP
Action by .....
Discuss with .....

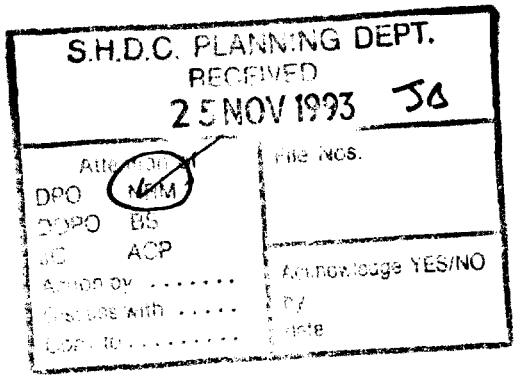
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

Your Ref: V2954

Our Ref: KAWH/TAS/12464

24 November 1993

Mr P D Wardill
Land & Buildings Consultancy
Lincolnshire County Council
County Offices
Newland
LINCOLN
LN1 1ZA



Dear Mr Wardill

Proposed Development off The Delph Long Sutton

I refer to your letter dated 4 November 1993 and our subsequent telephone conversation.

We are now able to enclose copy of the following letters and enclosures received recently by ourselves:-

a) South Holland Internal Drainage Board, 10 November 1993 and 16 November 1993.

b) Anglian Water, 18 November 1993.

c) Lincolnshire County Council Highways & Planning Department, 16 November 1993 and enclosures:-

i) Deemed Planning Permission H11/593/90, 26 October 1990.

ii) Lincolnshire County Council Memorandum, Recreational Services, Countryside and Tourism, 6 June 1990 and plan.

iii) MLG drawings 12464/1 & 31 marked up by Lincolnshire County Council with their comments.

COPY

Despite our consultation with all parties prior to the submission of the Reserved Matters Planning Application, and our incorporation of their comments in the proposals, it now appears from the above letters that a considerable further amount of detailed development of the drainage, highways and public footpath aspects is being suggested. We have discussed the situation in general terms with Mr J Blacklock, Planning Officer, South Holland District Council, to ascertain to what extent these responses may effect the application. We have been able to advise Mr Blacklock that the comments to date do not appear to effect the general scope of the development proposed. Mr Blacklock has informed us that when South Holland District Council have examined the application they propose to call a meeting with ourselves to discuss South Holland District Council's comments and propose to also review the responses from other parties.

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

24 November 1993

Mr P D Wardill

We should be pleased to discuss the content of this letter and enclosures with you at your earliest convenience.

Yours sincerely

K Holroyd RIBA

Encs

cc Mr J Blacklock Planning Officer South Holland District Council
Mr G Hill MLG Skegness

COPY

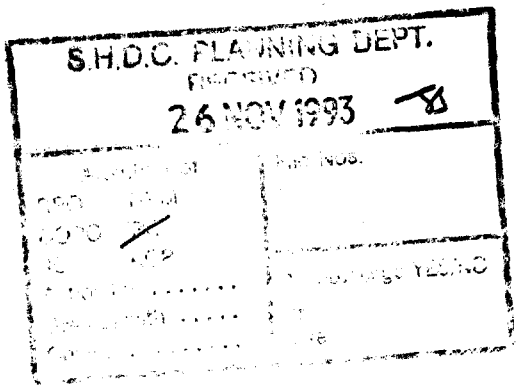
Our Ref: GT. 93/1/SH/0289
Contact: Gill Thornalley

Date: 22nd November 1993

NRA

National Rivers Authority
Anglian Region

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



Dear Sir,

Planning Application No. H11/1016/93

Proposal: **RESIDENTIAL DEVELOPMENT**
Location: **THE DELPH, STATION ROAD, LONG SUTTON**
Applicant: **LAND & BUILDINGS CONSULTANCY**

I refer to your consultation received on 8th November 1993.

This Authority has no objection to the proposed development, as submitted, provided that the following conditions are imposed on any planning permission granted:-

CONDITION: Foul drainage from the proposed development shall be discharged to the main foul sewer.

REASON: To prevent pollution of the water environment.

CONDITION: Prior to the commencement of any development, a scheme for the provision and implementation of a surface water drainage system shall be submitted to and agreed in writing with the Local Planning Authority in consultation with the NRA and the South Holland IDB.

REASON: To prevent the increased risk of flooding, by providing a satisfactory means of surface water disposal.

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

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

Cont'd GT/93/1/SH/0289

NRA

National Rivers Authority
Anglian Region

Advice to Planning Authority

The South Holland Internal Drainage Board were consulted and their response letter is enclosed.

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

R F Morgan
Planning Manager

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

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

65

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-H/1016/93/FES **Your Ref.** 93/1/SH/0289 **Date** 16 November 1993

Dear Sir,

PLANNING APPLICATION - LAND AND BUILDINGS CONSULTANCY
RESIDENTIAL DEVELOPMENT - THE DELPH, LONG SUTTON

In response to your consultation received on the 16th November 1993 regarding planning application No. H11/1016/93 I attach a copy of my letter of the 10th inst., to the applicants architect for your perusal.

Whilst the on-site layout, foul drainage arrangements which I gather are to be via connection to the foul sewer, and actual on-site storm water drainage arrangements are not matters that are within the scope of my Boards responsibilities, I am very concerned by the means to be adopted for the disposal of storm water outside the site boundaries.

At this time there is insufficient information to show that surface water can be discharged to my Boards Lutton Eau 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 adjoining the receiving private watercourse and nearby dykes.

I would be glad to receive a copy of your response to the Planning Authority.

Yours faithfully,

J J Ebsey

ENGINEER TO THE BOARD

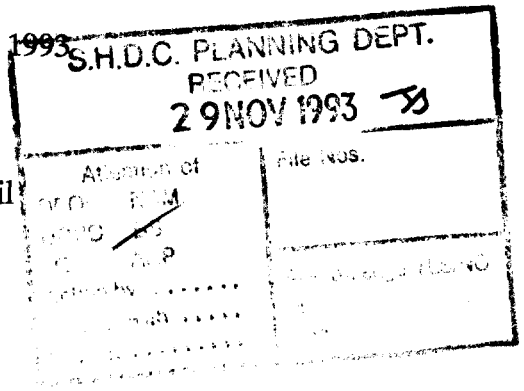
F.A.O. R. Morgan Esq.,
N.R.A.,
Planning Dept.,
Northern Area,
Aqua House,
Harvey Street,
Lincoln LN1 1TF

S.H.D.C. PLANNING DEPT.
RECEIVED
26 NOV 1993

cc. Anglian Water Plc - A Hagues Esq
cc. B. Smith Esq - SHDC
cc. Meldrum Lee & Gillatt

Our Ref: GT. 93/1/SH/0289
Contact: Gill Thornalley

Date: 22nd November 1993



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

NRA

National Rivers Authority
Anglian Region

Dear Sir,

Planning Application No. H11/1016/93

Proposal: **RESIDENTIAL DEVELOPMENT**
Location: **THE DELPH, STATION ROAD, LONG SUTTON**
Applicant: **LAND & BUILDINGS CONSULTANCY**

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REASON: To prevent the increased risk of flooding, by providing a satisfactory means of surface water disposal.

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

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

LK

THE DEPARTMENT OF TRANSPORT

EAST MIDLANDS REGIONAL OFFICE
NETWORK MANAGEMENT AND
CONSTRUCTION DIVISIONS
CRANBROOK HOUSE CRANBROOK STREET
NOTTINGHAM NG1 1EY

SWITCHBOARD 0602 350602
DIRECT LINE 0602 352
FAX 0602 799743
GTN 6202

Your Ref: H11/1016/93

Our Ref: EMRT F 422229 Pt. 2.

Date: 26th November 1993

The District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2EX

S.H.D.C. PLANNING DEPT.
RECEIVED
30 NOV 1993 JS

Attention of
DPO (NEW)
DDPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

Acknowledge YES/NO
by
date

For the attention of J. Blacklock Esq

Dear Sir

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
CONTROL OF DEVELOPMENT ALONGSIDE TRUNK ROADS
PROPOSED ERECTION OF 50 NEW DWELLINGS AND CONSTRUCT ACCESSES AT LAND OFF THE DELPH, LONG SUTTON
A17 KINGS LYNN – NEWARK TRUNK ROAD

I refer to the Detailed application dated 28th October 1993 in respect of the above mentioned development. In accordance with T & CP GDO 1988 this application is appropriately dealt with under Article 18.

I would not wish to raise objection to the development in particular, however in th interests of trunk road traffic safety I suggest that you impose the followin conditions for the reasons stated to any planning permission that you may issue:-

1) There shall be no direct access of any kind either vehicular or pedestr between the site and the trunk road
2) A continuous minimum 1·8m high solid fence, wall or other barrier shall erected along the whole of the southern boundary of the site prior to the commencement of any building operations at the site.

REASONS FOR CONDITIONS ADVISED ABOVE:-

1) To ensure that all access between the site and the trunk road is gained indirectly in order to minimise potential interference with the safety and free flow of trunk road traffic.
To limit the number of direct accesses to the trunk road and discourage vehicles from parking on the trunk road carriageway.
2) To prevent pedestrians from straying onto the trunk road with consequent danger to themselves and trunk road traffic.

NOTE:-

I would wish to draw to your attention to the 'Noise Insulation Regulation 1975 (SI 1975/1763) as amended by the 'Noise Insulation (Amendment) Regulations 1988 (SI 1988/2000) or from 20 November 1988. These regulations impose a statutory duty on a highway authority to protect properties from road traffic noise (within specified limits) on new highways.

I look forward to a copy of the decision notice on determination of the planning application.

Yours faithfully



J J BACH
for Director of Network Management and Construction

cc The Director of Highways and Planning, Lincs County Council

FAX TRANSMISSION

MLG Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants
49 High Street, Boston, Lincolnshire PE21 8SP
Telephone: 0205 364795 Fax: 0205 310842

Job No. 12464 Co14

Date 14.12.93

To JOHN BLACKLOCK.

From KEITH HOLROYD

Of PLANNING DEPT
SHDC.

Project THE DELPH
LONG SUTTON.

cc. MR. P. WAROLL - LAND & BUILDING CONSULTANCY LLC (0522-552611).

APPLICATION NO. H11/1016/93 RESIDENTIAL DEVELOPMENT LAND OF THE DELPH, LONG SUTTON, SPALDING, LINCS - RESERVED MATTERS.

FURTHER TO OUR TELEPHONE CONVERSATIONS IN NOVEMBER, OUR LETTER TO L & BC. LCC. DATED 24.11.93 COPIED TO YOURSELF WITH ENCLOSURES, AND TELEPHONE MESSAGE LEFT AT YOUR OFFICES TODAY, WE WOULD BE PLEASED IF THE MEETING YOU PROPOSED TO REVIEW RESPONSES TO THE APPLICATION COULD BE HELD BEFORE XMAS. (THIS WEEK PREFERABLY), AS WE WISH TO CONCLUDE OUR ACTIONS FOR THE CLIENT.

Regards.

Keith Holroyd.

S.H.D.C. PLANNING DEPT.
RECEIVED
14 DEC 1993

Attention of	File Nos.
PDO MJM	
DMPO RS	
DC ACP	
Action by	Acknowledge YES/NO
Discuss with	By
Reply by	Date

We are transmitting 1 pages
IF YOU DO NOT RECEIVE ALL PAGES, PLEASE TELEPHONE IMMEDIATELY

Destination FAX No. 0775-710772.

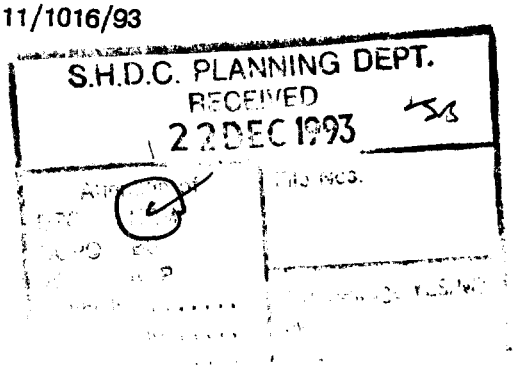
MLG 029/A

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

Proposed Development off The Delph Long Sutton
for Land & Buildings Consultancy Lincolnshire County Council

Project No 12464

Notes of Meeting 4.30-5.15 pm 20 December 1993 at South Holland District Council to informally review responses to the Reserved Matters Planning Application H11/1016/93



Present: Mr J Blacklock - Planning Officer

Mr K Holroyd - Meldrum Lee & Gillatt

1.00 Site Layout Plan (MLG drawing 12464/1).

1.1.0 South Holland District Council Officer's responses.

1.1.1 Advisable that the number of garage courts should be reduced to gain committee acceptance.

1.1.2 Suggested that 2 storey terraced housing plots 24-29 and associated garage court should be omitted and replaced with informal bungalows layout with drives accessed from a new road from the current turning point at the end of the access road (possibly with turning point pulled back to east). The new road to approximately follow the line of the current footpath in front of plots 24-29 adjacent to the public open space. MLG commented that this would reduce the number of housing units in the development and that earlier proposals had allowed for bungalows in this position.

1.1.3 Recommended that 2 storey terraced housing plots 30-37 with associated garage court should be omitted and replaced with informal bungalow layout with garages/parking in the south west corner of the site. In order to unite this area with the rest of the development it was suggested that a band of open space should be incorporated in this area running north west - south east from the current public space to the boundary with The Delph to visually link with the band of existing planting to the north of The Delph. MLG commented that this would also reduce the number of housing units in the development and that earlier proposals had shown bungalows in this position. The possible problem of excessively large plots/lack of road frontage behind plots 38-40 foreseen in a revised proposal to meet South Holland District Council's requirements would have to be addressed.

1.1.4 Rear garden boundaries abutting and visible from public open space/highways should have brick walls in lieu of timber fencing currently shown, e.g. plot 50 northern boundary (note: boundaries behind proposed planting may be timber fenced, e.g. plot 44).

1.1.5 It was felt that the area of public drive to plots 3-5 is excessive and should be reduced. It was suggested that the garages could be brought forward but it was appreciated that houses would need to be realigned to avoid garages obstructing house frontages.

1.2.0 Comments received by South Holland District Council from 2 residents of The Delph.

1.2.1 Residents comments expressed concern regarding traffic generated by new development proposal and queried 2 garages fronting The Delph and character of new fencing bounding The Delph.

1.2.2 South Holland District Council proposed that the 2 garages fronting The Delph to plots 45 and 48 should be moved to front onto the new access road to the north.

1.2.3 South Holland District Council suggested that the existing planting band to the north side of The Delph at the west end should be continued along the total length of The Delph in front of realigned timber boundary fences to plots 43-49.

1.3.0 Lincolnshire County Council Highways letter to MLG 16 November 1993.

1.3.1 South Holland District Council require that all points are incorporated in the proposals with the exception that the lay-by shown fronting plots 13-18 on the new access road should be retained in the scheme. South Holland District Council have discussed their requirement for the lay-by for the purpose of off loading goods to the houses with LCC Highways who are concerned that the lay-by would be used as an inappropriate car parking area.

1.3.2 South Holland District Council require the existing public footpath route to be maintained - routed as currently shown behind plots 19-23 behind the garages to plots 13-18 and behind the gardens to plots 4-12 with boundary fence pisitions adjusted.

1.4.0 Department of Transport comments received by South Holland District Council.

1.4.1 South Holland District Council require DoT requirement to be met for 1.8 m high fence along boundary of site to A17 trunk road. It was suggested that chain link fencing would be appropriate to retain view of new planting.

1.4.2 DoT had pointed out that housing layout design should meet acceptable noise standards for predicted traffic flows. MLG commented that the design does allow for current noise standards to meet year 2000 predicted traffic flows on the A17 trunk road obtained from LCC Highways (see correspondence copied to South Holland District Council).

1.5.0 South Holland Internal Drainage Board, National Rivers Authority, Anglian Water comments.

1.5.1 South Holland District Council are doubtful that the committee would be prepared to approve the application on the condition that the above comments would be met in future revised drainage proposals. South Holland District Council therefore require the reserved matters items relating to drainage to be fully met to the satisfaction of the above bodies.

To. J.B.

Date 16/11

WHILE YOU WERE OUT

M. Mr Holroyd

of Meldrum Lee & Gillatt

Phone No. 0205 364795

Telephoned	✓	Please call	✓
Called to see you		~~Will~~ call again	
Wants to see you		Urgent	

MESSAGE

re: The Delph, Ms

- Drainage Scheme

17/11/93. ADVISED HE HOLDING LPA NOT CONCERNED AT TO PRECISE NATURE OF SW DISPOSAL — AS COMES AS NO EXCEPTION TO OUTLINE SEE INQUIRY

Ivy PD7 Operator

To. John

Date 16 7 V

WHILE YOU WERE OUT

M. Holroyd

of Meldrum Lee & Gillatt

Phone No.

Telephoned	✓	Please call	
Called to see you		Will call again	
Wants to see you		Urgent	

MESSAGE

The Delph

Ivy PD7 Operator

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street
Boston
Lincolnshire
PE21 8SP

Telephone: 0205 364795
Fax: 0205 310842

GTL/TAS/12464

16 February 1994

Mr J Blacklock
Planning & Building Control Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

Dear Mr Blacklock

The Delph Long Sutton

Further to our planning application in connection with the above, we would inform you that we are in the process of carrying out percolation tests to enable a suitable design to be prepared using local soakaways to minimise direct surface water outfall into the adjacent dykes. As soon as the results of these tests are available we will submit these and all other information to enable further consideration to the application to be made.

Yours sincerely

G T Lee FRICS MAPM

S.H.D.C. PLANNING DEPT.
RECEIVED
18 FEB 1994
Attention of
DPO NFM
DOPO
JC ACP
Action by .....
Discuss with .....
Copy to .....
YES/NO

ALSO AT
Skegness
&
Grantham

PARTNERS
G.T. Lee, FRICS, MAPM
J.A. Merrett, RIBA

ASSOCIATES
B.G. Hall, AMIAS
C.W. Mager, MBIAT
T. J. Newton, ABIAT
T.M. Robinson, AMSST
E.R. Sylvester, MBIAT
C.L. Silvester, MSST

ESTABLISHED
1900

Form No. H/A/3J

Lincolnshire
DEPARTMENT OF HIGHWAYS AND PLANNING

To J. Blackbeck SHOC

Planning Reference H11/1016/93

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

The Delph Long Sutton

With reference to the proposed plan rec'd from M.L.G on 8 February I would make the following general observations:-

(1) As the access has moved down the delph more road widening will be required

(2) No turning heads have been provided.

(3) The 14m radii on the main road alignment is too tight - Visibility splays would be required which would affect the plot on the inside of this bend

(4) The footways are not shown to a standard width

(5) The carriageway alignment/widths are erratic

(6) The lay-by area at the eastern end of the site is unacceptable

Generally the plan is of an unacceptable standard for giving technical observations due to its being in sketch form. This is not adequate for a R.M application

Date 14-2-95

Signed .....
Director of Highways and Planning

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street
Boston
Lincolnshire
PE21 8SP

Telephone: 0205 364795
Fax: 0205 310842

ALSO AT
Skegness
&
Grantham

PARTNERS
G.T. Lee, FRICS, MAPM
J.A. Merrett, RIBA

J.R. Clark, ARICS MAPM
J.S. Gillett, RIBA

ASSOCIATES
B.G. Hall, AMIAS
C.W. Mager MBIAT
T.J. Newton, ABIAT
T.M. Robinson, AMSST
C.L. Silvester, MSST

MOBILE NUMBERS
0860 542754
0374 611977

Chris
Your comments please JJ
8/2/95
Copy taken - comments next week
CB 9/2/95

JSG/TAS/12464

7 February 1995

FOR THE ATTENTION OF MR J BLACKLOCK

South Holland District Council
Planning Department
Council Offices
Priory Road
SPALDING
Lincs

Dear Sirs

The Delph Long Sutton

Further to our discussions during last year and our efforts to achieve drainage solutions with the Drainage and Water Boards, we enclose herewith two copies of drawing No 12464.SK.100 which shows a revised estate layout.

We would be pleased to receive your informal comments prior to working up to submission standards.

Yours faithfully

J S Gillett RIBA

Encs

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 FEB 1995 SS

Attention of
DPO NBM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.
When we will then

Acknowledge YES/NO
by
date

QUALITY ASSURED FIRM
BS 5750 PART 1
Certificate No. 273/93

ESTABLISHED
1900

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

REF: REA/JMB/PK/PL6

REF:

DATE: 2nd August, 1994

SUBJECT: THE DELPH, STATION ROAD, LONG SUTTON (LINCOLNSHIRE COUNTY COUNCIL)

Referring to your memorandum dated 10th June, 1994 the scope of the power available under section 73 of the Town and Country Planning Act 1990 was reviewed by the High Court in R v Secretary of State for the Environment, ex parte Corby Borough Council (February 8, 1994), when the Court held that the section allowed an application to be made for removal or variation of a condition relating to the time limit for submission of reserved matters for approval, even if the time had already expired.

If therefore the County Council's application had been submitted under section 73 rather than section 70 it should have been considered under that section and the determination should have been under section 73.

In considering whether to extend the period for the submission of reserved matters the 1990 Act makes it quite clear that only the question of the condition is relevant. In this particular case it is difficult to know if the Council would succeed at appeal if an application under section 73 was refused on the same grounds as application number H11/593/90, particularly if the only changed circumstance was the introduction of Section 54A. Presumably the County Council would put forward, as convincing reasons why the Development Plan should not prevail, the fact that planning permission had already been granted for the development, contrary to Development Plan, and the planning permission was still extant. If the County Council propose to appeal it would seem advisable to obtain Counsel's Opinion on this particular point.

I hope the above is of some assistance.

Director of Administration

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 AUG 1994

Pl. brief me. Can this matter be brought to a close? RS

5/5/94

Meeting with Mr Gillett

Agreed:

1. Deletion of plot 44 & increase in area of open space.
2. Dwelling on plot 45 turned around to face open space.
3. Dwelling on plots 39 etc turned round to face wetlands.
4. Hammerhead to terminate in position of plot 38
5. plots 30 to 37 to be redesigned in some form (ordinary terrace) with rear car park.
6. Committee to vacate for — 12 June.

14/6/94 Spoke to Mr Robinson (MLG) indicated that he needed up dating on work being done to revise layout. Mr Robinson to expedite matter

Discussion with Mr Gillatt on 1/3/95.

Agreed :- Submitted plan was in need of adjustment regarding provision of driveway in south east quadrant - poorly plots?
Also agreed to determine whether plan of 8/2/95 covered the tented canvas awning - planning gain!

29/3/95.

Garage Count - minimum width 4.25 metres required

Parking - 6m. needed between spaces.

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street
Boston
Lincolnshire
PE21 8SP

Telephone: 01205 364795
Fax: 01205 310842

ALSO AT
Skegness
&
Grantham

PARTNERS
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J.R. Clark, ARICS MAPM
J.S. Gillett, RIBA

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T.J. Newton, ABIAT, MAPM
T.M. Robinson, AMSST
C.L. Silvester, MSST

MOBILE NUMBERS
0860 542754
0374 611977

ISOQAR QUALITY ASSURED FIRM ISO 9001 Certificate No. 273/93

ESTABLISHED
1900

JSG/TAS/12464

30 June 1995

FOR THE ATTENTION OF MR J BLACKLOCK

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

Dear Sirs

The Delph Long Sutton

We enclose one copy each of drawing Nrs 12464-50, 51 and 52 which show revised site layout and drainage scheme for the above. We have forwarded copies to AWS Ltd and South Holland Internal Drainage Board for comment prior to making a formal application under Reserved Matters.

We would be pleased to receive any comment that you may have at this stage, either by telephone or at a meeting, as most appropriate.

Yours faithfully

pp. **J S Gillett RIBA**

Encs

cc - Director of Housing & Planning Services, SHDC, Council Offices, Priory Road, Spalding, Lincs
FAO Mr J Blacklock

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT

4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (01522) 552222 Fax (01522) 553149

Director: J. Emmerson

Your Ref: JSG/TAS/12464
My Ref: CB/DEVT 2/SD

Meldrum, Lee & Gillatt
49 High Street
BOSTON
Lincolnshire
PE21 8SP

11 JUL 1995
Housing & Planning
Received

For further information contact
Mr C Briggs
Telephone Lincoln (01522) 553127

7 July 1995

ACTION
Attention of DCM
Discuss with
Copy to
File Ref
Comments

Dear Sirs

THE DELPH, LONG SUTTON

I refer to your letter of 30 June and revised drawing.

In order for the road layout to be acceptable, I require the following amendments:-

1 A footway link to be provided from the site access to the Station Road junction.

2 Driveways to be shown for plots 7 - 13 inclusive.

3 Plots 48 and 49 to be set back to give driveway ~~width~~ length of 5m at the narrowest point. is this an error? standing room

4 The existing public footpath, number 7, is to be clearly shown and made up as stated on the original planning permission.

5 The turning head in the north west corner of the site requires increasing slightly as shown. ? when

6 I would not wish to adopt the area fronting the garages close to plot 43. I therefore suggest the layout is amended as shown on the attached drawing.

7 The housing square shall be block paved and the parking spaces delineated in a different colour as these will not be adopted.

Cont ...

28208.d61

Printed on Recycled Paper

8 Block paving on the spine road shall be raised to provide traffic calming (in accordance with details to be approved). In order to comply with the regulations an extra area will be required as indicated on the attached plan.

I should be pleased if you will forward two copies of the amended drawing to me and copies to Mr Blacklock at the District Council offices.

Yours faithfully

pp C Briggs

Director of Highways and Planning

SIDEBOTTOM
RICHARDSON
CHENG LTD
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

15 High Street,
Spalding,
Lincs. PE11 1TW
Tel : 01775 712660
Fax: 01775 712635

Chris

Any comments.

7/8/95

With Compliments

SIDEBOTTOM
RICHARDSON
CHENG LTD
CONSULTING STRUCTURAL AND CIVIL ENGINEERS

15 High Street,
Spalding,
Lincs. PE11 1TW
Tel : 01775 712660
Fax: 01775 712635

Your Ref. Our Ref. 23994/JAR/SR Date. 28th July 1995

Meldrum Lee & Gillatt
22, Algitha Road
Skegness
Lincs
PE25 2AG

For the attention of Mr G. Hill

Dear Sir

re: **The Delph Long Sutton**

Further to your letter of the 26th June, 1995, please find enclosed duplicate copies of our revised drawing No.d 23994/01A which has been updated to indicate the dyke improvement along the full length of the Northern Boundary.

As mentioned in our previous letter, the existing electricity poles along the dyke will now need to be repositioned or piped locally. However, this may be accommodated by the re-routing of the cables that go across the site.

We trust all meets with your requirements, but should you have any queries please do not hesitate to contact us.

Assuring you of our continuing attention.

30
Received
Building Control
21 JUL 1995

Yours faithfully
for and on behalf of **SIDEBOTTOM RICHARDSON CHENG LTD**

J.A. RICHARDSON

Encs.

cc. South Holland Internal Drainage Board - Mr Stains
South Holland District Council - Mr Blacklock
Meldrum Lee and Gillatt, Boston - Mr J. Gillett

Directors:
JOHN SIDEBOTTOM CEng. MIStructE *(Chairman)*
J. ANDREW RICHARDSON TEng. AMIStructE.
RICHARD CHENG BSc, CEng. Eur Ing, MIStructE, AMICE

Registered in England No. 2517726

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H 11/1016/93

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

OFF TITE DELPH, LONG SUTTON.

3. Name, classification and number of road

UC

4. Date application referred 10 - 11 - 93

5. State whether outline, detailed application etc.

R.M

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

RESIDENTIAL DEVELOPMENT.

7. 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:—

Delete as appropriate

~~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: 12-9-95. Signed: [signature]
Director of Highways and Planning

CONDITIONS:– Subject to amended plan recd 8/9/95

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) All traffic calming details subject to meeting D.O.T Recommendations

Delete as appropriate

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

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

(1) B1.

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

FROM DOE 'NEW HOUSING AND ROAD TRAFFIC NOISE' 1974.

p.4 CALCULATION OF THEORETICAL NOISE EXPOSURE LEVELS GENERATED BY FREE-FLOWING TRAFFIC.

SOUTH HOLLAND DC
HOUSING & PL
-8 SEP 1995

from fig 1: Mean value of L10 at 30m from edge of carriageway when mean speed equals 75 km/hr (20% heavy vehicles).

applying LCC Highways figures for A17:-

Year 2000 18,300 vehicles (26% commercial) =
L10 73dBA + 1dBA (for 30% HVs) = 74dBA

from fig 2: adjust for mean traffic speed of 100km/hr

Year 2000 74 + 3 = 77dBA

(No gradient adjustment as para 25)

∴ Theoretical L10 noise exposure level 30m from edge of carriageway is 77dBA.

p.5 NOISE LEVELS ON SITE.

See attached sketch drawing 12464/SK31 showing application of fig 3: distance, Table 1: mean height of propogation path and figs 5 and 6: screen/barrier attenuation.

AMENDED PLAN

Ref.

Messrs Maples & Son,
23 New Road,
Spalding,
Lincs.
PE11 1DH.

Mr J Blacklock

JB/JJ H09/0854/90

08 Sep 1995

Dear Sir,

SOUTH HOLLAND DISTRICT COUNCIL, THE DELPH, LONG SUTTON.

Further to my letter dated 25th August 1995, could we please have Counsel's advice as a matter of extreme urgency.

Yours faithfully

N Midlen
Development Control Manager

Messrs Maples & Son,
23 New Road,
Spalding,
Lincs.
PE11 1DH.

Mr J Blacklock

JB/JJ H09/0854/90

25 Aug 1995

Dear Sir,

SOUTH HOLLAND DISTRICT COUNCIL - THE DELPH, LONG SUTTON

Thank you for your letter dated 16th August, 1995 in respect of the above.

I appreciate the advice which you have tendered.

With regard to Counsel's wish to have sight of the report to the Committee of the County Council, I append a copy of a report, which although it is not dated and does not specifically have a Committee heading, is the document which I think Counsel requires.

If you have any queries please do not hesitate to contact my Officer, Mr Blacklock.

Yours faithfully

N Midlen
Development Control Manager

Messrs Meldrum Lee and Gillatt,
Chartered Architects,
49 High Street,
Boston,
Lincs.
PE21 8SP.

Mr J Blacklock

JB/JJ H11/1016/93

JSG/TAS/12464

25 Aug 1995

Dear Sir,

THE DELPH, LONG SUTTON.

Further to your letter of 30th June 1995 and plan in connection with the above, I would be grateful if you would supply me with predicted figures at the facades of the blocks of terraced properties in respect of traffic noise emanating from the A17 Road. Such information will be of assistance in presenting a report to the Planning Committee on the application.

Yours faithfully

N Midlen
Development Control Manager

5/9/95.
Spoke to Mr Hill & explained
formal amendment with plans
showing elevations of terrace
blocks + revisions in boundary treatments
+ noise levels at facade of
terrace blocks.
Mr Hill to send amendment A.S.A.P.

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H11/1016/93

Applicant: Land & Buildings Consultancy
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1ZA

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs
PE21 8SP

Description: Residential Development

SOUTH HOLLAND DC PLANNING 08 SEP 1995 Valid

Location: Land off The Delph
Long Sutton
Spalding
Lincs

Amendment Submitted: Amended required by County Highways (drawing numbers 12494/50A, 51A and 52A)
03-AUG-95

Dear Sir/Madam

AMENDMENT TO PROPOSAL

I acknowledge receipt of your proposed amendment to the above proposal. Unfortunately, it is not clear exactly what your intention is regarding the amendment.

Please complete two of the enclosed forms.

NOTE - An amendment will only be accepted if accompanied by the appropriate forms.

Only when these details are provided can the Authority determine whether or not the changes can be accepted as an amendment, and a fresh application may still be required.

** Please return one copy of this letter with your reply.

Yours faithfully

Support Services Manager

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

49 High Street
Boston
Lincolnshire
PE21 8SP

Telephone: 01205 364795
Fax: 01205 310842

ALSO AT
Skegness
&
Grantham

PARTNERS
G.T. Lee, FRICS, MAPM
J.A. Merrett, RIBA

J.R. Clark, ARICS MAPM
J.S. Gillett, RIBA

ASSOCIATES
B.G. Hall, AMIAS
C.W. Mager MBIAT
T.J. Newton, ABIAT, MAPM
T.M. Robinson, AMSST
C.L. Silvester, MSST

MOBILE NUMBERS
0860 542754
0374 611977

ISOQAR QUALITY ASSURED FIRM ISO 9001 Certificate No. 273/93

ESTABLISHED
1900

SHDC
-8 SEP 1995
Housing & Planning
Received

JSG/DCQ/JC/12464

6 September 1995

FOR THE ATTENTION OF MR J BLACKLOCK

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

Dear Sirs

The Delph Long Sutton

With regard to the above we enclose the following documentation as requested:-

1. Copies of amended drawing Nos 12464/50B and 52B revised in accordance with Lincolnshire County Council's Highways requirements.

2. Planning Amendment forms.

3. Noise level readings at facades of dwellings adjacent to A17 road.

4. Sketch elevations of dwelling types.

We trust that this information meets with your approval but should you have any further queries please contact us.

Yours faithfully

D. C. Quinney

pp - **J S Gillett RIBA**

Encs

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management and Cost Consultants

22 Algitha Road
Skegness
Lincolnshire
PE25 2AG

Telephone: 01754 767066
Fax: 01754 761389

ALSO AT
Boston
01205 364795
&
Grantham

PARTNERS
G.T. Lee, FRICS, MAPM
J.A. Merrett, RIBA

J.R. Clark, ARICS MAPM
J.S. Gillett, RIBA

ASSOCIATES
B.G. Hall, AMIAS
C.W. Mager MBIAT
T.J. Newton, ABIAT
T.M. Robinson, AMSST
C.L. Silvester, MSST

MOBILE NUMBERS
0831 468448

Audt.

ACTION
Attention of DCM
Discuss with
Copy to
File Ref
Comments

GH/MRS/12464

31st July, 1995

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

HOUSING & PLANNING 1 AUG 1995

For the attention of Mr. Blacklock.

Dear Sir,

Residential development - The Delph, Long Sutton

As requested by Mr. C. Briggs in his letter to us dated 7th July, 1995 please find enclosed two copies each of our plan No.s 12494/50A, 51A, and 52A including amendments as required by Lincolnshire County Council Highways.

Copies of the above have also been forwarded to Mr. Briggs at Lincolnshire County Council Highways and Mr. Staines at South Holland Internal Drainage Board.

S.R.C. Ltd will be forwarding an amended copy of their plan No. 23994/01 in the near future showing an extension of the improvement works to the northern boundary dyke as requested by the drainage authority.

Hopefully the enclosed meets with your requirements and we look forward to hearing from you in due course.

Yours faithfully,

G. Hill, MBIAT

SOUTH HOLLAND D.C.
HOUSING & PLANNING
8 SEP 1995
01 AUG 1995
Ref. 94/93

Enc.

ESTABLISHED
1900

MR. ALLY 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

FILE COPY

AMENDED PLANS HAVE BEEN RECEIVED

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H11/1016/93

Applicant: Land & Buildings Consultancy
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1ZA

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs
PE21 8SP

Description: Residential Development

Location: Land off The Delph
Long Sutton
Spalding
Lincs

Amendment: Amended required by County Highways
(drawing numbers 12494/50A, 51A and 52A)

12-SEP-95

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 03-NOV-95, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Housing and Planning Services

PLANNING AMENDMENT

For office use only

Application No. H11/1016/93

Date Registered 08 SEP 1995

Case Officer

LATE OBS: Off..... Date.....

Salient points highlighted

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

LAND AND BUILDINGS CONSULTANCY
LINCOLNSHIRE COUNTY COUNCIL
COUNCIL OFFICES, NEWLAND, LINCOLN

Tel. No. (01522) 552222

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

MELDRUM LEE & GILLATT
49 HIGH STREET
BOSTON LINCS PE21 8SP

Tel. No. (01205) 364795 (Contact) J S GILLETT

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFF THE DELPH LONG SUTTON SPALDING LINCS

Please complete **APPLICATION No.** This amendment **cannot be considered** unless the relevant reference is stated	H11/1016/93
Building Regulation reference relating to same development (if any)	

2. Please tick **one** box only

Amendment is proposed where permission already granted — If yes, submit two forms and two plans. — A ✓

or

Amendment is to a proposal currently being considered — If yes, submit four forms and four plans. — B

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed P.C. Duncan pp. Meldrum Lee & Gillatt Date 4 September 1995

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)	Revisions to house types and road layout together with a re-design of proposals for surface water disposal in line with AWA and SHIDB requirements
State drawing no's of the current submission	12494/50, 51 & 52
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	YES / NO — Mr J Blacklock
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	No exclusions

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

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

Housing & Planning Services Department
Council Offices,
Priory [illegible], Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING & PLANNING SERVICES DEPARTMENT

AMENDED PLANS HAVE BEEN RECEIVED

Application no: H11/1016/93

Applicant: Land & Buildings Consultancy
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1ZA

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs
PE21 8SP

Description: Residential Development

Location: Land off The Delph Long Sutton
Spalding Lincs

Type: RESERVED MATTERS

Date received: 25-OCT-93

12-SEP-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 26-SEP-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 Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

SHDC
22 SEP 1995
Housing & Planning
Received

FOR PARISH COUNCIL USE ONLY

Comments: Consider this development is too dense on the area to be used for the linked bungalows and terraced dwellings.

Signed: L. Batchelor

The Dalph : Long Furlong

8 Letters of Objection to the amended plans in respect of Reserved Matters application H11/1016/93. — plus objection from Parish Council.

LATE OBS: Offr... Date.....
Salient points highlighted

SHDC
27 NOV 1995
Housing & Planning
Received

LINCOLNSHIRE POLICE

JS

COMMUNITY AFFAIRS DEPARTMENT URGENT DCN

FAX SENT BY : 01522558128 HQ CAD

FACSIMILE TRANSMISSION

FOR THE ATTENTION OF: Mrs J. Blacklock

ADDRESS: Planning + Building Control Service
Corporate Affairs, Priory Rd,
Spalding. PE11 2XE

FAX NUMBER: 01775 710772

DATE: 27.11.95

NUMBER OF PAGES (including this one) 3

ORIGINATOR: PC E Ashley

STATION:
COMMUNITY AFFAIRS DEPARTMENT
POLICE HEADQUARTERS
P.O. BOX 999
LINCOLN
LN5 7PH

TELEPHONE NO: (01522) 532222 Ext. 8118

FAX NO: (01522) 558128

1280

LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
PO Box 999
LINCOLN. LN5 7PH
Telex: 56269
Telephone: (01522) 532222
Ext. No. 8118
Officer Dealing:
Constable E. ASHLEY

Your Ref: H11/1016/95 Our Ref: EA/162/SH

27th November, 1995

Mr. J. BLACKLOCK,
Planning & Building
Control Services,
Council Offices
Priory Road,
SPALDING,
Lincs.,
PE11 2XE

FAX SENT BY : 01522558128 HQ CAD A4->A4 27/11/95 15:42 PG: 2

Dear Mr. Blacklock,

Further to our meeting at South Holland District Council, on Wednesday 22nd November, 1995, where we discussed plans of the proposed new development on land off the delph, Long Sutton. I have studied the said plans and I would like to make the following observations.

Once a residential development has been completed, the main opportunity to incorporate crime prevention measures has been lost and as a result, the quality of life of the residents may be adversely affected. With this thought in mind, I feel I should express my concern over the open style design of the development, which on similar type of estates has created so many problems, with high incidents of crime and great difficulty in the general policing of such areas.

In terms of the overall security of the residential development, two features in the estate layout are viewed as crime generators, and therefore give rise for concern.

The proposed area of public open space situated on the western side of the site will create a problem in terms of criminal intrusion and public safety for the immediate residents and the users of the area, due to the communal space being located between the A17 Trunk Road and the dwellings that back onto it, with an unobserved pedestrian access link to Garnsgate and the A17 Trunk Road.

Experience has shown that public open space usually only works if the residents themselves exercise control over the area. Parents and young children can feel vulnerable and exposed, and far too often areas such as this provide the perfect means of quick escape for the opportunist offender, who are determined to make a nuisance of themselves.

A further concern is the proposed planting scheme, especially the planted area situated adjacent to the pedestrian link, which could create an area of concealment and potential danger.

Awarded for Excellence

The existing public right of way running along the northern edge of the site poses a similar problem, in that it will provide an unobserved access to the rear of the dwellings, garages and some parking spaces.

In order to create a more secure and safe neighbourhood environment for the residents, it is suggested that consideration is given to the proposed area of public open space being located in a more central position on the development, in an effort to achieve all round surveillance from the dwellings that overlook it, and that the estate feed road should be diverted to run along the northern edge of the site alongside the pedestrian link, together with the 180% orientation of the properties to overlook it.

FAX SENT BY : 01522558128 HQ CAD A4->A4 27/11/95 15:42 PG: 3

Crime prevention advice is given free without the intention of creating a contract, neither do the Home Office nor the Police Service take any legal responsibility for the advice given.

Yours sincerely,

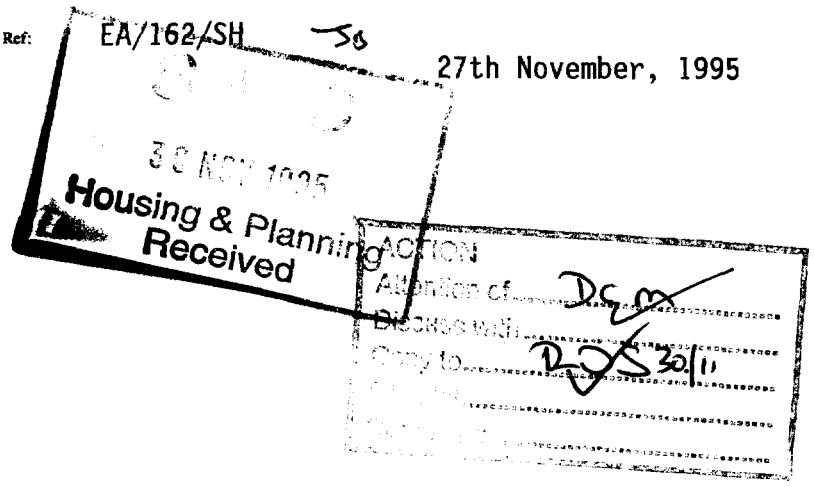
E. ASHLEY
Architectural Liaison Officer

LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
PO Box 999
LINCOLN. LN5 7PH
Telex: 56269
Telephone: (01522) 532222
Ext. No. 8118
Officer Dealing:
Constable E. ASHLEY

Your Ref: H11/1016/95 Our Ref: EA/162/SH

27th November, 1995



Mr. J. BLACKLOCK,
Planning & Building
Control Services,
Council Offices
Priory Road,
SPALDING,
Lincs.,
PE11 2XE

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Crime prevention advice is given free without the intention of creating a contract, neither do the Home Office nor the Police Service take any legal responsibility for the advice given.

Yours sincerely,

E. ASHLEY
Architectural Liaison Officer

13/12/95.

Discussion with Kw Gillatt (MCG).

Agreed, as amendments, the following:-

(a) No streetlighting along path abutting northern boundary.

(b) Northern boundary footpath to be re-aligned to run along northern limit of earth bund to connect to remainder of footpath running northwards.

(c) Earth bund at this point to be connected to earth bunds abutting A17.

(d) Southern leg of earthbund to be extended to vicinity of garage block and defensive planting to be provided in area intervening between bund to dwelling on Plot 43.

(e) ~~Provide~~ Proposed trees at end of parking area associated with dwellings 38 to 43 to be deleted to provide additional area of public open space.

(f) Dwellings on plots 27 to 32 to be brought forward and rear gardens created adjacent to parking area. This will ensure public open space is overlooked.

(*) Advised Mr Gilbert of urgency of matter need to produce a committee report by 20/12/95. Mr Gilbert to produce required evidence to enable this deadline to be met

(*) Hawthorn hedging to be planted along new boundary of dwellings 4 - 13 and 20 - 26.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: J Blacklock
Senior Planning Assistant

To: R J Smith
Head of Planning

Our Ref: JB/JJ H11/1016/93

Your Ref:

Date: 14 Dec 1995

RESIDENTIAL DEVELOPMENT, THE DELPH, LONG SUTTON.

Yesterday I spoke to Mr Gillatt of Meldrum Lee and Gillatt (Architects) and agreed amendments to the layout - amendments which followed upon discussions with Eric Ashley of the Lincolnshire Police.

These amendments are detailed in the attached copy file note and letter.

Upon receipt of amended plans, I will forward details to Eric Ashley but on an 'information only' basis.

The amendments reflect the compromise which has been reached: Eric Ashley would clearly wish to have seen more radical changes undertaken.

Mr Gillatt is aware of the wider dimension to the application and I have his verbal assurance that matters will be expedited.

J Blacklock
Senior Planning Assistant

Messrs Meldrum Lee &
Gillatt,
49 High Street,
Boston,
Lincs.
PE21 8SP.

FAO: Mr Gillatt,

Mr J Blacklock

JB/JJ H11/1016/93

14 Dec 1995

Dear Sir,

RESIDENTIAL DEVELOPMENT, THE DELPH, LONG SUTTON.

Further to the telephone conversation of my Officer, Mr J Blacklock, with you on 13th December 1995 in connection with the above, I write to confirm that you will be preparing, for submission as a formal amendment, a plan showing the following revisions:-

a) the deletion of streetlighting along the footpath adjacent to the northern boundary of the site.

b) The provision of 'defensive' planting (thorn hedging) along the rear (northern) boundaries of Plots 4 to 13 and plots 20 to 26.

c) The re-alignment of the far western section of the footpath that lies along the northern boundary of the site to provide for its location at the foot of the 5m high earth bund lying to the north of dwelling No 27 and its continuation northwards across adjacent land. The earth bund itself should be extended to connect with the earth bund adjacent to the A17.

d) The extension of the earth bund adjacent to the A17 to abut the garage court south east of dwellings 38 to 43 and the provision, in the intervening area between the extended bund, and the dwellings of 'defensive' planting.

e) The deletion of several trees at the western end of the parking area adjacent to plots 38 to 43.

f) The re-positioning of dwellings 27 to 32 further south westwards to ensure they present their principal (front) elevation to the public open space and the positioning of their rear gardens adjacent to the parking area to the north/north east.

I enclose a copy of drawing No 12464/52/A on which I have roughly indicated the extent of the proposed changes.

These revisions are deemed necessary to accommodate the concerns regarding security which have been expressed by the Lincolnshire Police.

It is imperative that I report the application to the meeting of the Development Control Committee on 9th January 1996 and effectively this means that a Committee report must be prepared by December 20th.

In the circumstances, I would be very grateful for your co-operation and your written assurance that revised plans will, indeed, be to hand at this office by the end of the working day on Monday 18th December 1995.

Yours faithfully

N Midlen
pp Development Control Manager

Mr E Ashley,
Lincolnshire Police,
Police Headquarters,
PO Box 999,
Lincoln.
LN5 7PH.

Mr J Blacklock

JB/JJ H11/1016/93

19 Dec 1995

Dear Sir,

RESIDENTIAL DEVELOPMENT - THE DELPH, LONG SUTTON - LAND AND BUILDINGS CONSULTANCY, LINCOLNSHIRE COUNTY COUNCIL.

Further to your recent discussions with my Officer, Mr J Blacklock, in respect of the above, I enclose an amended plan for your information.

Yours faithfully

N Midlen
Development Control Manager

Enc.

Note

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: J Blacklock
Senior Planning Assistant

To: R J Smith
Head of Planning

Our Ref: JB/JJ H11/1016/93

Your Ref:

Date: 14 Dec 1995

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These amendments are detailed in the attached copy file note and letter.

Upon receipt of amended plans, I will forward details to Eric Ashley but on an 'information only' basis.

The amendments reflect the compromise which has been reached: Eric Ashley would clearly wish to have seen more radical changes undertaken.

Mr Gillatt is aware of the wider dimension to the application and I have his verbal assurance that matters will be expedited.

J Blacklock
Senior Planning Assistant

13/12/95.

Discussion with Kw Gillett (MLG).

Agreed, as amendments, the following:-

(a) No ~~straightening~~ along path abutting northern boundary.

(b) Northern boundary footpath to be ~~re-aligned~~ ~~to~~ to run along northern limit of earth bund & connect to riverside of footpath running northwards.

(c) Earth bund at this point to be connected to earth bund abutting A17.

(d) Southern leg of earthbund to be extended to vicinity of garage block and deficient planting to be provided in area intervening between bund to dwelling on Plot 43.

(e) ~~Trees~~ Proposed trees at end of parking area associated with dwellings 38 to 43 to be deleted to provide additional area of 'public open space'.

(†) Dwellings on plots 27 to 32 to be brought forward and rear gardens located adjacent to parking area. This will ensure public open space is overlooked.

(*) Advised Mr Gillatt of urgency of matter need to produce a committee report by 20/12/95. Mr Gillatt to produce required amendments to ensure this deadline is to be met

(*) Tree hedging to be planted along rear boundary of dwellings 4-13 and 20-26.

No recommendation regarding the acceptability of the proposals :- planning terms.

Need two report, so that technical issues and public rep's are considered apart and ors the legal issues :- private.

The public part needs to be last on schedule

The rep should be

(1) That the Committee consider the submitted details to be satisfactory for the site (or whatever)

(2) That a formal decision on the application be made following consideration of the legal issues (see ext report).

A. ~~That this Council consider appl~~

A. That :- the light of the advice received, this Council consider application 11/1016/93 to be an invalid submission and no formal decision notice be issued :-

D. That the issue of a formal notice of invalidity be deferred ~~until the expiry of October~~ for one month and the applicant be given an opportunity to ~~comment~~ consider and comment upon the situation

A: Be

Mr & Mrs D Goodman,
9 Delph Road,
Long Sutton,
Spalding,
Lincs.
PE12 9BX.

Mr J Blacklock

JB/JJ H11/1016/93

10 Nov 1995

Dear Sir and Madam,

RESIDENTIAL DEVELOPMENT - LAND OFF 'THE DELPH', LONG SUTTON, SPALDING.

I note that you have written to this Authority objecting to the current planning application in respect of the above.

The application in question, ref: H11/1016/93 is for approval of matters reserved in an outline planning permission ref: H11/0593/90.

The latter permission was granted by the Lincolnshire County Council in October 1990 and was a 'deemed' permission i.e. a permission which the County Council granted to itself to develop the land.

Because the current application ref: H11/1016/93 has been submitted pursuant to the original planning permission the question of the development in principle of the land is no longer at issue. Accordingly, this Authority is not in a position, in terms of the representations submitted with regard to the current application - the application for approval of reserved matters - to accommodate representations objecting to the principle of the development of the site. It can only address issues and deal with representations relating to matters of detail in respect of the development now proposed - i.e. design of and number dwellings, roads, drainage, open space etc.

I have thought it necessary to write to you in these terms because whilst most of the representations which have been received in respect of the current application deal with the above mentioned matters of detail, concern has also been expressed about the principle of the development as such - a concern whch can no longer be met.

For your information, the current application will be submitted to the meeting of the Development Control Committee on 29th November 1995 for a detemination and all representations which are relevant in the context outlined above will be duly reported.

I trust these comments will be of assistance to you.

Yours faithfully

N Midlen
Development Control Manager

OBJECTION

SHDC
11 OCT 1995
Housing & Planning
Received

H 11/10 16/95

SHDC
11 OCT 1995
Housing & Planning
Received

D L/H
SS

9 Delph Road
Long Sutton
SPALDING
Lincolnshire
PE12 9BX

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

6th October 1995

Dear Sir/Madam

We protest most vigorously over the intention to build dwellings on previous agricultural allotments on Delph Road, Long Sutton.

Not only would the value of our property deteriorate, but privacy and livelihood would be threatened also, at present we are non-estate, addition of these proposed buildings would be very enclosing and intimidating.

We have a small joinery business (one man show), accepted by neighbours of long standing, domestic and workshop building having been here forty years, chosen because of privacy and comfortable rural outlook, which all could be destroyed if this building opposite is allowed, causing hardship and depression, where could we re-site at the age we are now.

Yours faithfully

Mary Goodman.

Derrick and Mary Goodman Derrick Goodman

Mr & Mrs P Munson,
25 Delph Road,
Long Sutton,
Spalding,
Lincs.
PE12 9BX.

Mr J Blacklock

JB/JJ H11/1016/93

10 Nov 1995

Dear Sir and Madam,

RESIDENTIAL DEVELOPMENT - LAND OFF 'THE DELPH', LONG SUTTON, SPALDING.

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I trust these comments will be of assistance to you.

Yours faithfully

N Midlen
Development Control Manager

OBJECTION

Mr & Mrs P Munson
25 Delph Road
Long Sutton
Spalding
Lincs. PE12 9BX

SHDC
24 OCT 1995
Housing & Planning
Received

SS
1016/93

23rd October '95

Dear Sir/Madam,

I am writing to you to strongly object to building on land down Delph Road Long Sutton.

When we purchased our property in 1989, we understood that we would be looking out onto open fields. We undestg that should building work take place, we will be looking straight out of our lounge window onto a row of garage

We are strongly apposed to this going ahead.

Yours faithfully

P B. Munson.

Mr & Mrs S E Wilson,
Fraison,
Delph Road,
Long Sutton,
Spalding,
Lincs.
PE12 9BX.

Mr J Blacklock

JB/JJ H11/1016/93

10 Nov 1995

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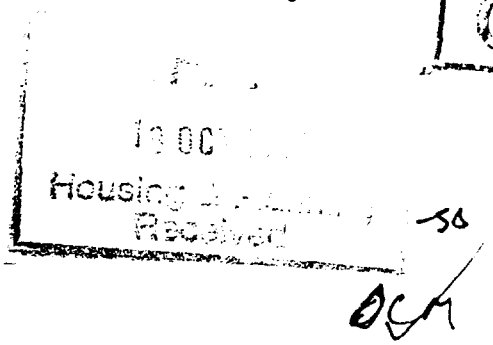
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For your information, the current application will be submitted to the meeting of the Development Control Committee on 29th November 1995 for a determination and all representations which are relevant in the context outlined above will be duly reported.

I trust these comments will be of assistance to you.

Yours faithfully

N Midlen
Development Control Manager



OBJECTION

Mr & Mrs S E Wilson
"Fraison"
Delph Road
Long Sutton
Spalding
Lincs
PE12 9BX

13th October 1995

Mrs S Waltham
Housing & Planning Services Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Madam,

Re:Application No.H11/1016/93

We would like to object to the above planning application for the following reasons:-

1/After inspecting the plans at your office we feel that the proposed rear view of the garages will become an eyesore.

2/The increased amount of traffic from the development onto Delph Road will be a concern.

3/When I sold my land(now Delph Fields)at the rear of my bungalow access was applied for and turned down three times for the estate.Surely the proposed development will cause traffic problems on Delph Road.

4/Surely the junction of Delph Road/Station Road will become congested especially with the ongoing problems of the haulage firm in old station yard,Station Road.

I hope these observations are taken into consideration when the planning committee meet

Thank You

(S E Wilson)

Mr & Mrs M Shortland,
13 Delph Road,
Long Sutton,
Spalding,
Lincs.

Mr J Blacklock

JB/JJ H11/1016/93

10 Nov 1995

Dear Sir and Madam,

RESIDENTIAL DEVELOPMENT - LAND OFF 'THE DELPH', LONG SUTTON, SPALDING.

I note that you have written to this Authority objecting to the current planning application in respect of the above.

The application in question, ref: H11/1016/93 is for approval of matters reserved in an outline planning permission ref: H11/0593/90.

The latter permission was granted by the Lincolnshire County Council in October 1990 and was a 'deemed' permission i.e. a permission which the County Council granted to itself to develop the land.

Because the current application ref: H11/1016/93 has been submitted pursuant to the original planning permission the question of the development in principle of the land is no longer at issue. Accordingly, this Authority is not in a position, in terms of the representations submitted with regard to the current application - the application for approval of reserved matters - to accommodate representations objecting to the principle of the development of the site. It can only address issues and deal with representations relating to matters of detail in respect of the development now proposed - i.e. design of and number dwellings, roads, drainage. open space etc.

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For your information, the current application will be submitted to the meeting of the Development Control Committee on 29th November 1995 for a detemination and all representations which are relevant in the context outlined above will be duly reported.

I trust these comments will be of assistance to you.

Yours faithfully

N Midlen
Development Control Manager

H11/10/'93

SHDC
19 OCT 1995
Housing

Mr & Mrs M Shatland.
13, Delph Rd.
Long Sutton.
Holbeach.
Lincs.

OBJECTION

Dear Sir or Madam,

I would like to inform you that we object strongly to the proposed building of residential houses on agricultural land of Delph Rd. When we moved into the delph 6 years ago it was a rural lane. since then we have houses overlooking our once secluded back gardens and to hear that proposed buildings are to go up opposite our front gardens spoiling the one view we have I feel that we were not taken into consideration at all. If we had wished to live on a housing estate we would have chose a highly residential area. Also our property will be devalued.

Yours faithfully
J Shatland.

Mr D L White,
5 Delph Road,
Long Sutton,
Spalding,
Lincs.
PE12 9BX.

Mr J Blacklock

JB/JJ H11/1016/93

10 Nov 1995

Dear Sir,

RESIDENTIAL DEVELOPMENT - LAND OFF 'THE DELPH', LONG SUTTON, SPALDING.

I note that you have written to this Authority objecting to the current planning application in respect of the above.

The application in question, ref: H11/1016/93 is for approval of matters reserved in an outline planning permission ref: H11/0593/90.

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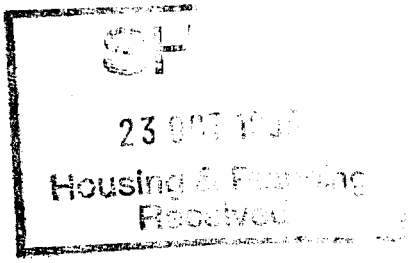
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I trust these comments will be of assistance to you.

Yours faithfully

N Midlen
Development Control Manager

OBJECTION



5 Delph Road
Long Sutton
Lincs
PE12 9BX

16th October 1985

Housing and Planning Services Dept.,
Council Offices
Priory Road
Spalding
PE11 2XE

For the attention of Mr. Blacklock

Dear Sir,

re: Ref: No: H11/1016/93

Having seen the plans for the proposed development for Delph Road, I feel I must register my objection. With the Ely Development going ahead I feel this is more than enough for the area, the roads and schools are not geared for the increase in population. I feel that alll the other occupants in Delph Road will feel the same as I do.

Yours faithfully,

D.L. WHITE

Mr K Sidebottom,
Willowside,
21 Delph Road,
Long Sutton,
Spalding,
Lincs.
PE12 9BX.

Mr J Blacklock

JB/JJ H11/1016/93

10 Nov 1995

Dear Sir,

RESIDENTIAL DEVELOPMENT - LAND OFF 'THE DELPH', LONG SUTTON, SPALDING.

I note that you have written to this Authority objecting to the current planning application in respect of the above.

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I trust these comments will be of assistance to you.

Yours faithfully

N Midlen
Development Control Manager

OBJECTION

Willowside
21 Delph Road
Long Sutton
Spalding
PE12 9BX
Tel : 0406 - 362300

DLM 18.10.95.

Application No. H11/1016/93

Residential Development - Land Off The Delph Long Sutton.

Planning Application - Notice Under Article 12B.

Reference your letter dated 3.10.95 re the above, I have inspected the copy of the application and plans at the Planning Department, Spalding.

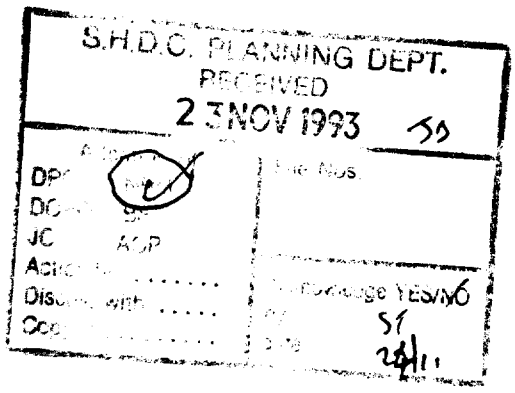
When we retired we came to 21 Delph Road because we were assured there would be no development opposite for at least 10/15 years that was 7 years ago. We bought because of the pleasant open outlook and this assurance. Now it seems our view is to be lost and no doubt our property devalued if this development goes ahead.

(a view - according to the plans, will change and all we will be able to see from our lounge window will be the backs and roofs of houses, bungalows and rows of garages, not to mention lines of washing: it will take many years for the screening trees to grow.

Had we been informed properties were to be built opposite it would have been upsetting, but to have to look at the backs of properties is quite outrageous apart from the loss of view.

Yours faithfully

K Sidebottom



OBJECTION

Mr & Mrs K. Sidebottom
21, Delph Road
Long Sutton
Spalding
Lincs.

22nd November 1993

Our Ref: prev. letter

Your Ref: H11/1016/93

Att^n: MR BLACKLOCK

Dear Sir

re: **Residential Development - Land off The Delph, Long Sutton**

In response to your letter dated 4th November 1993, we would like to place on record our objections to the proposals for development of the land adjacent to Delph Road, Long Sutton.

The fifty dwellings proposed will totally change our outlook and environment.

We retired here five years ago, the appeal of Delph Road being its open views front and rear. We have had to accept development at the rear and now these proposals will effectively hem us in on all sides.

There is also bound to be a devaluation of our property.

We object in principle to the whole development, but more especially to the two garages with access onto Delph Road - they should be onto the new estate road.

As we understand the situation, South Holland District Council objected to a similar proposal by Lincolnshire County Council a few years ago on the grounds that Delph Road did not provide suitable access - what has changed?

If the developer cannot incorporate all garage accesses into his site plan, then there are clearly too many dwellings for the area of land available.

Also will the existing dyke by bridged at the four positions shown or the whole length culverted - who will take responsibility for future maintenance of the dyke?

Cont....

The site plan notes vertical overlap board fencing for plot rear boundaries. What height is proposed and does this apply where existing planting is shown for the 100m from the A17 along Delph Road.

We are aware of our neighbours views on the matter and add our voice in the strongest way possible to object to these proposals not just in the detail points noted, but to the very existance of ANY development to what we assumed to be outside the acceptable development area of Long Sutton.

In summary, our queries are:-

1. Why garage access onto Delph Road.
2. Who decides if the existing road is suitable for access for a further 50 dwellings.
3. What will happen to the existing drainage dyke along Delph Road.
4. What rear plot fencing is proposed along Delph Road and does it apply to the 100m of existing planting?
5. What further action can we take to ensure our objections are fully considered?

Yours faithfully

K Sidebottom

KEN & JOYCE M. SIDEBOTTOM

Mr & Mrs R Hiller,
Sheridan,
Delph Road,
Long Sutton,
Spalding,
Lincs.
PE12 9BX.

Mr J Blacklock

JB/JJ H11/1016/93

10 Nov 1995

Dear Sir and Madam,

RESIDENTIAL DEVELOPMENT - LAND OFF 'THE DELPH', LONG SUTTON, SPALDING.

I note that you have written to this Authority objecting to the current planning application in respect of the above.

The application in question, ref: H11/1016/93 is for approval of matters reserved in an outline planning permission ref: H11/0593/90.

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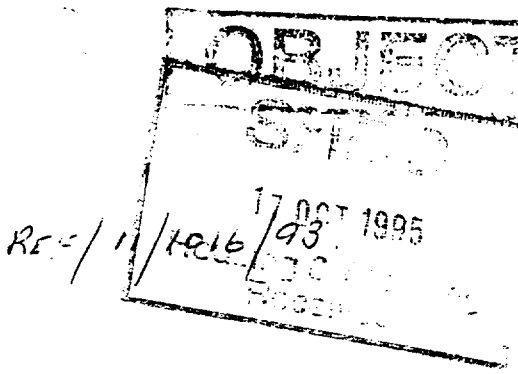
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For your information, the current application will be submitted to the meeting of the Development Control Committee on 29th November 1995 for a detemination and all representations which are relevant in the context outlined above will be duly reported.

I trust these comments will be of assistance to you.

Yours faithfully

N Midlen
Development Control Manager



R.A. HILLER
SHERYDAN
DELPH RD.
LONG SUTTON
SPALDING
LINCS.
PE12 9BX.
16-10-95.

Dear Sirs

We wish to object most strongly to the proposed development of the area adjacent to Delph Rd.

This would change a nice country area into a mini-town. apart from the load upon sewage & schools. Surely two new Estates are sufficient for a small Village such as ours where the Library only opens two and a half days a week!

Yours Sincerely
R A Hiller (MRS).

OBJECTION

Mr @ Mrs R.A.Hiller
Sheridan
Delph Rd
Long Sutton
Spalding
Lincs. PE12 9BX

20.11.93

Application No. H11/0869/93

Dear Mr Gedney,

We have examined the detailed outline plan showing the proposed development of the land fronting Delph Road, and further to our previous comments, we wish to lodge very strong objections to a particular detail shown on the plan.

The garage drive access to the house on plot No.45 is directly opposite to our own, and if it were to remain in the position shown, would cause considerable inconvenience and congestion both to ourselves and to the occupier of that property, and an additional hazard because of its proximity to the emergency cycle/footpath.

The obvious solution would be to make the access from the internal road, or, if for some reason the hatched area precludes this (although we cannot see why), the house could be moved to the other side of the plot, and the garage, with access from the inner road, moved to the other side.

Mr Gedney, we are not nit-pickers, but we are concerned about this point, and feel sure that you can assure us that the situation can be rectified.

Yours sincerely

R.A.Hiller

R. A. Hiller

10/6/93

S.H.D.C. PLANNING DEPT.
RECEIVED
23 NOV 1993

Mrs P D Flint,
56 Station Road,
Long Sutton,
Spalding,
Lincs.
PE12 9DU.

Mr J Blacklock

JB/JJ H11/1016/93

10 Nov 1995

Dear Madam,

RESIDENTIAL DEVELOPMENT - LAND OFF 'THE DELPH', LONG SUTTON, SPALDING.

I note that you have written to this Authority objecting to the current planning application in respect of the above.

The application in question, ref: H11/1016/93 is for approval of matters reserved in an outline planning permission ref: H11/0593/90.

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I have thought it necessary to write to you in these terms because whilst most of the representations which have been received in respect of the current application deal with the above mentioned matters of detail, concern has also been expressed about the principle of the development as such - a concern which can no longer be met.

For your information, the current application will be submitted to the meeting of the Development Control Committee on 29th November 1995 for a detemination and all representations which are relevant in the context outlined above will be duly reported.

I trust these comments will be of assistance to you.

Yours faithfully

N Midlen
Development Control Manager

H/11/1016/93 - DCM

56 Station Road
Long Sutton
Spalding
Lincs PE12 9BU

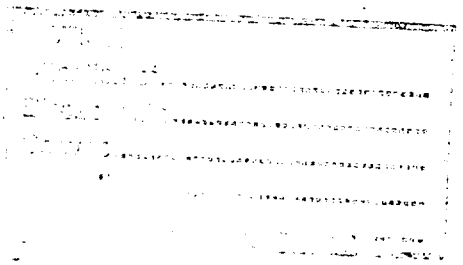
Dear Sir

In regards to you giving permission for 49 or 59 houses being built down the Delph at Long Sutton I am writing this to you as I am very concerned because of the dangerous situation, this will cause, it is not the houses being built that is my worry but when these homes are built and when they have finished these estate this will make 6 roads in approximately in 250 metres with out any other out let but Station Road, at the top of this road is the A17 just from which their very big lorries run 24 hours a day 7 days a week also there are other lorries which go then on farmers most of these lorries are damaged and the speed limit. On the 23rd of Sept. 1995 I sat in my window from 8-30 am until 6-30 pm, 68 lorries in that my, that was with out the cars

I did not see when having my meals etc
I have no doubt that there will be
some children and elderly people living
on these new estates and sometimes
these at D.L. lorries come along three
at once then of course there are all the
cars just think of a child in all this
traffic please do something before some
one is killed, do give this matter
your kind attention and oblige.

Yours Sincerely

P E. Flint (Mrs)



A04
Sunny gardens
BUNLY CLOSE
Station
Cable sand
Depot Road

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: H11/1016/93

Applicant: Land & Buildings Consultancy
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1ZA

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs
PE21 8SP

Description: Residential Development

Location: Land off The Delph Long Sutton
Spalding Lincs

Type: RESERVED MATTERS

16-JAN-96

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 granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

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

Mr & Mrs Goodman
9 Delph Road
Long Sutton.

Mr & Mrs K Sidebottom
21 Delph Road
Long Sutton
Spalding
Lincs.

Mrs P Flint
56 Station Road
Long Sutton

Mr & Mrs Munson
25 Delph Road
Long Sutton

Mr & Mrs Hillier
'Sheridan'
Delph Road
Long Sutton

D L White
5 Delph Road
Long Sutton.

Mr & Mrs Shortland
13 Delph Road
Long Sutton

Mr & Mrs S E Wilson
"Fraison"
Delph Road
Long Sutton

PLANNING COMMITTEE - 25 April 1995

222. **PLANNING APPLICATIONS** (Continued)

(b) **Applications Refused**

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Housing and Planning Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H11/0869/93 Land and Buildings Consultancy		Section 73 renewal - residential development on land fronting The Delph, Station Road, Long Sutton.

(It was also agreed that Counsel be instructed to investigate further the validity of reserved matters application H11/1016/93.)

(Councillor M S L Rollinson entered the meeting during consideration of the above application.)

H08/0133/95 Mrs Garner		Bungalow with garages (Renewal of H08/1402/89) adjacent Cawood Hall, Cawood Lane, Gosberton.
H08/0152/95 J R L & A J Cooke		Change of use of farm buildings into residential dwellinghouse at Woodbine Farm, Beck Bank, Gosberton Clough.

(Councillor C J T H Brewis left the meeting during consideration of the above application.)

H09/0168/95 Mr C G Godfrey	O.A.	Single storey domestic garage, including siting, means of access and external appearance rear 3 North Parade, Creewood Close, Holbeach.
H08/0187/95 D P Sandall	O.A.	Bungalow and garage at Cheal Road, Gosberton Risegate.
H08/0229/95 Miss S Bartrum		Detached double garage with games room at first floor, 5 Siltside, Gosberton Risegate.
H03/0233/95 Mr R P Tinsley	O.A.	Pair of semi-detached dwellings at Campains Lane, Deeping St Nicholas.
H16/0246/95 Burton Group plc		Shop front at 32-33 Hall Place, Spalding.

(Councillors N I Capes and B A Paul left the meeting during consideration of the above application.)

H16/0247/95 Burton Group plc	Advertisement consent for fascia and projecting signage at 32-33 Hall Place, Spalding.

(Councillors N I Capes and B A Paul left the meeting during consideration of the above application.)

APPLICATION REFERENCE: H11/0869/93 DATE RECEIVED: 14-OCT-93

TYPE: Permission Renewal

DESCRIPTION: Residential development (renewal of application H11/0593/90)

LOCATION: Land fronting The Delph, Station Road, Long Sutton.

APPLICANT: Land and Buildings Consultancy AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date Received. 25 APR 1995

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal; objections received.

RECOMMENDATION

Refuse Permission.

1 *The site is outside the Long Sutton and Sutton Bridge Development Boundary (adopted 1 March 1990) in an area where it is contrary to Local Plan Policy H4 and also Approved Structure Plan Policy 7A to grant permission for additional residential development, except that essential in the agricultural interest. In view of the fact that there are currently sufficient residential permissions and also available land within the boundary of development, there appears to be no circumstances that would justify granting permission contrary to Local Plan and Structure Plan Policy and also advice contained within Department of the Environment Planning Policy Guidance Notes 1 and 3 in particular.*

COMMENTS

1 County Council obtained deemed planning permission for residential development on 26 October 1990 (H11/0593/90). Details relating to number and type of property were "reserved".

2 Main issue, therefore, is whether there has been a material change in planning circumstances which would warrant an alternative decision.

3 This is indeed considered to be the case. Section 54A has since become law and requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

4 Further, PPG1, 1992 (General Policy and Principles) states that an applicant who proposes a development which is clearly in conflict with the development plan needs to produce convincing reasons to demonstrate why the plan should not prevail. There is not considered to be such

reason in this instance. Within the current boundary of development there are already commitments for around 456 dwellings besides this particular site. There are also limited opportunities for development elsewhere within the boundary and these commitments are considered to be of such a level that they should provide enough land to meet Long Sutton's needs for housing not only to 1996 but beyond, to 2001. The site is also outside the development boundary defined within the Consultation Draft District Local Plan.

5 The Committee should also be aware the Authority is currently considering an application (H11/1016/93) for approval of the reserved matters.

REPRESENTATIONS

Parish Council: No objections.

County Highways: Request conditions and improvement of existing road.

Heritage Lincolnshire: Medieval pottery found during construction of adjacent site - therefore possibility of medieval settlement. A watching brief is recommended.

Environmental Services: Suggest condition should be imposed in accordance with road traffic policy (i.e. L10, 18 hour 65 dB(A) measured at 1 metre from residential facade for greenfield sites).

Public: Objections received from owner/occupiers of 15, 21 and 23 Delph Road. (Summarised).

- Rural area and high density development would create estate type environment.
- Delph Road too narrow and unfit for extra traffic.
- Retired here 5 years ago for peaceful environment. If granted will find ourselves in centre of an estate which is most unacceptable.
- Will properties match those existing on Delph Road?
- When R K Wilson and Son applied for access to Delph Fields via Delph Road they were refused due to width and condition of road.

Applicant: Summarised:
Whilst site has been available for purchase for the past 3 years the general economic climate and slump in demand has prevented it from being sold.

ADDENDUM

1 On 17 November 1993, the Planning Committee accepted the above report and its recommendation, and notice of refusal was issued on 24 November 1993.

2 Subsequently, the County Council wrote to challenge the section of the Act that the application was determined under, stating that they had wanted it to be determined under Section 73 of the act rather than Section 70.

3 To explain, all applications have imposed upon them a condition requiring a commencement of development and/or submission of reserved matter details to be carried out within a certain time period. Once that period has expired without the appropriate action being taken by the applicants, a subsequent commencement, or submission of reserved matters, is contrary to the condition and out of time. Under Section 70 of the act, there is a special procedure to allow any such permissions that are about to become time expired to be renewed. However, there is also a general provision under Section 73 of the Act that allows any condition of a planning permission to be modified. Although a reserved matter application had been submitted, the County stated that they wanted the time limiting condition modified to allow further reserved matter applications to be submitted within a further three years, under the Section 73 procedure rather than a renewal under Section 70.

4 The County Council contended that if Section 73 is used, only the question of the conditions could be taken into account, and not the principle of whether development should be allowed or not. Whilst this might be fair with application to vary most conditions, with the time limiting condition, it is clear that the question of whether the development should be allowed to proceed or not is fundamental to determining whether the condition should be changed.

5 Counsel's advice has, therefore, had to be sought as to whether the County Council was entitled to require the application to be determined under the provisions of Section 73 and also, if that was the case, whether matters such as the development plan provisions, and the fact that the proposal was contrary to them, could be taken into account. His view is that whilst the County were right on the first point, and could require this authority to determine the application under Section 73, they were not on the second point, and therefore the Authority was entitled to take Development Plan Policies into account. This means that the reason behind the earlier refusal, if not the section under which it was issued, remains valid.

6 Counsel also raised the question of whether the application for reserved matters, currently submitted under the original outline H11/0593/90 was made within the relevant three year period, and was a valid application. This doubt has been raised because there is a discrepancy between the date when the outline application was first deemed to be granted by the County Council and the date of issue of a decision notice. However, he would need to do further research, including the examination of some unreported cases, before he could advise on this.

7 Currently the department is still considering the application for reserved matters made under the original outline permission, having initially queried with the County Council the date of its submission, but having been assured by them that it was valid. Now that the matter has been raised by Counsel, members may feel that it is important for it to be resolved.

RECOMMENDATION

1 *That a further refusal notice be issued, under Section 73 of the Planning Act refusing to modify Condition 1 of application H11/0869/93 in the same terms as the original refusal.*

2 *That the Committee consider whether to authorise Counsel to investigate further the question of the validity of the reserved matter application H11/1016/93.*

520. **PLANNING APPLICATIONS** (Continued)

g) Enforcement Action - The Jolly Crispin, Marriotts Gate, Lutton

Further to minute 520(e)/95 above it was agreed that, if an application resolving the outstanding matters has not been received within one calendar month from the date of the meeting the Director of Finance and Resources be authorised to take enforcement action under the provisions of Sections 172 and 173 of the Town and Country Planning Act 1990 to secure compliance with condition nos. 2 and 7 of the planning permission H12/0111/95 within a period of one month from the date the enforcement notice takes effect, it being considered expedient to issue such a notice in the interests of protecting the residential amenities of dwellings in the locality and the visual amenity of the locality.

521. **EXCLUSION OF PRESS AND PUBLIC**

RESOLVED: That under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in Paragraph 12 of Part I of Schedule 12A of the Act.

(Councillors S.M. Whyles and B.A. Paul left the meeting at this juncture.)

522. **THE DELPH, LONG SUTTON - RESERVED MATTERS APPLICATION H11/1016/93 (222(b)/95)**

The Director of Housing and Planning Services reminded Members that the Lincolnshire County Council had deemed themselves planning permission for residential development at The Delph, Long Sutton despite the fact that the site was outside the area allocated for development in the Long Sutton and Sutton Bridge Local Plan. The Committee had agreed to instruct Counsel to investigate further the validity of application H11/1016/93 for reserved matters approval which related to the original deemed planning permission H11/0593/90, and the Director of Housing and Planning Services submitted a report detailing the further advice now received.

RESOLVED: In view of the further advice now received, the validity of the application for reserved matters H11/1016/93 be accepted, and the application be submitted to the next meeting of the Development Control Committee for determination.

(O.A. denotes Outline Application.)

(End of Minutes)

8th NOVEMBER 1995 DEVELOPMENT CONTROL COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H12/0725/95 H12/0928/95 M E Bunn	DMG	Auth to grant as recommended. Auth to refuse plus give applicant 1 month to resolve outstanding matters as recommended. Applicants to be advised that any suitable alternative to grasscrete would also be acceptable.
3	H18/0739/95 A.L.I.H.	PJU	Refused as recommended. Amend lines 3 & 4 of final paragraph on page 3 as follows: Delete all from "adjacent" on line 3 to end of paragraph. Insert: "on nearby land" at end of paragraph.
4	H23/0790/95 Mr S Stubbins	JB	Refused as recommended. Advise applicant/agent if contacted that site is part of consult for development brief.
8	H16/0801/95 R G Bennett LPA Receiver	PJU	Refused as recommended.
9	H02/0838/95 R Ludlam	PJU	Grant as recommended.
10	H11/0841/95 C W & T A Seaton	DMG	Auth to grant as recommended.
12	H13/0893/95 Mr & Mrs Langford	DMG	Grant as recommended.
14	H16/0903/95 Macs Neighbourhood Centres Ltd	DJR	Grant as recommended. Amend description of development to include details of elevations. Advise applicants that cond comp for lighting details is still outstanding. Notes on page 15 will need to be updated.
16	H06/0909/95 Messrs R & D Wright	JB	Auth to grant subject to sect 106 obligation as recommended. Check that Anglian Water are consulting applicants directly and not expecting us to act on their behalf. Expand note 1 on page 18 to give more positive factors which will be taken into account on final development.
19	H18/0914/95 Mr A Hayes	JB	Grant as recommended.
21	H04/0927/95 Greater Nottingham Co-Op	PJU	Deferred for site visit. Members take the view that more could be done to soften the impact of changes and are not happy with proposed shutters. Try to obtain more information on graphics details for window. Write/fax to applicant re above and re-emphasise that any work carried out prior to planning permission being granted will be entirely at their own risk and could complicate matters further.
23	H17/0930/95 G A Squires	PJU	Refused as recommended.

25	H14/0939/95 D P Packaging (Spalding Ltd)	PJU	Grant temporary permission as recommended.
27	H02/0954/95 Mr & Mrs Rayment	PJU	Refused as recommended. Amend line 19 of refusal reason to read "so that vehicles will be likely to" Note: View amongst members was that if design of property was right they would not take highways refusal reasons as final.
29	H08/0971/95	DJR	Deferred for site visit. Research meaning of word "Annex" in context with application. Offer applicant the opportunity to give more details of their suggested wording of legal obligation they would be willing to enter into.
29	H08/0972/95 R Jolley		Auth to grant as recommended.
PO Report 6	The Delph	JB	Accept application as valid as recommended. Letter to objectors explaining principal of development of site already been established to be sent before minutes printed.

9th Nov 95

Signed: .....

N R Midlen
Development Control Manager

562. **PLANNING APPLICATIONS** (Continued)

(b) **Applications Refused** (Continued)

Plan No. and Applicant		Proposal
H03/0992/95 Chancellor Masters & Scholars	O.A.	Demolition of existing cottages and outbuildings and erection of two dwellings at Pick's Farm Cottages, Hop Hole Farm, Deeping St Nicholas.
H20/0993/95 Mr & Mrs R Parsons		Agricultural dwelling at Baulkins Drove, Sutton St James.
H15/1006/95 Mr N D Standage		Extension and garage at 14 Town Drove, Quadring.
H15/1007/95 Mr N D Standage		Listed building consent for extension to 14 Town Drove, Quadring.

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant	Proposal
H11/1016/93 Land & Buildings Consultancy	Land off The Delph, Long Sutton.

(To enable the officers to consider the application further following receipt of late correspondence from the Police Architectural Liaison Officer and for the Director of Housing and Planning Services to submit a further report to the next meeting of the Committee.)

H14/0542/95 DIPT Ltd	Distribution warehouse and trade sales at Pudding Lane/Wardentree Lane, (Plot 2), Pinchbeck.

(Pending a site visit to assess the suitability of the site for the development.)

H16/0936/95 Wilcon Homes (Northern) Ltd	Residential development at former Railway Yard, Park Road, Spalding.

(In accordance with the recommendation of the Director of Housing and Planning Services and pending a site inspection to assess the suitability of the site for the development.)

(The Head of Planning (Client Services) reported receipt of a late letter of objection relating to the above application.)

H14/0948/95 Fast Fruit Distribution Ltd	Extension to existing distribution centre at Pudding Lane, Pinchbeck.

(Pending a site inspection to assess the suitability of the site for the development.)

APPLICATION REFERENCE: H11/1016/93 DATE RECEIVED: 25-OCT-93

TYPE: Reserved Matters

DESCRIPTION: Residential development

LOCATION: Land off The Delph, Long Sutton.

APPLICANT: Land & Buildings Consultancy AGENT: Meldrum Lee & Gillatt

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REASON FOR COMMITTEE CONSIDERATION

Objections.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 29 NOV 1995

RECOMMENDATION

That approval be granted for the Reserved Matters.

COMMENTS

1 The application is for approval of reserved matters in the outline deemed planning permission H11/0593/90 granted by Lincolnshire County Council in respect of 3.2 hectares of land. The Committee will recall that at its meeting on 8 November 1995, consideration was given to the legal issues arising from the submission of this application and the validity of this reserved matters application was accepted.

2 The application provides for the erection of 52 dwellings, being a mixture of detached, semi-detached and terraced houses and also bungalows.

3 As a reserved matters application, the option does not exist of raising an objection to the principle of residential development.

4 In terms of visual and residential amenity, it is considered the proposed layout provides for an attractive, acceptable development. The development provides for a single access onto The Delph with a substantial amount of open space adjacent to the A17(T). Development comprises a variety of house types with garage courts employed in two locations to reduce the visual impact of car parking. Drainage and highway issues had been satisfactorily resolved and the layout has been revised to meet current requirements in respect of noise attenuation because of the site's proximity to the A17(T).

REPRESENTATIONS

Parish Council: Consider this development too dense on the area to be used for the linked bungalow and terraced dwellings.

County Highways: No objections.

Dept of Env. Services: Proposed layout and screening will achieve required standards.

Public: 10 objections from neighbouring householders.

- Increased traffic hazard and inconvenience on Delph Road. Increased danger to pedestrians.
- Reduction in quality of environment.
- Loss of view.
- Uncertainty over future maintenance of dyke.
- Totally inappropriate development in this location.
- Concern over type and extent of fencing at the boundary of the development with Delph Road.
- Sufficient new development already approved.
- Inadequate infrastructure - roads, schools, etc.
- Devaluation of property.
- Rear view of garages inappropriate.
- Inadequacy of junction of Delph Road with Station Road.
- Size of development 'intimidating'.

(Although 8 of the objectors object to the development in principle, such an objection cannot be accommodated at this stage).

SCHEDULE OF CONDITIONS

1 Prior to the occupation of the dwellings the wooden screen fencing relating to their respective plots shall be provided to the reasonable satisfaction of the Local Planning Authority. Such fencing shall be at least 1.8m high.
Reason: In the interests of visual and residential amenity.

2 Prior to the occupation of the dwellings on plots 27 to 43, their respective parking areas shall be provided to the reasonable satisfaction of the Local Planning Authority.
Reason: In the interests of residential amenity and highway safety.

3 Prior to the occupation of the dwellings on plots 74 to 79, and plots 38 to 43 the garages and garage court associated with those dwellings shall be provided to the reasonable satisfaction of the Local Planning Authority.
Reason: In the interests of visual amenity and highway safety.

4 No walls, fences or other means of enclosure shall be erected along the frontage of any of the dwellings with a public highway or private access drive except where shown on the approved plans.
Reason: In the interests of visual amenity.

5 The development shall be undertaken strictly in accordance with the approved plans.

Reason: To define the terms of the permission and in order to ensure a satisfactory form of development.

6 Before the commencement of development full details of the proposed tiles and bricks shall be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of visual amenity.

7 SC76 - (Protection of Paviors)

8 SC75 - (Paved Roads)

9 The colour of the tarmac in respect of the roads, garage courts, footways and footpaths shall be agreed in writing with the Local Planning Authority prior to the laying of such tarmac.
Reason: In the interests of visual amenity.

10 Prior to the commencement of works on the site, the precise differentiation in terms of the use of colour in respect of the paviors shall be agreed in writing with the Local Planning Authority.
Reason: In the interests of visual amenity.

11 All traffic calming measures shall meet the recommendations of the Highways Agency.
Reason: In the interests of highway safety.

12 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved to the reasonable satisfaction of the Local Planning Authority.
Reason: In the interests of visual and residential amenity.

Note
SN1 - Amended plans ... received on 8 September 1995.

29th NOVEMBER 1995 DEVELOPMENT CONTROL COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H11/1016/93 Land & Buildings Consultancy	JB	Deferred for three weeks to report back on police/architectural matters. Speak to Roger Smith a.s.p. Delete condition 11.
4	H16/0278/95 Mr D Trawford	DJR	Grant as recommended.
5	H13/0533/95 Kings Quality Homes	DMG	Grant as recommended. Development to be monitored.
7	H14/0542/95 DIPT Ltd	PJU	Deferred for site visit.
10	H16/0701/95 Geest Prepared Foods	PJU	Grant as recommended.
11	H06/0863/95 Mr & Mrs G Coates	DMG	Refused as recommended. Amend line 1 of refusal reason to read "persons not employed or last employed"
13	H11/0891/95 Mr J W Sadd	JB	Auth to grant subject to sect 106 obligation as recommended. Additional condition required re storage of manure and disposal of waste products.
18	H17/0926/95 Trevor A Gilliatt	PJU	Grant as recommended. Condition 2 to exclude sundays and bank holidays.
21	H16/0936/95 Wilcon Homes Ltd	DJR	Deferred for site visit.
24	H16/0941/95 Mr J Ferraro	PJU	Grant as recommended.
25	H14/0948/95 Fast Fruit Distribution Ltd	PJU	Deferred for site visit.
27	H05/0949/95 Mr K M Leuty	DMG	Auth to grant as recommended.
29	H16/0950/95 W J Oldacre Ltd	DJR	Grant as recommended.
31	H16/0955/95 Broadgate Builders	PJU	Grant as recommended.
33	H08/0961/95 Sedge Homes Ltd	DJR	Auth to grant subject to sect 106 obligation as recommended.
35	H05/0988/95 Mr & Mrs Penny	JB	Refused as recommended.
37	H03/0992/95 Chancellor Masters & Scholars etc	DJR	Refused as recommended.

39	H20/0993/95 Mr & Mrs Parsons	DMG	Refused plus enforcement action as recommended.
41	H15/1006/95 H15/1007/95 Mr N D Standage	DJR	Refused as recommended.
43	H16/1010/95 George Adams & Sons	DJR	Grant subject to recommended conditions plus extra condition re drainage and additional conditions suggested by Env Svcs.
45	H16/1015/95 Mr A D Walker	PJU	Grant as recommended.
47	H22/1028/95 H22/1029/95 Broadgate Exclusive Homes	JB	Grant as recommended.

30th Nov 95

Signed: .....

N R Midlen
Development Control Manager

APPLICATION REFERENCE: H11/1016/93 DATE RECEIVED: 25-OCT-93

TYPE: Reserved Matters

DESCRIPTION: Residential development

LOCATION: Land off The Delph, Long Sutton.

APPLICANT: Land & Buildings Consultancy

AGENT: Meldrum Lee & Gillatt

REASON FOR COMMITTEE CONSIDERATION

Objections.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 9 JAN 1996

RECOMMENDATION

That approval be granted for the Reserved Matters.

COMMENTS

1 The application is for approval of reserved matters in the outline deemed planning permission H11/0593/90 granted by Lincolnshire County Council in respect of 3.2 hectares of land. The Committee will recall that at its meeting on 8 November 1995, consideration was given to the legal issues arising from the submission of this application and the validity of this reserved matters application was accepted.

2 The application provides for the erection of 52 dwellings, being a mixture of detached, semi-detached and terraced houses and also bungalows.

3 As a reserved matters application, the option does not exist of raising an objection to the principle of residential development.

4 In terms of visual and residential amenity, it is considered the proposed layout provides for an attractive, acceptable development. The development provides for a single access onto The Delph with a substantial amount of open space adjacent to the A17(T). Development comprises a variety of house types with garage courts employed in two locations to reduce the visual impact of car parking. Drainage and highway issues had been satisfactorily resolved and the layout has been revised to meet current requirements in respect of noise attenuation because of the site's proximity to the A17(T).

REPRESENTATIONS

Parish Council: Consider this development too dense on the area to be used for the linked bungalow and terraced dwellings.

County Highways: No objections.

Dept of Env. Services: Proposed layout and screening will achieve required standards.

Public: 10 objections from neighbouring householders.

- Increased traffic hazard and inconvenience on Delph Road. Increased danger to pedestrians.
- Reduction in quality of environment.
- Loss of view.
- Uncertainty over future maintenance of dyke.
- Totally inappropriate development in this location.
- Concern over type and extent of fencing at the boundary of the development with Delph Road.
- Sufficient new development already approved.
- Inadequate infrastructure - roads, schools, etc.
- Devaluation of property.
- Rear view of garages inappropriate.
- Inadequacy of junction of Delph Road with Station Road.
- Size of development 'intimidating'.

(Although 8 of the objectors object to the development in principle, such an objection cannot be accommodated at this stage).

SCHEDULE OF CONDITIONS

1 Prior to the occupation of the dwellings the wooden screen fencing relating to their respective plots shall be provided to the reasonable satisfaction of the Local Planning Authority. Such fencing shall be at least 1.8m high.
Reason: In the interests of visual and residential amenity.

2 Prior to the occupation of the dwellings on plots 27 to 43, their respective parking areas shall be provided to the reasonable satisfaction of the Local Planning Authority.
Reason: In the interests of residential amenity and highway safety.

3 Prior to the occupation of the dwellings on plots 74 to 79, and plots 38 to 43 the garages and garage court associated with those dwellings shall be provided to the reasonable satisfaction of the Local Planning Authority.
Reason: In the interests of visual amenity and highway safety.

4 No walls, fences or other means of enclosure shall be erected along the frontage of any of the dwellings with a public highway or private access drive except where shown on the approved plans.
Reason: In the interests of visual amenity.

5 The development shall be undertaken strictly in accordance with the approved plans.

Reason: To define the terms of the permission and in order to ensure a satisfactory form of development.

6 Before the commencement of development full details of the proposed tiles and bricks shall be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of visual amenity.

7 SC76 - (Protection of Paviors)

8 SC75 - (Paved Roads)

9 The colour of the tarmac in respect of the roads, garage courts, footways and footpaths shall be agreed in writing with the Local Planning Authority prior to the laying of such tarmac.
Reason: In the interests of visual amenity.

10 Prior to the commencement of works on the site, the precise differentiation in terms of the use of colour in respect of the paviors shall be agreed in writing with the Local Planning Authority.
Reason: In the interests of visual amenity.

11 All traffic calming measures shall meet the recommendations of the Highways Agency.
Reason: In the interests of highway safety.

12 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved to the reasonable satisfaction of the Local Planning Authority.
Reason: In the interests of visual and residential amenity.

Note
SN1 - Amended plans ... received on 8 September 1995.

ADDENDUM

1 Following the resolution of the Committee at its meeting on 29 November 1995, that consideration be given to the comments of the Police Architectural Liaison Officer, discussions have been had with the agent and the Police Architectural Liaison Officer and amendments agreed by all parties. The amendments provide for a greater degree of security and entail the following: -

(a) A greater degree of enclosure around the westernmost 'public open space' by means of an extension of the earth bunding; re-routing of the public footpath around the northernmost bunding; and the re-location of the dwellings on plots 27 and 32 to ensure their principal elevations overlook the open space.

(b) Defensive planting along the rear boundaries of the dwellings abutting the public footpath and near the southernmost block of dwellings.

(c) Deletion of street lighting along the public footpath.

- Removal of small parts of the proposed tree planting to afford better views of car parking and open space.

These amendments, which do not involve a fundamental re-casting of the layout are considered acceptable. Neither County Highways nor the Director of Environment and Leisure Services object to them.

RECOMMENDATION

That the application be approved as per the amended plans received on 18 December 1995 subject to the conditions and reasons previously reported.

APPLICATION REFERENCE: H11/1016/93 DATE RECEIVED: 25-OCT-93

TYPE: Reserved Matters

DESCRIPTION: Residential development

LOCATION: Land off The Delph, Long Sutton.

APPLICANT: Land & Buildings Consultancy AGENT: Meldrum Lee & Gillatt

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REASON FOR COMMITTEE CONSIDERATION

Objections.

RECOMMENDATION THAT APPROVAL BE GRANTED FOR THE RESERVED MATTERS

~~A~~ ~~That the Committee consider the submitted details to be a satisfactory form of development for the site.~~

~~B~~ ~~That a formal decision on the application be made following consideration of the legal issues (see relevant report).~~

COMMENTS

1 The application is for approval of reserved matters in the outline deemed planning permission H11/0593/90 granted by Lincolnshire County Council in respect of 10.7 hectares of land.* ~~This report deals with the planning considerations of the application. There are, however, legal issues which are reported later on the agenda.~~

2 The application provides for the erection of 52 dwellings, being a mixture of detached, semi-detached and terraced houses and also bungalows.

3 The determining issues are:-

(a) Compliance with Structure Plan/Statutory Local Plan Policy.

(b) The relevance of the Draft District Local Plan (South Holland 2000).

(c) The acceptability of the layout in terms of visual and residential amenity, highway safety, drainage and noise attenuation.

4 The site lies outside the Long Sutton and Sutton Bridge Development Boundary (Adopted Statutory Plan, 1 March 1990). The proposed development is therefore contrary to Policy H4 of that plan and also Structure Plan Policy 7A. In fact, a renewal of the outline permission (application H11/0869/93) was refused in November 1993 on these policy grounds and also on the basis that there was enough land for residential development in Long Sutton allocated in the Local Plan.

* THE COMMITTEE WILL RECALL THAT AT ITS MEETING ON 8/11/95 RECONSIDERATION WAS GIVEN TO THE LEGAL ISSUES ARISING FROM THE SUBMISSION OF THIS APPLICATION AND THE OTHER RECOMMENDATION THAT THE APPROVAL OF RESERVED MATTERS ~~AS SOUGHT~~ APPLICATION BE REGARDED AS VALID WAS ACCEPTED. ~~REGARDED~~

5 A a reserved matters application, the option does not exist of raising an objection on grounds of Structure Plan/Local Plan Policy. The same argument applies with regard to the relevance of the Deposit Draft District Local Plan (South Holland 2000).

6 In terms of visual and residential amenity, it is considered the proposed layout provides for an attractive, acceptable development. Drainage and highway issues had been satisfactorily resolved and the layout has been revised to meet current requirements in respect of noise attenuation because of the site's proximity to the A17(T).

REPRESENTATIONS

Parish Council: ~~No objections.~~ CONSIDER THIS DEVELOPMENT TOO DENSE ON THE AREA TO BE USED FOR THE LINKED BUNGALOWS AND TERRACED DWELLINGS.

County Highways: No objections.

Dept of Env. Services: Proposed layout and screening will achieve required standards.

Public: 10 objections from neighbouring householders. (Plans as originally submitted).

- Increased traffic hazard and inconvenience on Delph Road. INCREASED DANGER TO PEDESTRIANS
- Reduction in quality of environment.
- Loss of view.
- ~~Access from proposed garages onto Delph Road unnecessary.~~
- Uncertainty over future maintenance of dyke.
- Totally inappropriate development in this location.
- Concern over type and extent of fencing at the boundary of the development with Delph Road.
- SUFFICIENT NEW DEVELOPMENT ALREADY APPROVED
- INADEQUATE INFRASTRUCTURE — ROADS, SCHOOLS ETC.
- DEVALUATION OF PROPERTY
- ~~LOSS~~ VIEW OF GARAGES INAPPROPRIATE
- INADEQUACY OF JUNCTION OF DELPH ROAD WITH STATION ROAD
- SIZE OF DEVELOPMENT ('INTIMIDATING').

(ALTHOUGH 8 OF THE OBJECTORS OBJECT TO THE DEVELOPMENT IN PRINCIPLE, SUCH AN OBJECTION CANNOT BE ACCOMODATED AT THIS STAGE)

SCHEDULE OF CONDITIONS

(1.) PRIOR TO THE OCCUPATION OF THE DWELLINGS ~~ON~~ THE ~~PLOTS~~ WOODEN SCREEN FENCING ~~IN~~ RELATING TO THEIR RESPECTIVE PLOTS SHALL BE PROVIDED TO THE REASONABLE SATISFACTION OF THE LPA. SUCH FENCING SHALL BE ~~BE~~ AT LEAST 1.8M HIGH.

(2) PRIOR TO THE OCCUPATION OF THE DWELLINGS ON PLOTS 27 TO 43, THEIR RESPECTIVE PARKING AREAS SHALL BE

PROVIDED TO THE REASONABLE SATISFACTION OF THE L.P.A.

(3) PRIOR TO THE OCCUPATION OF THE DWELLINGS ON PLOTS 74 TO 79, THE GARAGES AND GARAGE COURT ASSOCIATED WITH THOSE DWELLINGS SHALL BE PROVIDED TO THE REASONABLE SATISFACTION OF THE LPA.

(4) NO WALLS, FENCES OR OTHER MEANS OF ENCLOSURE SHALL BE ERECTED ACROSS THE FRONTAGE OF ANY PRIVATE ACCESS DRIVE OF THE DWELLINGS WITH A PUBLIC HIGHWAY EXCEPT WHERE SHOWN ON THE APPROVED PLANS.

(5) THE DEVELOPMENT SHALL BE UNDERTAKEN STRICTLY IN ACCORDANCE WITH THE APPROVED PLANS.

(6) BEFORE THE COMMENCEMENT OF DEVELOPMENT FULL DETAILS OF THE PROPOSED TILES AND BRICKS SHALL BE SUBMITTED TO AND APPROVED IN WRITING BY THE LPA.

(7) SC 76

(8) SC 75

REASONS

(1) IN THE INTERESTS OF VISUAL AND RESIDENTIAL AMENITY.

(2) IN THE INTERESTS OF RESIDENTIAL AMENITY AND HIGHWAY SAFETY

(3)

(4) IN THE INTERESTS OF VISUAL AMENITY.

(5) TO DEFINE THE TERMS OF THE PERMISSION AND IN ORDER TO ENSURE A SATISFACTORY FORM OF DEVELOPMENT.

(6) IN THE INTERESTS OF VISUAL AMENITY

(7) SC 76.

(8) SC 75.

NOTE

SN1 PLANS RECEIVED ON 8/9/95

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H11/1016/93 Received:25-OCT-93 Type:RESERVED MATTERS

Name: Land & Buildings Consultancy
Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1ZA

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs
PE21 8SP

Description: Residential Development

Location : Land off The Delph Long Sutton
Spalding Lincs

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

1 Prior to the occupation of the dwellings, the wooden screen fencing relating to their respective plots shall be provided to the reasonable satisfaction of the Local Planning Authority. Such fencing shall be at least 1.8 metres high.

Reason: In the interests of visual and residential amenity.

2 Prior to the occupation of the dwellings on plots 27 to 43, their respective parking areas shall be provided to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity and highway safety.

3 Prior to the occupation of the dwellings on plots 74 to 79, and plots 38 to 43 the garages and garage court associated with those dwellings shall be provided to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and highway safety.

4 No walls, fences or other means of enclosure shall be erected along the frontage of any of the dwellings with a public highway or private access drive except where shown on the approved plans.

Reason: In the interests of visual amenity.

5 The development shall be undertaken strictly in accordance with the approved plans.

Reason: To define the terms of the permission and in order to ensure a satisfactory form of development.

6 Before the commencement of development full details of the proposed tiles and bricks shall be submitted to and approved in writing by the Local

Planning Authority.

Reason: In the interests of visual amenity.

7 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from brick or concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged, particularly from an appearance point of view.

8 Prior to any building works commencing on site, any roads and footways to be constructed from brick or concrete paving blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

9 The colour of the tarmac in respect of the roads, garage courts, footways and footpaths shall be agreed in writing with the Local Planning Authority prior to the laying of such tarmac.

Reason: In the interests of visual amenity.

10 Prior to the commencement of works on the site, the precise differentiation in terms of the use of colour in respect of the paviors shall be agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity.

11 All traffic calming measures shall meet the recommendations of the Highways Agency.

Reason: In the interests of highway safety.

12 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 18 December, 1995.

10-JAN-96

AD check.....10/1...

Authorised to issue (inc Delegation).....AP.....

THE DELPH - 1016/93

(1) Application deferred by Dev. Control Committee 29/11/95

(2) Meeting held with PC Ashley 13/12/95. Amendments agreed to improve security but which do not require major alteration of the proposal.

(3) Telephone call to Meldrum ~~Lee~~ Hall & Gillatt 13/12/95 agreeing amendments. They say plans should be with us on Tuesday 19th Dec

(4) Confirmation by letter faxed to MLG 14/12/95

(5) In the event that revised plans do not deal with any of these points they can be dealt with by conditions attached to the planning permission.

(6) Report to be prepared by Weds 20th Dec, with recommendation to grant.

14/12/95

7/10/93 — Re Delph, Long Sutton

Discussion with Alan Finch — John and Ashley King, David Sidney present

Admiral Mems Finch and King :-

(a) Broad endorsement to concept of development but reservations on part that all dwellings were bungalows. Suggested there should be a number of houses. Understood to give departmental view on hybrid development.

(b) Noise issue. Understood to check with John Chapman re (1) whether noise levels taken by D.E.S.
(2) whether noise assessment now required
(3) whether proposed bunding arrangements / layout satisfactory from noise point of view.
Understood to advise Alan Finch of outcome of these checks.
Admiral Mems Finch and King that assessment of noise attenuation in respect of previous permission H11/1016/93 made on '65 dba policy' — now defunct policy.

(c) Heard clerk with Chris Briggs re access onto the Delph. Stated / understood from Chris Briggs that a secondary minor access onto the Delph (as opposed to the approved access point) was acceptable.

(d) Security implications now of importance. Location of open

space adjacent to A17 might cross concern. On previous occasion 1016/93 concern had been raised by Rivers Palace on grounds of security — but not endorsed by CPA. Nonetheless, suggested a fence separating open space from A17 would be appropriate.

On issue of right of way, to footpath should remain where it was and not be diverted. Was anticipated that in terms of the layout there would be a reasonable degree of overlooking of footpath from adjacent properties but agreed that northernmost area of public open space should be sealed off from the footpath.

(e) Landscaping appeared to be acceptable and distant except argument that earth bunding should be entirely screened by trees — clumping was preferable. Considered structural landscaping (and open space in two principal areas) could be adopted.

(f) Attention needed to be paid to surface water drainage issues.

(g) Archaeology of site (if any) needed to be investigated.

(h) Need for a Development Approval with application.

Moved onto.

John Frederick

7/10/98. Discussion with John Clayton.
JC — Broad endorsement of layout but will require noise assessment to determine height of bunding & its alignment.

9/10/98 Advised Alan Frost (Attorney medical) of CS & DES view — also objection to footpath development

FILE COPY

Mr J Blacklock

Mr B Gilham
Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

NRM/SAS
H11/1016/93
98003/BG/AEW

28 April 1998

Dear Sir

Residential Development - The Delph, Long Sutton - D & H Buildings

I refer to your letter dated 17 March 1998 and subsequent telephone conversation with my officer, Mr J Blacklock, in connection with the above.

In terms of the Draft Deposit South Holland District Plan the site of the above development lies outside the defined Boundary of Development for Long Sutton.

However, in the public examination of the Plan, the Inspector conducting the examination took account of the fact that at the time (Autumn 1997) there was an extant Approval of Reserved Matters for the site and subsequently in his proposed modifications to the Plan he recommended that the site in question be incorporated within the Boundary of Development.

His recommendation is reflected in the current version of the District Plan which is being reported to the July meeting of the Strategic Planning Committee: the site is shown as within the Boundary of Development.

If the Strategic Planning Committee endorse the report and that endorsement is supported by the meeting of the Full Council in July 1998, then the inclusion of the site within the Boundary of Development will, in common with the rest of the Plan in its revised form, become the approved, statutory policy of this Authority.

I am aware of course that the Approval of Reserved Matters has now lapsed and technically therefore, the site in question is currently outside any allocation or provision for residential development in terms of the District Local Plan.

Cont/....

Cont/....

However, it is my expectation that the revision to the Plan which I have outlined to you will secure endorsement by the Strategic Planning Committee and Full Council although obviously, I cannot commit the Authority in this regard.

I trust these comments will be of assistance to you.

Yours faithfully

N R Midlen
Development Control Manager

DESIGN **Status**

CONSULTANTS IN ARCHITECTURE & PLANNING

2 Edinburgh Walk,
Holbeach,
Spalding,
Lincs.
PE12 7AP
Tel: 01406 424343
Fax: 01406 490702

Date: 17 March 1998

Our Ref: 98003/BG/AEW

Your Ref:



South Holland District Council
Housing and Planning Services Department
Priory Road
Spalding
Lincs
PE11 2XE

For the attention of Mr J H Blacklock

Dear Sir

RE: RESIDENTIAL DEVELOPMENT – THE DELPH LONG SUTTON FOR D & H BUILDINGS LTD
PLAN REF. H11/1016/93

Further to our recent telephone conversation, my clients are considering purchasing the above site for residential development but from talking to you I understand the above planning permission has now expired.

As it appears that the site was deemed consent by the Lincolnshire County Council I wonder what your authority would feel about a new planning application, bearing in mind that this parcel of land is not included in the Development Plan 2000. Therefore before my client proceeds any further I would be very grateful to receive your views on this matter at your earliest possible convenience.

Yours faithfully

B Gilham

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application No: H11/1016/93 Date Received: 18-DEC-95

Applicant: Lincolnshire County Council
Land and Buildings
County Council
Newland Lincoln

Agent: Meldrum Lee & Gilliatt
49 High Street
Boston
Lincs PE21 8SP

Description of Original Development: Residential development

Location: Land off The Delph, Long Sutton

Amendment Submitted: Revisions to road way details and street lighting (drawing no. 12464 - 50C, 51A & 52B)

21 December 1995

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the applications which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 12 February 1996, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully S A Waltham

Director of Housing and Planning Services

H11/1016/93

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑ KL

Registered SAH 19/12 12 Feb 96

Terminal date/committee updated 19/12

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Has this amendment been requested? Yes/~~No~~ *

If Yes, is it what was asked for? Yes/~~No~~ *

Who do you need to reconsult as a result of this amendment? None ☑

PC
WM
Press
Residents
Other –

Is it an amendment in principle? Yes/~~No~~

Is it the same character/description for fee purposes? Yes/~~No~~ (Refer to Admin ?) *

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: 12/12/95

Superseded details removed ☑

Give a revised description if the details accepted are different to the submission:

Acceptance issued:
Public register updated:

DC Professional Assessment

NOTES:

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Project Managers, Cost Consultants

49 High Street
Boston
Lincolnshire
PE21 8SP

Telephone: 01205 364795
Fax: 01205 310842

ALSO AT
Skegness
&
Grantham

PARTNERS
G.T. Lee, FRICS, MAPM
J.A. Merrett, RIBA, MAPM
J.R. Clark, ARICS, MAPM

J.S. Gillett, RIBA

ASSOCIATES
B.G. Hall, AMIAS
C.W. Mager MBIAT
T.J. Newton, ABIAT, MAPM
D.C. Quincey, ABIAT
T.M. Robinson, AMSST
C.L. Silvester, MSST, MAPM

MOBILE NUMBERS
0860 542754
0374 611977

ISOQAR QUALITY ASSURED FIRM ISO 9001 Certificate No. 273/93

ESTABLISHED
1900

URGENT.

JSG/JC/12464

14 December 1995

[illegible] 1995
Hou[illegible]
Plan[illegible]

Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

AMENDED PLAN
Ref.

Dear Sirs

The Delph Long Sutton
Application Under Reserved Matters
Planning Amendment

Please find enclosed, two copies of Planning Amendment Forms completed for the above together with two copies each of drawings, Nos 12464-50C, 51A and 52B which have been amended in line with a dialogue with Lincolnshire County Council Highways Department and the new requirements of the Police, received by telephone on 12 December 1995 via Mr Blacklock.

We trust that the above will enable approval to be confirmed.

Yours faithfully

D.C. Quincey.

pp. **J S Gillett RIBA**

Encs

Ref: 1016/93

PLANNING AMENDMENT

DATE/OBS: Offr ... Dat

Salient points highlighted

For office use only
Application No. H11/1016/93
Date Registered 18 DEC 1995
Case Officer S. Gledhill

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Lincolnshire County Council
Land & Buildings
County Council
Newland LINCOLN
Tel. No.

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

Meldrum Lee & Gillatt
49 High Street
BOSTON Lincs PE21 8SP
Tel. No. 01205 364795 (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land Off The Delph Long Sutton

Please complete **APPLICATION No.** This amendment cannot be considered unless the relevant reference is stated	H11/1016/93
Building Regulation reference relating to same development (if any)	None

2. Please tick one box only

A — Amendment is proposed where permission already granted. If yes, submit two forms and two plans. [ ]

or

B — Amendment is to a proposal currently being considered. If yes, submit four forms and four plans. [ ]

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date 14/12/95

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	Residential Dev.
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)	Revisions to road way details & street lighting required by Lincolnshire County Council Highways as per attached correspondance & revisions by the police for security reasons.
State drawing no's of the current submission	12464 - 50C, 51A & 52B
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	~~YES~~ / NO
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	None

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

Not for publication by virtue of para 12 Part 1 of Schedule 12A of the Local Government Act 1972.

AGENDA ITEM NO 6

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: DEVELOPMENT CONTROL COMMITTEE 8TH NOVEMBER 1995

BY: DIRECTOR OF HOUSING AND PLANNING SERVICES

SUBJECT: APPLICATION H11/1016/93: APPLICATION FOR THE APPROVAL OF RESERVED MATTERS FOR RESIDENTIAL DEVELOPMENT AT THE DELPH, LONG SUTTON.

PURPOSE: To consider the validity of the application in the light of legal advice received (Minute 222(b)/95).

1. Planning Background

1.1 The site in question is an area of some 3 hectares on the north side of The Delph, Long Sutton. It lies between the A17 bypass and the built-up area of the town. Frontage residential development on the south side of The Delph is within the development boundary. It is owned by Lincolnshire County Council; its present use is agricultural. A location plan is attached to this report.

1.2 In 1990, the County Council granted deemed planning permission in outline for residential development (H11/0593/90). In 1993 an application (H11/0869/93) was submitted for the renewal of that permission. As a result of a change in the legislation, that application was determined by this Council. Planning permission was refused for planning policy reasons, since the land is not allocated for development in the Long Sutton and Sutton Bridge Local Plan nor in the South Holland District Local Plan (Deposit Draft). Although the original permission had been granted as a departure from the Development Plan, the District Council considered that there had been a change in planning circumstances, in that Section 54A Town and Country Planning Act 1990 had given added weight to the Development Plan as a material consideration.

1.3 An application (H11/1016/93) was submitted in October 1993 for the approval of reserved matters in relation to the original outline permission. Under such an application the Committee is not able to challenge the principle of the original consent, but may only consider the reserved matters. An application for the approval of reserved matters has to be submitted within 3 years of the date of the outline permission.

1.4 At its meeting in April 1995 the Committee was advised that there were questions over the validity of the reserved matters application. The Committee resolved that Counsel should be further instructed on the validity of the reserved matters application (Minute 222(b)/95). His advice has now been received.

2. Legal Advice

2.1 On the question of validity of the reserved matters application, Counsel initially concluded that a case might be made that the application was not made within the due time. However, this is a difficult argument since it revolves around whether the relevant date was that of the Committee resolution or action taken subsequently under delegated powers. From his study of the County Council's resolutions and notices of permission, Counsel raises the further question of whether the notice was issued under properly delegated powers. The Sub-Committee delegated the decision on the grant of permission to the Chief Executive, following consultation with the Secretary of State for the Environment. The Decision Notice itself was signed by the Local Services Co-Ordinator.

2.2 Counsel's advice is that there are ultimately two potential courses of action this Council could take should it wish to further challenge the County Council's application for reserved matters. These are:-

(i) to legally challenge the validity of the application due to incorrect delegation; or

(ii) to refuse to determine the application leaving the County Council to appeal to the Planning Inspectorate.

2.3 Counsel's advice is complex, but has been usefully summarised by the Instructing Solicitor. On the options, the summary reads as follows:-

"Whilst Counsel understands your Authority's concern that the County Council should effectively have granted itself planning permission in contravention of the Structure Plan and the Local Plan and desire to reverse that decision, and whilst for the reasons stated in his opinions and in this letter he considers that your Authority has a reasonable chance of success in that respect, he would urge caution upon you. In his experience, Courts are reluctant to set aside

permissions on technical grounds and he could well envisage that the sympathy of the Court might be with the County Council. On the other hand, the County Council clearly did go against the Local Plan for their own purposes and you have mentioned that there now has been a change such that the County Council could not now grant itself planning permission in these circumstances. Thus, it is possible that the Court might not be sympathetic to the County Council in these circumstances. ***However, Counsel can well envisage that if the matter were to be taken through the Courts, it could finish up in the Appeal Courts and thereby be a very expensive operation.*** *The Lincolnshire County Council obviously have a substantial financial investment in maintaining their planning permission; it could be argued that the District Council have a lesser financial stake in defeating this individual breach of their Local Plan.*

Counsel further advises that if the matter were to proceed to Court, he feels that it would not be an appropriate step for the District Council to apply for a Judicial Review. The Court on the hearing of the Judicial Review would have a wide discretion as to how to resolve the matter. He feels that the better course would simply be to refuse to determine the application for reserved powers (sic) and leave the County Council to appeal; an Inspector would then probably deal with the issue as a preliminary matter and it would then be open to either party to take the matter to an Appellate Court."

2.4 **As an alternative, Counsel has advised that the Council might consider whether to write to the County Council raising the issues of concern over validity in the hope that specialist legal advice might persuade them to withdraw.**

2.5 **In each respect the Council's case might be weakened by the fact that this Council has previously accepted the procedural processes of the County Council in respect of deemed planning permissions. Also, as recently as 1994 it was indicated to the County Council that a challenge on a procedural basis was unlikely to be made.**

2.6 **Moreover**, in further opinion (following receipt of the County Council's resolution) Counsel states ***"In summary, it is probably not worth pursuing Issue (a)."*** i.e. the validity of the application in terms of time or delegated authority.

3. Summary of Issues

3.1 The validity of the application for reserved matters could be challenged either directly through the Courts, or indirectly through non-determination. As a precursor the procedural concerns could be raised informally with the County Council in the hope that they might withdraw. **Either option has limited chance of success, and in the view of Counsel is *"probably not worth pursuing."***

3.2 **There is also the question of cost to be considered.** Based on assumptions of minimum time for court hearings and a straight forward progression through

the courts, this Council's legal costs are estimated to range between £5,000 - £13,000 dependent on the course of action. Similar costs are likely to be accrued by the County Council. If the case were won by this Council, it is anticipated the majority of the District Council's costs would be obtained from the County Council. In contrast, if the case were to be lost, the County Council's costs would be likely to fall on this Council. Additionally, there is the cost in officers' time which would not be recoverable from any party.

3.3 If it is accepted that the application for reserved matters is valid, it should be determined. However, it is fundamental to a reserved matters application that only the reserved matters themselves may be considered, not the principle of permission itself. Against this test the reserved matters application is considered by officers to be acceptable. This view will be reflected in a recommendation to grant permission to be made to the next meeting should the recommendation to this report be accepted.

3.4 County authorities no longer have power to deem themselves planning permission for development which they are not undertaking themselves and therefore this situation cannot be repeated.

4. Conclusion

4.1 On the basis of Counsel's opinion, on balance it is not reasonable to pursue the issue of validity and thus the application for reserved matters should be determined.

5. RECOMMENDATION

The validity of the application for reserved matters (H11/1016/93) be accepted, and the application be determined by the next meeting of the Development Control Committee.

Background Papers: H11/1016/93 + related legal advice - Exempt under Para 12.

Local Government (Access to Information) Act 1985

The officer to whom reference should be made concerning inspection of the background papers is the Director of Housing and Planning Services

Council Offices, Priory Road, Spalding,

Lincs. Tel: (01775) 761161

Cllr B. Alcock

Bryan

Attached is the draft report to DC Committee 4/11/95 on The Delph. If you have any comment please phone me AM Tues. 31/10/95 as needs to be printed. CX + Rog have seen draft.

WITH COMPLIMENTS

Thanks

Sally Waltham

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING AND PLANNING SERVICES DEPARTMENT

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

Council Offices,
Priory Road,
Spalding,
Lincolnshire, PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 710772

Maples
Solicitors & Son

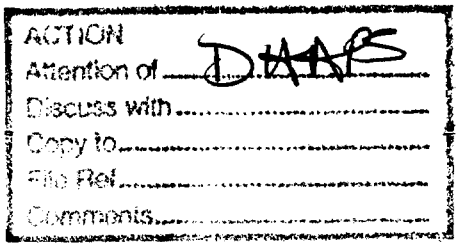
23 New Road, Spalding,
Lincolnshire. PE11 1DH.
Tel 01775 722261 Fax 01775 767525
DX 26706 - Spalding

Our Ref : W/KG.SHDC01/369

Your Ref :

Date : 18 October, 1995





Dear Sally,

re: South Holland District Council
re: The Delph

With reference to your telephone call, I have considered the position of costs.

If the matter were to proceed by way of **Judicial Review**, I would estimate that the cost of making **application for leave** would be in the region of **£750.00 to £1,000.00**; if leave was granted, the **substantive hearing** would be likely to be in the region of **£4,000.00 to £5,000.00** on the basis that the matter was disposed of within **2 days** which we would expect.

If one proceeded by way of a **Planning Appeal for an Inspector,** I would hope that the matter could be disposed of within **1 full day** in which case I would anticipate the cost would be in the region of **£5,000.00.** If the matter were then **to proceed to the Divisional Court** by way of an appeal and once again be disposed of **in 1 full day** then I would anticipate that the cost of that appeal would be in the region of **£2,500.00 to £3,000.00;** if the matter were proceed **then to the Court of Appeal, the costs would be as before stated.**

These costs are our own costs only. If we were successful then of course we would hope to be able to obtain the majority of those costs from the Lincolnshire County Council. If on the other hand we were unsuccessful then we would anticipate that Lincolnshire County Council's costs would be of a similar amount and would have to be paid for by South Holland District Council.

These estimates are given after consultation with Counsel's Clerk and on the basis that Mr. Richard Humphreys was instructed and on the basis of the various applications being disposed of, generally speaking, within 1 day. If further issues developed and matters

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A QUALITY SERVICE
Approved by The Legal Aid Board

Roy Withyman MA LLB
Richard W Lewis LLM
Phillip A N Crew LLB
Malcolm Charlesworth LLB
David Hicken LLB
Michael H Pepper MA
Anita L Davies LLB

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18 October, 1995

became more complicated and the hearings took longer then obviously the costs would increase and these estimates would be too low.

I hope this is of some assistance to you.

Best wishes.

Yours sincerely,

A.R. WITHYMAN.

Mrs. S. Waltham,
Director of Housing & Planning Services,
South Holland District Council,
Priory Road,
SPALDING,
Lincs.

SHDC
27 SEP 1995
Housing & Planning
Received

Maples
Solicitors & Son

Our Ref : W/KG.SHDC01/369

Your Ref : JB/JJ/H09/0854/90

Date : 26 September, 1995

23 New Road, Spalding,
Lincolnshire. PE11 1DH.
Tel 01775 722261 Fax 01775 767525
DX 26706 - Spalding

ACTION
Attention of DCM
Discuss with
Copy to HP.
File Ref
Comments

Dear Sir,

re: South Holland District Council
re: The Delph, Long Sutton

We write further to our letter of the 18th September, 1995. As we indicated, we sent a copy of our letter to Counsel. We have since spoken with Counsel and he has confirmed that the contents of the letter accurately reflect his advice and he would not wish to alter any aspect of it.

We would howevever, remind the Council of the letters written in 1994 by the Planning Officer to the County Council indicating that the technical matters would not necessarily be taken. Counsel feels that that might cause some problem to the South Holland District Council. However, as we observed to him, those letters were written before the decision in the Slough case was known and that case does put rather a different complexion and emphasis on an interpretation of planning permissions. Counsel agreed with that observation.

Mr. Withyman is away on holiday for two weeks until the 10th October, 1995.

Yours faithfully,
MAPLES & SON
Maples & Son -

The Director of Housing & Planning Services,
South Holland District Council,
Priory Road,
SPALDING,
Lincs.

LEGAL AID FRANCHISE
A QUALITY SERVICE
Approved by The Legal Aid Board

Roy Withyman MA LLB
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Malcolm Charlesworth LLB
David Hicken LL
Michael H Pepp
Anita L Davies I

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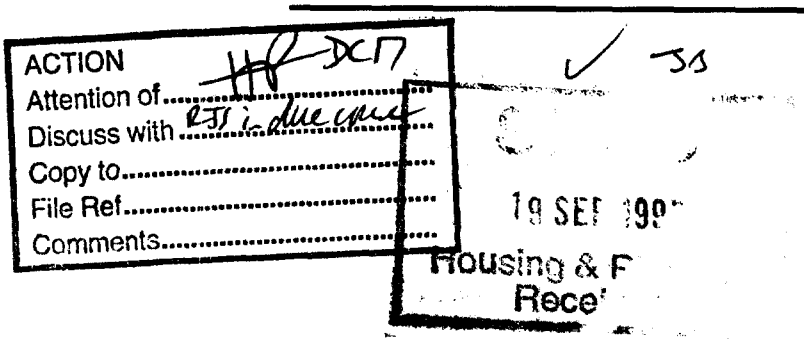
Maples
Solicitors & Son

23 New Road, Spalding,
Lincolnshire. PE11 1DH.
Tel 01775 722261 Fax 01775 767525
DX 26706 - Spalding

Our Ref : W/KG.SHDC01/369

Your Ref : JB/JJ.H09/0854/90

Date : 18 September, 1995



Dear Sirs,

re: South Holland District Council
re: The Delph, Long Sutton

We refer to our Mr. Withyman's telephone conversation with your Mr. Midlen of Friday.

We confirm that we have received a further Note from Counsel dated the 12th September, 1995 and for your information, enclose herewith a copy of that Note.

However, we have since spoken to Counsel. Counsel is presently heavily engaged in the Heathrow Public Inquiry and unfortunately has not had an opportunity of considering the Note before it was despatched and of writing a further composite opinion. Mr. Withyman has however discussed the matter at some length with Mr. Humphreys on the telephone and following our discussion with you, it was agreed that we would try and place before you a summary of the present situation and of Counsel's views with regard to the deemed planning permission granted by Lincolnshire County Council and dated the 26th October, 1990.

The first issue addressed by Counsel in his opinion of the 7th March, 1995 and as stated in paragraph 1(a) of that Opinion was,

> "Was the application for reserved matters pursuant to application H11/593/90 made within the 3 year time period referred to in part 2 condition 1(b) of the deemed planning permission granted in 1990?"

It is therefore the date of the permission that is essential and one must first of all look at the permission itself. The permission is dated the 26th October, 1990 and under

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Approved by The Legal Aid Board

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David Hicken LLB
Michael H Pepper MA
Anita L Davies LLB

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18 September, 1995

part 1 headed "Planning Permission," it reads as follows,

> "1. On the 30th July, 1990 the Lincolnshire County Council resolved for the purposes of Regulation 5 of the Town and Country Planning General Regulations 1976, to authorise the carrying out of the following development.....
>
> 2. Take notice that planning permission is thereby deemed to have been granted on that date, by the Secretary of State for the Environment to carry out that development subject to the following conditions."
>
> The conditions then follow.

That appears to be a clear statement that the planning permission was deemed to have been granted on the date of the resolution namely the 30th July, 1990.

How is that to be interpreted and should one have regard to the terms of the resolution itself?

The most recent decision and the one to which Counsel has referred us is that of R -v- Secretary of State for the Environment ex parte Slough Borough Council and another (1995) EGCS.95 and we enclose herewith a copy of that report. ("the Slough case")

We refer to the ratio of that case and do not propose to repeat it in this letter. Suffice to say that we personally find it difficult to see how we can distinguish the terms of this planning permission from the circumstances in that case.

The Court of appeal was following the House of Lords decision in Slough Estates -v- Slough Borough Council (number 2) 1971 AC.958. We do not have a copy of the appeal cases but we do have a copy of the All England Report of that House of Lords decision which is reported at 1970 2 All.E.R. at page 217. At the end of his Judgment Lord Reed said,

> "Of course, evidence may be required to identify a thing or place referred to, but it is a very different thing from using evidence of facts which were known to the maker of the document but which are not common knowledge to alter or qualify the apparent meaning of words or phrases used in such document. Members of the public, entitled to rely on a public document, surely or not to be subject to the risk of its apparent meaning being altered by the introduction of such evidence."

In that case, the Court did allow reference to be made to a plan which was referred to within the body of the planning permission. Lord Pearson said, (page 222)

> "If the purported planning permission had been on the face of it a complete and self contained document, not incorporating by reference any other document, I should have been inclined to apply the rule, established under the later acts by Miller-Mead -v- Minister of Housing and Local Government and Wilson -v- West Sussex County Council, that the application should not be taken into account in construing the planning permission unless the planning permission incorporates the application by reference. But in the present case the purported planning permission was not complete or self contained on the face of it, because it incorporated by reference 'the plans submitted.' Also, it referred in the top right hand corner to, 'application number UL21'. Under article 10 of the 1945 Order (or its predecessor article 8 of the 1933 Order) the Company should have furnished with their application a site plan sufficient to identify the land to which the application related. It did not do this. I think it was right in the circumstances to examine the correspondence leading it up to the grant of the planning permission on the 17th October, 1945 with a view to ascertaining what the application was and how the plan was submitted and what function it was intended to purport. "

It is this statement and the fact that in some circumstances extrinsic evidence is clearly relied upon that has given Counsel cause to doubt as to whether the rule expressed in the Slough case would preclude the Lincolnshire County Council referring to the resolution if it wished to do so. Presumably Lincolnshire County Council would argue that there was a potential ambiguity between the statement that the date of the deemed planning permission was the date of the resolution and the fact that it was not in fact issued and dated until the 26th October. Whilst therefore Counsel feels that it might well be possible to persuade a Court that the permission was complete in itself and there was no need to refer to the resolution there is a clear risk that the Court might take the alternative view.

If the Court were to take the alternative view and refer to the resolution it would find something of a "can of worms." We do not propose to rehearse the problems that Counsel has outlined in his opinion and further opinion save by way of summary.

The decision of the Planning and General Sub-Committee of Lincolnshire County Council held on the 30th July, 1990 relating to this property does not appear to be a "resolution" as stated in the planning permission. If it was made in the terms of the

recommendation contained in paragraph 26 of the Report to Committee it constituted anauthority to the "Chief Executive," to refer the matter to the Secretary of State. No further resolution appears to have been past by the County Council and Counsel has therefore concluded that the authority must have constituted an implied authority for the Chief Executive to grant the planning permission upon the appropriate response from the Secretary of State for the Environment pursuant to the 1975 Regulation.

According to Regulation 4(5) the Department of the Environment had 21 days within which to respond and after the expiration of the 21 days the Chief Executive would have had authority to grant the permission subject to any objections from the Department of the Environment. In fact the Department of Environment did not respond with the 21 day period and when they did respond it did not seek to prevent the County Council from granting the planning permission. At some stage therefore after the 21 days had expired, or alternatively after the County Council received the response from the Department of Environment, we can only conclude that the Chief Executive must have exercised the authority delegated to him to grant the permission which was then issued and dated the 26th October, 1990.

Counsel is therefore of the view that the implication was that the Chief Executive would presumably have exercised that authority on the date that the planning permission was in fact dated namely the 26th October, 1990 unless the County Council have some evidence to the contrary and of course at the moment we have not seen all their files and papers. However, it would seem that that authority must have been exercised at some stage between the 12th September, 1990 and the 26th October, 1990.

However, a further interesting situation has developed in that it has become apparent that the planning permission itself is not signed by the Chief Executive who at that time was Mr. Dudley Proctor but it is signed by a Mr. Bushell who was the Local Services Co-Ordinator. Counsel was therefore surprised that the planning permission itself was not signed by the Chief Executive to whom the authority to grant the permission had been delegated. It was clear that the authority to grant the planning permission was not delegated to anybody else other than the Chief Executive. Counsel would therefore question as to whether the planning permission was, in any event, valid on the grounds that it has been signed by somebody other than the person to whom the ability to grant the planning permission had been delegated. The Chief Executive can not further delegate that authority to another officer. On the other hand it is conceivable that Mr. Bushell who signed the consent has been duly authorised by the Local Authority to sign such documents on behalf of the Authority and if the Chief Executive could establish that he had exercised the authority delegated to him by the Committee to pass the resolution to grant the planning permission then it might be in order for Mr. Bushell to sign the permission itself.

(5)

18 September, 1995

Once again, we really need to know more about whatactually happened with regard to this permission.

Whilst Counsel understands your Authority's concern that the County Council should effectively have granted itself planning permission in contravention of the Structure Plan and the Local Plan and desire to reverse that decision, and whilst for the reasons stated in his opinions and in this letter he considers that your Authority has a reasonable chance of success in that respect he would urge caution upon you. In his experience, Courts are reluctant to set aside permissions on technical grounds and he could well envisage that the sympathy of the Court might be with the County Council. On the other hand the County Council clearly did go against the Local Plan for their own purposes and you have mentioned that there now has been a change such that the County Council could not now grant itself planning permission in these circumstances. Thus, it is possible that the Court might not be sympathetic to the County Council in these circumstances. However Counsel can well envisage that if the matter were to be taken through the Courts it could finish up in the Appeal Courts and thereby be a very expensive operation. The Lincolnshire County Council obviously have a substantial financial investment in maintaining their planning permission; it could be argued that the District Council have a lesser financial stake in defeating this individual breach of their Local Plan.

Counsel further advises that if the matter were to proceed to Court he feels that it would not be an appropriate step for the District Council to apply for a Judicial Review. The Court on the hearing of the Judicial Review would have a wide discretion as to how to resolve the matter. He feels that the better course would simply be to refuse to determine the application for reserved powers and leave the County Council to appeal; an Inspector would then probably deal with the issue as a preliminary matter and it would then be open to either party to take the matter to an Appellate Court.

In the meantime however, Counsel has advised that he thinks that we should write to the County Council giving expression to our concerns with regard to the permission and invite them to answer the points that we raise if they can do. They may well take Counsel's advice given the situation and it could be that their Counsel will point out to them the difficulties of their position and it is just possible that they might persuade it to withdraw.

We hope that this "summary" is of assistance to you and if there are any points of clarification that you require, please contact us and we await your further instructions.

We are sending a copy of this letter to Counsel in case we have misinterpreted or misunderstood any aspect of the advice that he gave to us on the telephone. If there is any

(6)

18 September, 1995

response from him, we will contact you.

Yours faithfully,
MAPLES & SON

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

Enc.

RE: SOUTH HOLLAND DISTRICT COUNCIL

AND LINCOLNSHIRE COUNTY COUNCIL

RE: THE DELPH

NOTE

1. The County Council Officer's report helpfully sent to me as requested, by my Instructing Solicitor (letter of 30th August 1995) does not cause me to change the views I have expressed in my Further Opinion and in particular paragraph 17 thereof.

2. However, the main thrust of that Further Opinion in relation to Issue (a) now focuses on the case of Slough (paras. 18 and 24) which is now reported at [1995] EGCS 95.

3. The general rule is that one may only have regard to the planning permission itself. The exceptions are (1) where the planning permission incorporates by reference the application and accompanying plans; (2) when the planning permission is ambiguous on its face; (3) where the validity of the planning permission is challenged on the grounds of want of authority or mistake.

4. An added dimension to this issue is the fact that this is a deemed planning permission within the precise structure and terms of the 1976 Regulations.

In the Slough decision at first instance the learned Judge acknowledged that the weight of authority was in favour of the proposition that it was the document which was the planning permission rather than the resolution. He ~~does it~~ doubted (although the point was not fully argued before him) whether this was in fact right.

5. This second point really precedes the question as to the proper interpretation of the planning permission (the first point above). If the planning permission is the document itself which is dated 26th October 1990, then the planning permission was issued in October 1990; if the resolution is the planning permission then in my view that does not assist the District Council because the resolution suggests that on the 30th July 1990 there was no resolution to authorise the grant of planning permission.

6. The first point may not, therefore, arise and one may not have to decide whether in Part 1 paragraph 1 the resolution is expressly incorporated into the planning permission; or whether the fact that the document is dated 26th October 1990 renders the document ambiguous in the sense that the planning permission is stated to have been granted on the 30th July 1990, thus raising the question as to why if this was so approximately three months elapsed between the grant and the issuance of the planning permission.

7. On balance the District Council may well conclude that it is not worth pursuing Issue (a): it has expressed it views already to the County on the need for greater clarity in the future.

8. What in my view is potentially of greater importance is for the officers to consider, in relation to Issue (b), the County officer's report as to whether albeit that the proposed development conflicts with the development plan locationally, there may be a material consideration, namely the need for more housing allocations in and around Long Sutton in any event. I appreciate, of course, that much will have changed since the 1990 report: the draft Alteration to the Structure Plan is no doubt fully operative. I am not aware of what it contains. I merely draw the above points to the Council's attention for completeness.

9. In summary, it is probably not worth pursuing Issue (a). I trust the above assists.

R.W. HUMPHREYS

4/5 Gray's Inn Square
London WC1R 5AY

12 September 1995

rh\delph.2

RE: SOUTH HOLLAND DISTRICT COUNCIL
AND LINCOLNSHIRE COUNTY COUNCIL
RE: THE DELPH

NOTE

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Ref: W/KG SHDCOI 369

DIRECTOR OF HOUSING + PLANNING SERVICES

SOUTH HOLLAND DISTRICT COUNCIL

FINANCE & RESOURCES

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Director of Finance & Resources

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WITH COMPLIMENTS

Please note info requested in para 17 requested from Lincolnshire County Council.

16 August, 1995

If when you have had an opportunity of considering Counsel's further Opinion and the contents of this letter, we can be of further assistance, please let us know.

Yours faithfully,
MAPLES & SON

The Director of Finance & Resources,
South Holland District Council,
Priory Road,
SPALDING,
Lincs.

Enc.

RE: SOUTH HOLLAND DISTRICT COUNCIL

AND LINCOLNSHIRE COUNTY COUNCIL

RE: THE DELPH

FURTHER OPINION

1. Following my Opinion dated 7th March 1995, my Instructing Solicitor wrote to me on the 18th July 1995 enclosing further information and instructions. In particular, I have been sent two letters and enclosures sent by South Holland District Council to my Instructing Solicitor, dated 24th May 1995 and 11th July 1995 respectively.

2. In my original Opinion I set out two issues which arose out of my original Instructions. They were as follows:

   (a) Was the application for reserved matters pursuant to Application H11/593/90 made within the 3 year time period referred to in Part 2 condition 1(b) of the Deemed Planning Permission granted in 1990?;

   (b) When, when considering an application under Section 73 of the Town and Country Planning Act 1990 to vary that condition so as to extend the period within which an application for reserved matters should be submitted, is it legitimate to have regard to the development plan?

3. I have reconsidered both of these issues in the light of the further information helpfully supplied to me, and also in the light of the decision of R. v. Secretary of State for the Environment ex parte Corby Borough Council (8th February 1994) a full transcript of which I have managed to obtain.

Issue (a)

4. I have not seen the resolution to seek permission, which is to be expressed to be passed for the purposes of Regulation 5(2) of the Town and Country Planning General Regulations 1976 but I have seen the proposal signed by J.S. Waller (the County Solicitor?) dated 18th May 1990. I assume that whoever made the resolution had authority so to do.

5. Following the proposal, South Holland District Council were consulted and they replied, albeit outside the period provided for (by 9th June 1990) on or about the 18th July 1990.

6. On 30th July 1990, the Lincolnshire County Council resolved to authorise the carrying out of the development according to Part 1 numbered paragraph 1 of the deemed planning permission. However, the minute of the Planning and General Sub-Committee of 30th July 1990 states that:

> "The Sub-Committee was ... minded to grant planning permission subject to the proposal being referred to the Secretary of State for the Environment as being a departure from the statutory approved Long Sutton and Sutton Bridge Local Plan.
>
> Resolved

> 9. That in connection with Application No.H11/593/90 ... the Chief Executive be authorised to send the proposal together with all objections and consultation responses received at the Secretary of State for the Environment indicating that the Sub-Committee are minded to grant deemed planning permission ...".

7. Queries were made in respect of the resolution and the deemed planning permission in June 1994. There are two letters dated 20th June 1994, one from the General Manager of the Land and Buildings Consultancy of the Lincolnshire County Council to the District Council where it is stated that:

> "the Committee resolution authorised the Chief Executive to grant deemed planning permissions subject to certain conditions and having satisfied the various points made by the Committee. Once resolved the Chief Executive under delegated powers, duly issued the deemed planning permissions. The operative date when outline permission would therefore have been granted was on ... 26th October 1990." (emphasis added).

8. In a letter of the same date from Lincolnshire County Council Highways and Planning Department to Mr B Smith at the District Council, Mr J P Watson states that:

> "the Chief Executive is authorised to consult the Secretary of State for the Environment. The Sub-Committee are further minded to grant deemed planning permission, but that will be subject to certain conditions. This is a delegation to the Chief Executive to deal with the matters which the Committee at that stage were not in a position to agree to and thereafter when those matters have been dealt with under delegated powers to the Chief Executive, planning permission can be granted. The operative date when outline planning permission was granted was 26th October 1990."

9. Regulation 4(5) as modified by Regulation 5 provided that a resolution authorising the carrying out of work is to be made on the expiry of the

later of various periods (eg notice has been given to all persons who had a material interest in any of the land), one of those periods being:

> "(d) a period specified in any development order or direction made thereunder (being a period during which a local planning authority is prohibited from granting planning permission on an application or from determining an application for planning permission) ... the authority may, ..., by a resolution which is expressly passed for the purposes of this paragraph, to carry out that development and, ..., on the passing of such resolution, permission shall be deemed to be granted by the Secretary of State for that development."

10. As I understand matters, the reference to a "direction" in that sub-paragraph would include a direction under the Town and Country Planning (Development Plans) Direction 1981 (which was made by the Secretary of State for the Environment in exercise of the powers conferred on him by articles 7, 10 and 14 of the Town and Country Planning General Development Order 1977).

11. Paragraph 5 of those directions states that if the local authority has not received a direction from the Secretary of State restricting the grant of permission or requiring reference of the application to him within 21 days from the date of notification to the Secretary of State then the local authority is authorised to grant permission.

12. I have been sent some correspondence between the Department and the County Council. First there is a letter dated 21st August 1990: that sends to the Secretary of State the relevant documents required to be sent pursuant to the Direction of 1981. I note from item (v) that the Chief

Executive refers to a copy of the report considered by the County Council's Planning and General Sub-Committee on 30th July 1990 (although I have not seen the report) and he states:

> "You will see from this that, subject to any direction to the contrary and to the acquisition of the land required for the Station Road junction improvement, the Sub-Committee would be minded to grant deemed planning permission for the proposed development subject to conditions set out at para 26B of the report."

The other letter is one from the Department of the Environment dated 25th September 1990 where it is stated that the Secretary of State has decided not to intervene "... and therefore the local planning authority are hereby authorised to decide the proposal as they think fit. In doing so they must comply with any direction under Article 14 of the Town and Country Planning General Development Order 1988, which is (or has been) given by virtue of Article 15".

13. In respect of that latter letter I am not aware whether any direction under Article 14/15 was given.

14. Assuming that this was the last period of time to expire, Regulation 4(5) then continues that when that last period has expired,

> "the authority may, unless the Secretary of State has required them to make an application to him for permission for the development described in the resolution referred to in paragraph (1) of this Regulation, resolve, by a resolution which is expressed to be passed for the purposes of this paragraph, to [authorise the carrying out of the development pursuant to the provisions of Regulation 5, subject to such conditions as the authority think fit, including the approval of the reserved matters] and, subject to the provisions of Regulations 8 to 11, on the passing of such resolution permission

shall be deemed to be granted by the Secretary of State for that development".

15. With reference to that paragraph, I am not aware that the Secretary of State did require the local authority to make an application to him (the letter from the Secretary of State suggests otherwise); Regulations 8 to 11 seem to be irrelevant, apart possibly from Regulation 11 ("development affecting highways") which, if applicable, seems also to have been met by the notification to the Secretary of State in August 1990.

16. It is to be noted that the Regulations require the resolution to take place subsequent to the expiry of the various periods and to be in writing.

17. On balance, on the evidence before me it is my view that a Court is likely to take the view that the power to resolve was delegated to the Chief Executive by the Committee and that the fact that he (probably) did not so resolve in writing is not critical, given that he no doubt applied his mind to the various issues which had to be resolved first. For completeness on this point, however, in construing the Committee's resolution as to whether it was a resolution to grant conditional planning permission or was merely a "minded to grant" resolution, I would ask my Instructing Solicitor to check with the report to the Committee (of the County Council) to see the precise recommendations and the paragraphs referred to therein which were adopted. This report can then be cross-

checked against the wording of Regulation 4(5) (see above) as modified by Regulation 5.

18. There is, however, potentially a much more difficult hurdle for the County Council to surmount. This is that the general principle is that the planning permission is to be construed by looking at the four corners of the planning permission document alone. It is only if there is any ambiguity on the face of the document that one can have recourse to other documents, or if the planning permission expressly incorporates other documents. The principles set out at P.70.30 of Volume 2 of the Planning Encyclopedia have recently been affirmed by the Court of Appeal in Slough Borough Council v Secretary of State (1995), unreported. It could well be argued, therefore, that on its face the planning permission is stated to have been deemed to have been granted on the 30th July 1990 on which date the County Council had resolved to authorise the carrying out of the following development. On that basis the application for approval of reserved matters would be out-of-time.

19. Regulation 5(6) provides that:

> "Where a permission is deemed to be granted by virtue of paragraph (5) of Regulation 4 as applied by paragraph (4) of this Regulation, that deemed permission shall be treated for all purposes of the Act as a permission granted by a planning decision given on an application, and as if it had been granted on the date of the authority's resolution under paragraph (5) of Regulation 4, as applied by paragraph (4) of this regulation."

20. Therefore if the resolution was effectively made on the 30th July 1990 then, "for all purposes of the Act" the permission was granted on the 30th July 1990. That would mean, of course, that the application for the approval of reserved matters was out-of-time.

21. If the planning permission is valid but the application was made after the 3 year period, then the Corby case is to the effect that it is possible to apply to extend the time for submission of reserved matters for approval notwithstanding the expiry of the 3 year period for their submission.

22. The Department of the Environment had also taken a similar view, which was recorded by Pill J. in the Corby case:

> "The Department takes the view that an application may be made under section 73 at any time prior to the expiry of the period for beginning development. This view is arrived at on the basis that section 73(4) is a definitive statement of the extent to which consideration of an application under section 73 is precluded on time grounds and that the sub-section does not exclude an application under section 73 where although the time for beginning the development has not yet expired, the time for submitting details of the reserved matters has."

23. Pill J. referred, also, to the Court of Appeal decision in Whitley v. Secretary of State for Wales 64 P&CR 296, where, at page 306, Woolf LJ stated

> "Obviously if the planning authority or the Secretary of State does not regard it as desirable where a time limit has expired to give approval to reserved matters, they are not under a duty to give approval. They can take the stand, as long as they act reasonably, that the developer has lost his chance. If, however, they give approval, no purpose would be served in requiring a fresh application for planning permission".

24. In conclusion on (a) there is doubt as to whether it can be argued that the application for reserved matters was made within the 3 year time period. There are reasonable arguments for saying that one cannot go behind the planning permission itself. So far as the background material is concerned I still have some doubt as to the way in which this matter has been handled by the County Council and have therefore recommended that some further cheques be made; although, my present view is that if the evidence before me at the moment were admissible in Court then a Court may well conclude that the Chief Executive did take the final decision and make the requisite resolution (even if not in writing). I apologise for the fact that more information has simply raised more question, but this is not an easy matter. The Council may take the view that the County Council should pursue its section 73 application, rather than pursuing the reserved matters application.

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Issue (b)

25. It is still my view that it is legitimate to have regard to the development plan when considering an application under Section 73 of the Town and Country Planning Act 1990.

26. I have been referred to a decision of an Inspector (decision letter dated 27th February 1995). At paragraph 16 thereof, the Inspector took the view that it was incorrect to say that Section 54A applied to an application under Section 73.

27. Whatever the force of the Inspector's views, it still remains the position that the development plan must, at the very least, be a material consideration when considering whether to extend a time limit for the submission of reserved matters. Local authorities are entitled to refuse an application to extend. If they are not entitled to have regard to the development plan, then it is very difficult to know what the relevant criteria are. I do not resile from my previously expressed views (albeit that I recognise that there is some doubt on this issue); but I do not think that it is asserted by anyone that the development plan is irrelevant.

28. I hope that the above will be of assistance. No doubt my Instructing Solicitor will let me know if I can assist further.

pp RICHARD HUMPHREYS

4/5 Gray's Inn Square
London WC1R 5AY

7 August 1995

rh\delph

RE: SOUTH HOLLAND DISTRICT COUNCIL
AND LINCOLNSHIRE COUNTY COUNCIL
RE: THE DELPH

FURTHER OPINION

Messrs Maples & Son
23 New Road
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Ref: W/KG SHDC01 369

Estates Gazette
CASE SUMMARIES

[1995] EGCS 95

TOWN AND COUNTRY PLANNING
Planning permission

Edited by Aviva Golden, barrister

R *v* Secretary of State for the Environment, *ex parte* Slough Borough Council and another

Court of Appeal: Stuart-Smith, Morritt and Ward LJJ
May 19 1995

Council owned site — Outline planning permission for office development — Developer applying for approval of "reserved matters" — Additional floorspace created by proposed development — Whether permissible to have regard to application in construing scope of planning permission granted — High Court holding the development application not outside terms of outline planning permission — Court of Appeal dismissing appeal — General rule applied that only permission itself should be referred to

The old petrol station site in Hershel Street, Slough, was vested in the borough council and was considered ripe for development. The council resolved, pursuant to regulation 5(2) of the Town and Country Planning (General) Regulations 1976, to seek permission for change of use, a redevelopment and the erection of new buildings. The proposed additional floorspace created by the new building was stated to be 1,055 m². The planning committee passed a resolution to authorise the development. Outline planning permission was granted for an office development subject to the proviso that siting, design, access, etc (reserved matters) had to be approved by the council before commencement. The council sold the site.

The applicant then applied for permission to develop the site in accordance with detailed plans submitted but stated the proposed floorspace of the new building was 1,530 m². The council, as planning authority, refused to approve as reserved matters a development which increased the floorspace by some 45%. The applicant appealed. An inspector appointed by the Secretary of State decided that the proposal was not outside the terms of the original planning permission and that the appeal should go forward to be decided on its merits. The council moved to quash that decision. That application was dismissed by the High Court. The council appealed.

Held **The appeal was dismissed.**

1. The permission was clear and unambiguous and valid on its face. Apart from the reference number there was no mention of the application. The general rule was that, in construing a planning permission, regard might be had only to the permission itself, including the reasons stated for it: see *Miller-Mead* v *Minister of Housing and Local Government* [1963] 2 QB 196; affirmed by the House of Lords in *Slough Estates* v *Slough Borough Council (No 2)* [1971] AC 958.

2. Breach of planning permission might lead to criminal sanctions. The public should be able to rely on a document that was plain on its face without having to consider whether there was any discrepancy between the permission and the application.

3. It would be highly unsatisfactory if a prospective purchaser, seeing such a discrepancy, had then to perform a mental "judicial review" to determine whether the permission was valid or not. If the validity of the permission was to be challenged on the grounds that it substantially exceeded what was applied for, such challenge must be made promptly, otherwise the permission was taken to be valid. The time for challenge in this case had long since passed.

4. The mere inclusion of the reference number of the application on the permission was not a sufficient incorporation of the application. It was not sufficient to inform a reasonable reader that the application formed part of the permission. Some such words as "in accordance with the plans and application" would be necessary.

Brian Ash QC and Paul Stinchcombe (instructed by the solicitor to Slough Borough Council) appeared for the local planning authority; Rabinder Singh (instructed by the Treasury Solicitor) appeared for the Secretary of State; the developer did not appear and was not represented.

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While all reasonable care is taken in the preparation of these case summaries, readers are advised that they are not based on the authorised judgments and may contain errors and omissions.

ASSOCIATION OF DISTRICT COUNCILS

6

25 BUCKINGHAM GATE LONDON SW1E 6L
TELEPHONE : 01-828 7931

Circular No. 1980/58

Your ref :

Our ref : PL/6/5/KS/CL Please ask for : Mr. Storey

19 March 1980

21 MAR 1980

Dear Chief Executive,

CODE OF CONDUCT FOR PLANNING OFFICERS APPEARING AS WITNESSES AT PUBLIC INQUIRIES

I write to advise you that on the 12th March 1980 the Association's Planning Committee considered a request made by the North Kesteven District Council for guidance on the appropriate conduct of planning officers acting as witnesses at public inquiries arising from decisions taken by their councils contrary to their professional advice.

The Committee's attention was drawn to a Code of Conduct dealing with this subject which has already been approved by the Royal Town Planning Institute, and it was resolved that the advice contained therein be endorsed by the Association and brought to the attention of all member authorities for their guidance and information.

A copy of this recommended Code of Conduct is therefore enclosed.

Yours sincerely,

S. Rhodes.

Secretary

The Chief Executive of the District Council
The Members of the Council of the Association
District Planning Officers

ROYAL TOWN PLANNING INSTITUTE

PRACTICE ADVICE NOTE NO. 1

Planning Officers as witnesses at Inquiries

This advice note is concerned with the appearance as a witness at a local inquiry or other hearing of a chartered town planner employed by a local authority in circumstances in which he is expected to support action which was taken against his professional advice or is otherwise contrary to his professional opinion. This note replaces a statement published by the Council of the Institute in the December 1960 issue of the Institute's Journal. Although the language of this advice note differs in some respects from the 1960 statement, the principles upon which the Institute's advice is founded remain the same.

This note is for the guidance of planning officers as witnesses. A chartered town planner, whether planning officer or consultant, may have occasion to be present at an inquiry in some capacity other than as a professional planning witness, such as in the exercise of his rights as a private citizen. He must be careful in such circumstances to make plain the capacity in which he is taking part.

Within the framework of their general advice, the Institute remains ready and willing for its officers and staff to give members further informal advice on the facts of particular cases. Enquiries should be addressed preferably in writing to the Secretary General.

1. The professional responsibilities of a chartered town planner as a witness at a local inquiry or other hearing are governed by the Institute's Code of Professional Conduct which requires a member to 'conduct himself in such a manner as to uphold the reputation of the Institute and of the planning profession'. In particular, among other matters, he 'must not undertake any duties or carry out any instructions of a public or other employer or a client or supervisor which involve making statements purporting to be his own, but which are contrary to his bona fide professional opinion' (Code: Preamble and Clause 2).

   These requirements apply to chartered town planners whether in the public service or private consultancy, and although the advice that follows is couched in terms applicable to planning officers employed by local authorities, it may apply mutatis mutandis to other situations of professional activity.

2. This advice note is concerned with the planning officer (hereinafter referred to as 'the officer') as a witness. As such the officer is not in the position of an advocate having to plead the cause of his employing authority. That will be someone else's responsibility, normally that of a local authority solicitor.

3. The officer, as a witness, is there to give evidence which must be true evidence, true to the best of the officer's

.../.....

understanding and knowledge. If the evidence is of facts, they must be true facts, and if given in the form of a professional opinion, it must be the officer's own professional opinion to carry weight as expert evidence. If the officer is giving evidence of a superior officer's opinion - e.g. an Assistant Planning Officer giving evidence of the Chief Planning Officer's recommendation to the authority - he can do so only as evidence of a matter of fact. Expert evidence by way of professional opinion must be first-hand so that it can be tested in cross-examination.

4. The officer must be careful to avoid giving the impression that any statement he makes or views he expresses at the inquiry represent his own views if they are contrary to his bona fide professional opinion. This must be borne in mind in the preparation of any proof of the officer's evidence. It does not mean that the officer must volunteer the information that the case he is supporting is at variance with his own professional opinion. Nevertheless, if challenged on the point, the officer must be prepared to declare his opinion. He must not then conceal the difference between him and his employing authority or superior officer.

5. Clearly, the officer whose bona fide professional opinion is not in conformity with the case his evidence is supposed to support, is unlikely to be the best witness in such a case. It will be for those responsible for the conduct of the case to judge. The officer should ensure that whoever is so responsible is aware beforehand of the difference of opinion that may be revealed at the inquiry if the officer is called as a witness. If, none the less, he is called, the person conducting the case and the employing authority must be prepared to accept the consequences of such a revelation, if it comes. The better alternative is not to require the officer to give evidence, but to call someone else, who is in a position to speak with conviction of the reasons for the authority's decision. If the officer is the Chief Planning Officer this may involve calling the Chairman of the Planning Committee.

6. It is important to the officer as a member of the planning profession that he should be able to maintain his professional integrity by being frank and open about his professional opinion or the advice given to his authority. It is also important to the good name of his employing Council as a planning authority that this should be so. That Councils may not always follow the advice of their officers is of the essence of democratic local government, which would be suspect if this were not so. The professional officer, too, may alter his opinion, but this must be on the basis of his professional judgement, and not because an authority, its members or other officers have prevailed upon him to pretend that his professional view is something other than what it really is.

FEB. 1989

THE ROYAL TOWN PLANNING INSTITUTE

Practice Advice Note No. 4

Chartered Town Planners at Inquiries

1

Introduction

This Advice Note replaces PAN 1 "Planning Officers as Witnesses at Inquiries" published in May 1979 and PAN 7 "Chartered Town Planners and Advocacy" published in September 1983.

The Note is intended to assist the Chartered Town Planner in his or her professional role at public local inquiries, most especially in those instances where there is a potential conflict of interest between the maintenance of professional integrity and responsibility either to an employer or a client.

The professional responsibilities of a Chartered Town Planner as a witness at a local inquiry or other hearing are governed by the Institute's Code of Professional Conduct which requires members to conduct themselves in such a manner as to uphold the reputation of the Institute and of the planning profession. In particular, it requires that members do not undertake any duties or carry out any instructions of a public employer or other employer, or a client or supervisor which involve making statements purporting to be their own, but which are contrary to their bona fide professional opinion.

The requirements of the Code should be taken into account by the town planner working in the consultancy sector before the acceptance of a commission which might involve the presentation of evidence at an inquiry contrary to the principles of the Code. Provided that this is done any conflict of interest ought to be avoided.

All town planners should be aware of the possibilities of conflict of interest which could prevent them acting as an advocate or witness. The most frequently encountered conflict of interest is likely to be acting as a witness at an inquiry arising from a decision taken by a local planning authority contrary to a professional recommendation. There may also be some difficulty in deciding whether to act as an advocate only at an inquiry, or as both advocate and expert witness.

The need to bear in mind responsibilities to a former planning authority employer when now engaged elsewhere in practice in the same geographical area, is the subject of separate guidance in the PAN concerned with "Consultancy: current and former public sector employees".

The types of inquiries at which such issues may arise are normally those held under the provisions of the Town & Country Planning Acts at which the procedures are as required by the various Inquiries Procedure Rules. Chartered Town Planners may also be involved as witnesses at planning hearings or in inquiries into matters ancillary to planning under the Housing and Highways Acts.

2

The town planner as professional witness

The town planner as a witness at an inquiry is there to give evidence which must be true evidence, true to the best of his or her understanding and knowledge. If the evidence is of facts, they must be true facts and, if given in the form of a professional opinion, it must be the planner's own professional opinion if it is to carry weight as expert evidence. If a planning officer is giving evidence of a superior officer's opinion – eg. an assistant planning officer giving evidence as to the chief planning officer's recommendation to the local planning authority – he or she can do so only as evidence of a matter of fact. Expert evidence by way of professional opinion must be first-hand so that it can be tested in cross-examination.

Care must be taken to avoid giving the impression that any statement made or views expressed at the inquiry represent a planner's own view if these are contrary to his or her bona fide professional opinion. This must be borne in mind in the preparation of any proof of evidence. It does not mean that the planner should volunteer the information that the case being supported is at variance with his/her own professional opinion. Nevertheless, if challenged on the point, the planner must be prepared to declare an opinion. For a planner working for a local planning authority such a difference of opinion with an employer or superior officer must not be concealed.

Clearly, the planner whose bona fide professional opinion is not in conformity with the case the evidence is supposed to support, is unlikely to be the best witness in

such a case. It will be for those responsible for the conduct of the case to judge. The planner should ensure that whoever is so responsible is aware beforehand of the difference of opinion that may be revealed at the inquiry if the planner is called as a witness.

If, nonetheless, a planning officer is called in such circumstances, the person conducting the case and the employing authority must be prepared to accept the consequences of such a revelation, if it is made. The better alternative is not to require that officer to give evidence, but to call someone else, who is in a position to speak with conviction of the reasons for the authority's decision. If the officer is the chief planning officer this may involve calling the Chair of the Planning Committee. Equally, an authority might seek to employ a planning consultant to undertake the task.

It is important that a planning officer, as a member of the planning profession, should be able to maintain professional integrity by being frank and open about his or her professional opinion or the advice given to their authority. It is also important to the good name of the employing council as a planning authority that this should be so. That councils may not always follow the advice of their officers is of the essence of democratic local government, which would be suspect if this were not so. The professional officer, too, may have a change of opinion, but this must be on the basis of professional judgement, and not because an authority, its members or other officers have prevailed upon the officer to put forward his or her professional view as something other than it really is.

Although the preceding paragraphs apply primarily to town planners employed by local planning authorities, the principles apply with equal force to those engaged in consultancy or other areas of professional activity.

3

The town planner as an advocate

Some Chartered Town Planners will wish to appear as advocates as often as they can. Others will only wish to act as advocates in those proceedings in which they are also appearing as expert witnesses or have given advice or prepared reports in connection with the subject matter of the inquiry.

Whilst the Institute would not wish to lay down hard and fast rules, a Chartered Town Planner, in deciding whether it is appropriate for him or her to act as an advocate, should have as a primary concern the best interests of a client or employing authority, as well as the need to retain professional integrity. In so doing, the Institute suggests that the planner should ask the following questions:

(a) is my experience adequate to warrant my acting as an advocate?

(b) is the complexity of the case (including the legal elements of it), or the amount at stake in the event of failure, such that my client's or authority's chances would be improved by the engagement of a solicitor or barrister to act as the advocate? Particularly for those engaged in planning aid, the question may be settled by the lack of financial resources of the client to engage the services of a solicitor or barrister;

(c) how contentious is the case?

(d) will I be prevented by my responsibilities as expert witness from adequately performing my role as advocate as well?

(e) would I, as advocate for my client or authority, be required to put forward for consideration by the inquiry or tribunal, evidence or submissions which, if they could be put to me as expert witness in cross-examination, I would have difficulty in supporting?

(f) if I have been previously employed as an officer of the local planning authority concerned with the inquiry, am I likely to make use of information known to me only by reason of that employment?

In the light of the answers to questions such as these a Chartered Town Planner will decide whether or not it is appropriate to appear as an advocate. It is not a role which the Institute considers to be an appropriate one for Students of the Institute, except insofar as it forms part of their training and

is carried out under appropriate supervision. This limitation would not preclude students who are otherwise qualified to act as advocates from doing so.

4

The role of the advocate

A Chartered Town Planner who decides to act as an advocate will probably be familiar with the procedure followed at inquiries and tribunals as a result of appearing as an expert witness in such proceedings. However, to succeed as an advocate the Chartered Town Planner will need to do more than to read and understand the relevant legal provisions. Advocacy is a skill in its own right most especially in cross-examination techniques. It is a skill which needs to be studied and practised and which will elude some. The Institute wishes to ensure that those who do act as advocates do so well. In paragraph 7 methods are discussed by which a Chartered Town Planner might be assisted to acquire that skill if he or she does not already have it.

It is essential that the role of the advocate is correctly perceived by all who practise it. The business of the advocate is, in short, to present to the inquiry or tribunal that which the authority or client would say for themselves if they possessed the requisite skill and knowledge, and to do this in such a way as to assist the inquiry or tribunal and not to mislead it.

A Chartered Town Planner who assumes the role of advocate will need to develop skill in advising on case content and actually presenting the case, and he or she will still need to consider whether to seek legal advice where appropriate.

5

Procedure at the inquiry

The precise role of the Chartered Town Planner at an inquiry will depend on whether the procedure is formal or informal. A hearing is not now subject to the Inquiries Procedure Rules and there is no place for advocacy in such cases.

At an inquiry, however, an advocate may expect to:

(a) introduce the case by making an opening statement;

(b) call the evidence to be given;

(c) cross-examine evidence presented by opposing participants;

(d) re-examine or deal with points raised in cross-examination which are damaging to the client's case or where clarification of evidence given by a witness is needed;

(e) make a closing statement in the interests of the client.

6

The difference between the Chartered Town Planner's role as advocate and expert witness

It should be clearly recognised that a Chartered Town Planner's role as an advocate is quite different from his or her role as an expert witness and he or she must decide in the individual case whether the roles are reconcilable.

The role of an advocate is not based on professional training or status as a town planner, but that of someone engaged by a client to speak on their behalf in the proceedings. If the planner's professional view differs from the evidence being advanced on behalf of the client, they may nonetheless act as advocate if they wish, provided that they do not wilfully mislead the inquiry or tribunal or fail to give the presiding inspector or other officer the help they are entitled to receive.

The Chartered Town Planner has no such discretion in regard to the role as expert witness. As an expert witness the planner puts professional reputation and integrity at stake, presenting on behalf of the client his or her professional opinion relating to the matter under inquiry, accepting that this view may be tested on cross-examination and that his or her personal standing and reputation depend on the professional worth of this evidence.

7

Advocate training for the planner

It is of the utmost importance to recognise that advocacy skills need to be learned by study and experience if high professional standards are to be maintained. The learning process is likely to contain at least four elements:

(a) watching experienced professionals at work before inquiries and tribunals;

(b) studying the relevant statutes and statutory instruments governing proceedings;

(c) reading some of the excellent books on inquiries readily available;

(d) joining a course on public speaking or advocacy.

Any training can be undertaken as part of the Institute's requirement for Continuing Professional Development.

It would be sensible for the first case undertaken to be a straightforward one so that the planner may learn by experience, taking on more complicated issues once knowledge and confidence is gained.

8

Other roles at an inquiry

A Chartered Town Planner may have occasion to be present at an inquiry in some capacity other than as a professional planning witness or advocate, for example, whilst exercising their rights as a private citizen or as the promoter of the development. He or she must be careful in such circumstances to make it plain the capacity in which he or she is taking part.

Conclusion

Within the framework of this general advice, the Institute's staff is available to give members further informal advice on the circumstances of particular cases. Enquiries should be addressed, preferably in writing, to the Secretary to the Professional Guidance Committee.

9

Produced and issued in February 1989 by The Royal Town Planning Institute, 26 Portland Place, London W1N 4BE (Tel: 01-636 9107).

RE: SOUTH HOLLAND DISTRICT COUNCIL

AND LINCOLNSHIRE COUNTY COUNCIL

RE: THE DELPH

NOTE

1. The County Council Officer's report helpfully sent to me as requested, by my Instructing Solicitor (letter of 30th August 1995) does not cause me to change the views I have expressed in my Further Opinion and in particular paragraph 17 thereof.

2. However, the main thrust of that Further Opinion in relation to Issue (a) now focuses on the case of Slough (paras. 18 and 24) which is now reported at [1995] EGCS 95.

3. The general rule is that one may only have regard to the planning permission itself. The exceptions are (1) where the planning permission incorporates by reference the application and accompanying plans; (2) when the planning permission is ambiguous on its face; (3) where the validity of the planning permission is challenged on the grounds of want of authority or mistake.

4. An added dimension to this issue is the fact that this is a deemed planning permission within the precise structure and terms of the 1976 Regulations.

In the Slough decision at first instance the learned Judge acknowledged that the weight of authority was in favour of the proposition that it was the document which was the planning permission rather than the resolution. He doubted it (although the point was not fully argued before him) whether this was in fact right.

5. This second point really precedes the question as to the proper interpretation of the planning permission (the first point above). If the planning permission is the document itself which is dated 26th October 1990, then the planning permission was issued in October 1990; if the resolution is the planning permission then in my view that does not assist the District Council because the resolution suggests that on the 30th July 1990 there was no resolution to authorise the grant of planning permission.

6. The first point may not, therefore, arise and one may not have to decide whether in Part 1 paragraph 1 the resolution is expressly incorporated into the planning permission; or whether the fact that the document is dated 26th October 1990 renders the document ambiguous in the sense that the planning permission is stated to have been granted on the 30th July 1990, thus raising the question as to why if this was so approximately three months elapsed between the grant and the issuance of the planning permission.

7. On balance the District Council may well conclude that it is not worth pursuing Issue (a): it has expressed it views already to the County on the need for greater clarity in the future.

8. What in my view is potentially of greater importance is for the officers to consider, in relation to Issue (b), the County officer's report as to whether albeit that the proposed development conflicts with the development plan locationally, there may be a material consideration, namely the need for more housing allocations in and around Long Sutton in any event. I appreciate, of course, that much will have changed since the 1990 report: the draft Alteration to the Structure Plan is no doubt fully operative. I am not aware of what it contains. I merely draw the above points to the Council's attention for completeness.

9. In summary, it is probably not worth pursuing Issue (a). I trust the above assists.

R.W. HUMPHREYS

4/5 Gray's Inn Square
London WC1R 5AY

12 September 1995

rh\delph.2

RE: SOUTH HOLLAND DISTRICT COUNCIL
AND LINCOLNSHIRE COUNTY COUNCIL
RE: THE DELPH

NOTE

Messrs Maples & Son
Solicitors
23 New Road
Spalding
Lincs
PE11 1DH
Ref: W/KG SHDCOI 369

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: N R Midlen
Principal Planning officer
(Development Control)

TO: Director of Administration

REF: NRM/SAH

REF:

DATE: 5 January 1995

SUBJECT: South Holland District Council, The Delph, Station Road, Long Sutton

Further to the copy letter from Maples & Son forwarded to me on 6 December, I enclose a copy of the relevant documents requested.

Our Solicitors have put their finger on the problem that has been exercising me ie. what can one take into account in considering whether to modify a condition limiting a period within which a planning permission may be exercised. I am, of course, aware of Section 73, and the statement requiring authorities to consider "only the question of the conditions subject to which planning permission should be granted". This is quite logical in most cases, for example an application wishing to change the specification of an access to a site should only be considered on the basis of the necessity to keep to the specification, and whether the new specification would be acceptable in substitution. However, the "time limit" condition strikes at the heart of the planning permission, and an application for an alteration to it is an application for the renewal of the planning permission. I do not see how one can consider an application that seeks to allow the planning permission to be implemented after its previously specified expiry date without taking into account all the normal planning considerations that would lead to a new application for the same proposal being approved or rejected. To forbid the Planning Authority to look at it in this way would be like forbidding a Planning Authority, considering a change to the access specification I mentioned earlier, to take into account road safety considerations.

If it is true that one cannot take into account policy and/or legal changes in determining whether a time limiting condition should be modified, I think the applicants have found a way of keeping any application alive indefinitely, since there could seen to be no grounds for a Planning Authority refusing their request. This is clearly contrary to the intentions of Parliament, and was one of the reasons why the Department, wrongly it now turns out, took the view that Section 73 was not appropriate for this type of condition.

Principal Planning Officer (Development Control)

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC)
Planning and Building
Control Services

To: Director of Administration

Our Ref: NRM/JJ H11/0869/93

Your Ref: REA/JMB/PO/PL6

Date: 07 Nov 1994

THE DELPH, STATION ROAD, LONG SUTTON, (LINCOLNSHIRE COUNTY COUNCIL).

I thank you for sending me a copy of your memorandum of the 2nd August.

It seems clear that the application will have to be reported back to the Planning Committee for them to consider it under Section 73, and I think that, on the planning issues, there should be no problem in refusing to vary the terms of the time limited condition, since, as I see it, Section 54a, which is after all, primary legislation, does clearly require decisions to be made in accordance with the Development Plan, and this site is outside the current boundary, and the Planning Committee have decided that it should remain outside in the draft South Holland 2000 plan.

The issue of the various dates of the planning permission and whether or not a planning permission still exists on the site, or is capable of implementation assuming the Council does not extend the period of time, is of course relevant and I agree with you that,further legal advice should be sought. I enclose, therefore, a copy of my letter to the County Council which sets out my views on whether the existing reserved matters application is valid or not, together with a copy of the County Councils reply and my further response. My letter of course was primarily related to the Wignals Gate, Holbeach situation, where in good faith, this Council had granted a Reserved Matters consent, and where the County Council had subsequently sold the land to Broadgate Builders.

I think you still have copies of the earlier correspondence with the County.

N Midlen
Principal Planning Officer
Development Control

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO: Director of Planning and Building Control Services

REF: REA/JMB/PK/PL6

REF: H 1869/93.

DATE: 2nd August, 1994

SUBJECT: THE DELPH, STATION ROAD, LONG SUTTON (LINCOLNSHIRE COUNTY COUNCIL)

Referring to your memorandum dated 10th June, 1994 the scope of the power available under section 73 of the Town and Country Planning Act 1990 was reviewed by the High Court in R v Secretary of State for the Environment, ex parte Corby Borough Council (February 8, 1994), when the Court held that the section allowed an application to be made for removal or variation of a condition relating to the time limit for submission of reserved matters for approval, even if the time had already expired.

If therefore the County Council's application had been submitted under section 73 rather than section 70 it should have been considered under that section and the determination should have been under section 73.

In considering whether to extend the period for the submission of reserved matters the 1990 Act makes it quite clear that only the question of the condition is relevant. In this particular case it is difficult to know if the Council would succeed at appeal if an application under section 73 was refused on the same grounds as application number H11/593/90, particularly if the only changed circumstance was the introduction of Section 54A. Presumably the County Council would put forward, as convincing reasons why the Development Plan should not prevail, the fact that planning permission had already been granted for the development, contrary to Development Plan, and the planning permission was still extant. If the County Council propose to appeal it would seem advisable to obtain Counsel's Opinion on this particular point.

I hope the above is of some assistance.

Director of Administration

S.H.D.C. PLANNING DEPT.
RECEIVED
31 OCT 1994
DPO
DOPO
JC
ACP

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC) To: Director of Administration
Planning and Building FAO: Mr Atkins
Control Services

Our Ref: NRM/JJ H11/0869/93 Your Ref:

Date: 27 Oct 1994

PLANNING REFUSAL LAND FRONTING THE DELPH, STATION ROAD, LONG SUTTON - LINCOLNSHIRE COUNTY COUNCIL.

In June of this year I discussed with you the County Council's contention, supported by legal opinion, that this Authority dealt with one of their planning application under the wrong Section, and it was agreed that we would need to take our own legal opinion. Further to this discussion I enclosed the relevant documents together with my memo of 10th June. I wonder if you could advise me when we are likely to hear from our Solicitors?

N Midlen
Principal Planning Officer
Development Control

Land and Buildings Consultancy,
Estate Management Valuation
Design & Building Services,
County Offices,
Newland,
Lincoln.
LN1 1ZA.

Mr N Midlen

NRM/JJ H11/0869/93

V2954/PDW/KDH

26 Oct 1994

Dear Sir,

PLANNING REFUSAL AT THE DELPH, LONG SUTTON.

I thank you for your letter of the 5th October, reminding me that the above matter has not been resolved. I am currently enquiring of our Legal Department when we may receive an answer from the Council's Solicitors.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Land and Buildings Consultancy

A Professional Consultancy of Lincolnshire County Council

Estate Management Valuation
Design & Building Services

County Offices, Newland, Lincoln LN1 1ZA
Telephone (0522) 552222 Fax Lincoln (0522) 552611 DX 701680 LINCOLN 5

L&BC

J. David Trafford
FRICS
General Manager

Planning and Building Control Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

When calling please ask for
P D Wardill
Direct Line (0522) 552688

For the attention of Mr N Midlen

Yr ref:
My ref: V2954/PDW/KDH
5 October 1994

Dear Sir

PLANNING REFUSAL AT THE DELPH, LONG SUTTON

I refer to your letter dated 10 June in respect of the above and more particularly our planning application pursuant to Section 73 of the Town and Country Planning Act 1990. In your letter you referred to taking the advice of the Council's Solicitors and we therefore look forward to your earliest response thereto.

Yours faithfully

P Wardill

for General Manager

10/6/93 868/93

S.H.D.C. PLANNING DEPT.
RECEIVED
10 OCT 1994

Action of DPO NBM
File Nos.
Comments YES/NO

Nigel
John is seeing Meldrum Lee's Gullett on Friday.

Wrong file probably 869-93 11/10

17/10

CIBSE D J Simpson IPFA
Business Manager

Land and Building Consultancy,
Lincolnshire County Council,
County Offices,
Newland,
Lincoln.
LN1 1ZA.

FAO: Mr Wardill

Mr N Midlen

NRM/JJ 1810

V2954/PDW/SSD

01 Jul 1994

Dear Sir,

COUNTY COUNCIL DEEMED PLANNING PERMISSIONS THE DELPH, LONG SUTTON AND WIGNALS GATE, HOLBEACH.

I thank you for your fax and subsequent letter of the 20th June concerning the above permissions and my letter to you of the 10th June.

I am glad to receive your assurance that the deemed outline permissions were in fact granted on the 18th and 26th October 1990 which consequently means that the reserved matter applications are valid. My Authority had always in the past assumed that the County Council would have ensured that procedurally their submissions were correct, and it was only because the apparent wording of the deemed planning permissions, taken in conjunction with the regulations, appeared to throw doubt on this, that it was felt that there was a duty to advise you of our fears. Obviously my Authority was not aware of the details of your delegation arrangements, but I am happy to accept your assurance that legally the operative date is the date at the bottom of the decision notices, and not the dates given in Part 1 of the deemed permission.

I appreciate, that owing to changes in legislation, the situation is unlikely to recur, but can I suggest that it is unfortunate that your deemed planning permissions are set out in the way that they have been. In Part 1, it clearly states that "for the purposes of Regulation 5 of the Town and Country Planning General Regulation 76" ..."planning permission is thereby deemed to have been granted" on a

quoted date. You explain that this date is not in fact the operative date, despite the fact that the Notice says that it is, and it does seem to me that such a situation is open to confusion, and could in the future cause problems when the land. or buildings are subsequently to be sold. Is it possible to issue some form of clarification to go with the decision notice in those cases where the relative dates are such that such a confusion could arise?

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Land and Buildings Consultancy

A Professional Consultancy of Lincolnshire County Council

Estate Management Valuation
Design & Building Services

County Offices, Newland, Lincoln LN1 1ZA
Telephone (0522) 552222 Fax Lincoln (0522) 552611 DX 701680 LINCOLN 5

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J. David Trafford
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General Manager

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P D WARDILL
Direct Line (0522) 552688

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

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

Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to.....

File Nos.

Acknowledge YES/NO
by
Date

For the attention of Mr N Midlen

YOUR REF: MRM/JJ - H11/869/93 - H09/959/93

MY REF: V2954/PDW/SSD

20 June 1994

Dear Sir

COUNTY COUNCIL DEEMED PLANNING PERMISSIONS, THE DELPH, LONG SUTTON - H11/0593/90 AND WIGNALLS GATE, HOLBEACH - H09/854/90

We refer to your faxed letter of 10 June in respect of the aforementioned deemed planning permissions.

Having taken legal advice we are of the opinion that the Principal Planning Officer, Mr N Midlen has taken too literal an interpretation of sub-paragraph 5(6) of the Town and Country Planning General Regulations 1976 and that a wider view needs to be taken of the way in which Local Government works on the basis that all power devolves from the full Council down to its Sub-Committees and Officers. The general powers with regard to delegation of functions are contained in Section 101 of the Local Government Act 1972.

In both cases the Committee resolution authorised the Chief Executive to grant deemed planning permissions subject to certain conditions and having satisfied the various points made by the Committee. Once resolved the Chief Executive under delegated powers, duly issued the deemed planning permissions. The operative dates when outline planning permissions would therefore have been granted was on 18 and 26 October 1990.

Our legal advice is therefore that on the interpretation of Committee resolutions, as they appertain to a specific officer, in this case the Chief Executive, the Committee resolution is the later of those dates on the consent notices.

We trust the contents of this letter are self explanatory and look forward to your further communication in the near future.

Yours faithfully

P. Wardill

for General Manager

A M Hey FRICS
Head of Practice
Estates Services

R C Poucher MCIBSE
Principal Head of Profession
Design Services

J L Wilcox Bsc CEng FIEE FCIBSE
Head of Practice
Building Services

D J Simpson IPFA
Business Manager

Maples
Solicitors & Son

23 New Road, Spalding,
Lincolnshire. PE11 1DH.
Tel 01775 722261 Fax 01775 767525
DX 26706 - Spalding

ACTION
Attention of HP
Discuss with
Copy to DCNX 23/8
File Ref

Our Ref : W/KG/SHDC01/369

Your Ref : JMB/PK/PL.6

Date : 16 August 1995

SHDC – FINANCE & RESOURCES DEPT.
RECEIVED
18 AUG 1995

PASSED TO (IBU)	PASSED TO (OFFICER
Client	JMB
Fin. Serv.	REF/FILE No
Rev. Serv	
Dem & Corp	

SHDC
22 AUG 1995
Housing & Planning
Received

Dear Sirs,

re: South Holland District Council
re: The Delph, Long Sutton

We have now received the further advice of Mr. Richard Humphreys and we enclose herewith a copy of his further Opinion which we have now had an opportunity of considering.

You will note that in paragraph 17 Counsel has asked us to check with the Report to the Committee of the County Council to see the precise recommendations and the paragraphs referred to therein which were adopted. Do you happen to have a copy of that Report? If not, is it possible to obtain one?

However, it seems perhaps unlikely that that Report is going to change Counsel's advice and we felt that it might be helpful to you if we were to summarise the position as we see Counsel's advice.

In the first instance, Counsel is of the view that the likely date for the deemed granting of planning permission was the date of the resolution namely the 30th July, 1990 and if that is the case then the application for approval of reserved matters was out of time.

If the application for referred matters was out of time then it was open to the County Council to make an application for an extension of that time under Section 73 and it would be open to the District Council to treat the present application under Section 73 as an application for an extension of time in these circumstances.

Counsel further takes the view that in considering an application under Section 73 it is appropriate for the Local Authority to take account of the development plan and indeed takes the view that they should do so.

LEGAL AID FRANCHISE

A QUALITY SERVICE
Approved by The Legal Aid Board

Roy Withyman MA LLB
Richard W Lewis LLM
Phillip A N Crew LLB
Malcolm Charlesworth LLB
David Hicken LLB
Michael H Pepper MA
Anita L Davies LLB

This firm is regulated by the Law Society in the conduct of investment business

Land and Buildings Consultancy
A Professional Consultancy of Lincolnshire County Council
Estate Management Valuation
Design & Building Services
County Offices, Newland, Lincoln LN1 1ZA
Telephone (0522) 552222 Fax Lincoln (0522) 552611 DX 701680 LINCOLN 5

L&BC
J. David Trafford
FRICS
General Manager

TO: N. Miller	FROM: P. Wardle
OF: South Holland D.C.	TEL: 0522 552688
	DATE: 20-6-94.

FAX TRANSMISSION

Wignels Gate, Holbeach
The Delph, Long Sutton

Copy

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

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Land and Buildings Consultancy

A Professional Consultancy of Lincolnshire County Council

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J. David Trafford
FRICS
General Manager

When calling please ask for
P D WARDILL
Direct Line (0522) 552688

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

For the attention of Mr N Midlen

YOUR REF: MRM/JJ - H11/869/93 - H09/959/93

MY REF: V2954/PDW/SSD

20 June 1994

Dear Sir

COUNTY COUNCIL DEEMED PLANNING PERMISSIONS, THE DELPH, LONG SUTTON - H11/0593/90 AND WIGNALLS GATE, HOLBEACH - H09/854/90

We refer to your faxed letter of 10 June in respect of the aforementioned deemed planning permissions.

Having taken legal advice we are of the opinion that the Principal Planning Officer, Mr N Midlen has taken too literal an interpretation of sub-paragraph 5(6) of the Town and Country Planning General Regulations 1976 and that a wider view needs to be taken of the way in which Local Government works on the basis that all power devolves from the full Council down to its Sub-Committees and Officers. The general powers with regard to delegation of functions are contained in Section 101 of the Local Government Act 1972.

In both cases the Committee resolution authorised the Chief Executive to grant deemed planning permissions subject to certain conditions and having satisfied the various points made by the Committee. Once resolved the Chief Executive under delegated powers, duly issued the deemed planning permissions. The operative dates when outline planning permissions would therefore have been granted was on 18 and 26 October 1990.

Our legal advice is therefore that on the interpretation of Committee resolutions, as they appertain to a specific officer, in this case the Chief Executive, the Committee resolution is the later of those dates on the consent notices.

We trust the contents of this letter are self explanatory and look forward to your further communication in the near future.

Yours faithfully

for General Manager

A M Hey FRICS
Head of Practice
Estates Services

R C Poucher MCIBSE
Principal Head of Profession
Design Services

J L Wilcox Bsc CEng FIEE FCIBSE
Head of Practice
Building Services

D J Simpson IPFA
Business Manager

For the attention of Mr. J.P.Watson

Director of Highways and Planning,
Lincolnshire County Council,
City Hall,
Beaumont Fee,
LINCOLN
LN1 1DN

N.R.Midlen

NRM/JH
F. 1810

JPW/MAN/2.13
5/EJ
30 June 1994

Dear Sir,

RE: COUNTY COUNCIL DEEMED PLANNING PERMISSIONS, THE DELPH, LONG SUTTON

I thank you for your letter of the 20th June referring to the above deemed planning permissions. I had already received from the County Council's Land and Building Consultancy a similar letter, and I enclose a copy of my reply to them.

As you will see, I am perfectly happy to accept the legal advice that you have received.

Yours faithfully,

N. R. MIDLEN
PRINCIPAL PLANNING OFFICER (D.C.)

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

My Ref: JPW/MAN/2.13/5/EJ

S.H.D.C. PLANNING DEPT.
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22 JUN 1994
F1810

Mr B Smith
Director of Planning &
Building Control Services
South Holland District Council
Council Offices, Priory Road
SPALDING, Lincs.

For further information contact
Mr J P Watson
Telephone Lincoln (0522) 553002

20 June 1994

Dear Mr Smith

COUNTY COUNCIL DEEMED PLANNING PERMISSIONS, THE DELPH, LONG SUTTON - H11/0593/90 AND WIGNALS GATE, HOLBEACH - HO/9/854/90

I have received from colleagues in the County Council's Land and Buildings Consultancy a copy of a letter from your Department ref: NRM/JJ dated 10th June. The letter suggests that Reserved Matter applications at these two sites were submitted out of time having been submitted more than three years after the resolution of the Committee.

I have taken advice on this which is:

a) Planning permission in respect of land off Wignals Gate, Holbeach

The Committee resolution authorised the Chief Executive to grant deemed planning permission subject to certain conditions. Sub paragraph 5(6) of the Town and Country Planning General Regulations 1976, therefore, needs to be read in conjunction with the decision taken at the meeting and in effect the resolution of the Committee is delegated to the Chief Executive and on 18th October 1990, having satisfied the points made by the Committee, the Chief Executive under delegated powers duly issued the deemed planning permission. The operative date is, therefore, 18th October 1990.

b) Land at The Delph, Long Sutton

For the same reasons, the Chief Executive is authorised to consult the Secretary of State for the Environment. The Sub Committee are further minded to grant deemed planning permission but that will be subject to certain conditions. This is a delegation to the Chief Executive to deal with the matters which the Committee at that stage were not in a position to agree to and thereafter when those matters have been dealt with under delegated powers to the Chief Executive, planning permission can be granted. The operative date when outline planning permission was granted was 26th October 1990.

Yours sincerely

J P Watson

J P Watson
Assistant Director (Development)

19314.d5l

Messrs. Maples & Son,
Solicitors,
23 New Road,
SPALDING
Lincs.
PE11 1DH

B.Smith

DPBCS/JH
F.1810

RWL/JAT/HD

21 June 1994

Dear Sirs,

RE: BROADGATE BUILDERS (SPALDING) LTD: DEVELOPMENT OF LAND AT WIGNALS GATE, HOLBEACH (H09/854/90, H09/095/9/93).

Further to your letter dated 17th June 1994, which followed your earlier fax of that letter, I have now received correspondence from the County Council, a copy of which is enclosed and the contents of which I wish to draw to your attention. In view of the contents of the County Council's letter, I propose to take no further action in this matter, and for your information, I shall file all correspondence related to this within my own internal office file.

Notwithstanding the way in which the County Council have now interpreted the situation, I am still satisfied that given the District Council's findings as a consequence of somewhat protracted discussions in respect of the renewal of a permission at The Delph, Long Sutton, it was incumbent on the District Council's officers to raise such matters with the County Council. It is a fact that my correspondence was directed to the County Council for the matter to be pursued between the two authorities so as to avoid causing any unnecessary concern to your client. The fact that the County Council officers chose to advise your client informally before setting out their explanation in the enclosed letter is, in my opinion, an action to be regretted, and I shall advise the County Council accordingly.

I have discussed the contents of your letter and that of the County Council with the District Council's Chief Executive who has endorsed the action I propose to take. Incidentally, I took the opportunity whilst meeting your client in respect of other matters to advise him how I propose to handle the situation.

Yours sincerely,

B. SMITH
DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES

c.c. Chief Executive
Councillor B. Alcock.

Land and Buildings Consultancy

A Professional Consultancy of Lincolnshire County Council

Estate Management Valuation
Design & Building Services

County Offices, Newland, Lincoln LN1 1ZA
Telephone (0522) 552222 Fax Lincoln (0522) 552611 DX 701660 LINCOLN 5

L&BC

J. David Trafford
FRICS
General Manager

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Direct Line (0522) 552688

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

For the attention of Mr N Midlen

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MY REF: V2954/PDW/SSD

20 June 1994

Dear Sir

COUNTY COUNCIL DEEMED PLANNING PERMISSIONS, THE DELPH, LONG SUTTON - H11/0598/90 AND WIGNALLS GATE, HOLBEACH - H09/854/90

We refer to your faxed letter of 10 June in respect of the aforementioned deemed planning permissions.

Having taken legal advice we are of the opinion that the Principal Planning Officer, Mr N Midlen has taken too literal an interpretation of sub-paragraph 5(6) of the Town and Country Planning General Regulations 1976 and that a wider view needs to be taken of the way in which Local Government works on the basis that all power devolves from the full Council down to its Sub-Committees and Officers. The general powers with regard to delegation of functions are contained in Section 101 of the Local Government Act 1972.

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Telephone (0522) 552222 Fax Lincoln (0522) 552611 DX 701680 LINCOLN 5

L&BC
J. David Trafford
FRICS
General Manager

TO: N. Miller	FROM: P. Worsdell
OF: South Holland D.C.	TEL: 0522 552688
	DATE: 20-6-94.

FAX TRANSMISSION

Wignels Gate, Holbeach
The Delph, Long Sutton

S.H.D.C. PLANNING DEPT.
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23 NEW ROAD
SPALDING
LINCS. PE11 1DH

DX 26706-Spalding
Telephone (0775) 722261
Fax (0775) 767525

Our Ref: Your Ref: Date

Time: 4:45 URGENT.

FACSIMILE TRANSMISSION

FACSIMILE TRANSMISSION DATED: 17.6.94

TO: S.H.D.C.

FAX NUMBER: 76.11.61

YOUR REFERENCE: BRIAN SMITH

RE:

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20 JUN 1994

Attention of	File Nos.
DPO NHM DOPO PS JC ACP	
Action by ..... Discuss with ..... Copy to	Acknowledge YES/NO by date

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RWL/JAT/HD 17 June, 1994

Dear Sirs,

Re. Our Clients: Broadgate Builders (Spalding) Limited.

Land at Wignals Gate, Holbeach.

H09/854/90, H09/095/9/93.

We are instructed by our above named clients and have received from them copies of your letter of the 10th June, 1994 to the Land & Buildings Consultancy of Lincolnshire County Council and the Approval of the Amendment dated the 16th June.

We must say we are at a loss to understand the Authority's position in this matter.

If the Application was invalid, the Authority should have advised the applicant of that fact when the Application was made. That was not done.

Planning Permission was issued on the 10th May, 1994 and that Permission now enures for the benefit of the land. Our client is receiving two sets of messages from the Planning Department. The first is that our client can carry on but at its own risk. The second is that our client can safely ignore these matters in any event.

Such an ambivalent attitude is not at all helpful. Our client has already incurred a level of expense in connection with this project (including entering into an unconditional purchase of this land) but is about to incur considerable expense in the course of the next few days in terms of placing Contracts for roads. In these circumstances, if the Authority believes it has any grounds at all for taking action it must do so by 5pm on Monday, 20th June. If the Authority fails to do so, our client will take this as acceptance by the Authority that the Permission issued on the 10th May, 1994 is perfectly valid.

Continued...

Continuation .1.

We would also stress that the advice we have given to our client is that the Permission is valid and that any action taken by the Authority to suggest otherwise would give rise to an enormous claim for compensation on the grounds of maladministration and/or estoppell. To issue a Permission on the 10th May and one month later to suggest that that Permission is invalid, is the very epitome of maladministration. The note on the bottom of the Approval of Amendment issued on the 16th June would bring problems with all Purchasers and render the properties unsaleable. We must place the Authority very firmly on notice that should there be any furtherance of this behaviour a claim for the losses incurred by our client will forthwith be submitted. We need hardly say that given the expenses incurred in laying out a Building Estate the financial consequences to the Local Authority would run into many hundreds of thousands of pounds.

The Council must therefore make an immediate decision. If it wishes to pursue the point and suggest that the Permission dated the 10th May, 1994 is invalid, it must do so immediately by taking the appropriate action within the time limit specified above. The claim against the Council would then be limited to the financial losses to our clients as a result of entering into to an unconditional Contract in reliance of the Permission and the loss of profit on that deal. However, the additional expenses would not then be incurred. If the Council does not decide to do so forthwith, our client will proceed on the basis that the Planning Permission is valid and should any action at any stage in the future be contemplated by the Authority, this letter will be produced as evidence that our client before incurring expense notified the Authority that the expenses were about to be incurred and gave the Authority a chance to do something about it.

To be frank, delays in granting of Planning Permissions are bad enough in economic terms to Developers - to have this sort of action after a Permission has been granted and the consequent delays and uncertainties that would cause is quite intolerable.

We would stress we can see no substance whatsoever in the points made in the letter of the 10th June and trust that we will receive confirmation by return that the Local Authority now agrees those points and is withdrawing the note put on the Approving Amendment dated the 16th June.

Yours faithfully,

MAPLES & SON.

Brian Smith Esq.,
Director of Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

BY FAX: 761161

CONFIRMATION OF FAX

Maples & Son

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23 NEW ROAD
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Fax (0775) 767525

Our Ref: RWL/JAT/HD

Your Ref:

Date: 17 June, 1994

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Continued...

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BY FAX: 761161

c.c. D.D.B. Clarke Esq.,

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Lincs

BY FAX: 761161

c.c. D.D.B. Clarke Esq..

Land and Buildings Consultancy,
Lincolnshire County Council
Estate Management, Valuation and
Building Services,
County Offices,
Newland,
Lincoln. LN1 1ZA.

Mr N Midlen

NRM/JJ H11/869/93
H09/959/93
V2954/PDW/SJW

10 Jun 1994

Dear Sir,

COUNTY COUNCIL DEEMED PLANNING PERMISSIONS, THE DELPH, LONG SUTTON - H11/0593/90 AND WIGNALS GATE, HOLBEACH - H09/854/90.

I am writing to confirm my telephone conversation with your Mr Wardill, in which I explained that, having had to research into the legislation concerning deemed planning permissions, I had become seriously concerned at the validity of reserved matters applications H11/1016/93 at The Delph, Long Sutton and H09/0959/93 at Wignals Gate, Holbeach.

The deemed consent H11/593/90 and H09/854/90 to which these reserved matters applications related were in outline only, and had the normal time limit limitation imposed, requiring the submission of the reserved matters details "not later than the expiration of three years beginning with the date of this permission".

In both cases, in pre-application discussion, the Area Officer gained the impression that the Agents had been made aware of the need to submit the application within the legal time limits.

As you will know, case law has established that the date of a planning permission is the date on the decision notice, and both reserved matters applications were then submitted within three years of that date.

My research into the legislation, and in particular the Town and Country General Regulations 1976, which have now been withdrawn but were the operative regulations at the time of the deemed planning permissions, does, however, show that for deemed planning permissions,

the date of the deemed permission is defined in Section 5 (6) "for all purposes of the Act" ... " as if it had been granted on the date of the Authorities resolution". Thus it would appear, notwithstanding the general case law, that in this particular case of deemed planning permissions, the permission runs from the date of the resolution, and not from the date of the notice.

In both The Delph and Wignals Gate cases, there was a difference between the date of the resolution and the date on the decision notice, and unfortunately the reserved matters applications were submitted more than three years after the resolution dates, The Delph resolution being on the 30th July 1990, the date of the decision being the 26th October 1990 and the submission of the reserved matters being on the 25th October 1993.

In the case of Wignals Gate the relevant dates are the 10th September 1990 for the resolution, the 18th October 1990 for the decision notice and the 6th October 1993 for the submission of the reserved matters. It seems clear therefore, that both the reserved matter applications were submitted out of time, and must presumably therefore be of no legal affect.

In the case of The Delph application H11/1016/93 the matter can easily be resolved by changing the application to a full application and starting the time-scale afresh. In the case of H09/959/93, matters are not so simple, because what purports to be a valid planning decision has been issued. If this is, as it seems, invalid, it might still be possible to resurrect the application as a full application, but I am aware that the County Council is proposing to sell the land to Broadgate Builders, on the basis that there is a valid detailed planning permission. It would seem to me that you should, as a matter of urgency, consider whether in fact the basis of your proposed sale is valid or whether you think that the arguments I have expressed in this letter indicate that the decision on the reserved matters application is of no legal affect.

My Authority has no wish to cause problems to the County Council or to Broadgate, and I would hope that your legal advisers might be able to find a legal argument that would disprove the case I have put. Perhaps you would let me know your view as soon as you are in a position to formulate an opinion.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Principal Planning Officer (Development Control)

TO: Director of Planning and Building Control Services

REF: NRM/SAH H09/0854/90 and H11/0869/93

REF:

DATE: 2 June 1994

SUBJECT: County Council Deemed Permissions - The Delph, Long Sutton and Wignals Gate, Holbeach

I have recently been involved in correspondence with the County Council's Land and Building Consultancy concerning the manner in which this Authority dealt with the renewal application H11/0869/93 for The Delph. Whilst examining their submissions, and in particular the Counsel's opinion they have supplied, I have chanced upon a further issue which needs urgently to be tackled, particularly in relation to the recent reserved matter consent issued in relation to deemed outline permission H09/0854/90 at Wignals Gate, Holbeach.

County Council deemed planning permissions are subject to the normal time limit conditions particularly that relating to the submission of reserved matters which is expressed as follows:

> **"Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission ... "**

Ostensibly, the date of the permission is the date stamped at the bottom of the printed notification of the permission, and this would certainly be the case for normal planning permissions, as has been established in case law. The County Council are presumably under the impression that this is the case for deemed consent, having submitted their reserved matter application at The Delph on the 25 October 1993, with the date on the deemed permission being the 26 October 1990. In the case of Wignals Gate, they submitted the reserved matters on the 10 October 1993, with the date of the deemed planning permission being the 18 October 1990. (In both cases, the agent for the County were advised verbally by Development Control officers to check that they submitted the reserved matters in time).

Cont/....

Cont/....

However, in order to answer the County's legal submissions in relation to The Delph, I have had to look at the precise wording of the Town and Country Planning General Regulations 1976. These have now been withdrawn, but were in force when the deemed permissions were granted. Section 5(6) states that:

> **"Where a permission is deemed to be granted ... that deemed permission shall be treated for all purposes of the Act ... as if it had been granted on the date of the Authority's resolution."**

This means, in the specific case of deemed planning permissions, that the date of the permission is held "for all purposes" as being the date of the County Council resolution to authorise the carrying out of the development, not the date of the decision notice, which is the case in all other situations. The problem has arisen because of the precise wording of the County Council's notices. Had they used a phrase such as "decision notice" or "notification" instead of the word "permission" the condition could quite properly have related to the date at the bottom of the notice.

The consequences of this is that in the case of The Delph, where the resolution was made on the 30 July 1990 and the reserved matter application made on 25 October 1993, the application is out of time and of no effect. Rather more seriously, perhaps, the recent reserved matter consent at Wignals Gate issued by this Authority by Broadgate on the 10 May is also of no legal effect, because in the case of the deemed outline, the data of the resolution was the 10 July 1990, whereas the reserved matter application was received on the 6 October 1993.

I have discussed the situation with Mr Atkins of the Administrative Department, and he agrees with my conclusions.

Although, if nothing was said, I think it is unlikely that anyone would challenge the validity of the reserved matters consent, I feel that we, as a public Authority that has, albeit in good faith, issued a notice that now appears to be invalid, should notify Broadgate and the County Council of the situation, and our reasons for our concern, without any delay. If Broadgate wish to proceed with the development they will need to submit a full application, together with a fee, which will then have to be considered on its merits. With regard to the County Council reserved matter application at The Delph, we should again advise them as soon as possible of the fact that we consider their application is out of time.

N R Midlen
Principal Planning Officer (Development Control)

Lands and Building Consultancy,
Lincolnshire County Council,
Estate Management, Valuation,
Design and Building Services,
County Offices,
Newland,
Lincoln.
LN1 1ZA.

Mr N Midlen

NRM/JJ H11/0869/93

V2954/PGW/SJW

10 Jun 1994

Dear Sir,

PLANNING REFUSAL AT THE DELPH, LONG SUTTON.

I would confirm the telephone conversation recently held between myself and your Mr Wardill, concerning Counsel's opinion you have supplied relating to the recent refusal of planning permission to modify the time-limit condition on the existing permission at The Delph, and that having discussed the matter with Officers in the Admininstrative Department, it has been decided that the advice of the Council's Solicitors, needs to be sought. As soon as this has been received I will, obviously, contact you again.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC)
Planning and Building
Control Services

To: Director of Administration
FAO: Mr Atkins

Our Ref: NRM/JJ H11/869/93

Your Ref:

Date: 10 Jun 1994

REFUSAL LAND FRONTING THE DELPH, STATION ROAD, LONG SUTTON - LAND AND BUILDINGS CONSULTANCY, LINCOLNSHIRE COUNTY COUNCIL.

Further to our discussion, I enclose herewith the relevant documents relating to the claim by the Land and Buildings Consultancy that the Council was in error dealing with the above application under Section 70 of the Planning Act, rather than Section 73. Having considered the County's submissions, and in particular Counsel's opinion, I feel that that County may have a case, although Counsel expresses his view in rather uncertain terms. It may not matter over much if the County is proved right, and the Council has to consider the proposal under the provisions of Section 73, provided the Council can still refuse to modify the time limit condition because the site is outside the Development Boundary. It seems to me that the Council can, because in considering a modification of the time limit condition, which would, if approved, extend the time for the carrying out of the development, they have to consider the principle of whether the development should be carried out i.e. the principle of the planning permission. In this particular case, the principle of granting the development, and the question of the condition seems indistinguishable.

I have, as agreed, sounded out the County Council Officer Mr Wardill on what was meant by his statement in his letter of the 23rd February that "the County Council do not wish to question the District Council's reason for refusal", I gain the impression that he did not mean by this that they were prepared to forego any right of appeal they might have. It is, therefore, obviously important to ensure, that if the Council has to reconsider the matter under Section 73, any decision to refuse is validly based.

N Midlen
Principal Planning Officer
Development Control

Land and Buildings Consultancy

A Professional Consultancy of Lincolnshire County Council

Estate Management Valuation
Design & Building Services

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Telephone (0522) 552222 Fax Lincoln (0522) 552611 DX 701680 LINCOLN 5

L&BC

J. David Trafford
FRICS
General Manager

When calling please ask for
P D WARDILL
Direct Line (0522) 552688

South Holland District Council
Planning and Building Control Department
Priory Road
Spalding
LINCOLNSHIRE
PE11 2XE

YOUR REF: NRM/JJ/H11/0869/93

MY REF: V2954/PDW/SJW

4 May 1994

Dear Sirs

PLANNING APPLICATION AT THE DELPH, LONG SUTTON

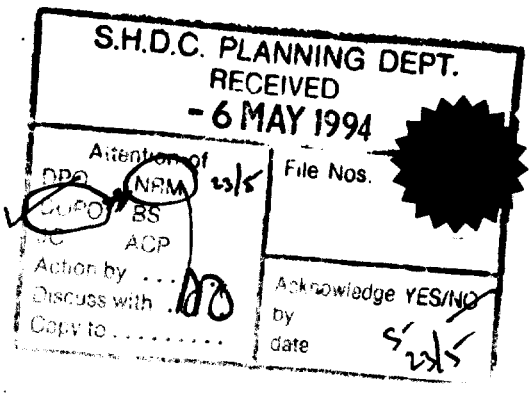
We thank you for your letter of 8 March 1994. Rather than continue to be embroiled in lengthy correspondence we enclose herewith Councels opinion as to the ability of a County Council to apply for a renewal permission of an earlier Regulation 5 pursuant to Section 73 of the Town and Country Planning Act 1990.

Please peruse this document at your convenience, notifying us of your further deliberations in due course.

Yours faithfully

P Wardill

for General Manager



A M Hey FRICS
Head of Practice
Estates Services

R C Poucher MCIBSE
Principal Head of Profession
Design Services

J L Wilcox Bsc CEng FIEE FCIBSE
Head of Practice
Building Services

D J Simpson IPFA
Business Manager

Re. REG.5 TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976,

AND S.73 TOWN AND COUNTRY PLANNING ACT 1990

OPINION

P J Burns

Chief Solicitor

County Legal Services

County Offices

Lincoln

Your Ref: A Wood

Our Ref: JL/CCLINS/2/456

Re. REG.5 TOWN AND COUNTRY PLANNING

GENERAL REGULATIONS 1976,

AND S.73 TOWN AND COUNTRY PLANNING

ACT 1990

OPINION

1. I am asked by the County Legal Services of Lincolnshire County Council ("the Council") to advise in general terms as to s.73 of the Town and Country Planning Act 1990 ("the TCPA 1990") and whether applications can be made pursuant to that section to extend the time condition of planning permissions which the Council has granted to itself under reg.5 of the Town and Country Planning General Regulations 1976 ("the 1976 Regulations").

2. The 1976 Regulations, made under s.316 of the old Town and Country Planning Act 1971 ("the TCPA 1971"), and now superseded by s.316 of the TCPA 1990 and the Town and Country Planning General Regulations 1992 ("the 1992 Regulations") made thereunder, provided (by reg.5) for a local authority to obtain planning permission for development of land in its area which was vested in them where it did not itself intend to carry out the development for which the permission was obtained.

3. Permissions obtained under reg. 5 of the 1976 Regulations are not affected by s.316 of the 1990 Act or

the 1992 Regulations where a resolution to seek permission for the proposed development has been passed by the local authority before 17th July 1992. See Encyclopedia of Planning P316.04.

4. S.73 of the TCPA 1990 applies, subject to subsection (4), to:-

> "...applications for planning permissions for the development of land without complying with conditions subject to which a previous planning permission was granted."

5. The procedure for making such an application is set out in the Town and Country Planning (Applications) Regulations 1988 ("the 1988 Regulations"). Reg.3 requires that an application under s.73 shall be in writing and give sufficient information to enable the authority to identify the previous grant of planning permission and any condition in question.

6. S.73(2) makes it quite clear that on such an application the local planning authority can only consider the question of the conditions subject to which planning permission should be granted. It cannot take into account any other matters.

7. S.73(4) states that s.73 does not apply:-

> "...if the previous planning permission was granted subject to a condition as to the time limit

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC) To: Chief Executive
Planning and Building
Control Services

Our Ref: NRM/JJ H11/869/93 Your Ref:

Date: 24 Mar 1994

PLANNING APPLICATION AT THE DELPH, LONG SUTTON - CORRESPONDENCE WITH LANDS AND BUILDINGS CONSULTANCY.

I enclose herewith correspondence I have had with the Lincolnshire County Council Land and Buildings Consultancy. As you will see they were threatening to contact you over what they considered to be an incorrect decision by the Planning Committee, and I did advise them I would pass you the correspondence so that you would be aware should they do so. I am sorry I have been rather slow in doing this.

N Midlen
Principal Planning Officer
Development Control

Enc.

R25V
12

within which the development to which it related was to be begun and that time has expired without the development having been begun."

8. Although not expressed, it would appear that, provided an application is made under s.73 before the expiration of any time condition attached to the permission the fact that that time condition might then expire before the application is determined, the applicant will not be prejudiced. In other words s.73(4) is only relevant where the applicant makes an application under s.73 after the time limit for implementing the permission has expired without the development having been begun.

9. Such a construction has the advantage of certainty and fairness in that once an application has been made, the question of when it is determined is a matter for the local authority and an applicant ought not to be deprived of the benefits of s.73 on account of what may be a failure by the local authority to determine the application before the expiration a time condition.

10. Further, I can see no reason why a reg.5 planning permission, in so far as an application under s.73 is concerned, should be treated any differently to an application from a private individual.

11. It would also appear to be possible to twin track an application for variation of a condition with an

Land & Buildings Consultancy,
County Offices,
Newland,
Lincoln.
LN1 1ZA.

Mr N Midlen

NRM/JJ H11/0869/93

V2954/PDW/SP

08 Mar 1994

Dear Sir,

PLANNING APPLICATION AT DELPH, LONG SUTTON, H11/0869/93.

I thank you for your letter of the 23rd February, following our earlier correspondence.

I now understand that you consider that my Council determined the application under the wrong section of the Planning Act, and that rather than under Section 70, which deals with "normal" applications, you feel it should have been dealt with under Section 73 that deals with applications not to comply with conditions attached to planning permissions.

With respect, however, I must disagree with you. The 1988 Town and Country Planning (Applications) Regulations provided a specific procedure for the renewal of planning permissions where a time limit was imposed limiting the duration of the planning permission, and which has not yet expired. This was the situation with regard to your application, and in my view where Parliament has provided that specific procedure, that is the procedure that should be used rather than the general power to change conditions under Section 73. In addition, if Section 73 had been used, there would be the additional complication that the District Council would be purporting to modify the terms of a planning permission deemed to be granted by the Secretary of State for the Environment and I am not clear whether my Council would have powers to do this.

I am, however, prepared to consider legal opinions on these points, if you would care to supply them to me, but I have to say that I wonder if there would be very much point to this, since permission can be refused under Section 73, (contrary to the apparent planning advice you have received), and if the advice turned out to be that the decision should have been made under Section 73, I could, under my delegated powers, issue a decision notice in almost identical terms to that which you have already received.

A further complication, if it is shown that my Authority has used the wrong section, is that we have, in this case, only followed the procedure that we have used in the past in renewing County Council deemed permissions, and if this procedure is shown to be wrong, which I do not believe it is, it would have the consequence that those decisions could be ruled to be invalid.

I await with interest hearing from you further, and in the meantime will pass copies of our correspondence to my Chief Executive so that he is aware of the situation should you as you have suggested, feel it necessary to write to him.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

cc Chief Executive

Land and Buildings Consultancy

A Professional Consultancy of Lincolnshire County Council

Estate Management Valuation
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J. David Trafford
FRICS
General Manager

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Direct Line (0522) 552688

South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
Spalding
LINCS PE11 2XE

URGENT
Rqd by.....

For the attention of Mr N Midlen

YOUR REF: NRM/JJ/H11/0869/93

MY REF: V2954/PDW/SP

23 February 1994

Dear Sir

PLANNING APPLICATION AT THE DELPH, LONG SUTTON
PLANNING APPLICATION NO. H11/0869/93

Thank you for your letter dated 3 February in respect of the above. From your response it would appear that you are still missing the point as to why the County Council are questioning the determination of our planning application submitted on 7 September 1993.

The County Council do not wish to question the District Council's reasons for refusal, but the basis on which the application was determined. It will be recalled that the description on the decision notice stated:

"Residential development (renewal of application H11/0593/90)"

and it was on the basis of the determination of the application pursuant to Section 70 rather than Section 73 that we are suggesting the decision of South Holland District Council be questioned. It is of course acknowledged that in determining any application the District Planning Authority would have to have regard to the provisions of the development plan and any other material considerations, but they must also have regard to the provisions of Section 73 in determining any application.

We trust we have now been able to clarify the reason for our subsequent letters and look forward to receiving your earliest response as to how your Council proposes to remedy the situation. Should a response not be forthcoming within 14 days of the date hereof, we will write to your Chief Executive requesting his Council determine the application as submitted.

Yours faithfully

P. Wardill

for General Manager

S.H.D.C. PLANNING DEPT.
RECEIVED
2 SEP 1994 NM

A M Hey FRICS
Head of Practice
Estates Services

R C Poucher MCIBSE
Principal Head of Profession
Design Services

J L Wilcox Bsc CEng FIEE FCIBSE
Head of Practice
Building Services

D J Simpson IPFA
Business Manager

Land and Buildings Consultancy,
County Offices,
Newland,
Lincoln.
LN1 1ZA.

Mr N Midlen

NRM/JJ H11/0869/93

V2954/PDW/LMC

03 Feb 1994

Dear Sir,

REFUSED APPLICATION FOR A RENEWAL OF PERMISSION AT THE DELPH, LONG SUTTON.

I thank you for your letter of the 17th January 1994, but must confess that the contents puzzled me. The whole purpose of imposing time limits on planning permissions was that the matter could be looked at differently if the development had not proceeded within a certain length of time and the planning situation had altered. When this is the case, Planning Authorities are entitled to refuse applications, and in the view of my Planning Committee this is the situation in this case.

I would be most interested to learn the rationale behind your planning colleagues belief that only the terms of conditions can be altered.

N Midlen
Principal Planning Officer
Development Control

Land and Buildings Consultancy

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PE11 2XE

For the attention of Mr A Pickering

My ref: V2954/PDW/LMC

17 January 1994

Dear Sir

PLANNING APPLICATION AT THE DELPH, LONG SUTTON
APPLICATION NO. H11/0869/93

We refer to our recently refused Planning Application for Residential Development as above.

In September of this year Lincolnshire County Council applied for an extension of time to an earlier Deemed Planning Permission granted in 1990, pursuant to Section 73 of the Town & Country Planning Act 1990. Having taken advice from our own Planners prior to submission we were under the impression that such an application could be submitted without compliance with conditions previously attached and that the local Planning Authority is to have regard to the particular condition (ie. time limits) and not the principle of whether the development is acceptable or otherwise.

Quite clearly your Council, as instigated by yourself, has determined our application incorrectly and we therefore look forward to your earliest response as to how your Council proposes to remedy the situation.

Yours faithfully

P Wardill.

for General Manager

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

DPO
DUPO
TC
A.Pickering
20/1

See notes.

A M Hey FRICS Head of Practice Estates Services
R C Poucher MCIBSE Principal Head of Profession Design Services
J L Wilcox BSc CEng FIEE FCIBSE Head of Practice Building Services
D J Simpson IPFA Business Manager

File Note - H11/0869/93

Re LCC letter of 17 January 1994.

1 1988 Regulations provide specific facility for renewal of permissions about to lapse. Section 31A (now Section 73) is, therefore, construed as all other modifications, but not those relating to the duration of permission for which a specific 'remedy' has been provided.

2 Modification and renewal would be treated equally. Both relate only to the time factor, and the implementation period and appropriateness of the development are inextricably linked. Refusal would apply to any attempt to seek continued approval of the development, regardless of the mechanism used.

3 1992 Regulations changed the rules between the deemed consent being obtained by LCC and the renewal. District Council must now make decisions on new permissions, and as the Reg 5 deemed consent acted as a normal permission, were able to consider its renewal. For modification there is some doubt (without further advice) as to whether the DC could modify conditions on a permission deemed to have been granted by the Secretary of State on a resolution made by the County Council. Arguably the modification option in these circumstances expired with the 1992 Regulations.

4 LCC did not complain at the procedure used until a refusal was issued.

AJ.

Maples & Son

SOLICITORS

COMMISSIONERS FOR OATHS

A. R. Withyman, M.A., LL.B. (Cantab)
Richard W. Lewis, LL.M. (Lond)
Philip A. N. Crew, LL.B. (Leeds)
Malcolm Charlesworth, LL.B. (Hull)
David Hicken, LL.B. (Sheffield)
Michael H. Pepper, M.A. (Cantab)

23 NEW ROAD
SPALDING
LINCS. PE11 1DH

DX 26706 - Spalding
Telephone (0775) 722261
Fax (0775) 767525

Our Ref: W/KG.SHDC01/369

Your Ref:

S. HOLLAND D.C. ADMINISTRATION DEPT.
RECEIVED
- 2 DEC 1994
PASSED TO | FILE No. | INITIALS
JMB.

Date: 1st December 1994

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 DEC 1994

Dear Sirs,

re: South Holland District Council
re: The Delph, Station Road, Long Sutton

We have had an opportunity now of considering your instructions in this matter and are preparing Instructions to Counsel. However, we feel that we ought to supply Counsel with some additional information and we should be glad if you would kindly let us have copies of the following :-

(1) A copy of the Application reference HL/0593/90.

(2) The County Structure Plan in so far as it relates to the issues in this case.

(3) The relevant parts of the Local Plan as applicable at May 1990.

(4) A copy of the Plan showing the boundary of development for Long Sutton.

(5) A copy of the relevant portions of the Consultation Draft District Local Plan.

The Report to Committee also suggests that there has already been lodged an application for Reserved Matters. Could you please let us know when that was made and what the present position is with regard to the progress of that application.

We must say from a preliminary reading of the legislation that we very much doubt whether the provisions of Section 54(A) apply to to an application under Section 73. The author of the Encyclopaedia clearly indicates at Paragraph P.54A.03 that the duty to have regard to the development plan does not apply to an application under Section 73 and Section 73 does not involve a requirement that, "regard is to be had to the development plan." On the contrary it states,

> "The Local Planning Authority shall consider only the question of the conditions subject to which planning permissions should be granted."

This firm is regulated by the Law Society in the conduct of investment business

1st December, 1994

However, it may be that Counsel will have a different view and upon receipt of the above documents we will forward instructions to him.

Yours faithfully,
MAPLES & SON



The Director of Administration,
South Holland District Council,
Priory Road,
SPALDING,
Lincs.

attract adverse criticism. For example; an application for the variation of a time condition is made under s.73 in respect of a permission which, although granted without any objection at the time, now attracts substantial criticism. The applicant chooses not to make an application to renew the permission for fear of permission being refused in view of the objections now being raised. The local authority on the s.73 application are unable to do anything other than consider the question of the condition and finds itself unable to refuse the application. The result is that the developer is able to implement a permission later than might otherwise have been the case, notwithstanding the fact that if an application to renew had been made he may have been refused permission.

15. Without the benefit of considering individual cases and their facts I am unable to comment further. However, if I am able to assist further Instructing Solicitors should not hesitate to contact me.

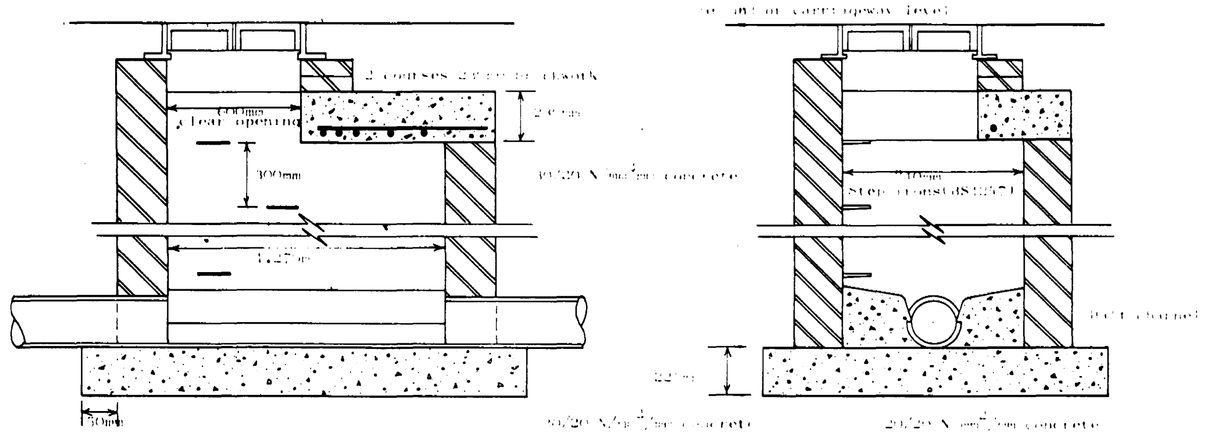
Dated 3rd September 1993



JOHN LITTON

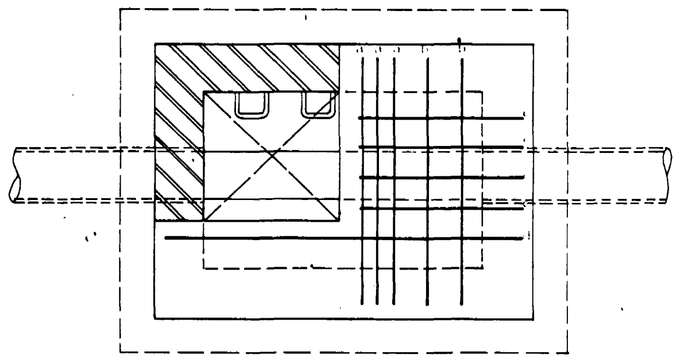
MANHOLE UP TO 2m DEEP ON LINE OF DRAINS

Cast iron ductile cover and frame (BS7177).



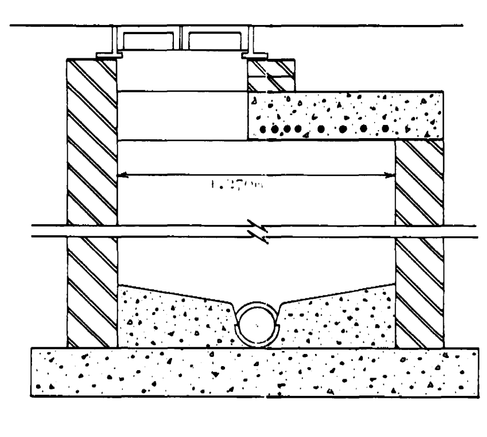
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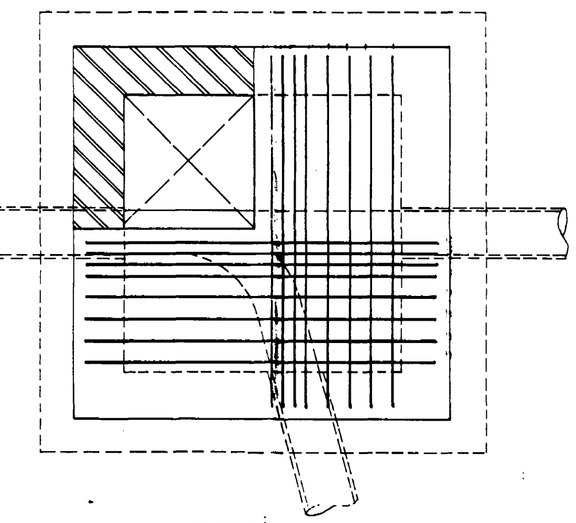


PLAN AT REINFORCEMENT LEVEL

MANHOLE UP TO 2m DEEP DRAIN INTERSECTION

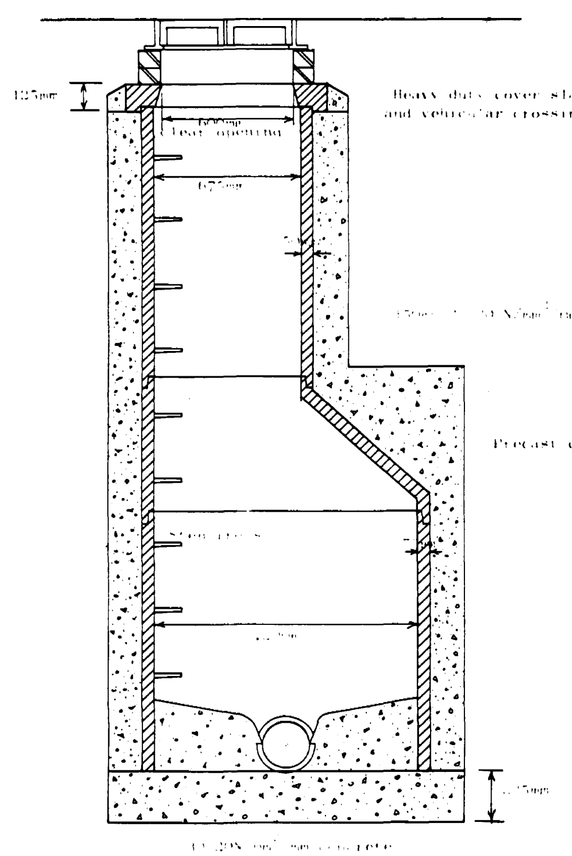


SECTION

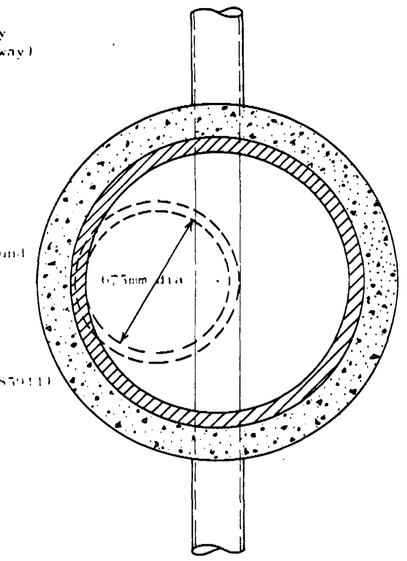


PLAN AT REINFORCEMENT LEVEL

MANHOLE OVER 2m DEEP IN PRECAST CONCRETE

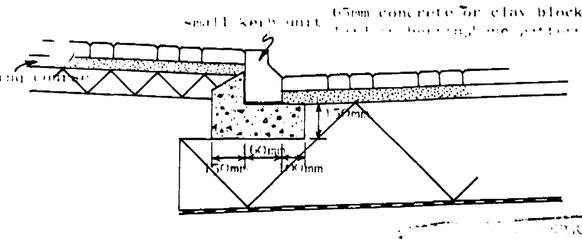


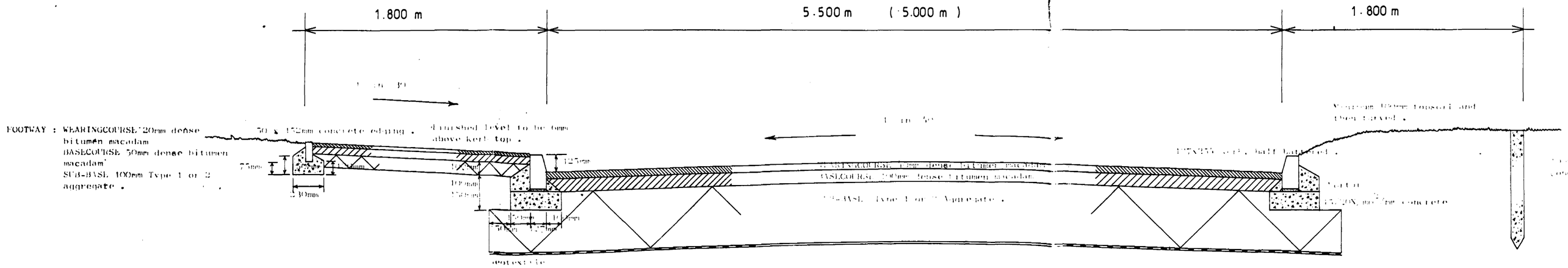
SECTION



TYPICAL PLAN

NOTE. The bottom ring section may be omitted and in situ 20/20N/mm² 7mm concrete may be used.





DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON

ROADS AND SEWERS DETAIL
PRELIMINARY

S.H.B.C., LINCOLNSHIRE COUNTY COUNCIL

Meldrum Lee & Gillatt
Architects and Quantity Surveyors

49 High Street
Boston Lincs
(0205) 64795

22 Algitha Road
Skegness Lincs
(0754) 4332

DATE: OCTOBER '93

DRAWING NUMBER: 12464/SK5

SCALE: 1:20

REVISIONS

The Contractor is to check all dimensions on site and report any discrepancies.

4

CONSTRUCTION DETAILS

All clauses referred to are taken from Lincolnshire County Highways "DEVELOPMENT ROAD LAYOUT GUIDE AND SPECIFICATION".

SUB-BASE : Shall conform with Clause 2.10.1. Either Type 1 or Type 2 aggregate may be used. This shall comprise crushed rock, crushed concrete, crushed slag or well burnt non-plastic shale. The material shall be laid in one or more layers, each not exceeding 150mm compacted thickness, to give the specified total depth and width of sub-base. Each layer should be placed and spread evenly without delay.

BASE COURSE : 100mmof dense,bitumen macadam. This material shall be nominal 20mm size, made and delivered in accordance with BS4987. The binder shall be 100 pen bitumen. For footways the binder shall be 200 pen. Basecourse material must be compacted to a void content within the range 2-8%. To achieve this double drum vibratory rollers, 2 tonnes minimum dead weight are recommended. All layers must be bonded.

WEARING COURSE : 40mm of dense bitumen macadam. This material shall be 10mm nominal size aggregate made and laid in accordance with BS4987 clause 2.4.5. The minimum PSV of aggregate used shall be 55. The binder shall be 100 pen bitumen. For footways this material shall be 6mm nominal size aggregate made and laid in accordance with BS4987 clause 2.4.4. Binder shall be 200 pen bitumen.

JOINTS IN BITUMINOUS CONSTRUCTION : All joints with existing bituminous construction shall be cut back to a vertical face of not less than the course thickness and all joints, including the vertical concrete face of margin channels and concrete kerbs shall be painted with a complete coat of 200 pen bitumen or an approved cold poured sealant.

KERBS CHANNELS AND EDGINGS : All kerbs channels and edgings irrespective of method of manufacture must comply with BS340. Unless otherwise agreed they shall be manufactured by indirect pressure.

VEHICLE CROSSINGS : 180mm of Sub-base to be laid as above. Then 150mm thickness of 20mm nominal size compacted to a void content not exceeding [illegible] shall be laid of 100mm bitumen macadam of the nominal size to be used on the adjacent carriageway.

BLOCK PAVING : Clay pavers and concrete [illegible] current "Specification for Precast Concrete [illegible]

PROVISION:

TYPES OF PIPES: One type of pipe shall be used within any individual length of drain between connections between manholes.

CONCRETE PIPES : shall comply with the requirements of BS5911 except that the [illegible] complete with flexible joints, as supplied by the manufacturer.

BEDDING AND LAYING OF PIPES AND DUCTS : Pipes shall be laid on pipe bedding material selected grading within the range shown in Table 2.7.3.b and having a compaction factor of 0.9 or less. Rock or other hard material shall not be placed under the pipes for temporary support. Pipes laid with less than 1.2m of cover under carriageways and vehicle access crossings or 0.6m under other footways and verges shall be surrounded with 150mm C.O.'20N/mm²/7mm concrete as specified in clause 2.13.1 Pipe surrounds shall have a minimum cover of 150mm.

MANHOLES AND INSPECTION CHAMBERS: shall be constructed of precast concrete sections complying with BS5911, of brickwork or of concrete cast in situ, as shown on drawings. All work shall be built in cement mortar in English bond. The joints of brickwork where exposed shall be finished with a neat flat joint as work proceeds where the depth of invert of manholes exceed 1.0metre below the finished surface of the carriageway or the adjacent ground, step irons as specified in BS1247 shall be built in a vertical interval of 300mm with alternate steps in line, centrally and at 225mm centre to centre horizontally. Manholes covers and frames shall be manufactured or cast from ductile iron and shall comply with the requirements of BS497. Heavy duty covers and frames in the carriageway, vehicle access crossings. Medium duty circular covers and frames shall be used in footways and verges. All manholes for drains shall be watertight on completion. Frames for covers shall be set in mortar. Two sets of keys shall be supplied for each pattern of cover used.

Flexible joints shall be provided not [illegible] of the pipe or duct to manholes.

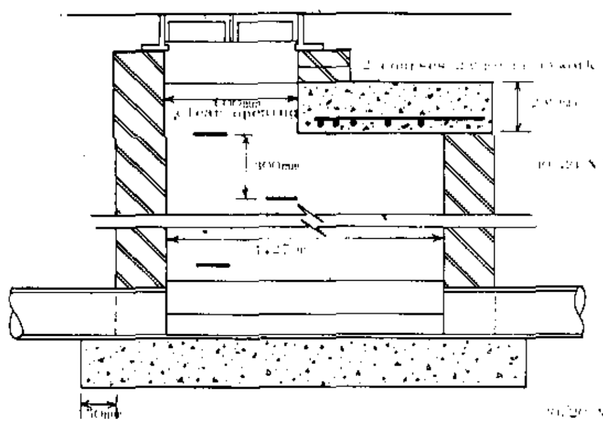
PIPES : Precast concrete spigot and socket pipes shall be manufactured and comply with BS5911 [illegible] shall have 75mm deep x 13mm thick with 25mm radial lapped joints [illegible] with a rubber cord [illegible] with the pipes and shall comply with [illegible]

footways, access crossings, [illegible] and verges.

[illegible] AND BEDDING : cutting and connecting of the side [illegible] of cuttings, reinstatements and verges shall be carried out to [illegible] surface with a minimum [illegible] of 25mm of soil.

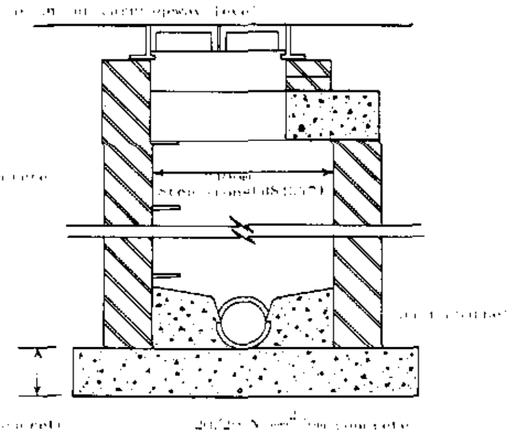
MANHOLE UP TO 2m DEEP ON LINE OF DRAINS

Cast iron ductile cover and frame (BS497).

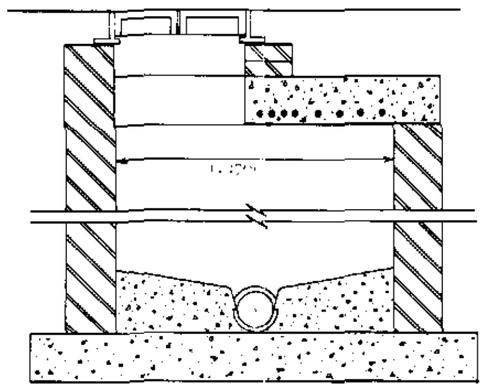


SECTION

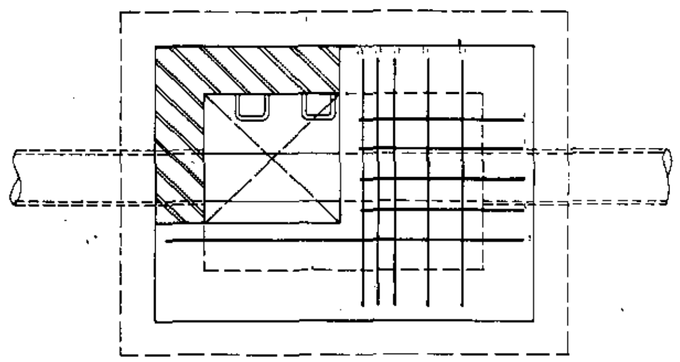
MANHOLE UP TO 2m DEEP DRAIN INTERSECTION



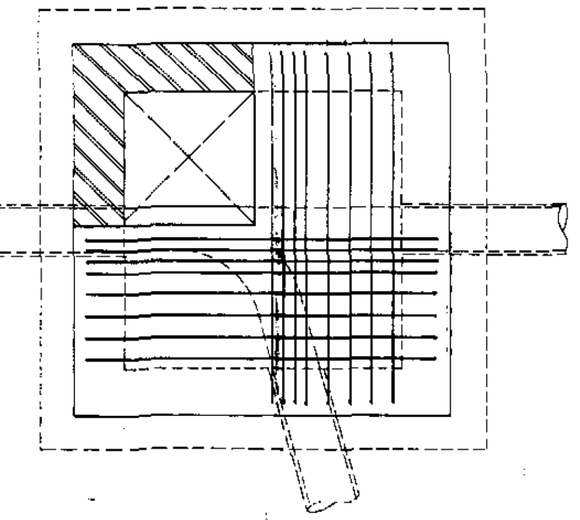
SECTION



SECTION

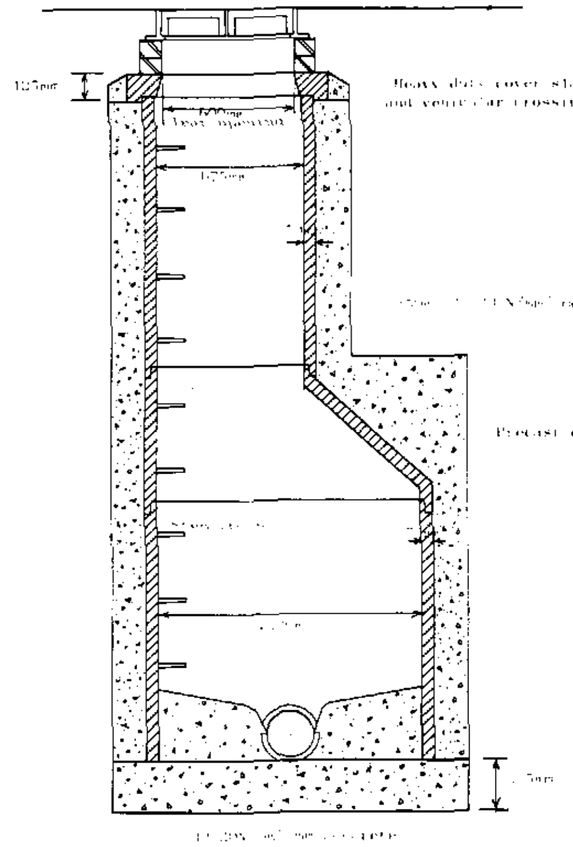


PLAN AT REINFORCEMENT LEVEL

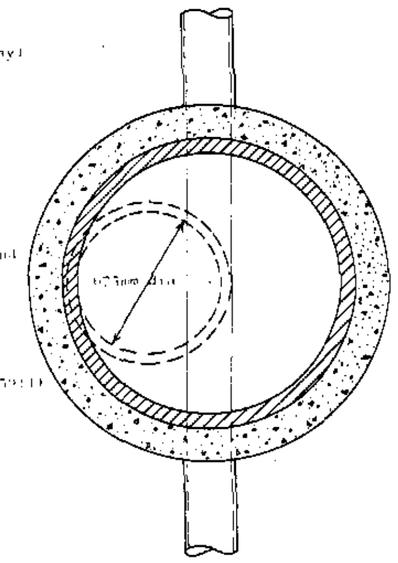


PLAN AT BENCH LEVEL

MANHOLE OVER 2m DEEP IN PRECAST CONCRETE

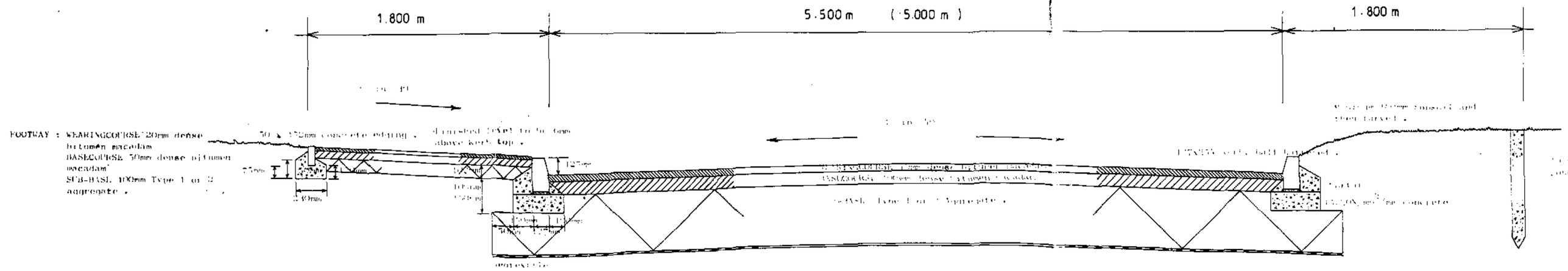


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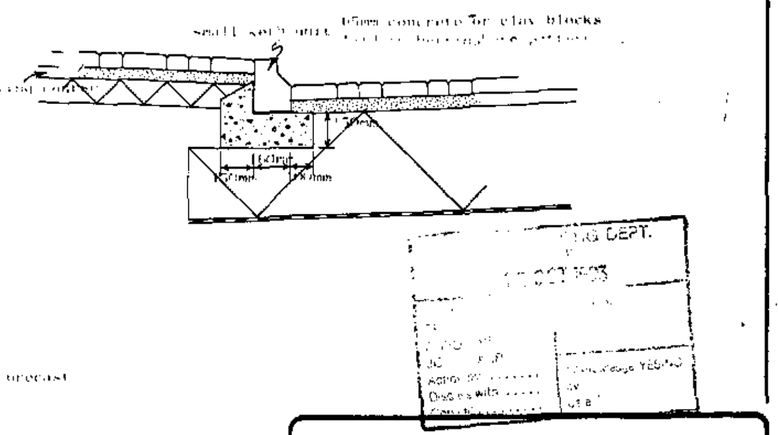


TYPICAL PLAN

NOTE: The Sorting ring section may be omitted and in situ 20/20N/mm² 7mm concrete may be used.



FOOTWAY : WEARINGCOURSE 20mm dense bitumen macadam
BASECOURSE 50mm dense bitumen macadam
SUB-BASE 100mm Type 1 or 2 aggregate.



CONSTRUCTION DETAILS

All clauses referred to are taken from Lincolnshire County Surveyors "HIGHWAY SPECIFICATION" (Vol 1 GUIDE AND SPECIFICATION).

SUB-BASE : Shall conform with clause 2.4.3.1, either Type 1 or Type 2 aggregate may be used. Sub-base shall comprise crushed rock, crushed concrete, crushed steel or well burnt non-plastic shale. The material shall be laid in one or more layers, each not exceeding 150mm compacted thickness, to give the specified total depth and width of sub-base. Each layer should be placed and spread evenly without delay.

BASE COURSE : 100mm(4 inch) dense bitumen macadam. This material shall be nominal 20mm size, grade and delivered in accordance with BS4987. The binder shall be 100 pen bitumen. For footways the binder shall be 200 pen. Basecourse material must be consisted to a void content within the range 2-5% to achieve this double 65mm x 65mm x 65mm cubes, 2 layers rammed hand weight are recommended. All layers must be bonded.

WEARING COURSE : 40mm of dense bitumen macadam. This material shall be 10mm nominal size aggregate grade and laid in accordance with BS4987 clause 2.3.4.5. The minimum PSV of aggregate used shall be 55. The binder shall be 100 pen bitumen. For footways this material shall be fine material size aggregate grade and laid in accordance with BS4987 clause 2.3.4.1, binder shall be 200 pen bitumen.

JOINTS IN BITUMINOUS CONSTRUCTION : All joints with existing bituminous construction shall be cut back to a vertical face of not less than the course thickness and all joints, including the vertical concrete face of kerbs, channels and concrete kerbs, shall be painted with a coating of 200 pen bitumen or an approved cold poured sealant.

ACCESS CHANNELS AND GRATINGS : All works changes and ratings irrespective of method of attachment must comply with BS350. Gratings of access chambers shall be manufactured by approved manufacturers.

VEHICLE CROSSINGS : 180mm of subbase as specified in para 2.4.3.1 plus 225mm of concrete of 20mm nominal size compacted to a level surface. The concrete shall be finished with a 50mm thick layer of bitumen macadam of the material specified in clause 2.3.4.5 of the current "Specification for Highway Works".

BACK PAVING : Clay pavers and specials shall be laid in accordance with clause 2.3.5.1 of the current "Specification for Highway Works".

DRAINAGE

PIPES : Pipes shall be spigot and socket type unless otherwise specified.

LAYING OF PIPES : Pipes shall be laid on granular bedding (Type 1 or 2 aggregate) to the thickness and width shown on the drawings. Pipes shall be laid to the gradients shown on the drawings. Pipes shall be laid with the socket facing upstream. Pipes shall be laid true to line and gradient as shown on the drawings. Pipes shall be laid with a minimum cover of 900mm under footways and verges and 1200mm under carriageways. Where these minimum depths cannot be achieved the pipes shall be surrounded with 150mm concrete as specified in clause 2.4.4.1(a).

MANHOLES AND INSPECTION CHAMBERS : Shall be constructed of precast concrete rings conforming to BS5911, of brickwork or of concrete cast in situ, as shown on drawings. All joints shall be made in cement mortar in English bond. The joints of brickwork above exposed shall be finished with a neat flat joint as work proceeds where the depth of cover or manhole exceeds 1 metre (also the finished surface of the carriageway or the adjacent ground), step irons as specified in BS4467 shall be built in a vertical interval of 300mm with alternate steps in line vertically and at 225mm centre to centre horizontally. Manhole covers and frames shall be manufactured of cast iron or spheroidal graphite iron and shall comply with the requirements of BS497. Heavy duty cover and frames in the carriageway, vehicle access crossings, medium duty private covers and frames shall be used in footways and verges. All manholes on drains shall be watertight on completion. Frames for covers shall be set in mortar. Two sets of keys shall be supplied for each pattern of cover used.

[illegible] shall be provided at 225mm of the foot of the risers of benching.

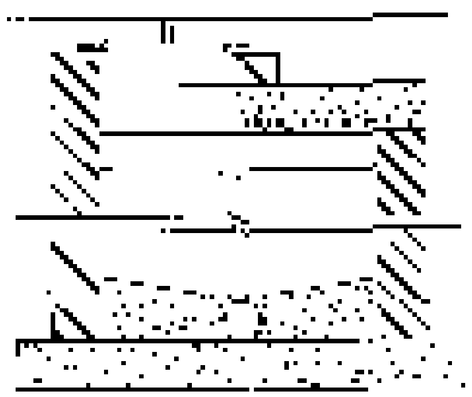
[illegible] shall be provided in 225mm of the foot of the risers of benching.

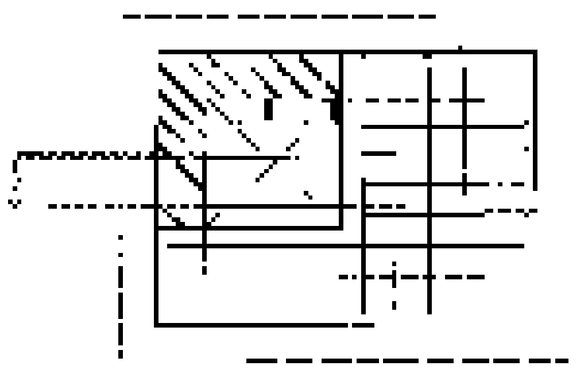
[illegible] shall be provided in 225mm of the foot of the risers of benching.

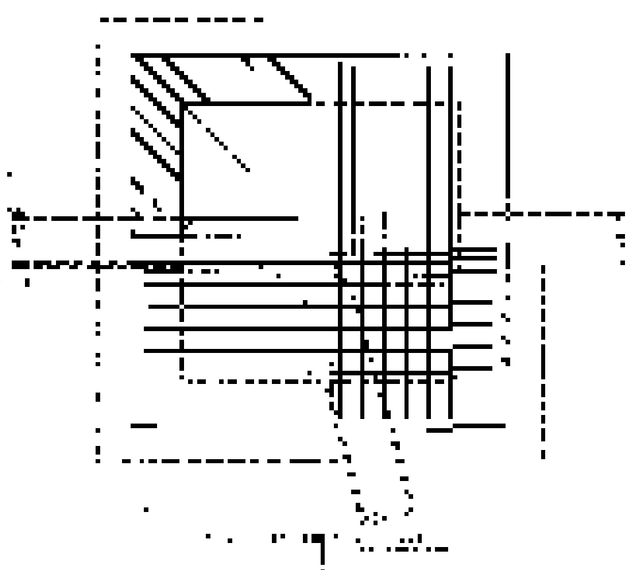
[illegible] shall be provided in



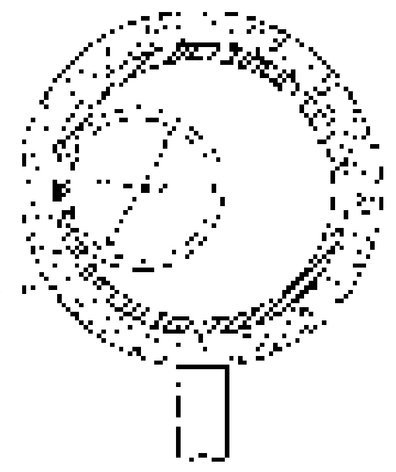








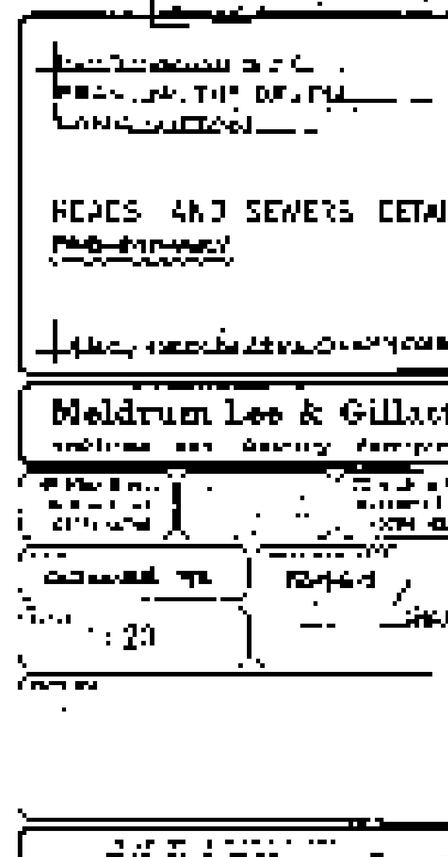


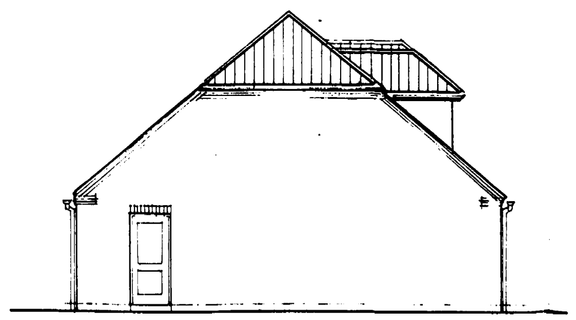




ROADS AND SEWERS DETAIL

Meldrum Lee & Gillard

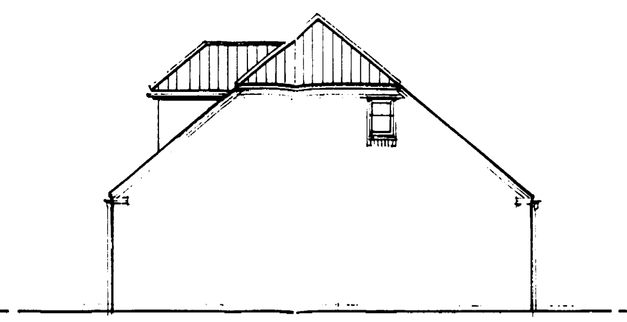




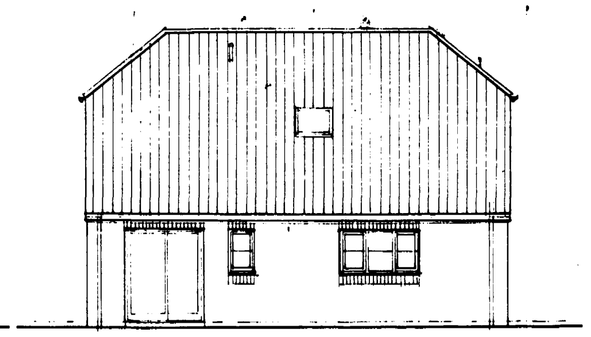
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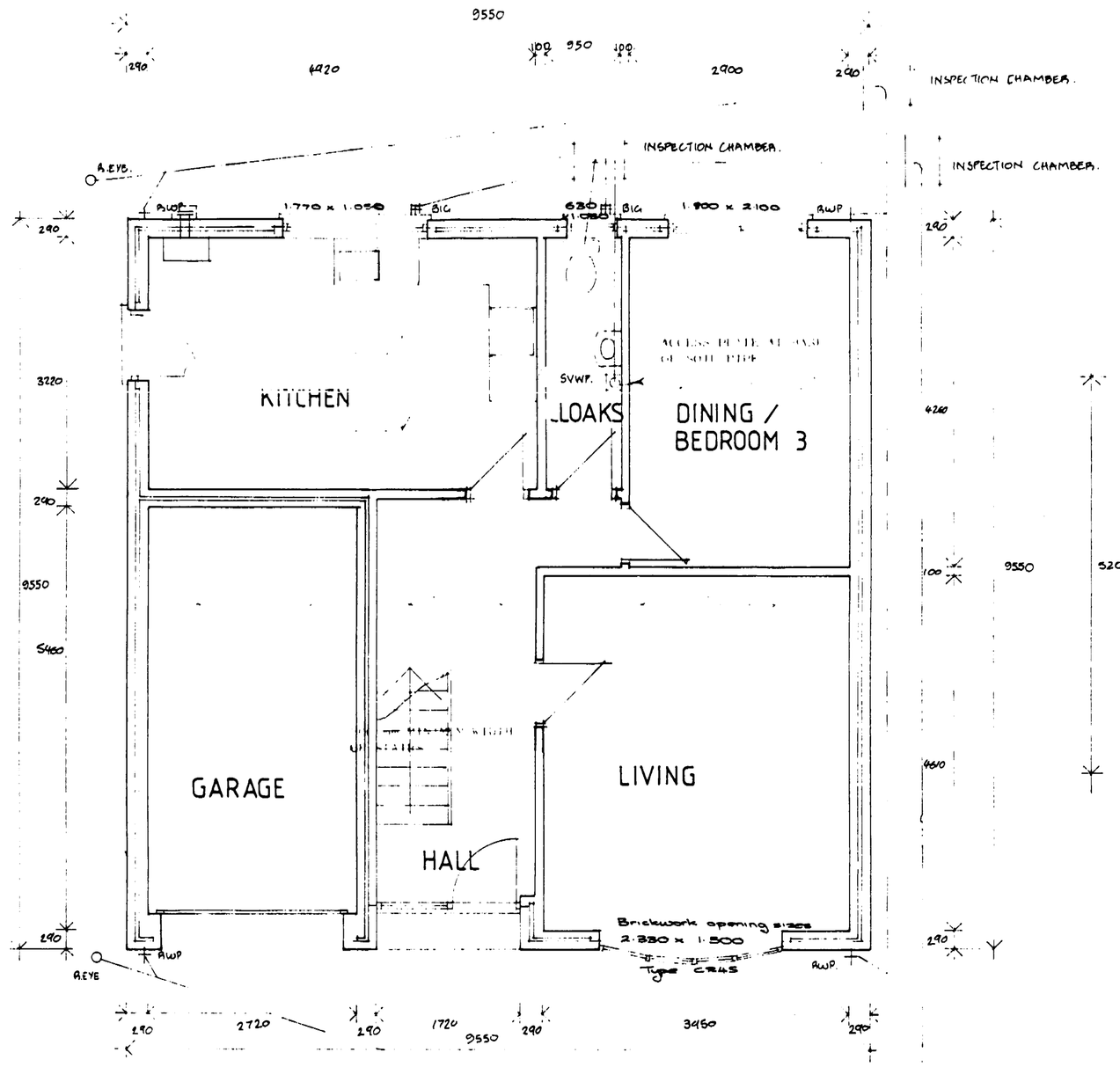
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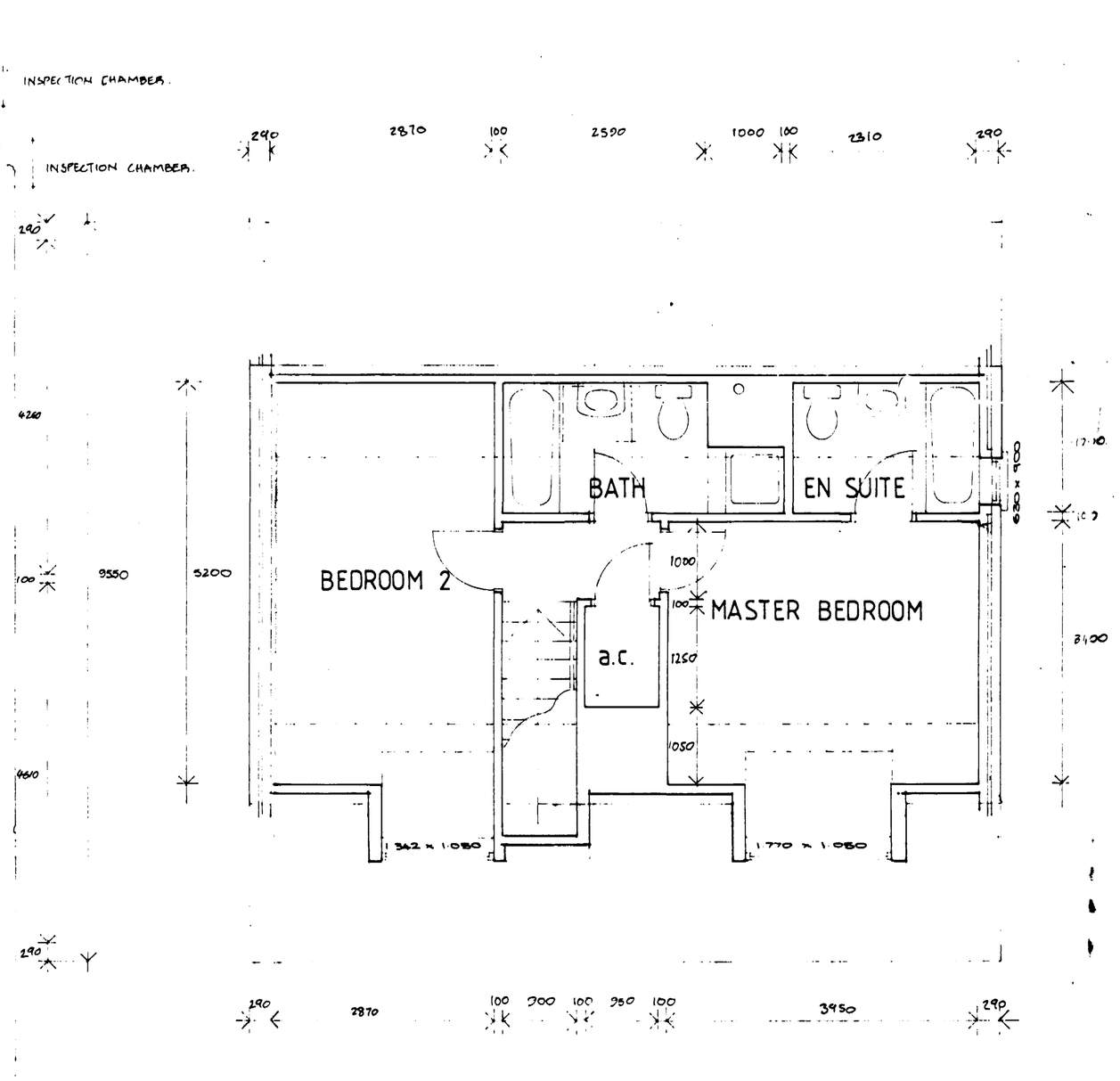
Side



Rear



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TO SURFACE WATER DRAIN IN ROAD

INSPECTION CHAMBER.

TO FOUL WATER SEWER IN ROAD.

S.H.L.D. HOUSING DEPT. RECEIVED 12 OCT 1993

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON
TYPE B
2/3 BEDROOM CHALET BUNGALOW

PRELIMINARY

L & B.C, LINCOLNSHIRE COUNTY COUNCIL

Meldrum Lee & Gillatt
Architects and Quantity Surveyors

49 High Street
Boston Lincs
(0205) 64795

22 Algitha Road
Skegness Lincs
(0754) 4332

DATE: OCTOBER '93

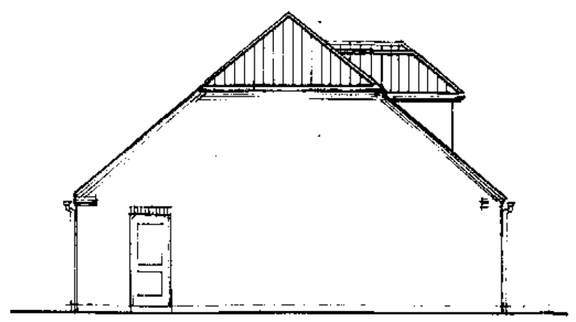
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REVISIONS

The Contractor is to check all dimensions on site and report any discrepancy to the Architect

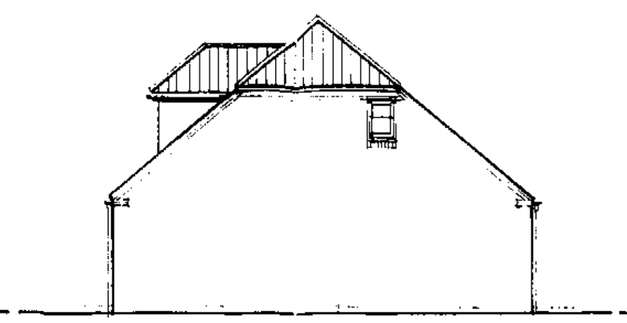
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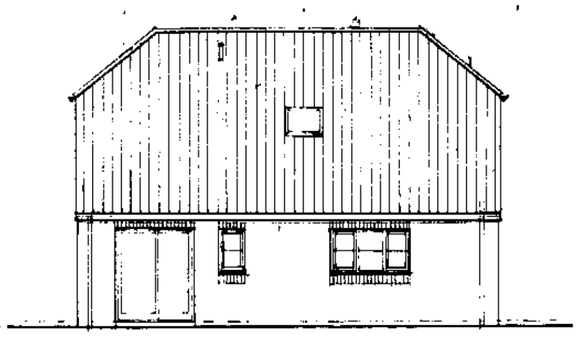
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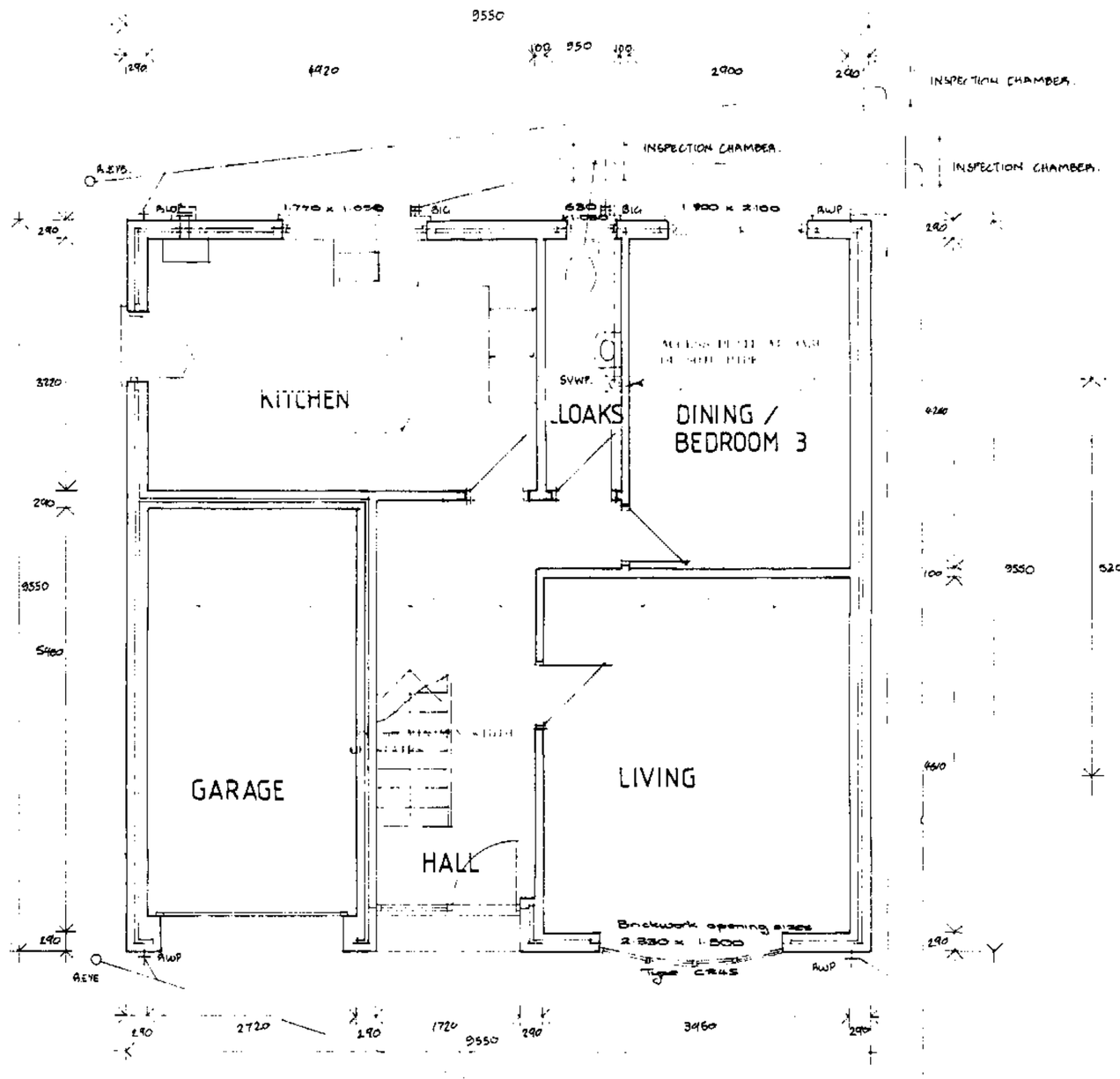
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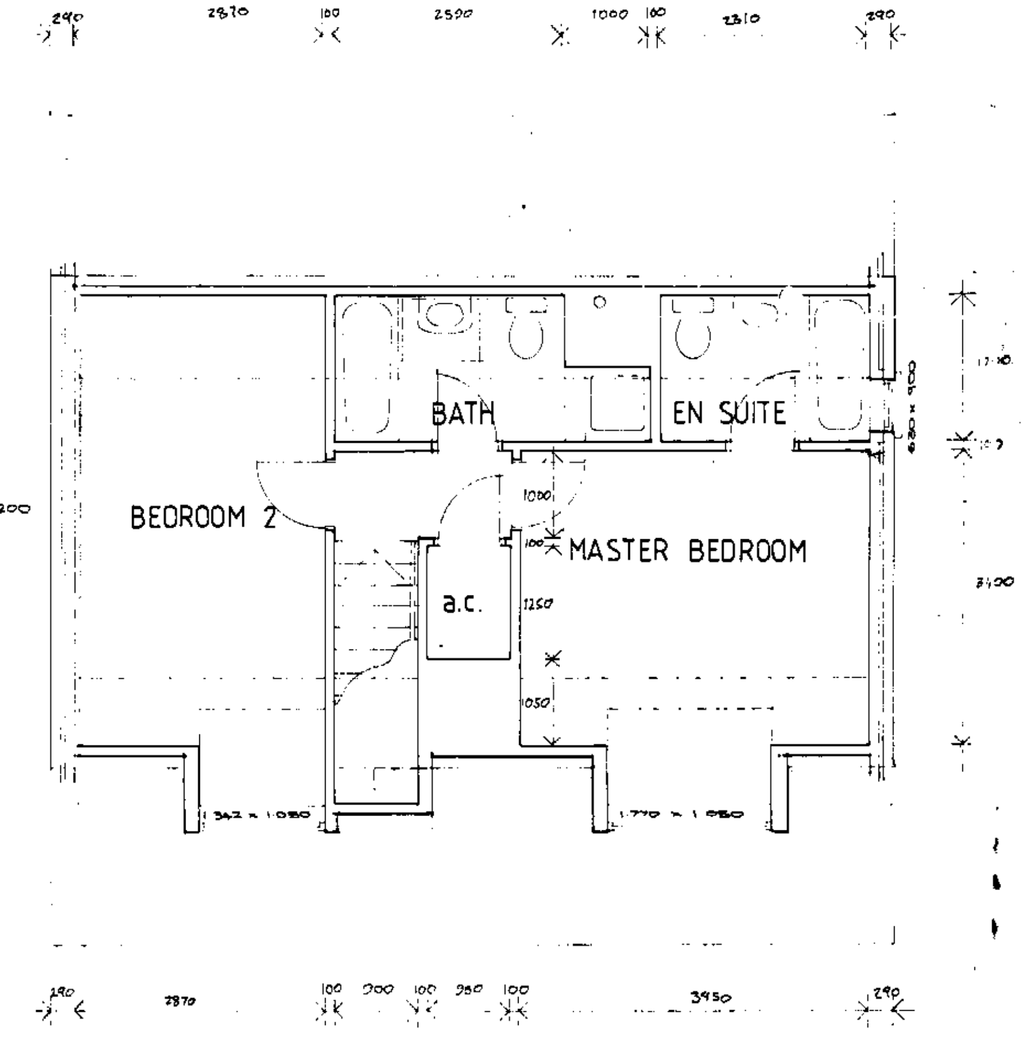
Side



Rear



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TO SURFACE WATER DRAIN IN ROAD

INSPECTION CHAMBER

TO FOUL WATER SEWER IN ROAD

SHIRLEY HOUSE
RECEIVED
12 OCT 1993

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON
TYPE B
2/3 BEDROOM CHALET BUNGALOW

PRELIMINARY

L&BC, LINCOLNSHIRE COUNTY COUNCIL

Meldrum Lee & Gillatt
Architects and Quantity Surveyors

49 High Street
Boston Lincs
(0205) 64795

22 Algitha Road
Skegness Lincs
(0754) 4332

DATE: OCTOBER '93

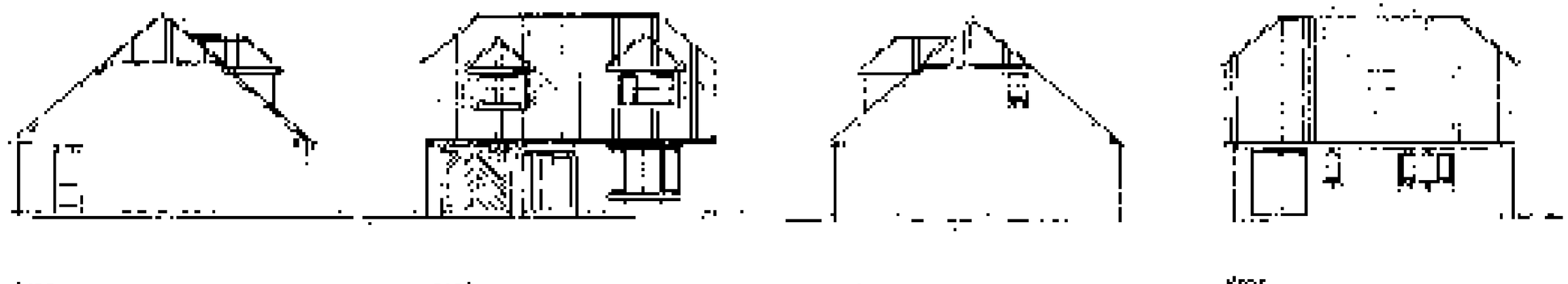
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REVISIONS

The Contractor is to check all dimensions on site and report any discrepancy to the Architect

8048 1195

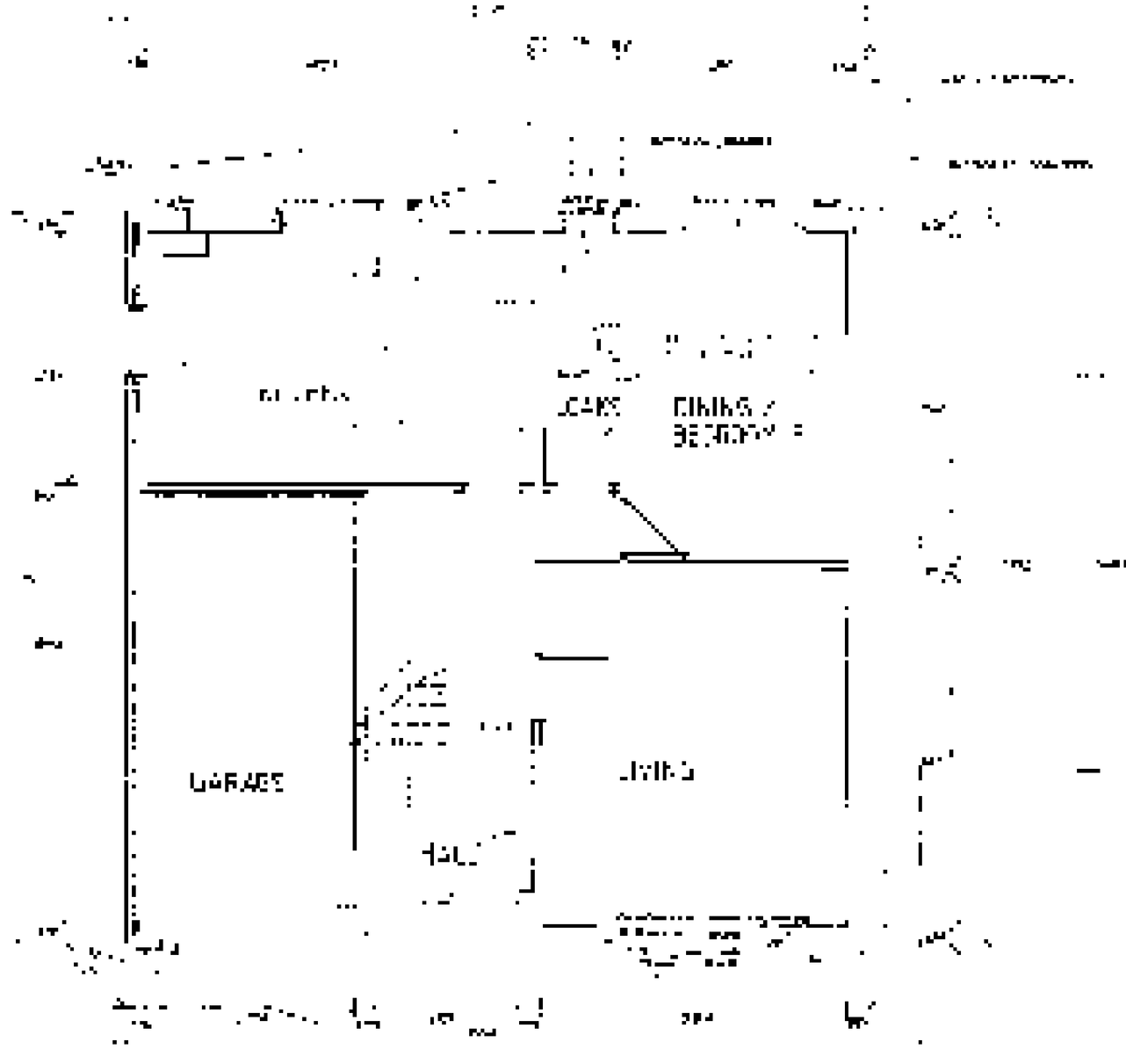


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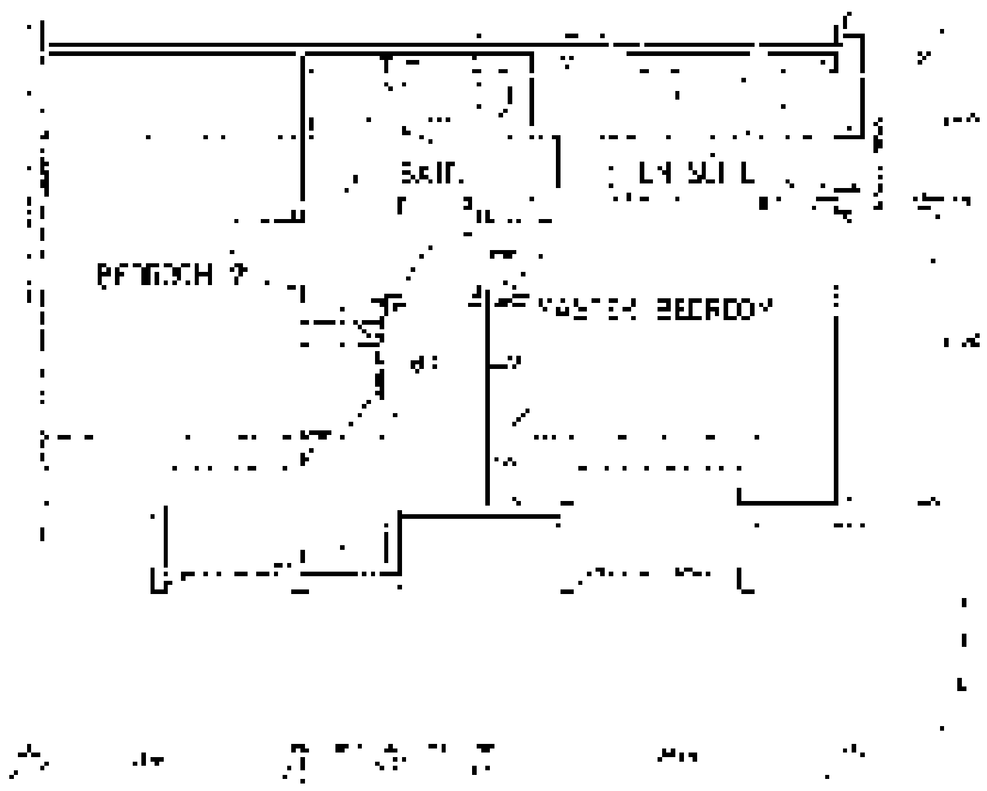
Front

Side

Rear



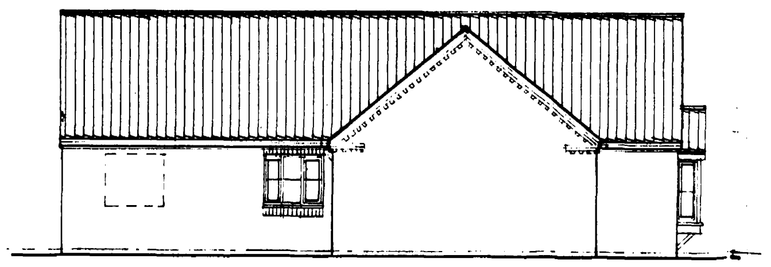
GROUND FLOOR PLAN



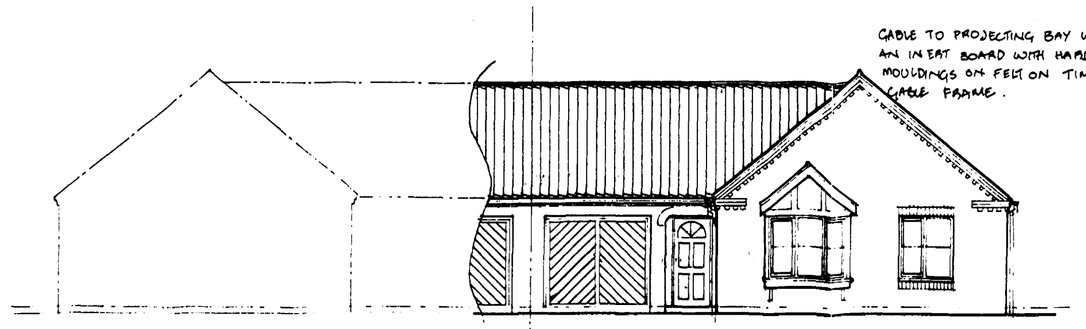
FIRST FLOOR PLAN

Aldridge Lee & Gillatt

Scale



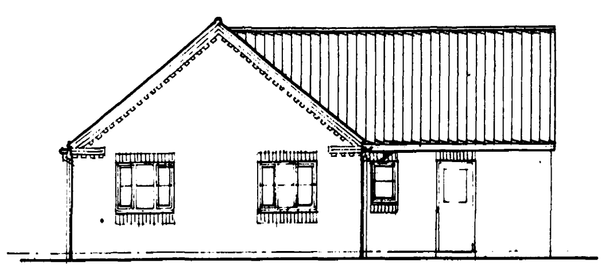
SIDE ELEVATION



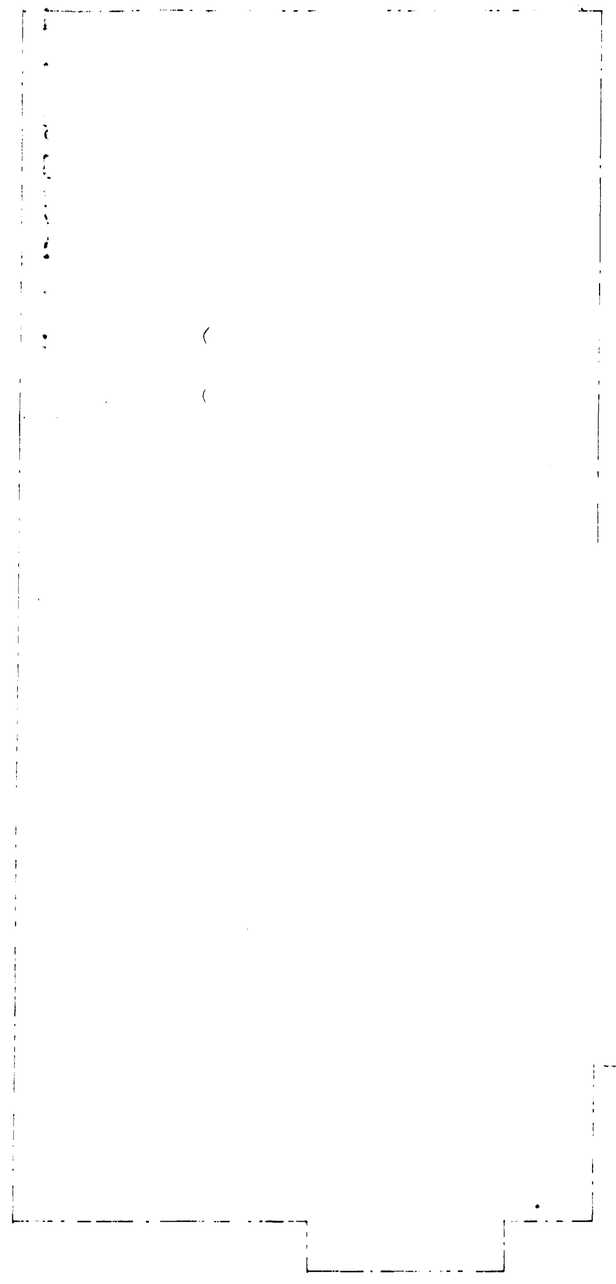
FRONT ELEVATION
(as semi detached)

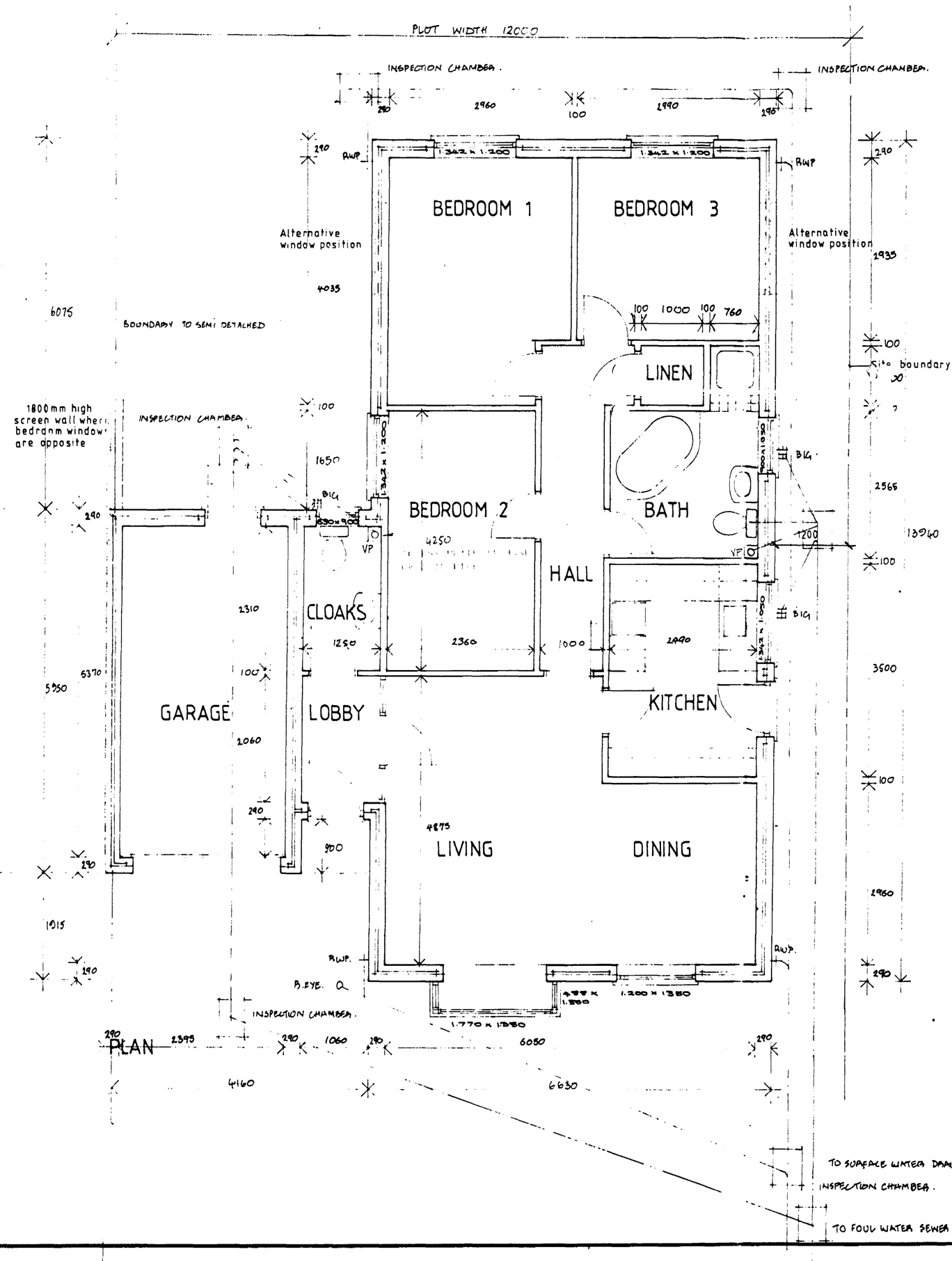


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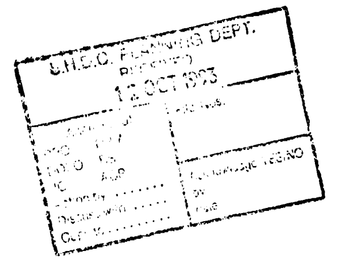


REAR ELEVATION
(as detached)





PLAN



DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON PRELIMINARY

TYPE C:
3 BEDROOM SEMI-DETACHED BUNGALOWS &
TYPE D:
3 BEDROOM DETACHED BUNGALOWS

L&BC, LINCOLNSHIRE COUNTY COUNCIL

Meldrum Lee & Gillatt
Architects and Quantity Surveyors

49 High Street
Boston Lincs
(0205) 64795

22 Algitha Road
Skegness Lincs
(0754) 4332

DATE: OCTOBER '93

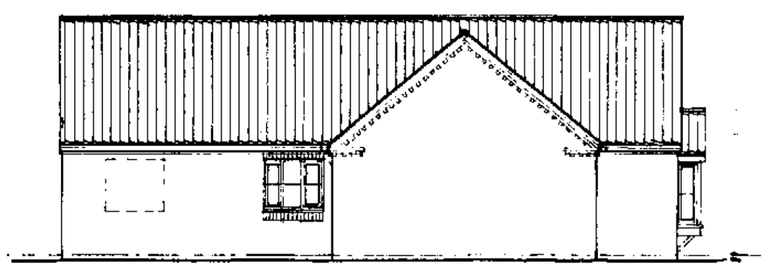
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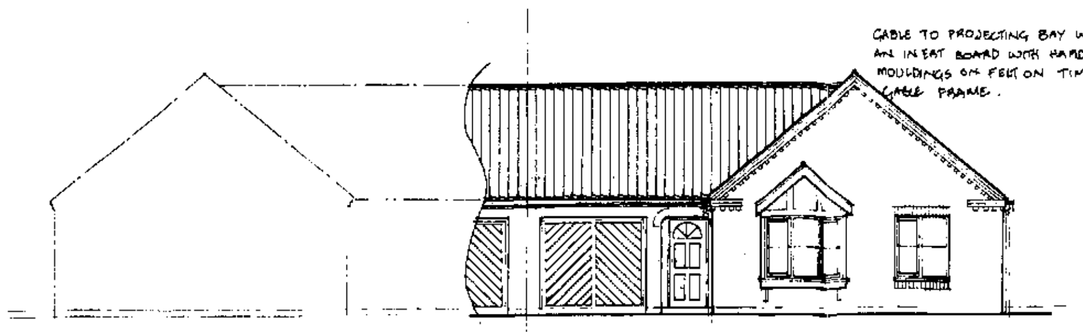
REVISIONS

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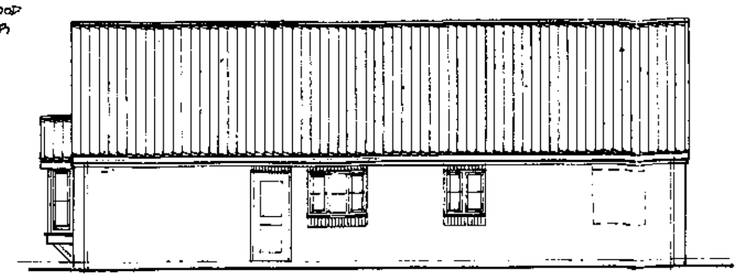
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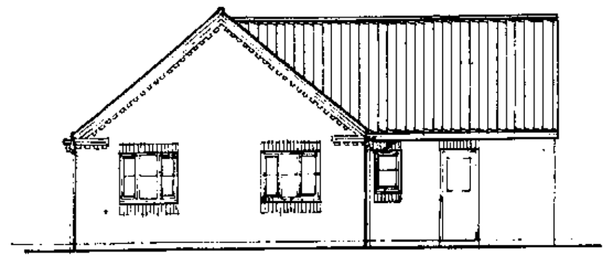
SIDE ELEVATION



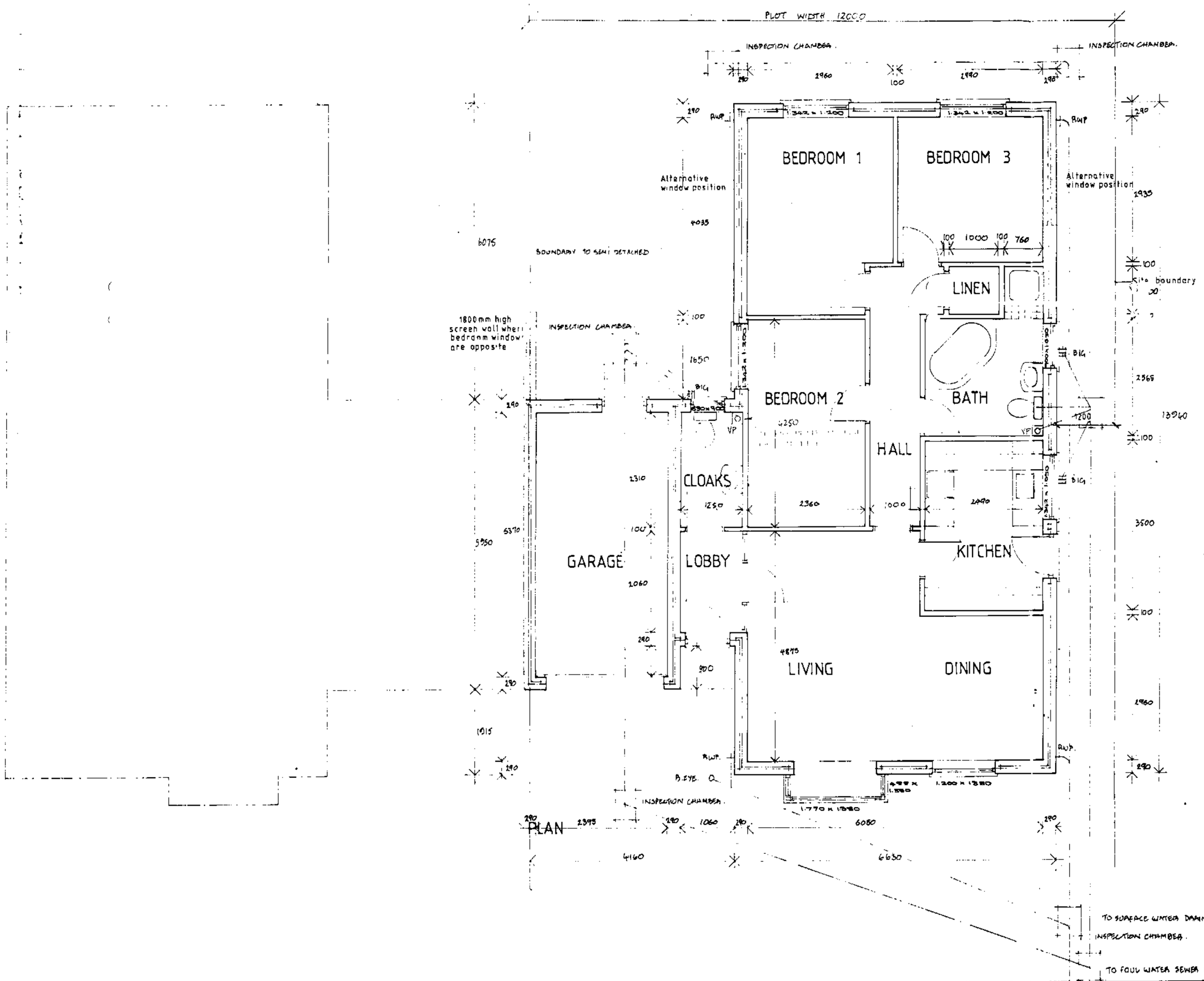
FRONT ELEVATION
(as semi detached)



SIDE ELEVATION



REAR ELEVATION
(as detached)



LINCS. COUNTY COUNCIL PLANNING DEPT.
RECEIVED
12 OCT 1993

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON PRELIMINARY

TYPE C:
3 BEDROOM SEMI-DETACHED BUNGALOWS &
TYPE D:
3 BEDROOM DETACHED BUNGALOWS

L&BC, LINCOLNSHIRE COUNTY COUNCIL

Meldrum Lee & Gillatt
Architects and Quantity Surveyors

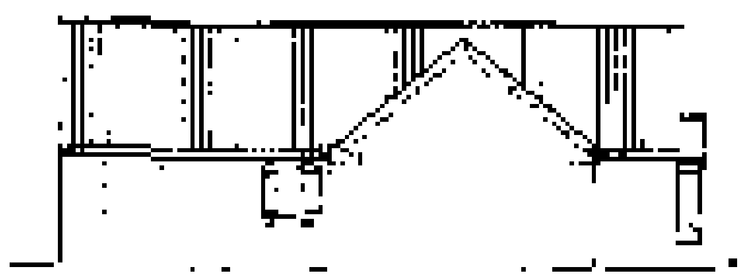
49 High Street
Boston Lincs
(0205) 64795

22 Algitha Road
Skegness Lincs
(0754) 4332

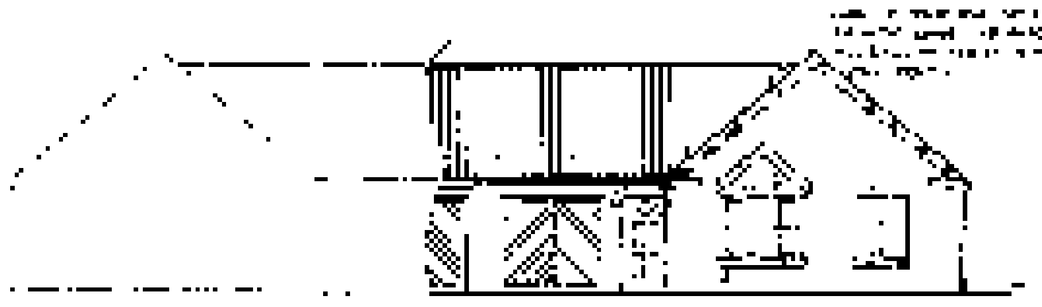
DATE: OCTOBER '93
DRAWING NUMBER: 12464/SK4
SCALE: 1:50 1:100
REVISIONS

The Contractor is to check all dimensions on site and report any discrepancy to the Architect

6048:1185



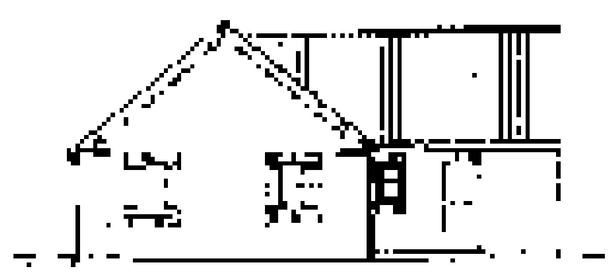
SIDE ELEVATION



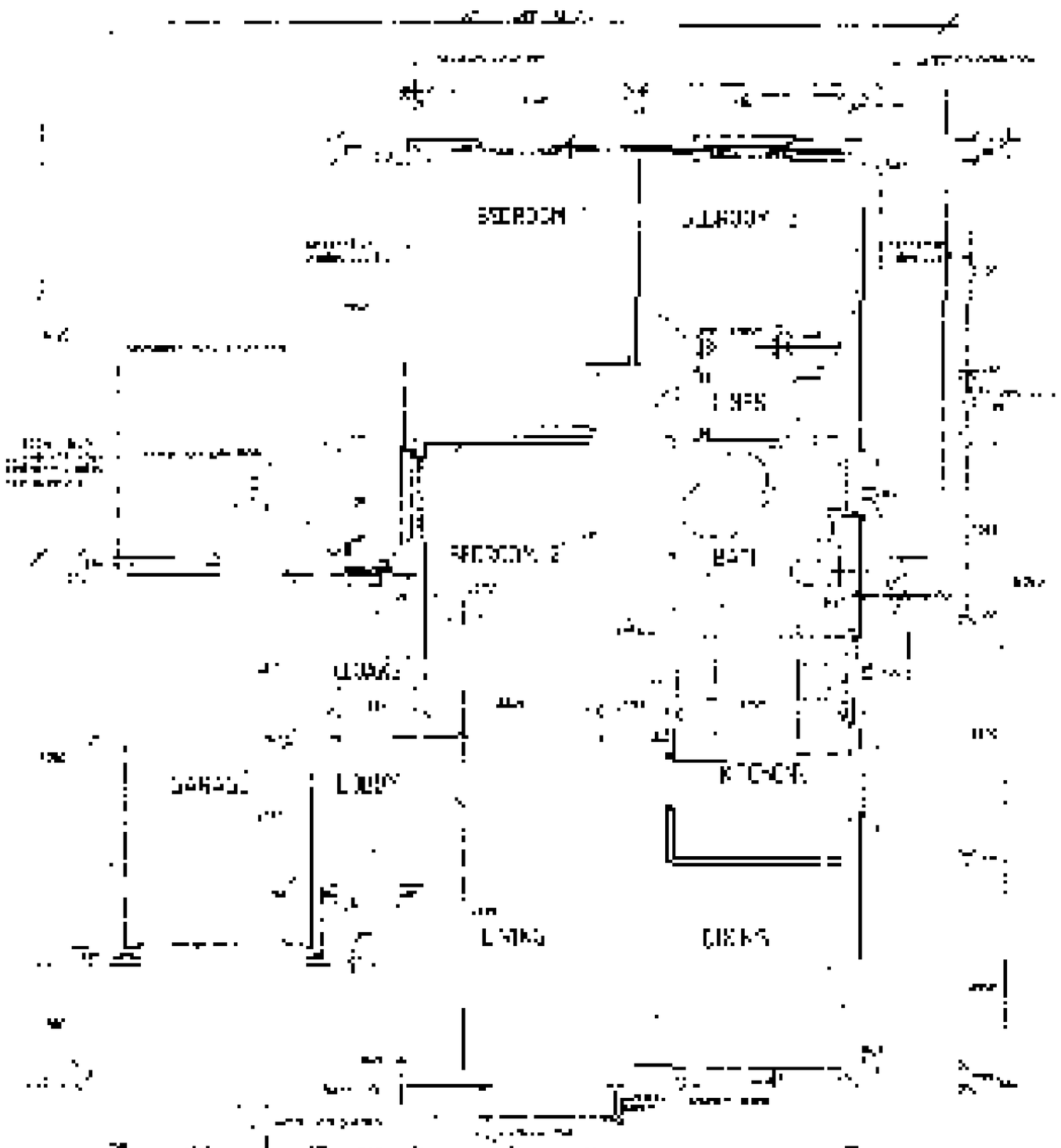
FRONT ELEVATION
(as semi detached)

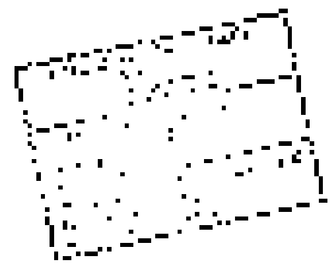


SIDE ELEVATION



REAR ELEVATION
(as detached)

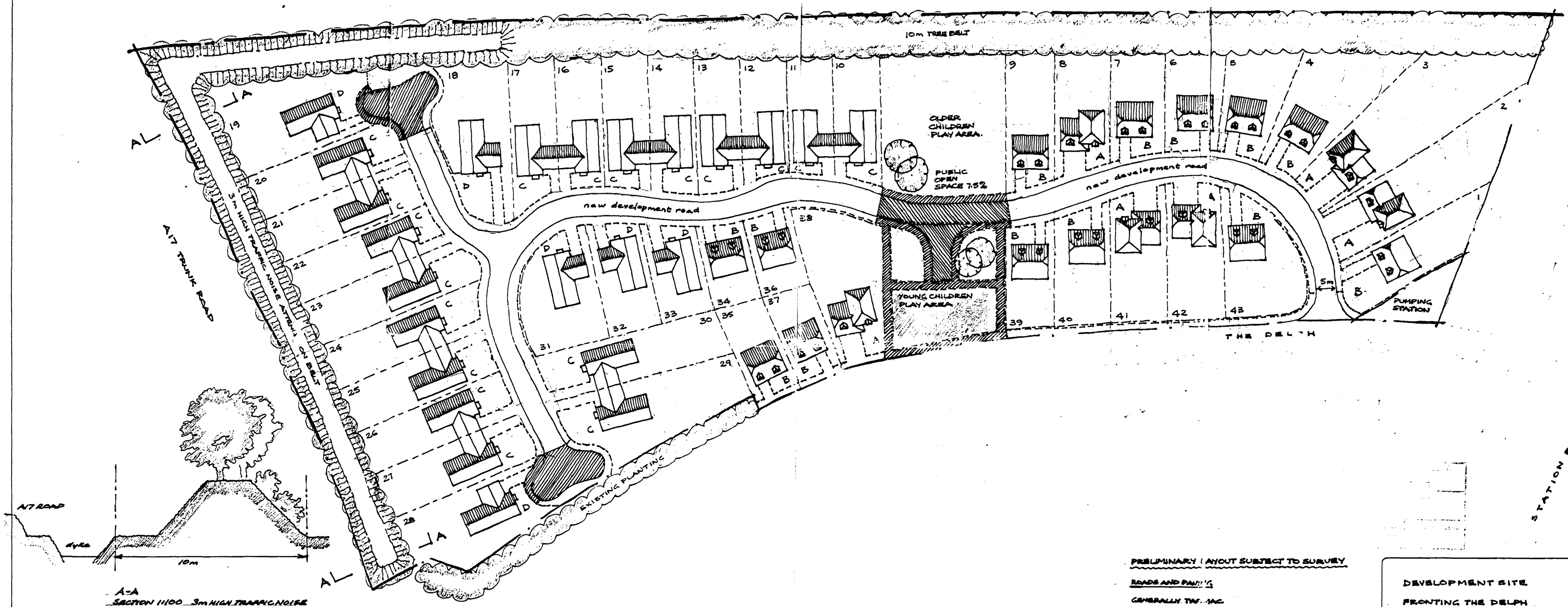




TYPE C
2 BEDROOM SEMI-DETACHED
BUNGALOWS &
TYPE D
3 BEDROOM DETACHED BUNGALOWS

Holderness Lee & Gillatt

SCALE



PRELIMINARY LAYOUT SUBJECT TO SURVEY

ROADS AND PAVING

GENERALLY TARMAC

CONCRETE BLOCK PAVIORS.

House Types

A	4 BEDROOM / INTEGRAL DOUBLE GARAGE	6
B	2/3 BEDROOM CHALET / INT. SINGLE GARAGE	13
C	3 BEDROOM SEMI-DETACHED BUNGALOW / INT. SINGLE GARAGE	18
D	3 BEDROOM DETACHED BUNGALOW / INT. SINGLE GARAGE	6
Total house units		43

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON
FOR LAND & BUILDING CONSULTANCY
LINCOLNSHIRE COUNTY COUNCIL

SITE PLAN - PRELIMINARY
PLANNING APPLICATION

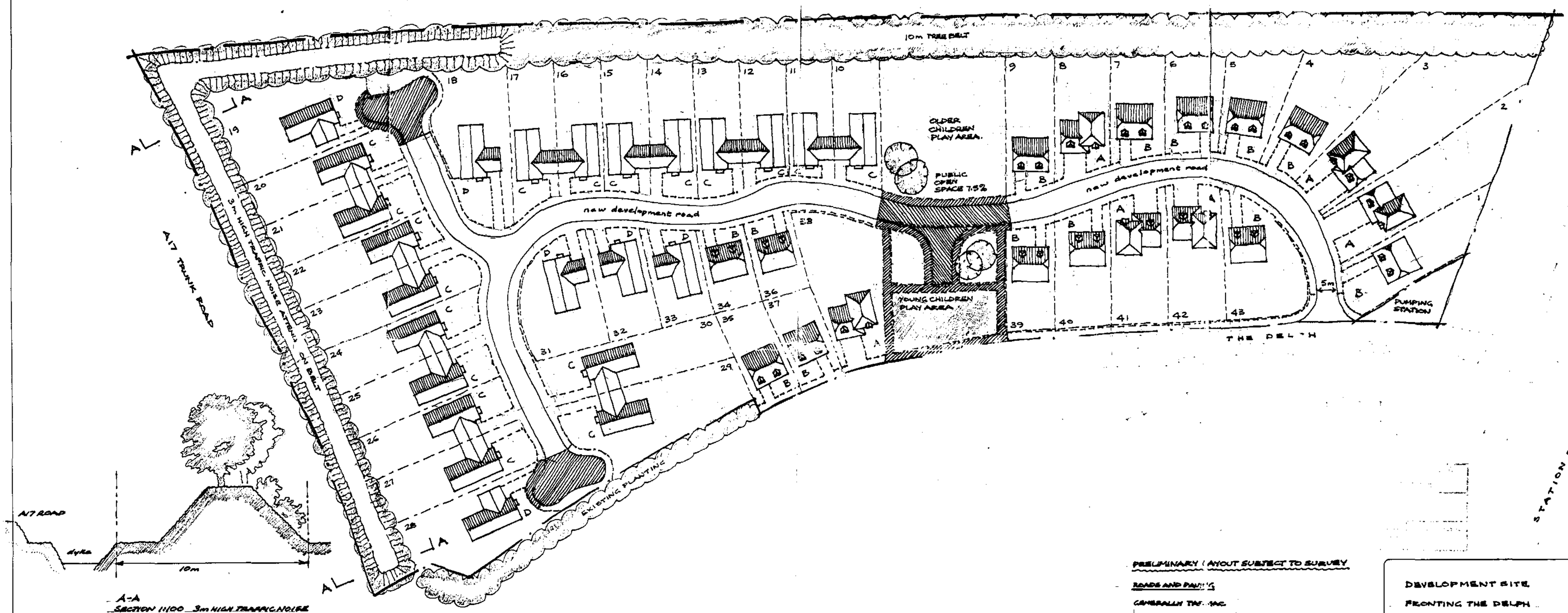
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston 0205 366793
Skegness 07541 767066
Grantham 0476 590129

Date: 8 OCTOBER 1993
Drawn by:
Scale: 1:500
Checked by:
Drawing No: 12464/SK1
Revision:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

AM ADMEL 913181 B



PRELIMINARY LAYOUT SUBJECT TO SURVEY

ROADS AND PAVING

GENERALLY TAR MAC.

CONCRETE BLOCK PAVIORS.

House Types

A	4 BEDROOM / INTEGRAL DOUBLE GARAGE	6
B	2/3 BEDROOM CHALET / INT. SINGLE GARAGE	13
C	3 BEDROOM SEMI-DETACHED BUNGALOW / INT. SINGLE GARAGE	18
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Total house units		43

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON
FOR LAND & BUILDING CONSULTANCY
LINCOLNSHIRE COUNTY COUNCIL

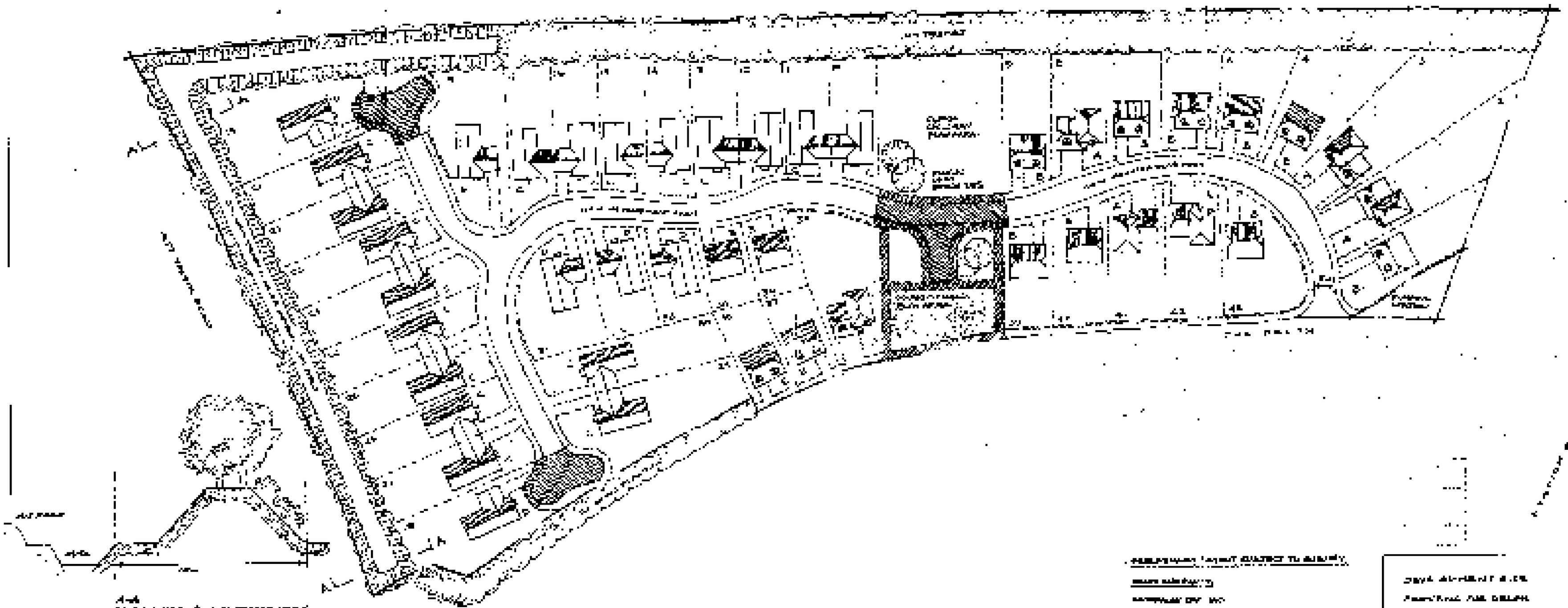
SITE PLAN - PRELIMINARY
PLANNING APPLICATION

Meldrum Lee & Gillatt
Architects Quantity Surveyors Management & Cost Consultants
Issuing Office:
Boston (0205) 364793
Skegness (0754) 767066
Grantham (0476) 590139

Date: 8 OCTOBER 1993
Drawn by:
Scale: 1:500
Checked by:
Drawing No.: 12464/SK1
Revision:

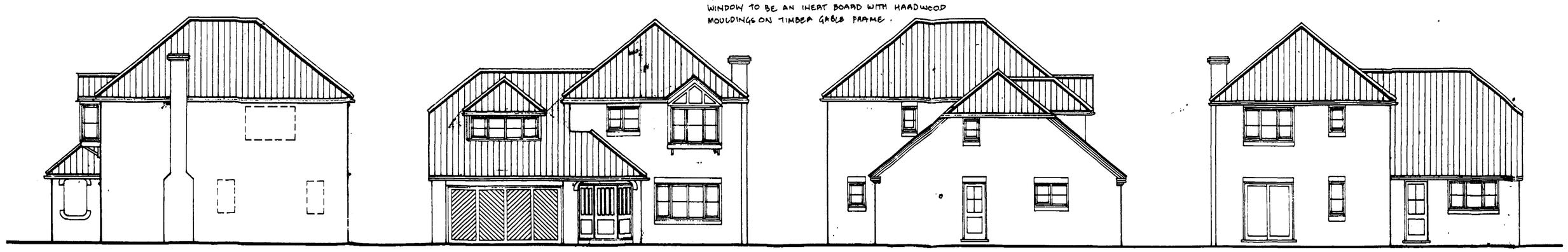
Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

AM ADMEL 913181 8



Medium Lee & Elliot

GABLE TO PROJECTING FIRST FLOOR BAY WINDOW TO BE AN INEAT BOARD WITH HARDWOOD MOULDINGS ON TIMBER GABLE FRAME.

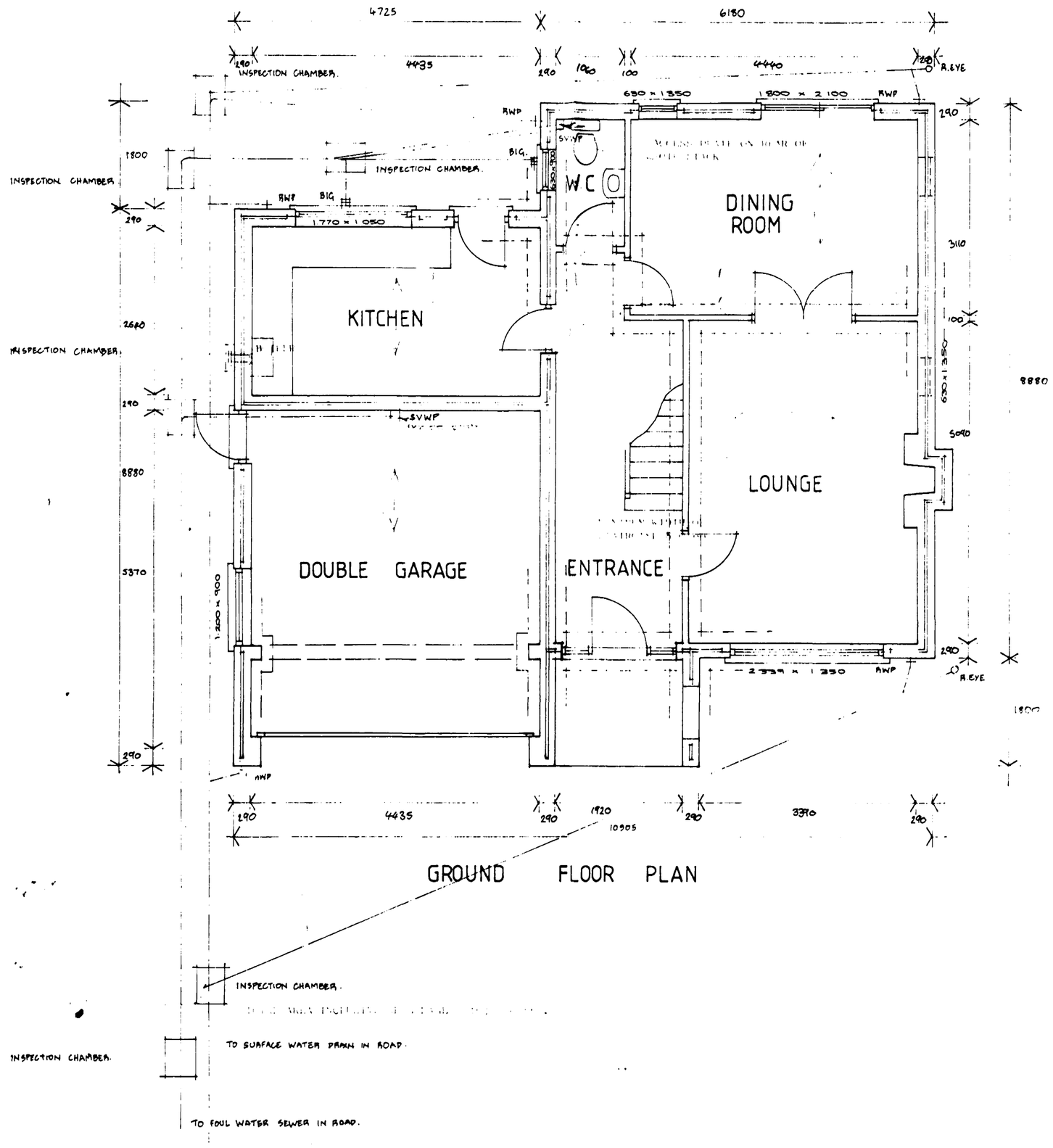


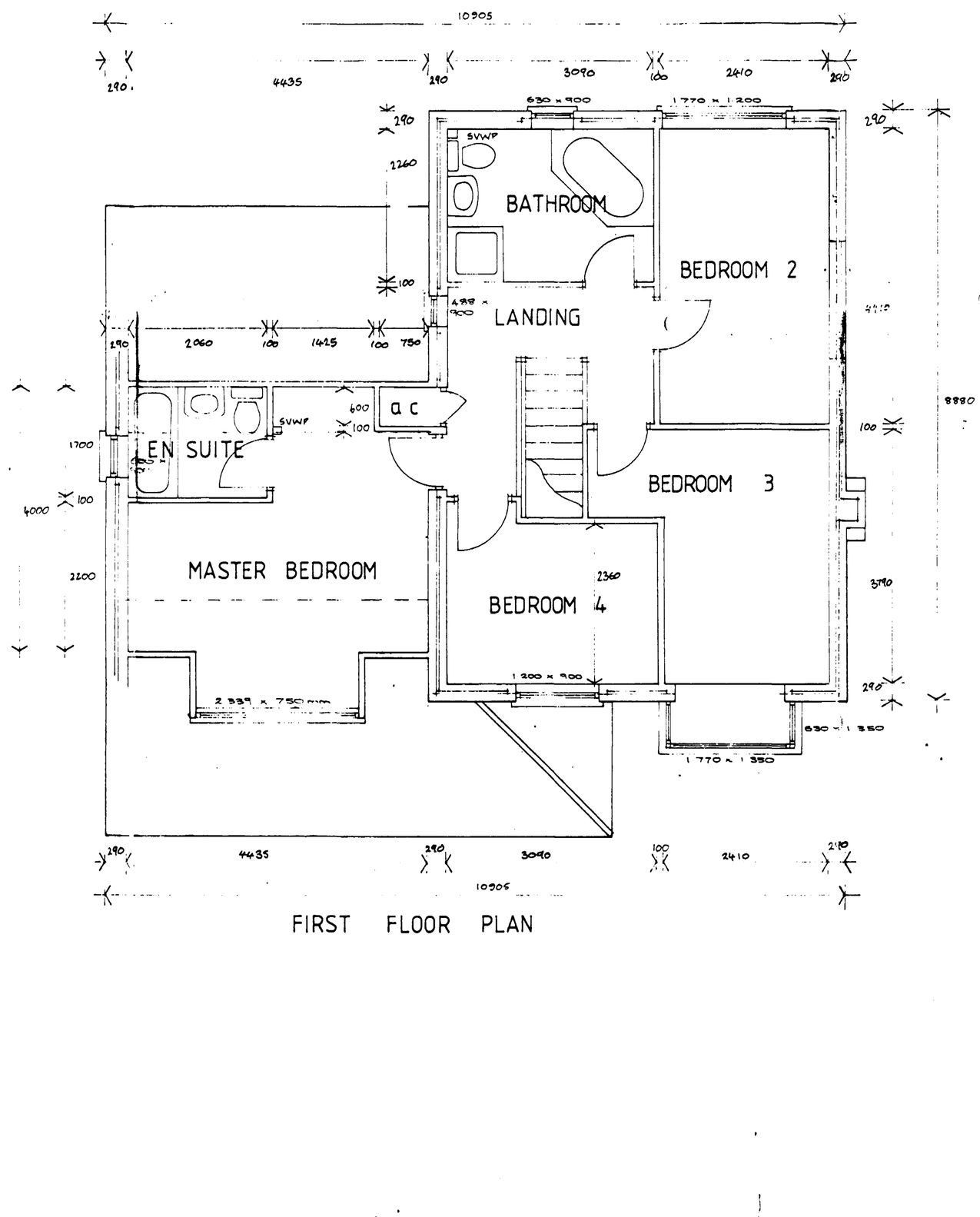
Side (alternative window treatment shown dotted)

Front

Side

Rear





S.H.D.C. PLANNING DEPT. RECEIVED 12 OCT 1993

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON

TYPE A
4 BEDROOMED HOUSE

PRELIMINARY

L&BC, LINCOLNSHIRE COUNTY COUNCIL

Meldrum Lee & Gillatt
Architects and Quantity Surveyors

49 High Street
Boston Lincs
(0205) 64795

22 Algitha Road
Skegness Lincs
(0754) 4332

DATE: OCTOBER '93

DRAWING NUMBER: 12464/SK2

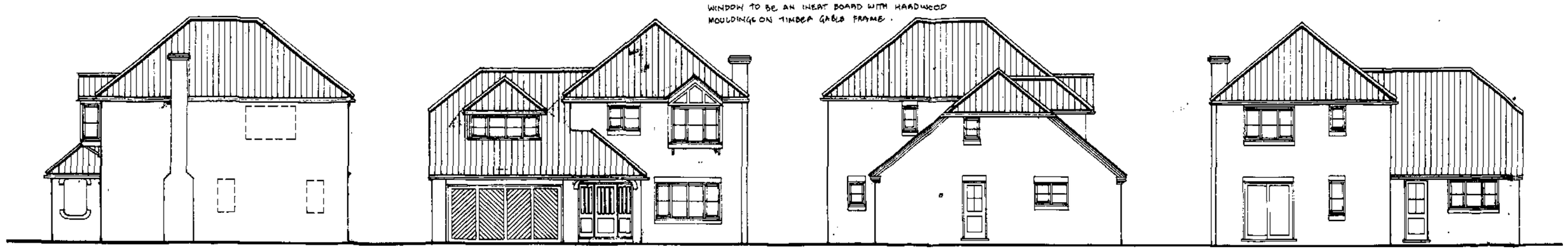
SCALE: 1:50 , 1:100

REVISIONS

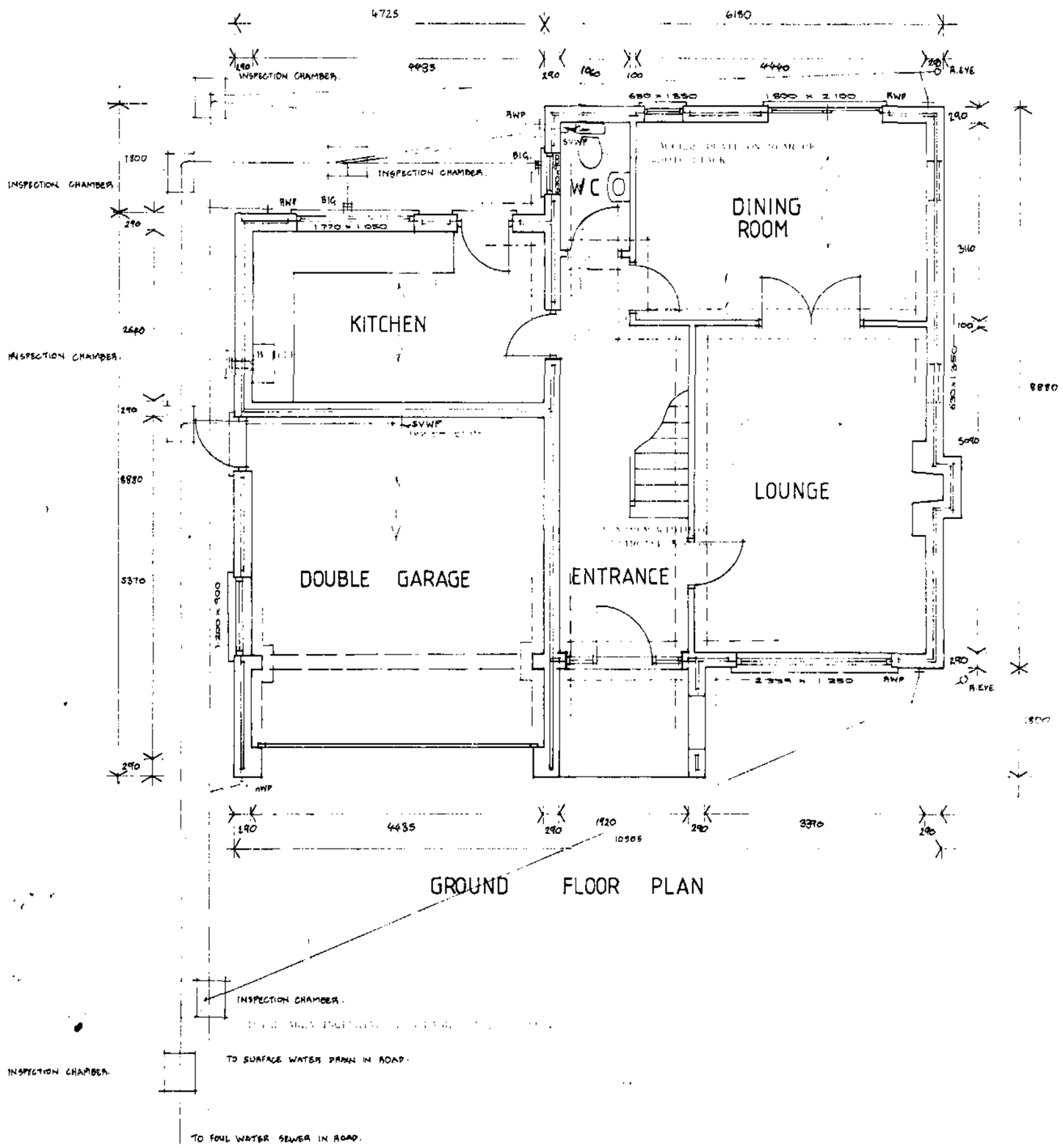
The Contractor is to check all dimensions on site and report any discrepancy to the Architect

6048 1185

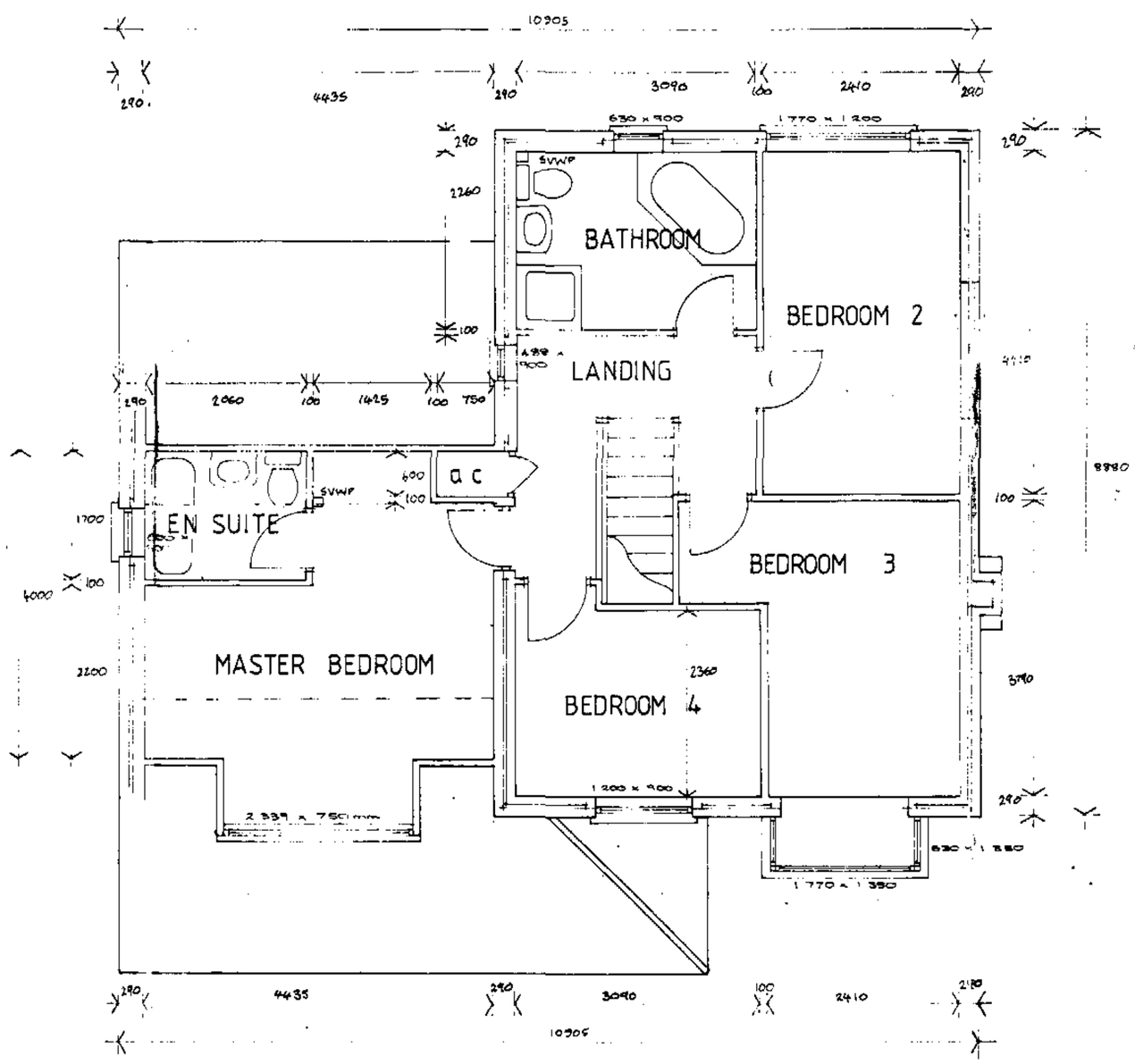
GABLE TO PROJECTING FIRST FLOOR BAY WINDOW TO BE AN INSET BOARD WITH HARDWOOD MOULDINGS ON TIMBER GABLE FRAME.



Side | Front | Side | Rear



GROUND FLOOR PLAN



FIRST FLOOR PLAN

S.H.D.C. PLANNING DEPT. RECD 17 OCT 1993

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON

TYPE A
4 BEDROOMED HOUSE

PRELIMINARY

L.B.C., LINCOLNSHIRE COUNTY COUNCIL

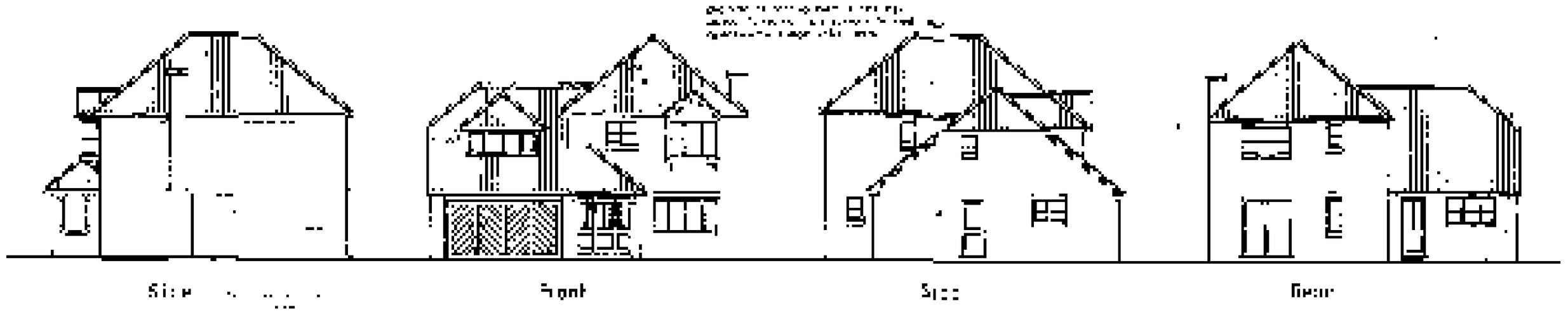
Meldrum Lee & Gillatt
Architects and Quantity Surveyors

49 High Street, Boston Lincs (0205) 64795
22 Algitha Road, Skegness Lincs (0754) 4332

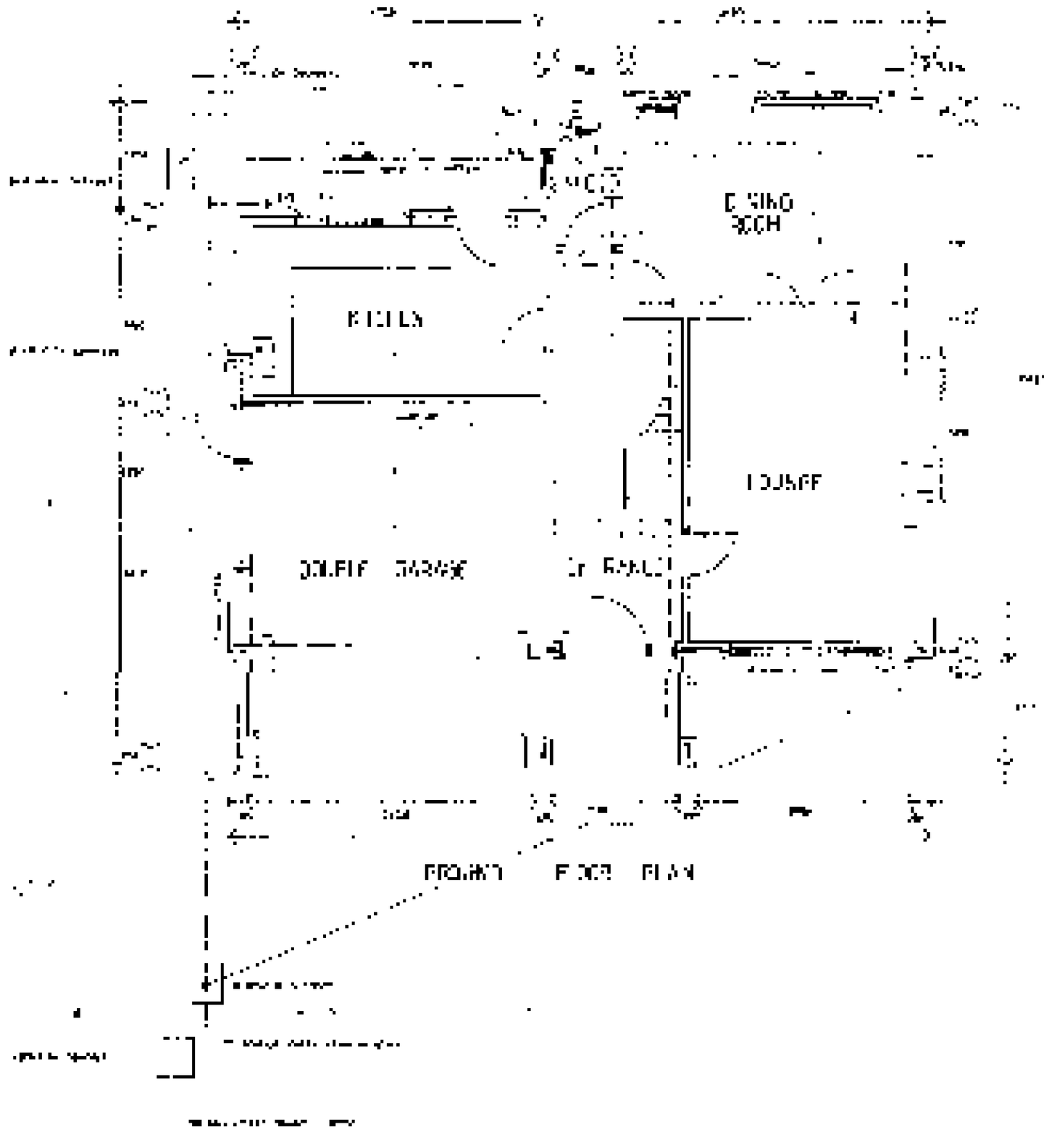
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DRAWING NUMBER: 12464/ - SK2
SCALE: 1:50 , 1:100
REVISIONS

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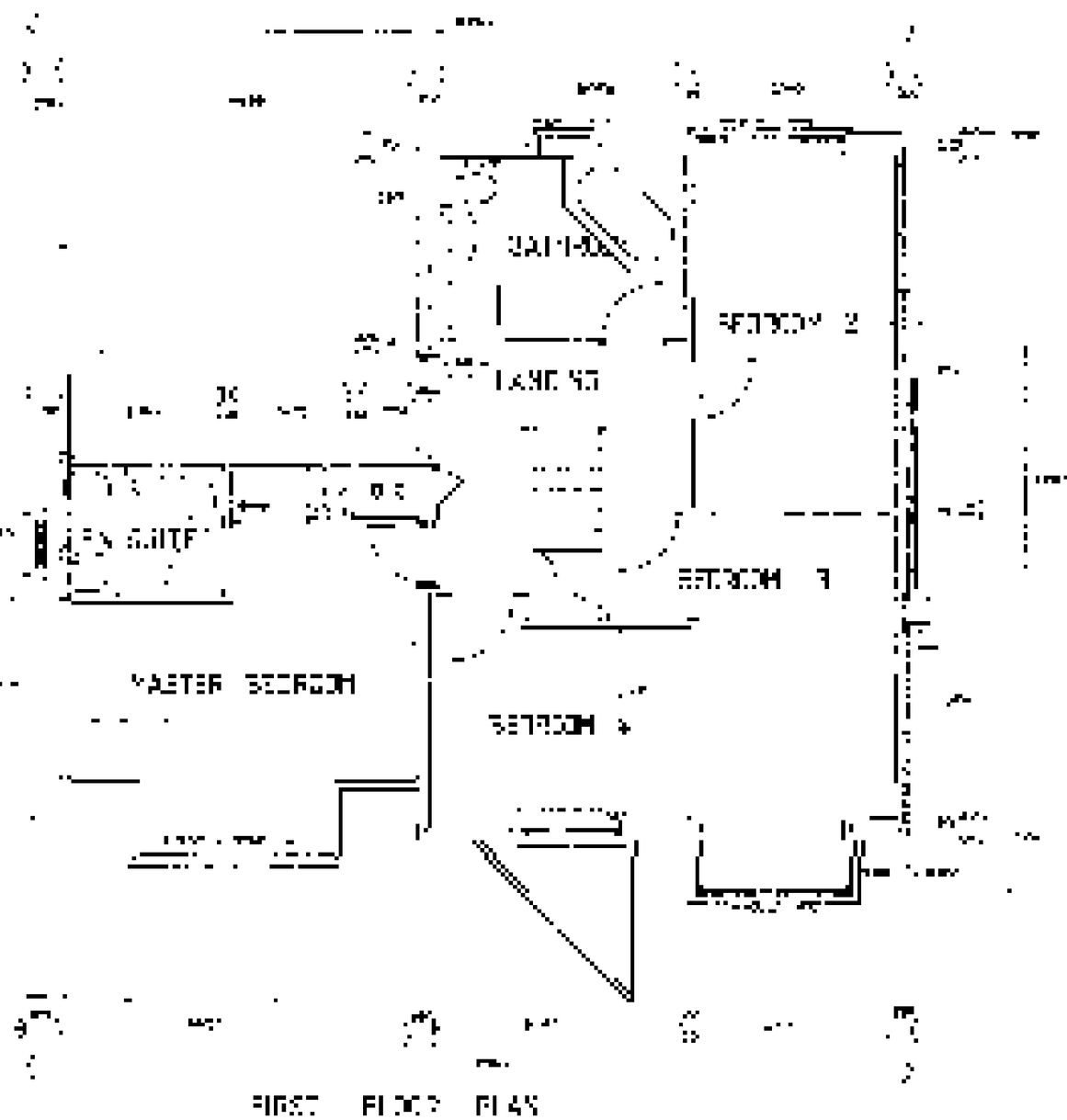
8046 1195



Side Front Side Rear



PROPOSED FLOOR PLAN

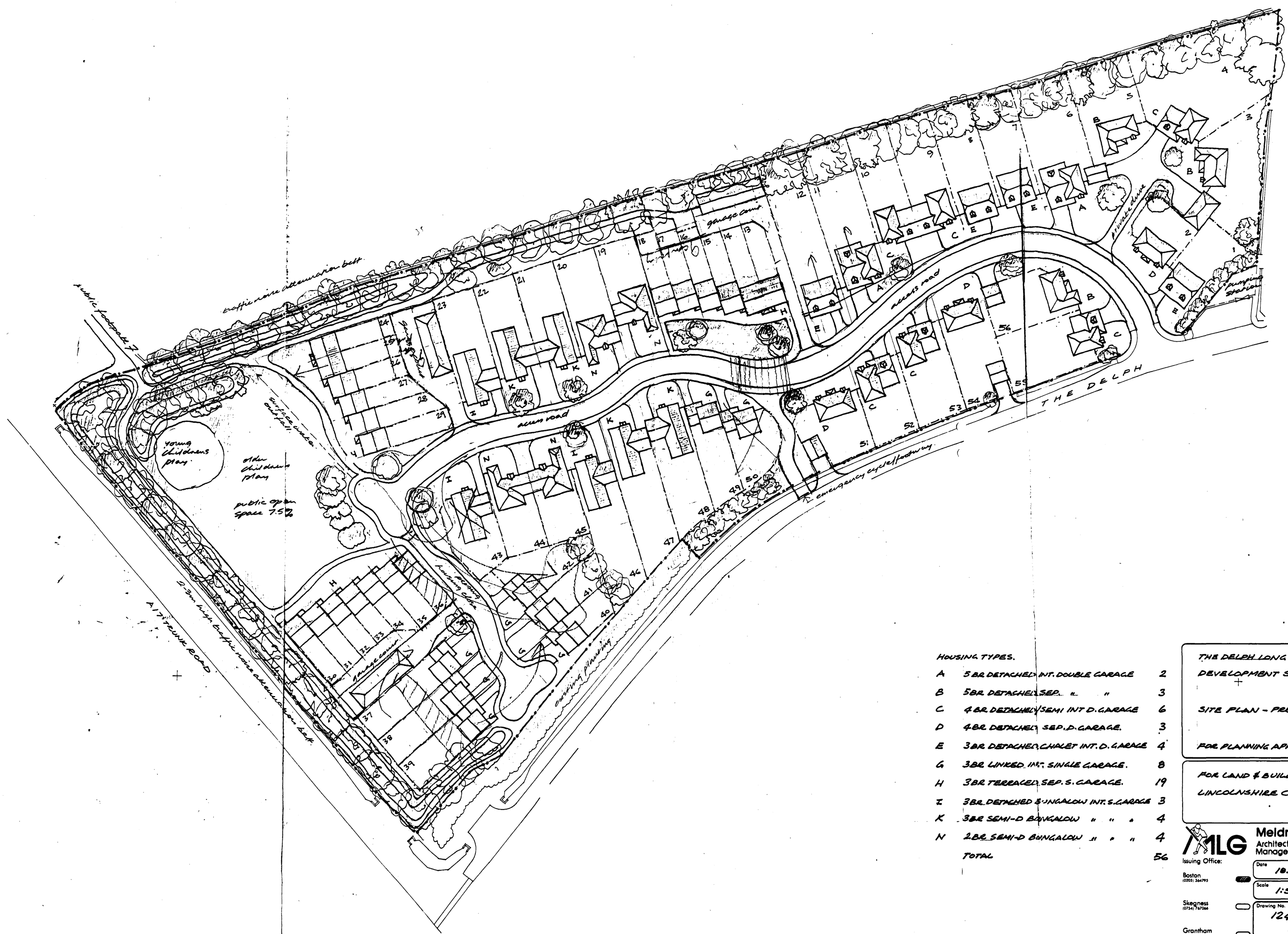


FIRST FLOOR PLAN

4 BEDROOMED HOUSE

Middleton Lee & Gillam

90 , 1 '03



HOUSING TYPES.

A	5BR DETACHED INT. DOUBLE GARAGE	2
B	5BR DETACHED SEP. " "	3
C	4BR DETACHED/SEMI INT D.GARAGE	6
D	4BR DETACHED SEP.D.GARAGE.	3
E	3BR DETACHED CHALET INT.D.GARAGE	4
G	3BR LINKED INT. SINGLE GARAGE.	8
H	3BR TERRACED SEP.S.GARAGE.	19
I	3BR DETACHED BUNGALOW INT.S.GARAGE	3
K	3BR SEMI-D BUNGALOW " " "	4
N	2BR SEMI-D BUNGALOW " " "	4
	TOTAL	56

THE DELPH LONG SUTTON

DEVELOPMENT SITE

SITE PLAN - PRELIMINARY

FOR PLANNING APPLICATION

FOR LAND & BUILDING CONSULTANCY

LINCOLNSHIRE COUNTY COUNCIL

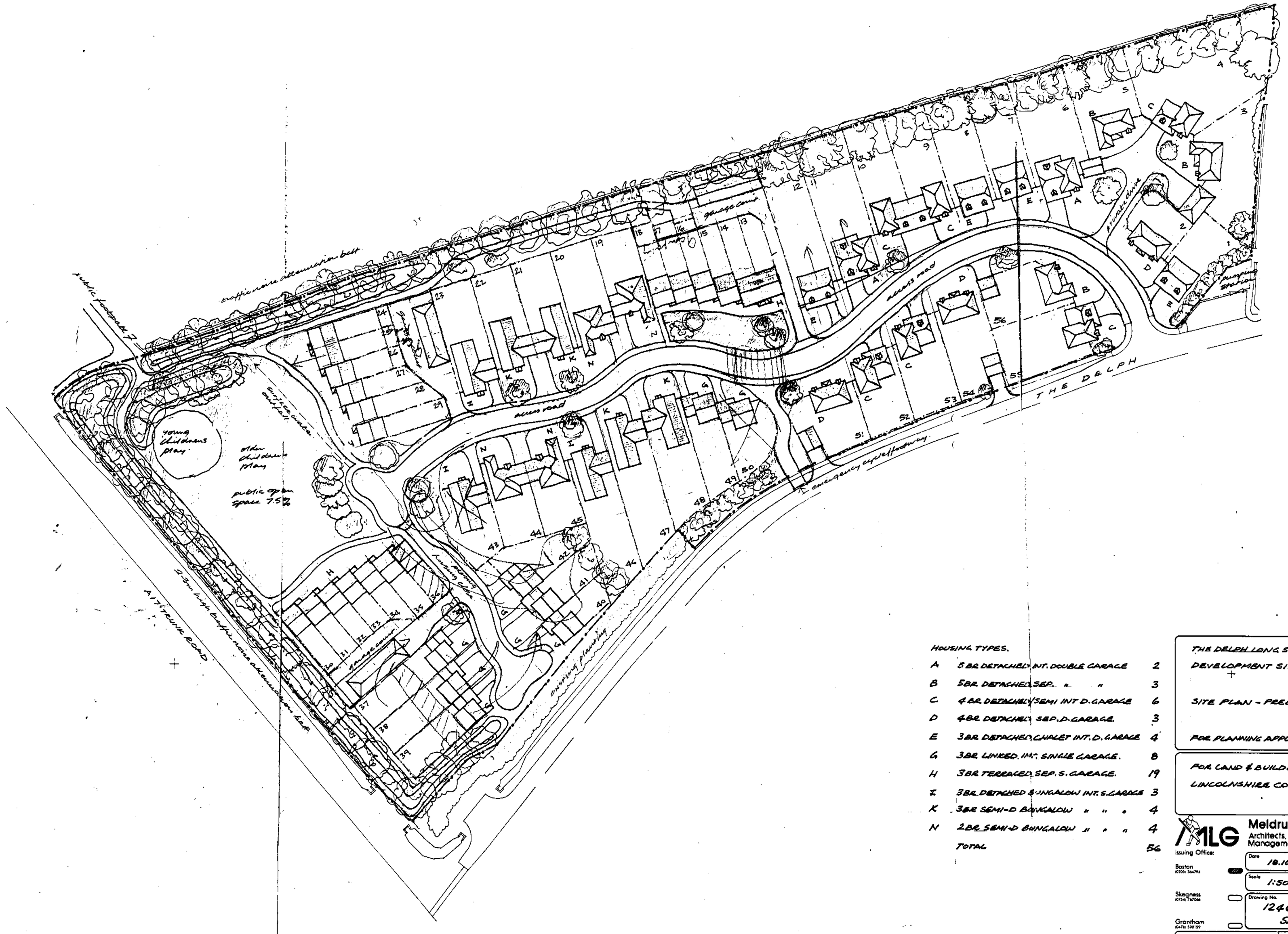
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
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Skegness (0754) 767066
Grantham (0476) 590129

Date	18.10.93
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Scale	1:500
Checked by	
Drawing No.	12464/ Sk20
Revision	

Do not scale. Th- - and report an; - to check all d - the Archi- t

AM ADMEL 912161 B



HOUSING TYPES.

A	5 BR DETACHED INT. DOUBLE GARAGE	2
B	5BR DETACHED SEP. " "	3
C	4 BR DETACHED/SEMI INT D. GARAGE	6
D	4BR DETACHED SEP. D. GARAGE.	3
E	3BR DETACHED CHALET INT. D. GARAGE	4
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THE DELPH LONG SUTTON
DEVELOPMENT SITE

SITE PLAN - PRELIMINARY

FOR PLANNING APPLICATION

FOR LAND & BUILDING CONSULTANCY
LINCOLNSHIRE COUNTY COUNCIL

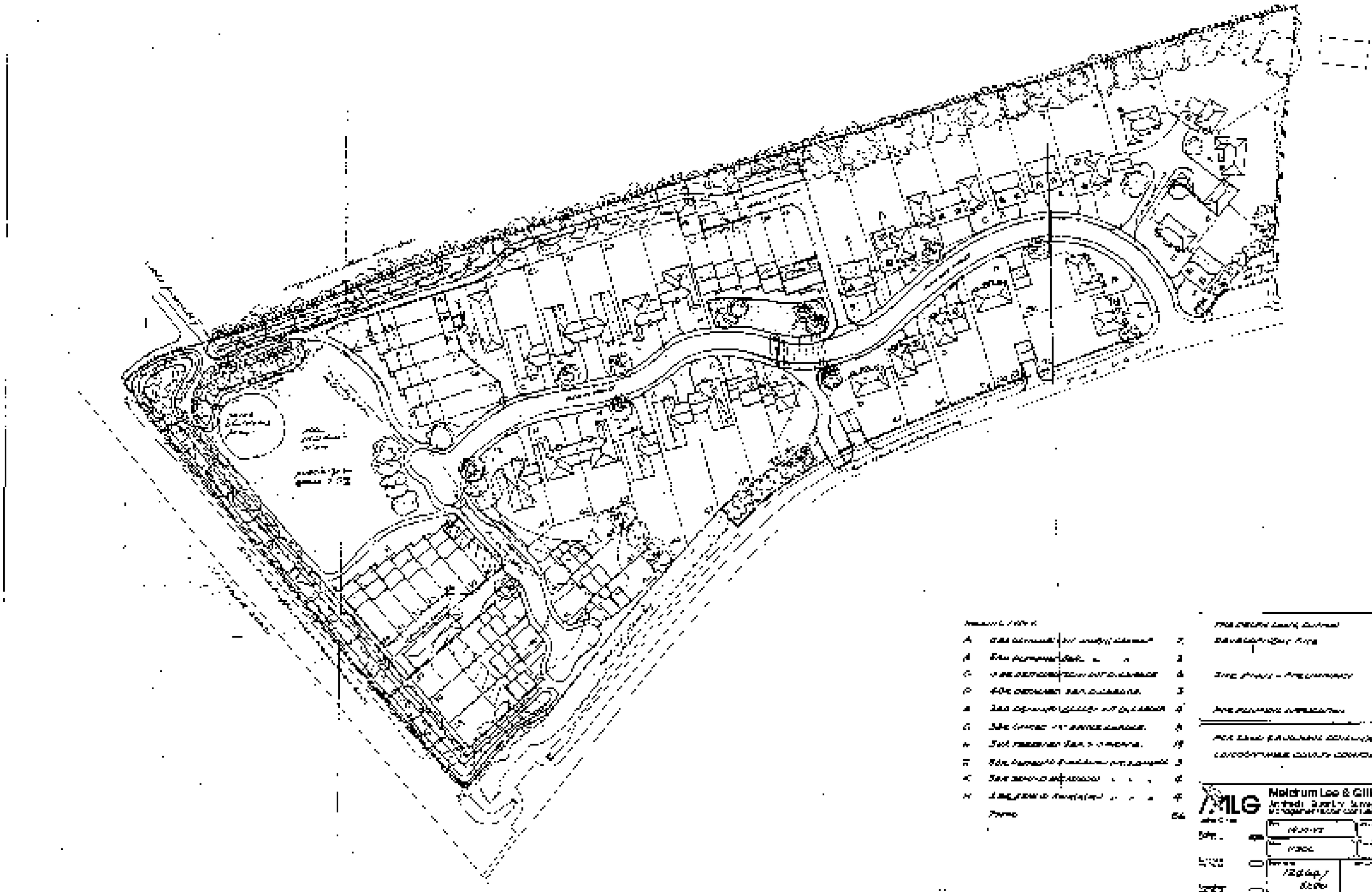
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (0205) 364793
Skegness (0754) 767366
Grantham (0476) 590139

Date 18.10.93 | Drawn by
Scale 1:500 | Checked by
Drawing No. 12464/SK20 | Revision

Do not scale. Th... and report an... to check all d... the Archi...

AM ADMEL 813181 B



Maldrum Lee & Gillett

N

USE OF HIPPED ROOFS
TO CREATE VARIED ROOFSCAPE?

FOOTPATH LOCATION?

FOOTPATH?

P.O.S.

P.D.

P.D.

P.O.S.

ACOUSTIC FENCE + BUNDING

A17.

A17

MIN
7.5 MTS

POSITIVE DRAINAGE - 7.5%
= 0.56 MTS

IMPROVEMENTS
REQUIRED
TO THE DELPH
(5M ROAD
+FOOTPATH)

5M WIDTH

DRAIN?

DEVELOPMENT

EXISTING RESIDENTIAL

48. Plots.
(7p.acre).

OK in principle
subject to next 5 dwellings
served by Private Drives
& proper turning heads.
JS
8/10.

THE DELPH
LONG SUTTON
PRELIMINARY SKETCH.

N

USE OF HIPPED ROOFS
TO CREATE VARIED ROOFSCAPE?

FOOTPATH LOCATION?

FOOTPATH

P.O.S.

P.D.

P.O.S.

P.D.

P.O.S.

IMPROVEMENTS
REQUIRED
TO THE DELPH
(5M ROAD
+FOOTPATH

5M width

DRAIN?

DEVELOPMENT.

EXISTING RESIDENTIAL

ACCESSIBLE OPEN SPACE + BOUNDARY

Planting

A17

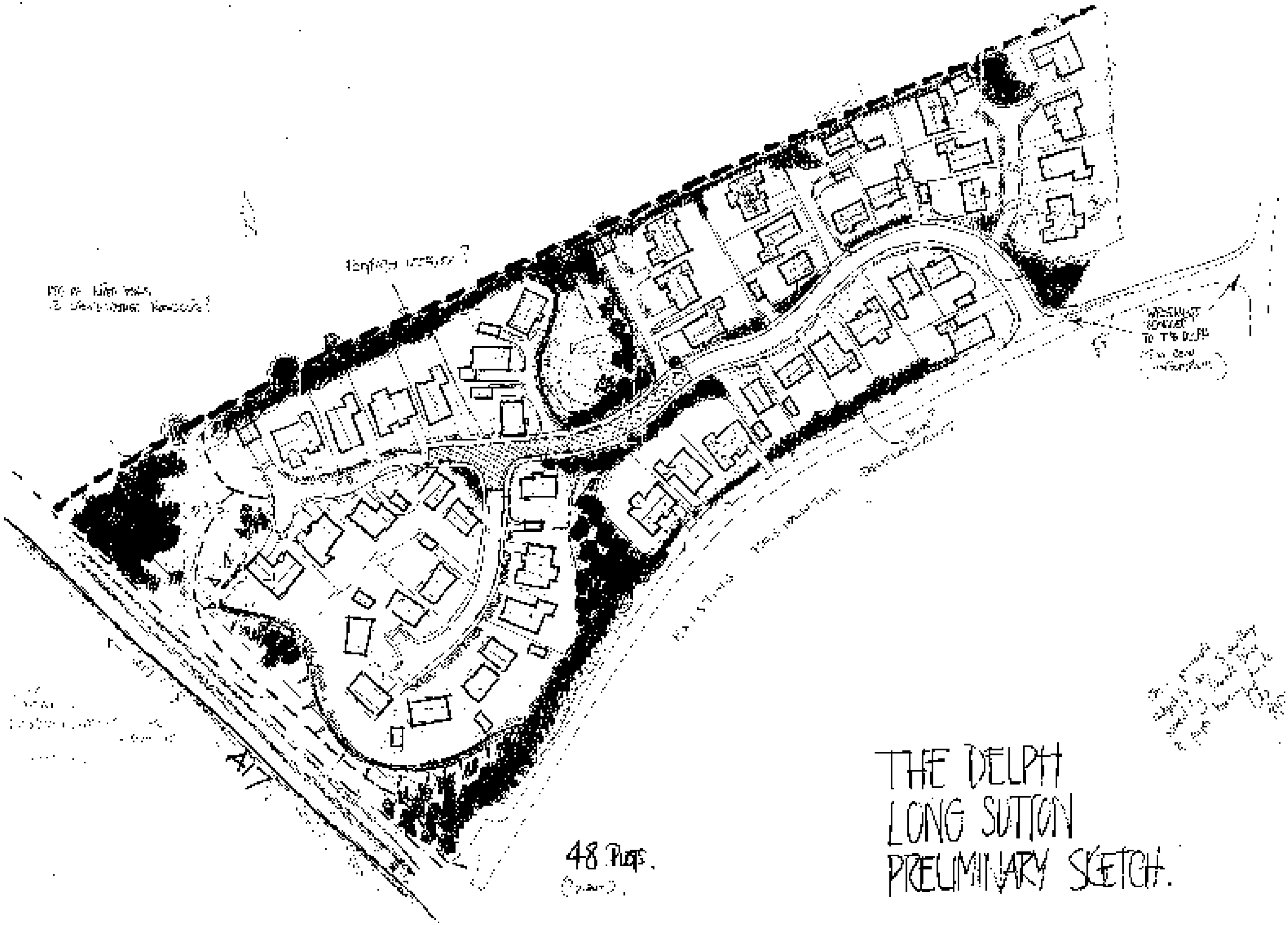
A17.

AREA
7.5MM =
POSINGE DEVELOPMENT = 75%
= 0.56MMS

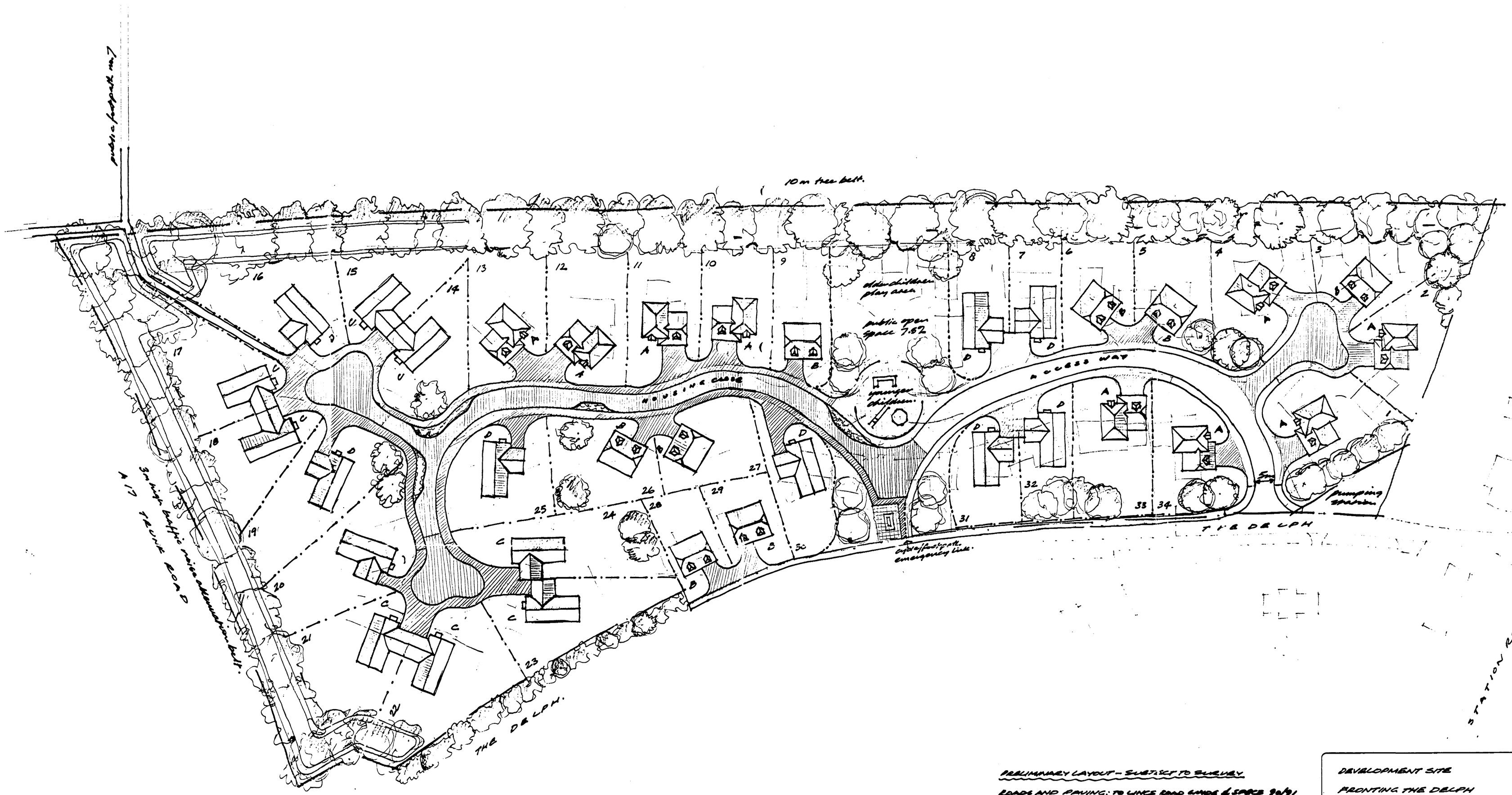
48. Plots.
(7 p.acre).

OK in principle
subject to max 5 dwellings
served by Private Drive
& proper turning heads.
SJD

THE DELPH
LONG SUTTON
PRELIMINARY SKETCH.



THE DELPH
LONG SUTTON
PRELIMINARY SKETCH.



PRELIMINARY LAYOUT - SUBJECT TO SURVEY.

ROADS AND PAVING: TO LINCS ROAD LINES & SPACE 9a/91

GENERALLY FORMAL.

CONCRETE BLOCK PAVIORS.

HOUSE TYPES.

A	4 BEDROOM / INTEGRAL DOUBLE GARAGE	9
B	2/3 BEDROOM CHALET / INT. SINGLE GARAGE.	8
C	3 BEDROOM SEMI-DETACHED BUNGALOW / INT. SINGLE GARAGE.	8
D	3 BEDROOM DETACHED BUNGALOW / INT. SINGLE GARAGE	9
	Total housing units:	34

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON

FOR LAND & BUILDING CONSULTANCY
LINCOLNSHIRE COUNTY COUNCIL.

SITE PLAN - PRELIMINARY

PLANNING APPLICATION.

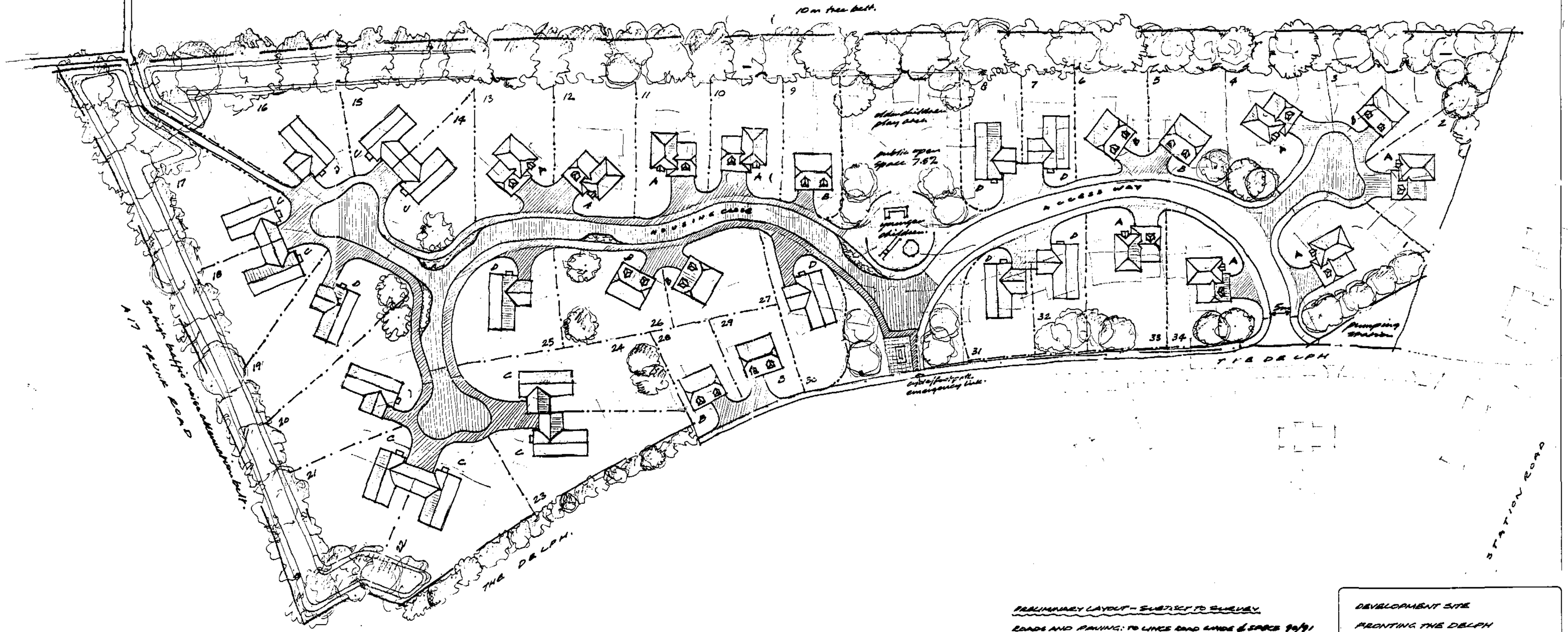
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston 0205) 364795
Skegness (0754) 767066
Grantham (0476) 590129

Date 12.10.93 | Drawn by
Scale 1:500 | Checked by
Drawing No. 12464/SK10 | Revision

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect

AM ADMFL 913181 B



PRELIMINARY LAYOUT - SUBJECT TO SURVEY.

ROADS AND PAVING: TO LINCS ROAD GUIDE & SPACE 96/97

GENERALLY FORMAL.

CONCRETE BLOCK PAVIORS.

HOUSE TYPES.

A	4 BEDROOM / INTEGRAL DOUBLE GARAGE	9
B	2/3 BEDROOM CHALET / INT. SINGLE GARAGE.	8
C	3 BEDROOM SEMI-DETACHED BUNGALOW / INT. SINGLE GARAGE.	8
D	3 BEDROOM DETACHED BUNGALOW / INT. SINGLE GARAGE	9
	Total Housing Units:	34

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON

FOR LAND & BUILDING CONSULTANCY
LINCOLNSHIRE COUNTY COUNCIL.

SITE PLAN - PRELIMINARY

PLANNING APPLICATION.

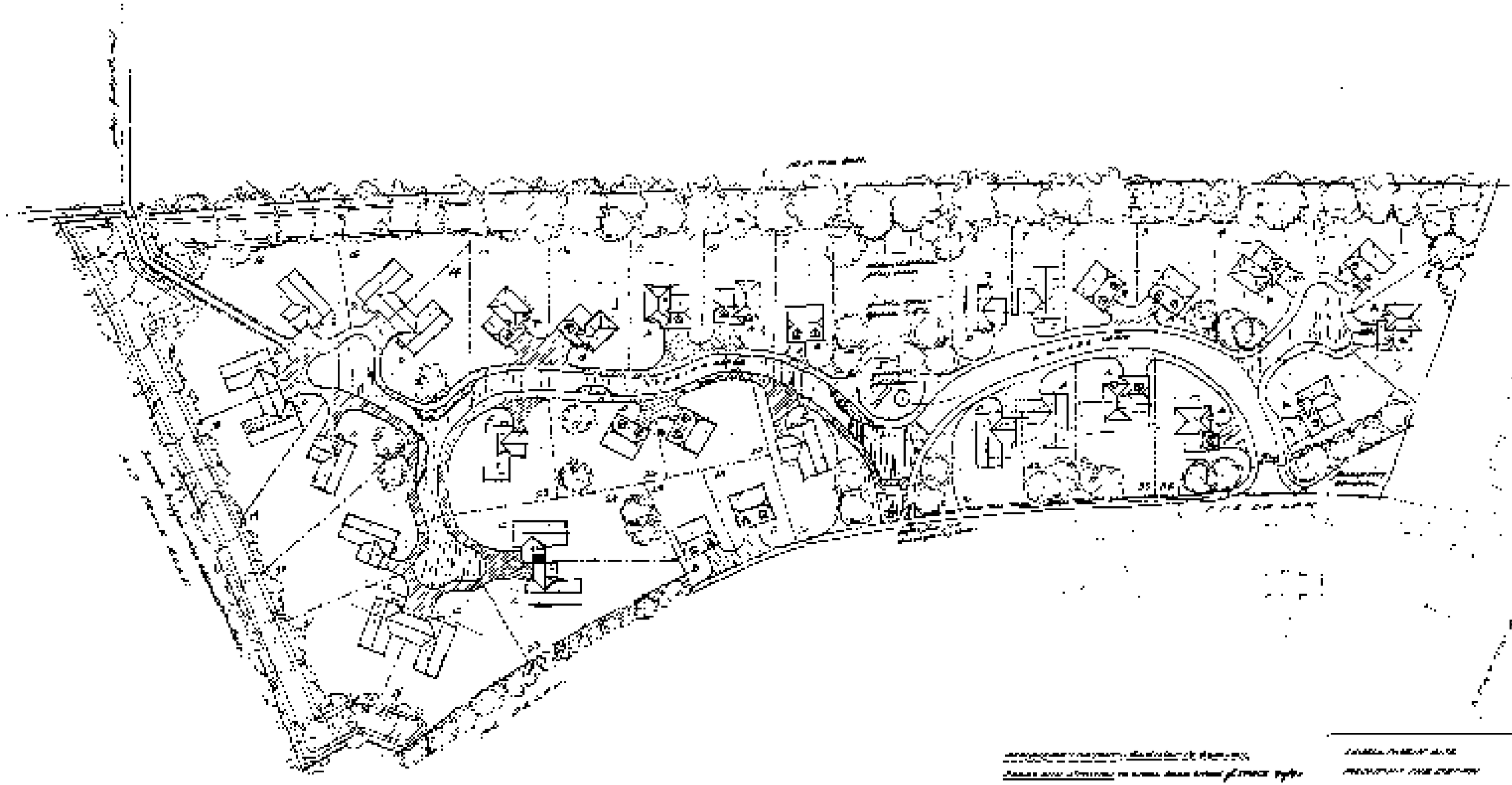
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston 0205 364795
Skegness 07547 767066
Grantham 0476 590129

Date 12.10.93 | Drawn by
Scale 1:500 | Checked by
Drawing No. 12464/SK10 | Revision

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect

AM ADMFL 913181 B



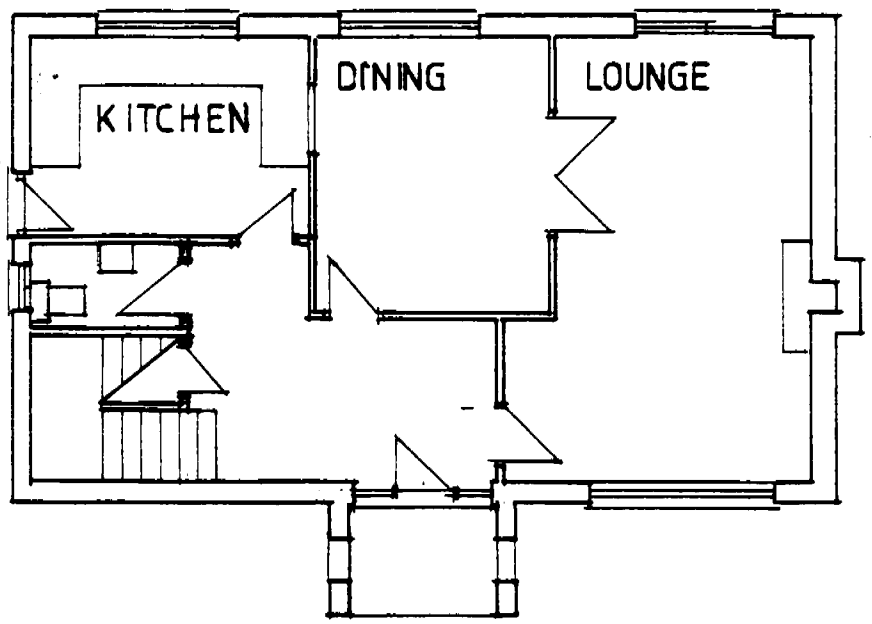
Malcolm Lee B. Gillott

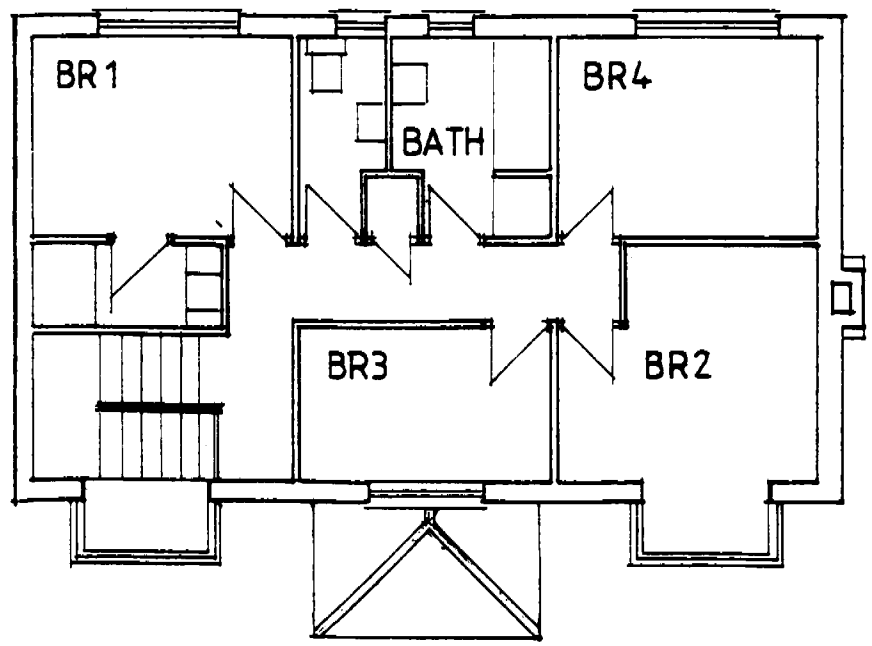


FRONT



REAR





SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 1016/93

Meldrum Lee & Gillatt
Architects & Quantity Surveyors

THE DELPH LONG SUTTON
L&BC LINCOLNSHIRE COUNTY COUNCIL
TYPED 4BR DETACHED SEP D.GARAGE

Date: October 1993

Scale: 1:100

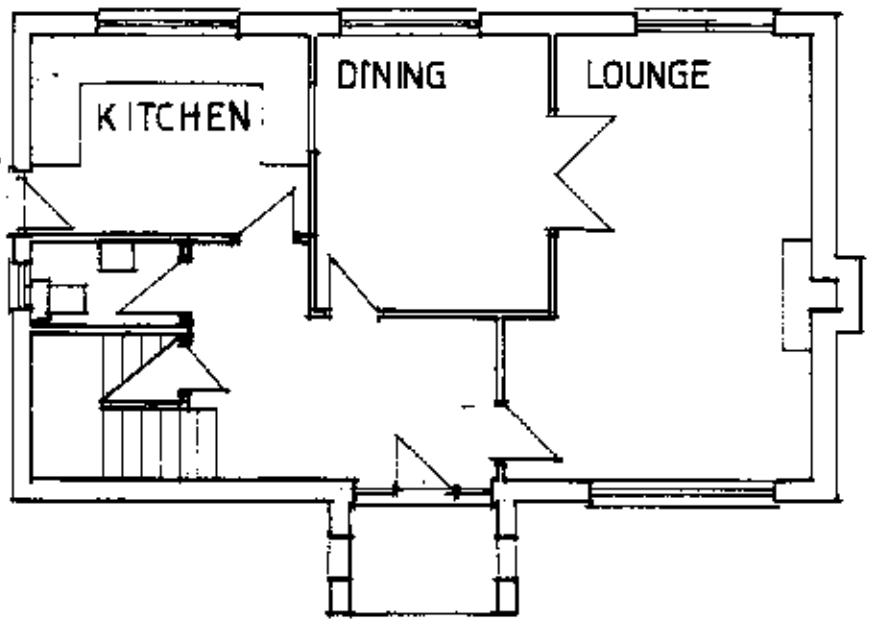
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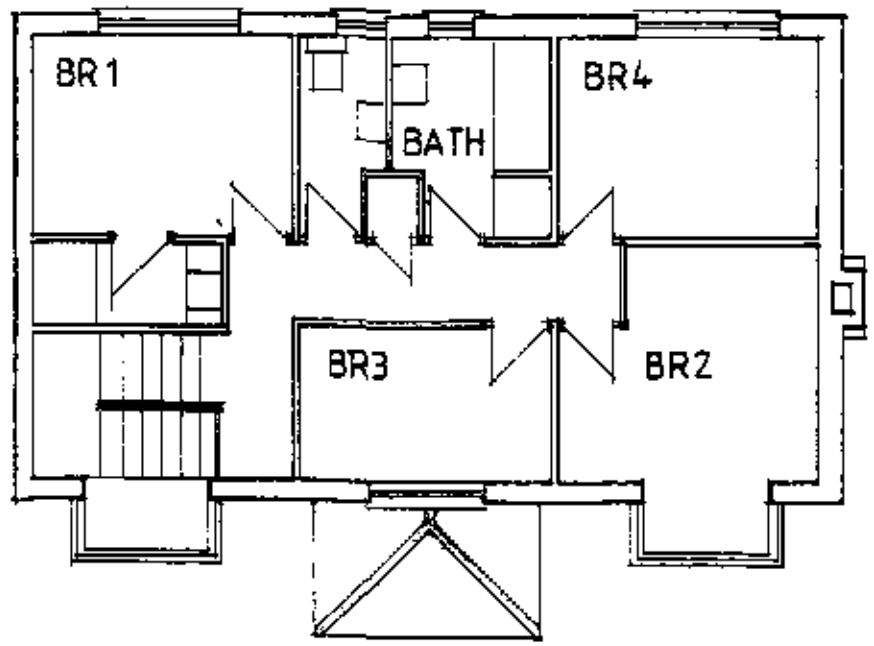


FRONT



REAR





SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 1016/93

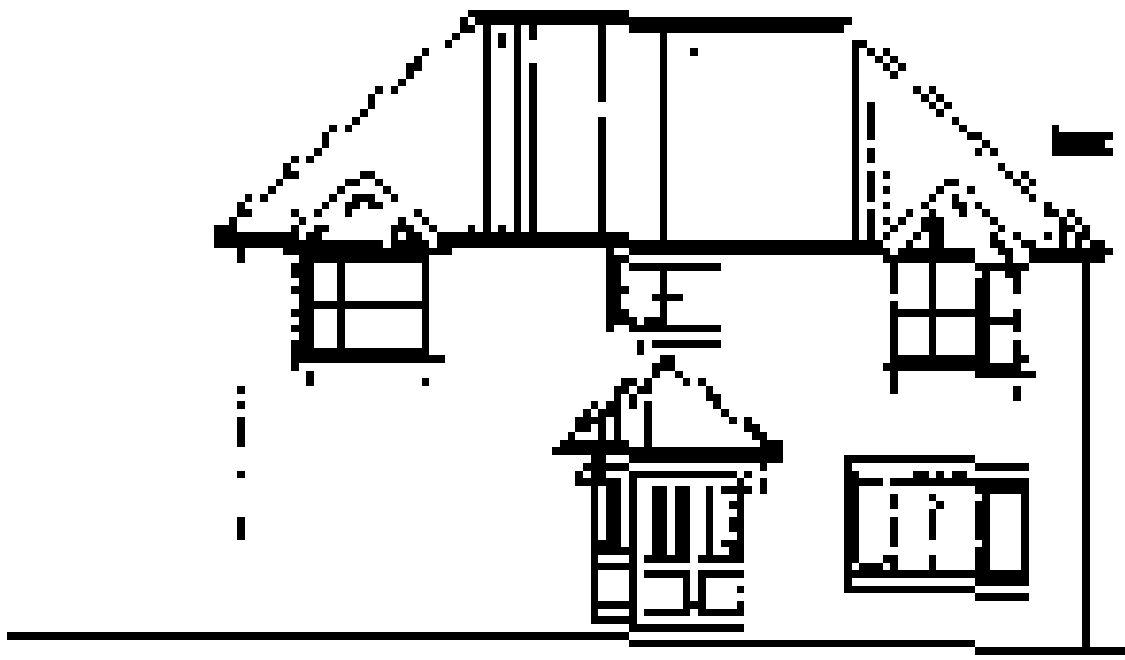
Meldrum Lee & Gillatt
Architects & Quantity Surveyors

THE DELPH LONG SUTTON
L&BC LINCOLNSHIRE COUNTY COUNCIL
TYPED 4BR DETACHED SEP D.GARAGE

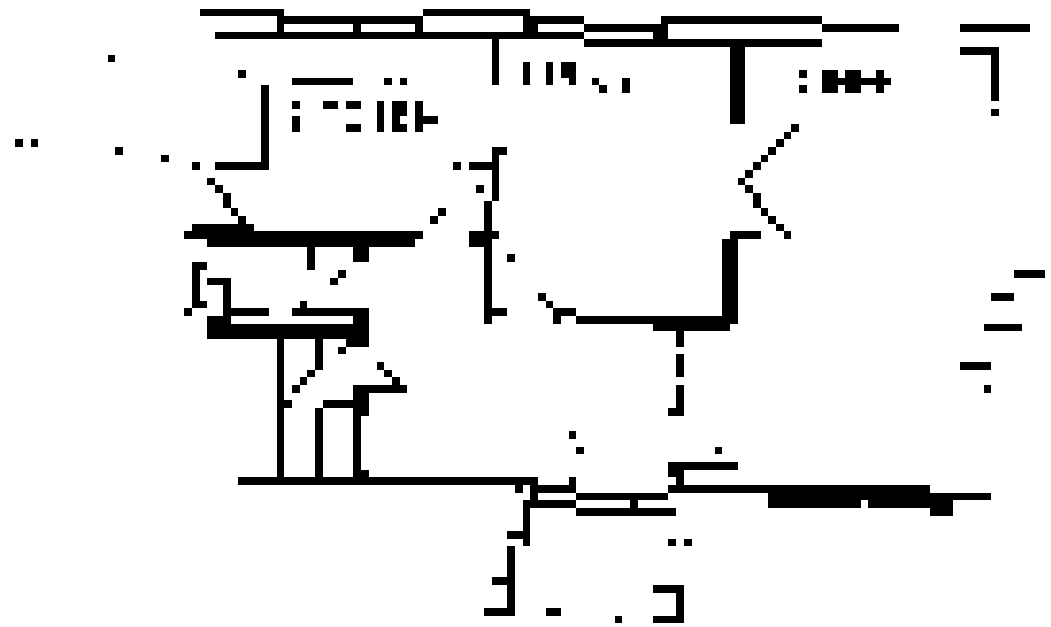
Date: October 1993

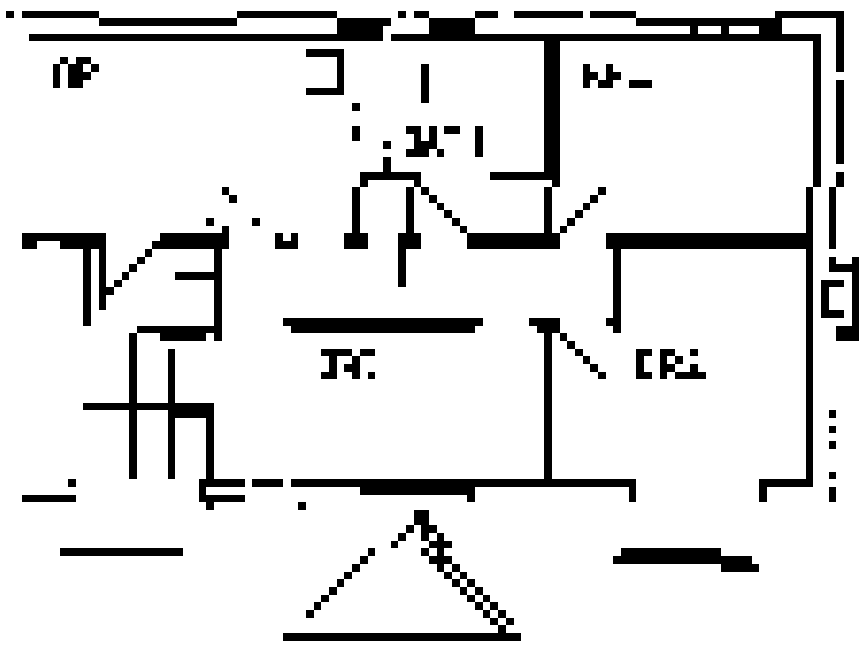
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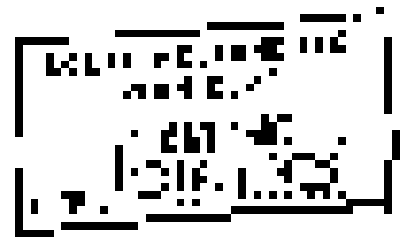
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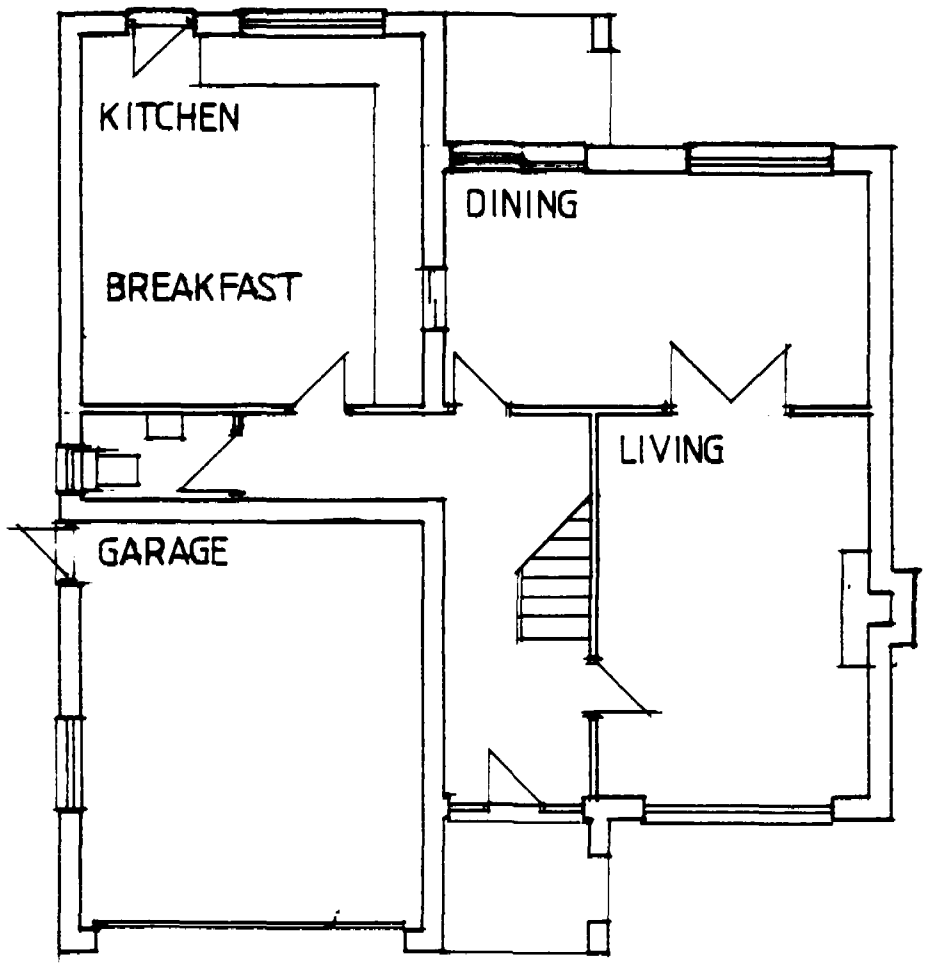
MLG Meldrum Lee & Gilhooly



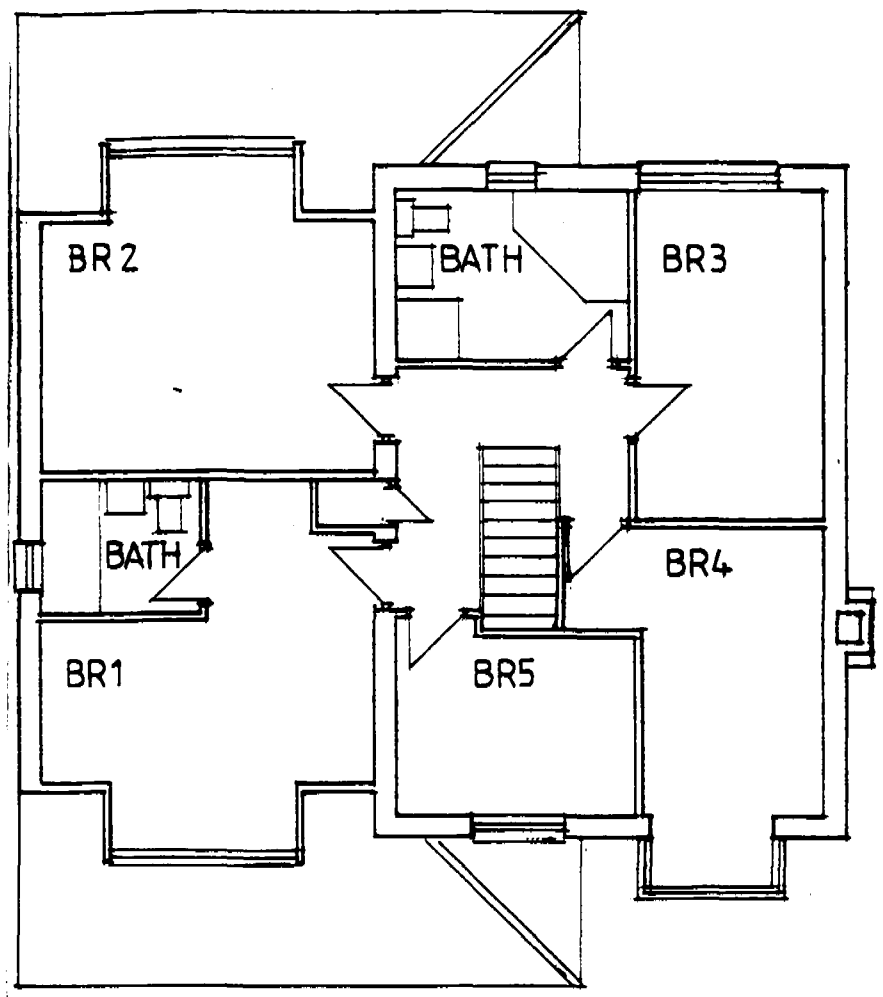
FRONT



REAR



GROUND



FIRST

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 1016/93

MLG Meldrum Lee & Gillatt
Architects & Quantity Surveyors

THE DELPH LONG SUTTON
L&BC LINCOLNSHIRE COUNTY COUNCIL
TYPE A 5BR DETACHED INT D. GARAGE

Date: October 1993

Scale: 1:100

No. 12464/2

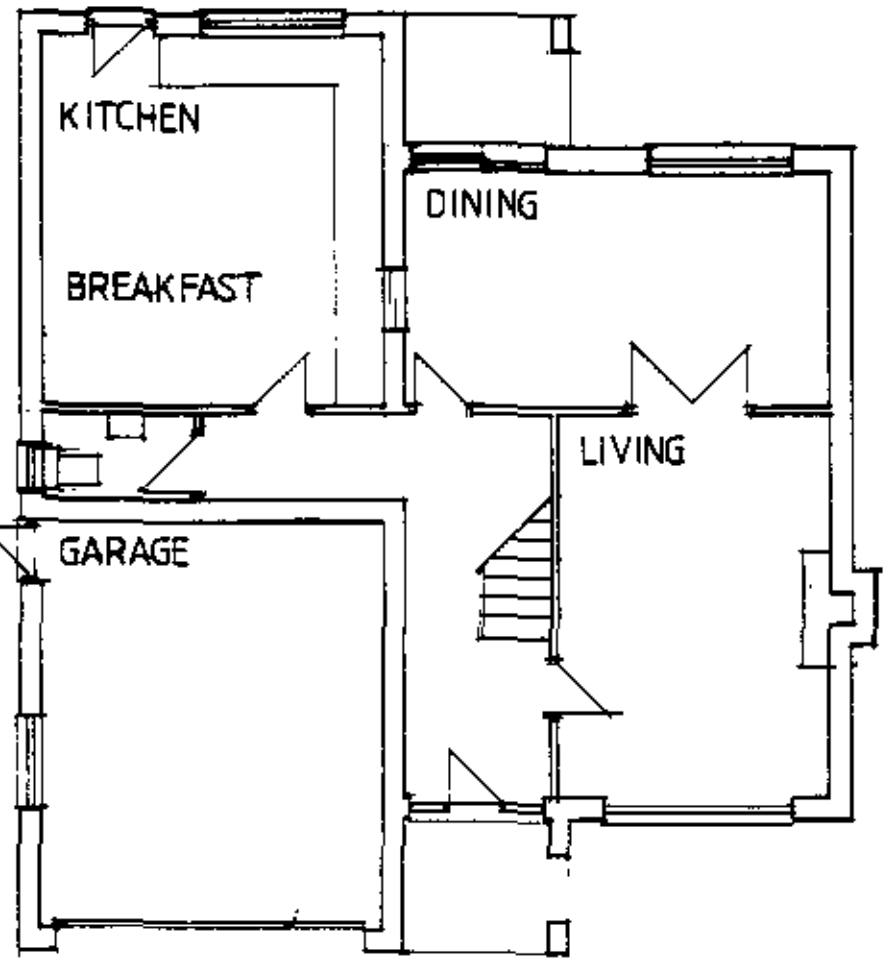
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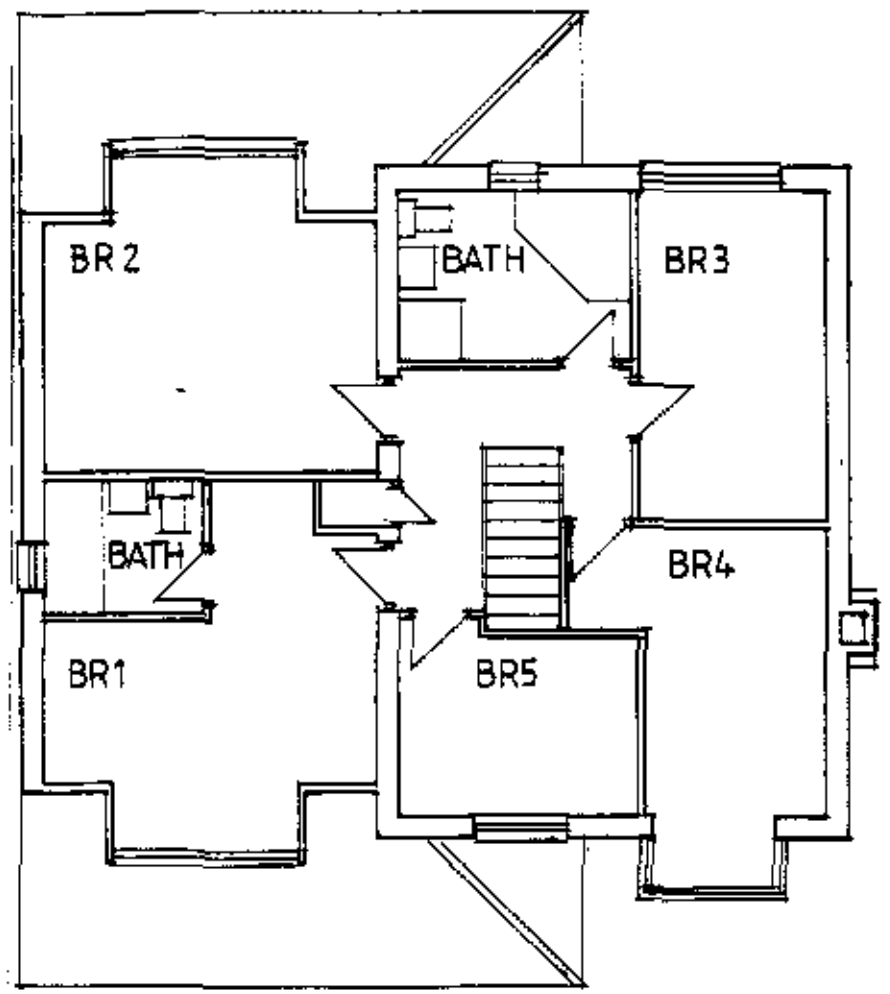
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REAR



GROUND



FIRST

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 1016/93

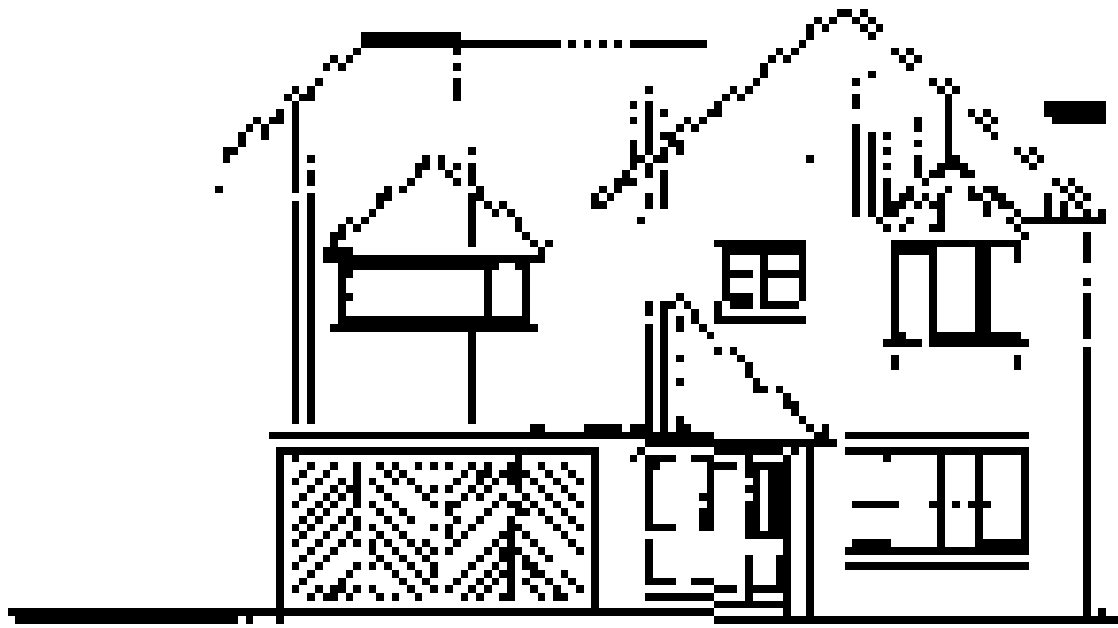
Meldrum Lee & Gillatt
Architects & Quantity Surveyors

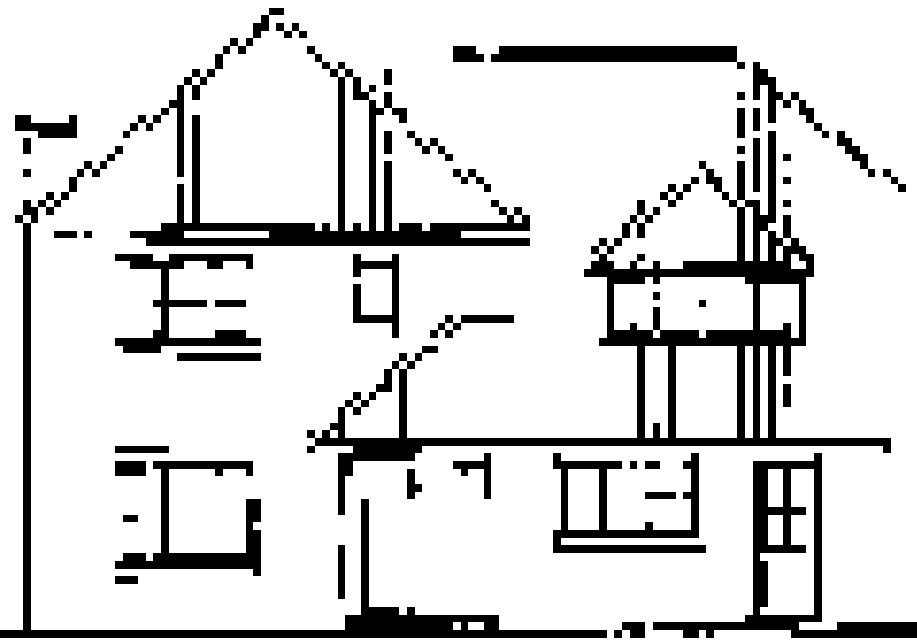
THE DELPH LONG SUTTON
L&BC LINCOLNSHIRE COUNTY COUNCIL
TYPE A 5BR DETACHED INT D GARAGE

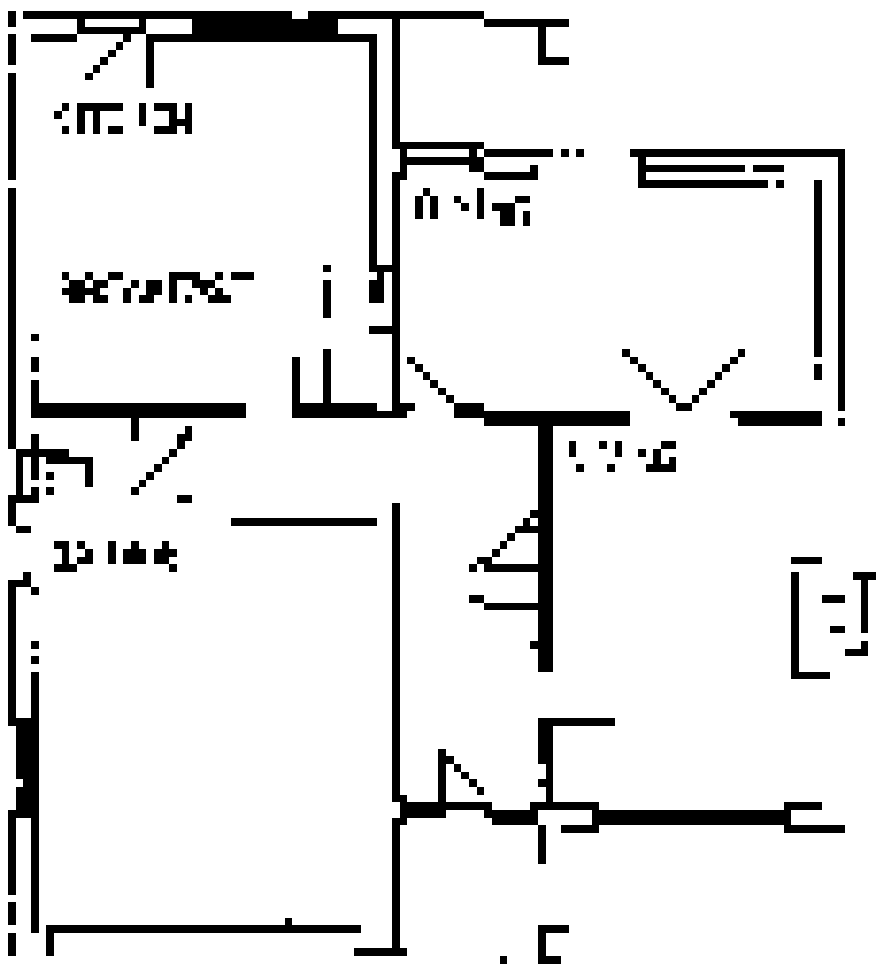
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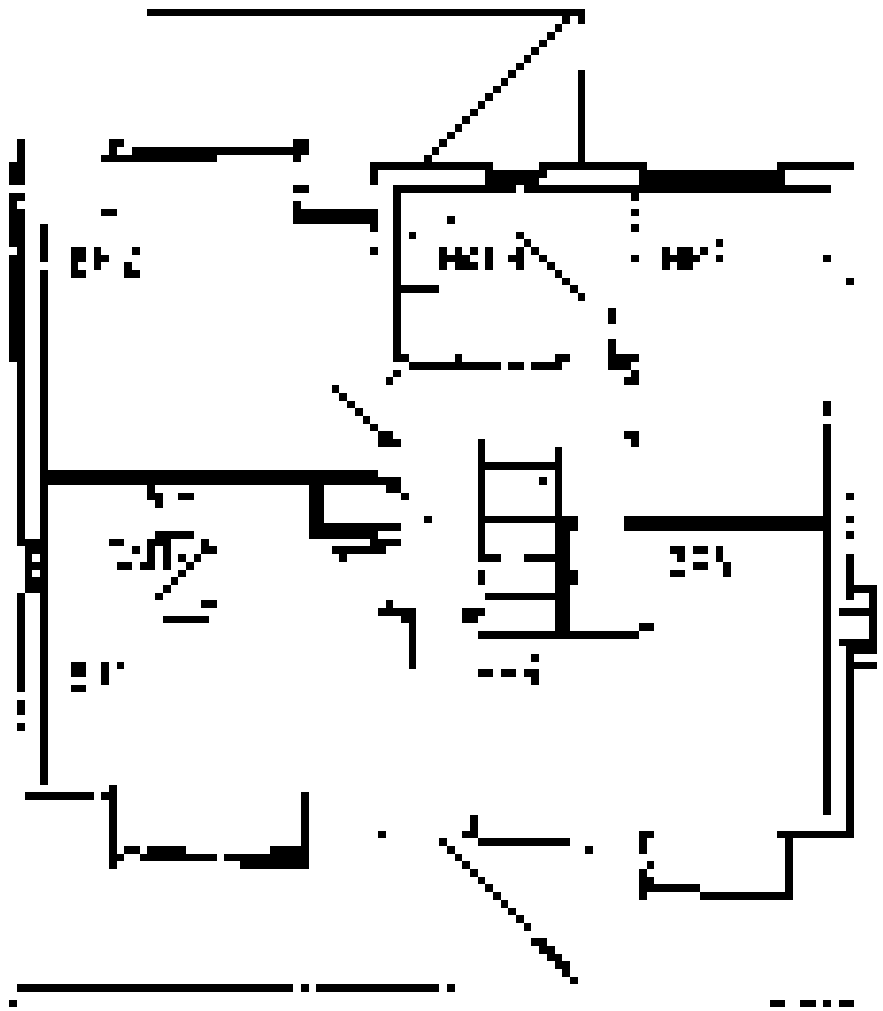
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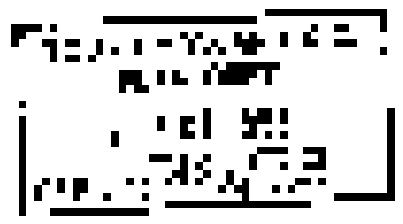
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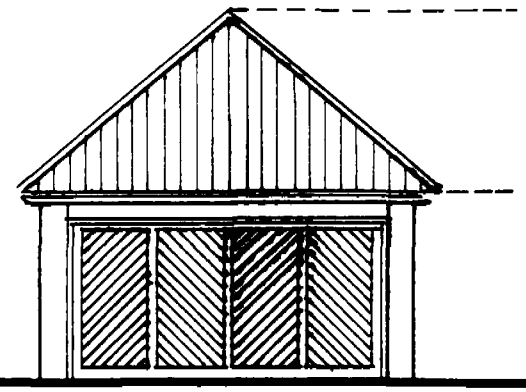
MLG



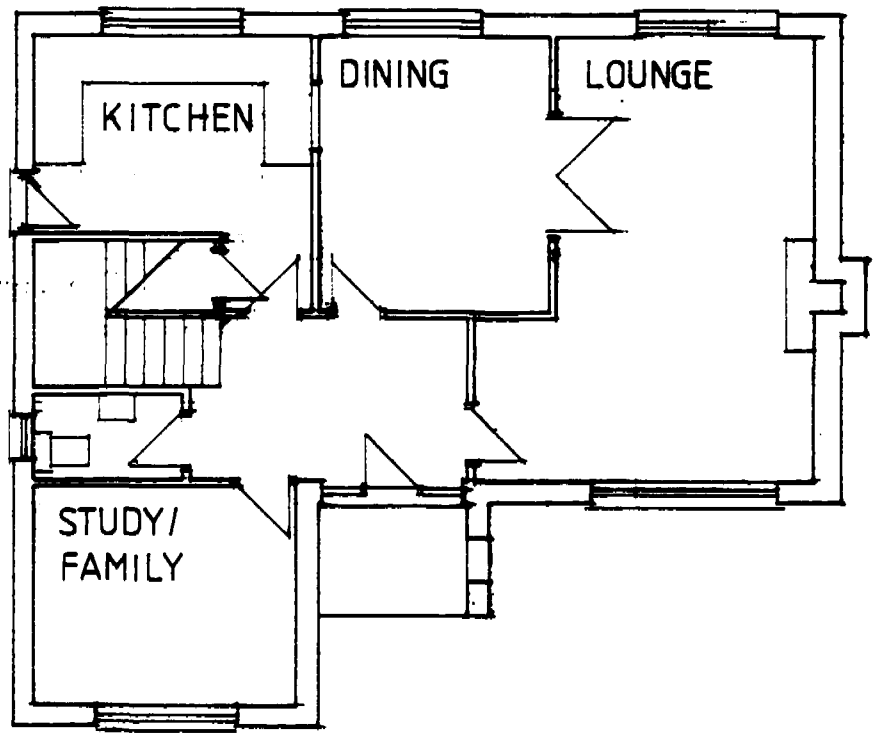
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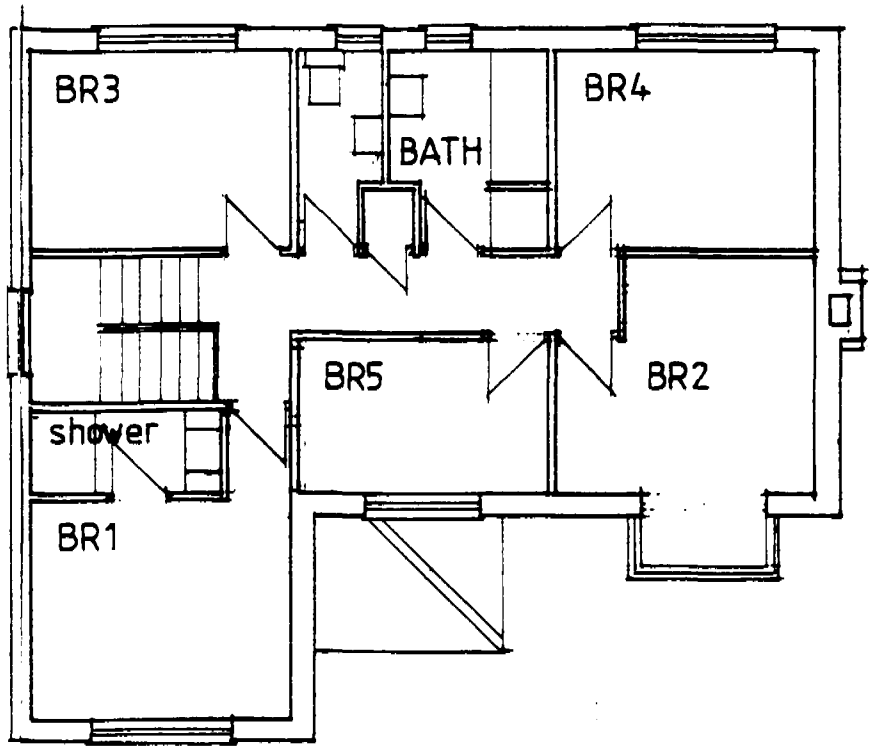
REAR



typical garage



GROUND



FIRST

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 1016/93

Meldrum Lee & Gillatt
Architects & Quantity Surveyors

THE DELPH LONG SUTTON
L&BC LINCOLNSHIRE COUNTY COUNCIL
TYPE B 5BR DETACHED SEP D.GARAGE

Date: October 1993

Scale: 1:100

No.: 12464/3

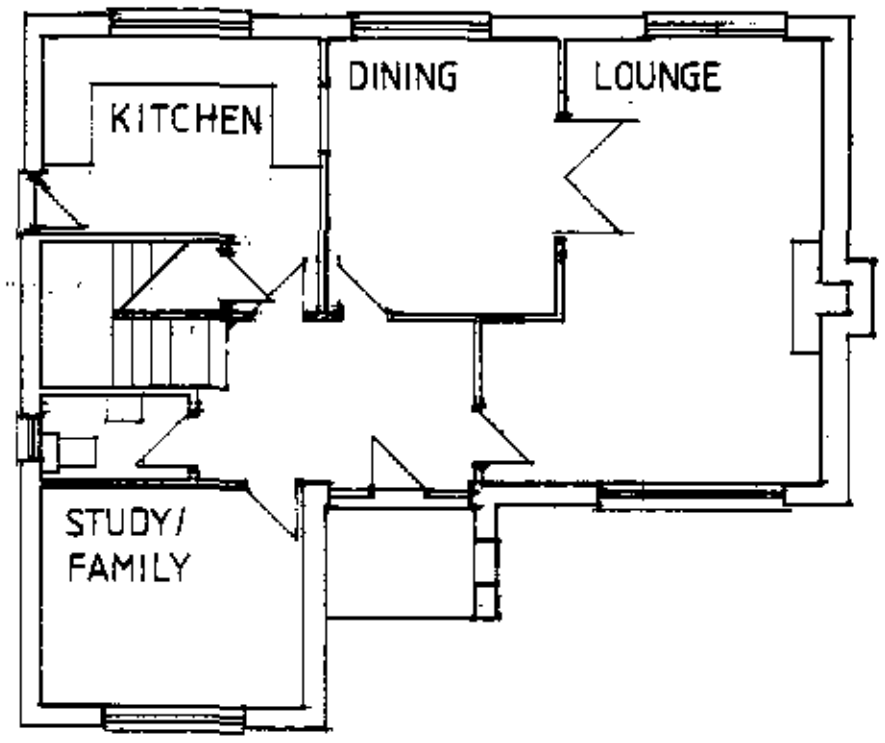
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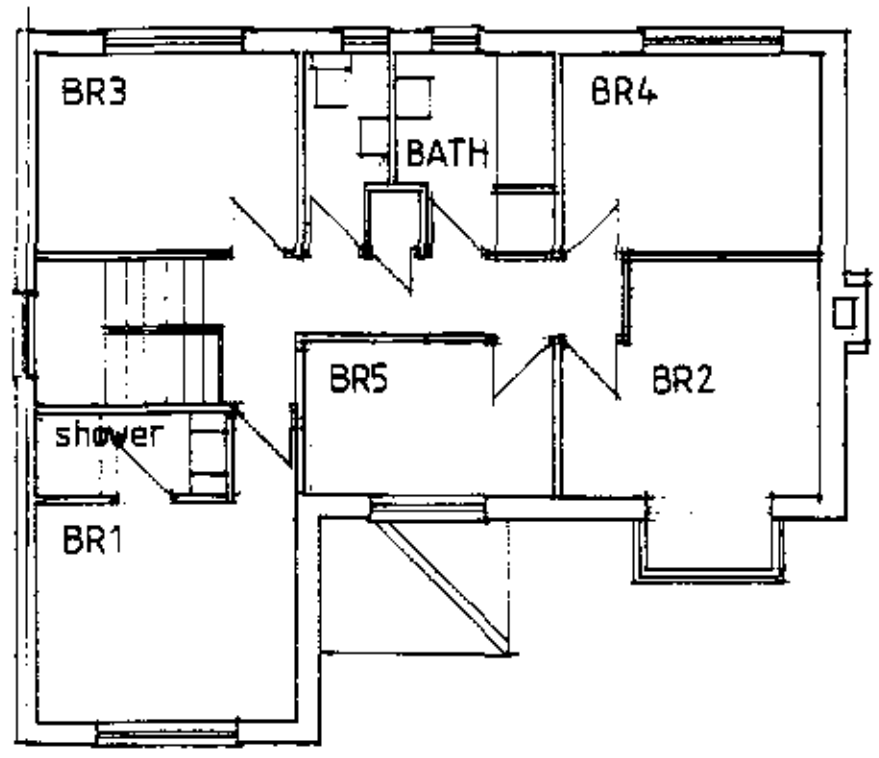
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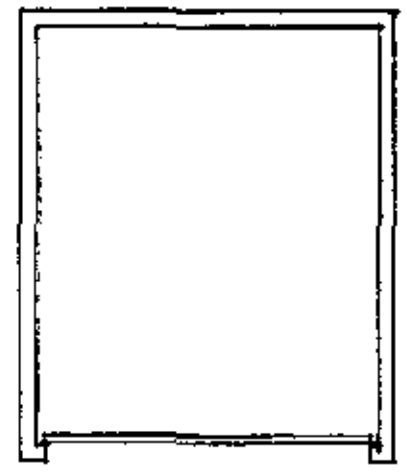
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GROUND



FIRST



typical garage

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 1016/93

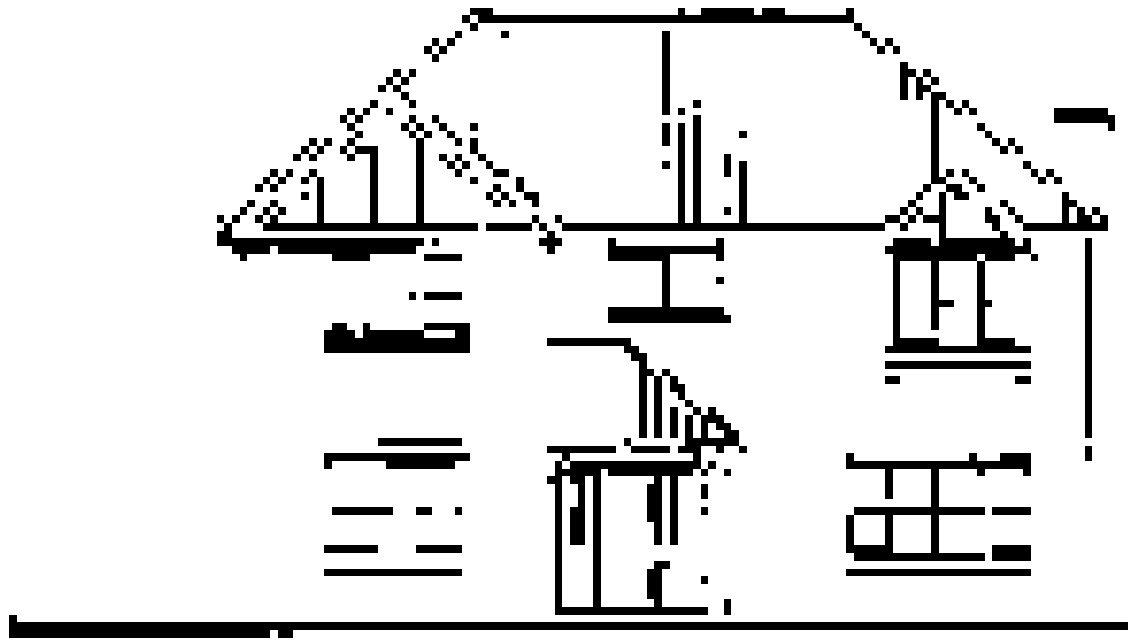
Meldrum Lee & Gillatt
Architects & Quantity Surveyors

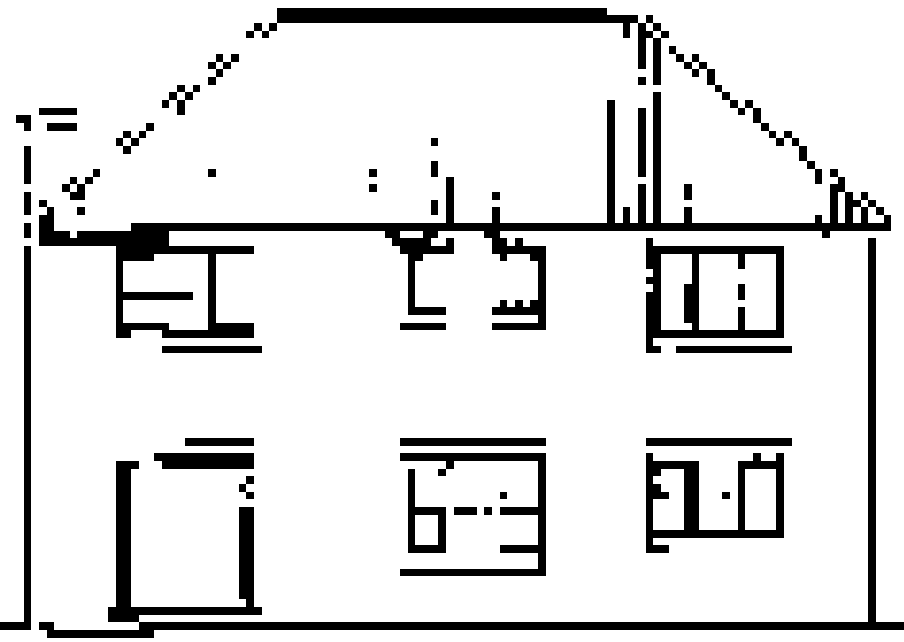
THE DELPH LONG SUTTON
L&BC LINCOLNSHIRE COUNTY COUNCIL
TYPE B 5BR DETACHED SEP D.GARAGE

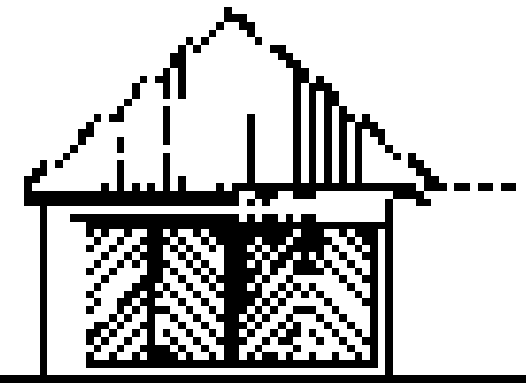
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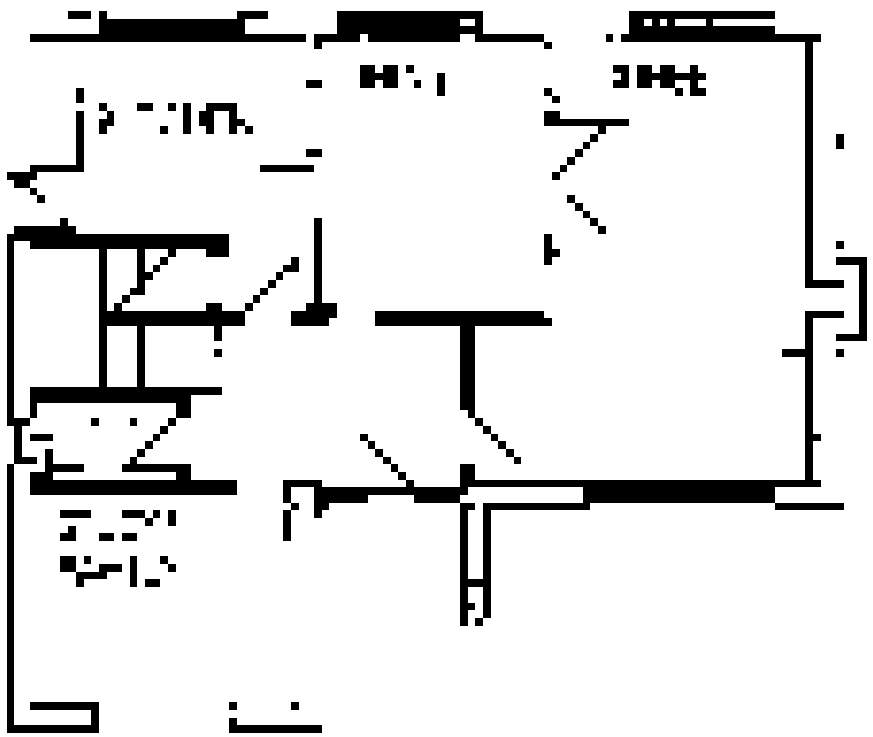
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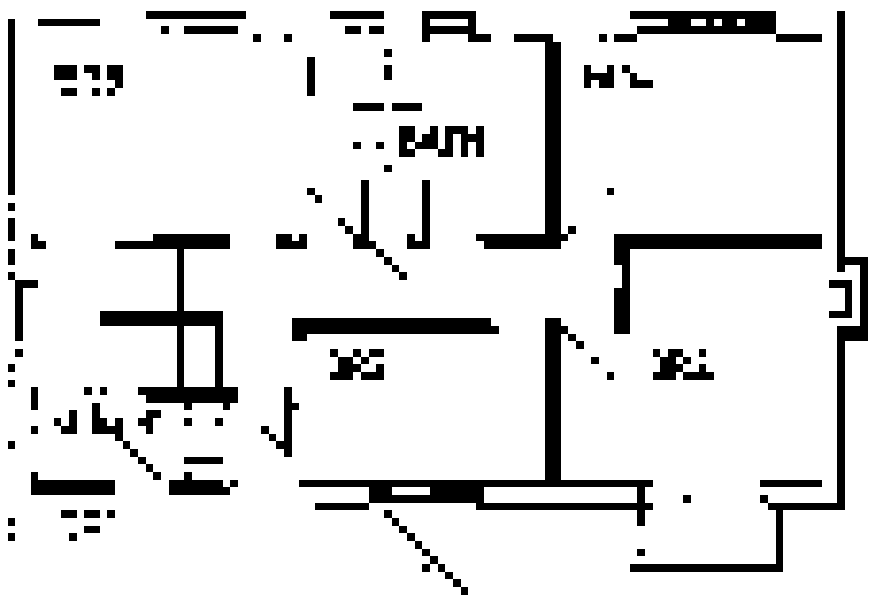
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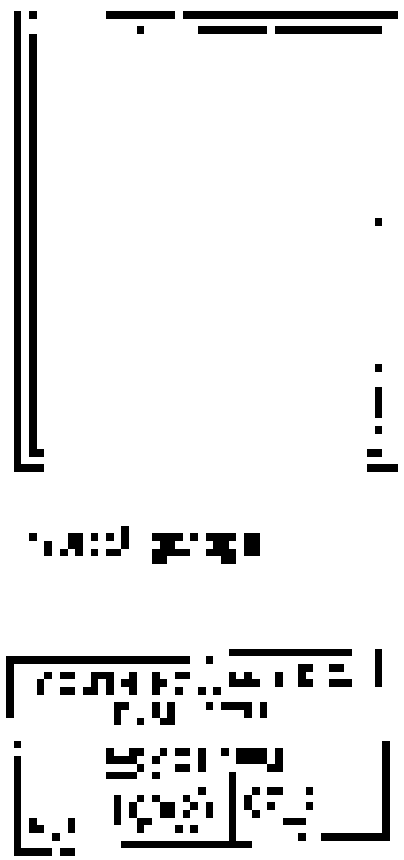












MLG
Meldrum Lee & Gillatt

SOUTH HOLLAND DC
PLANNING DEPARTMENT
1993

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

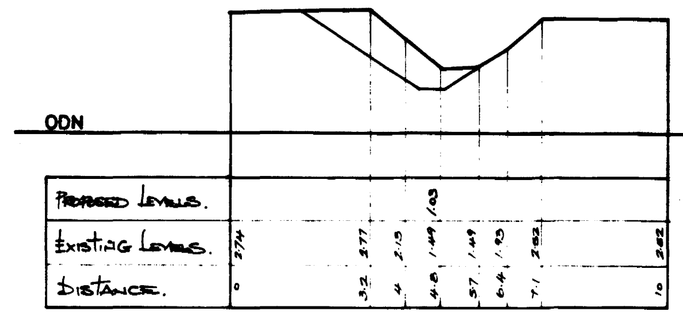
all sections predominantly over soft ground.

THE DRAW, LONG SUTTON
LABC, LCC
TYPICAL NOISE ATTENUATION SECTS

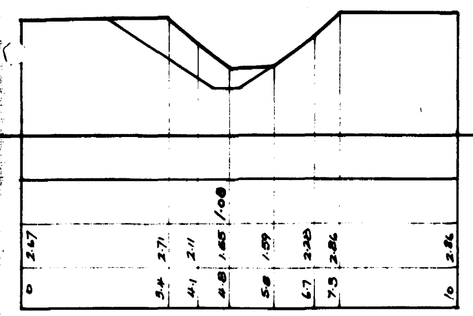
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19.10.93		12464/ SK31
Scale 1:500	Checked by	

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

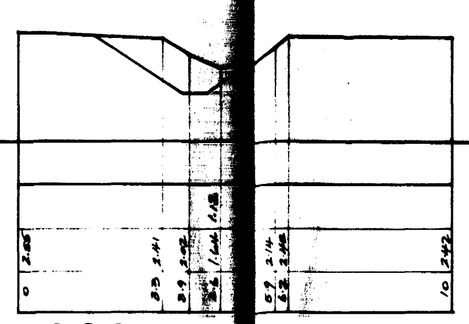
THE DELPH, LONG SUTTON CHEC, LCC TYPICAL NOISE ATTENUATION SECTS	Date 19.10.93	Drawn by	No. 12464/ SK31
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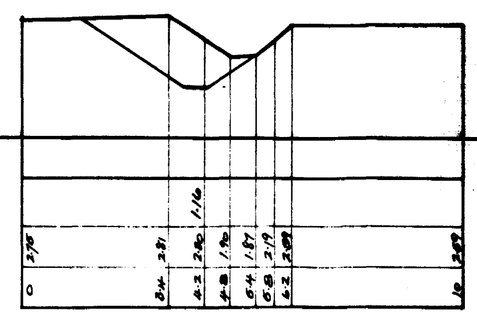
C.S.1



C.S.2

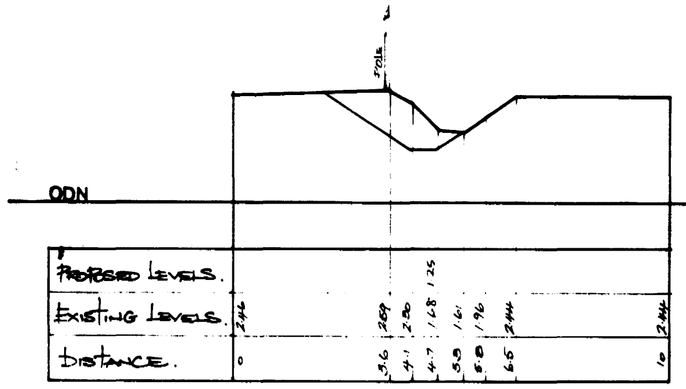


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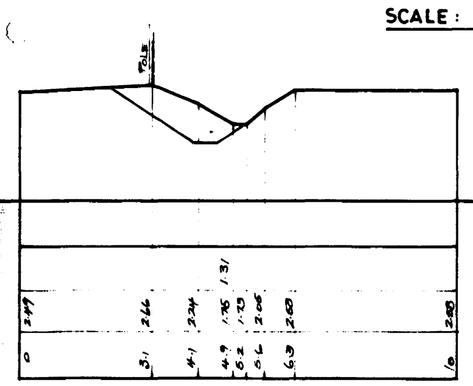


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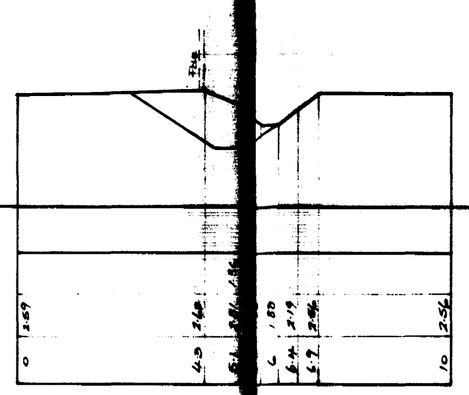
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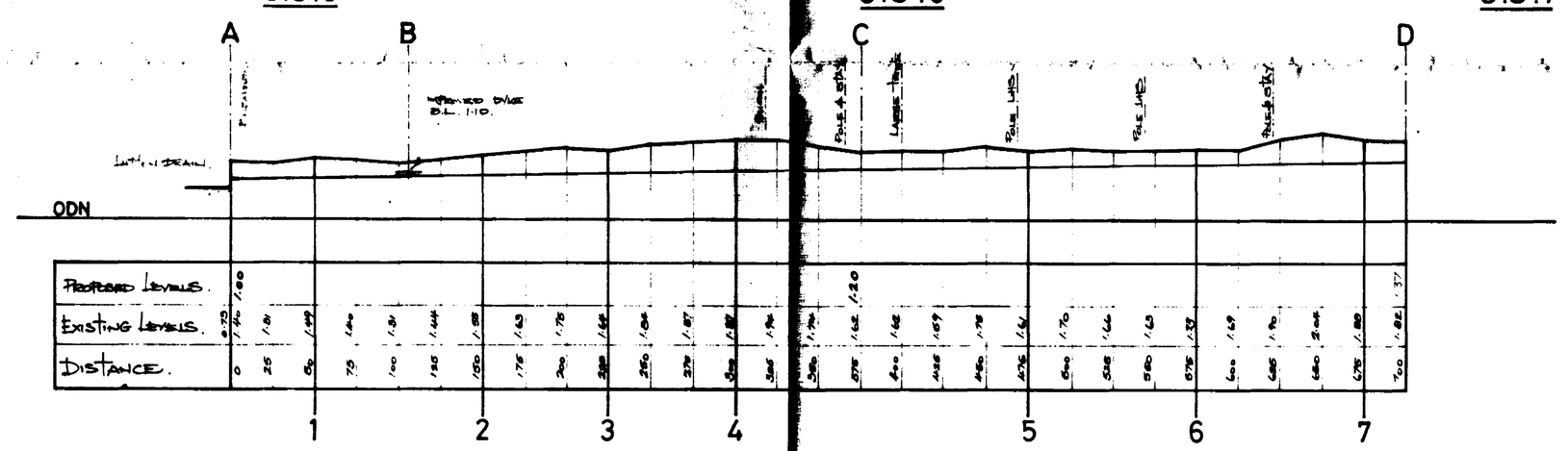
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C.S.6

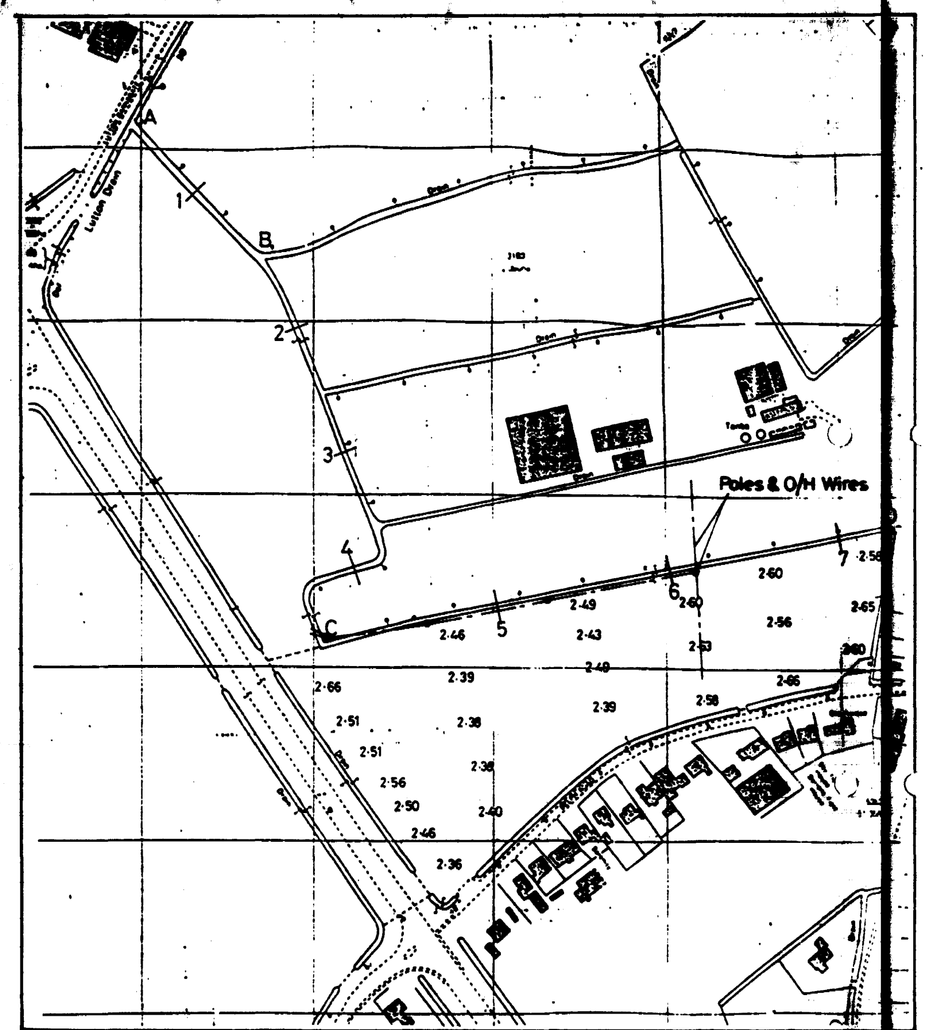


C.S.7



LONGITUDINAL SECTION. SCALES: - 1/2500.
- 1/100.

DRAIN FROM A TO C TO BE IMPROVED TO THE REQUIREMENTS OF SOUTH HOLLAND I.D.B.
1:1·5 BATTERS. 0·6m BED WIDTH.



LOCATION PLAN.
SCALE : 1/2500.

Rev	Date	Remarks
A	27/7/95	BANK IMPROVEMENT TO POINT D ADDED.

SIDEBOTTOM RICHARDSON CHENG LTD
CONSULTING STRUCTURAL AND CIVIL ENGINEERS
16 HIGH STREET, SPALDING, LINCS PE11 1TW
Tel 01775 713880 Fax 01775 713885

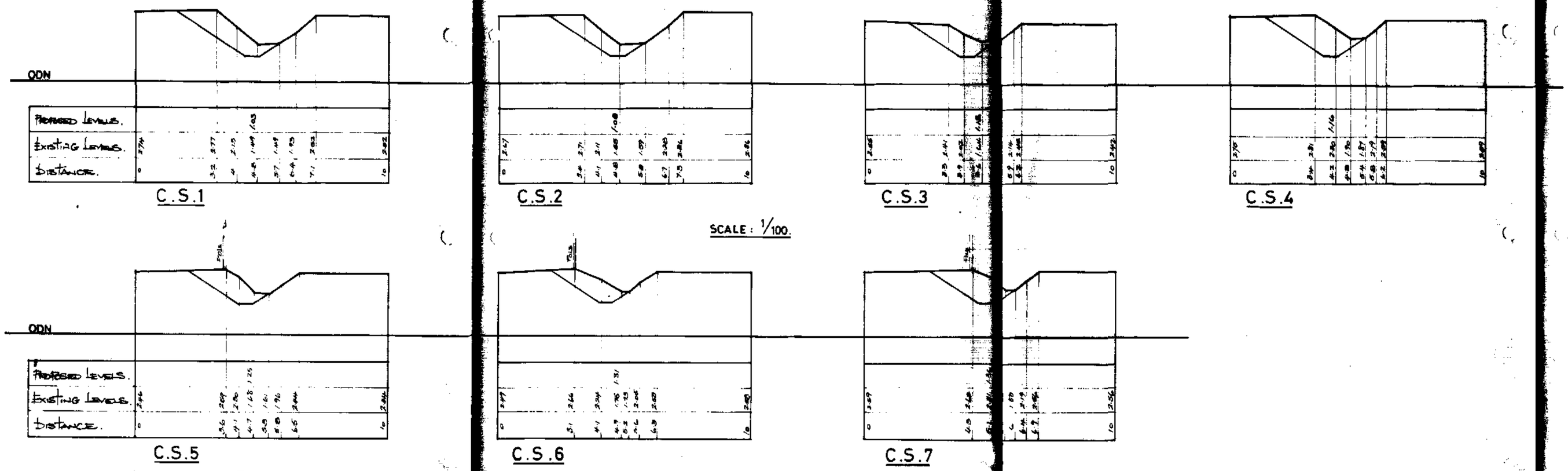
PROJECT
THE DELPH.
LONG SUTTON.

TITLE
IMPROVEMENTS TO SURFACE WATER DRAINAGE.

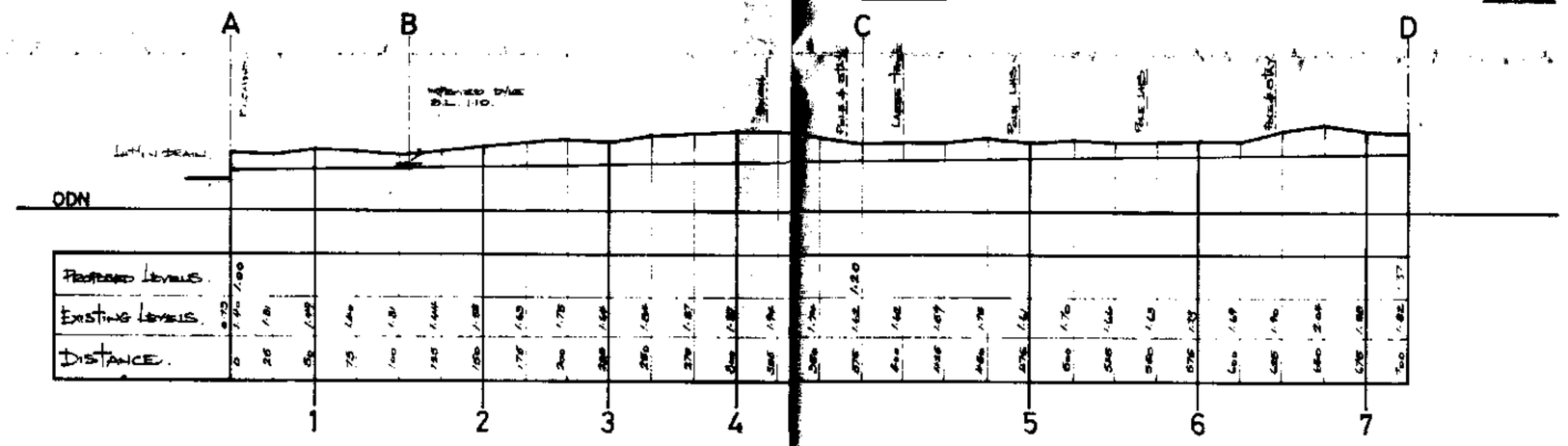
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Date	SEPTEMBER 1994.
Drawn	

DRAWING No. 2394/01 REV. A

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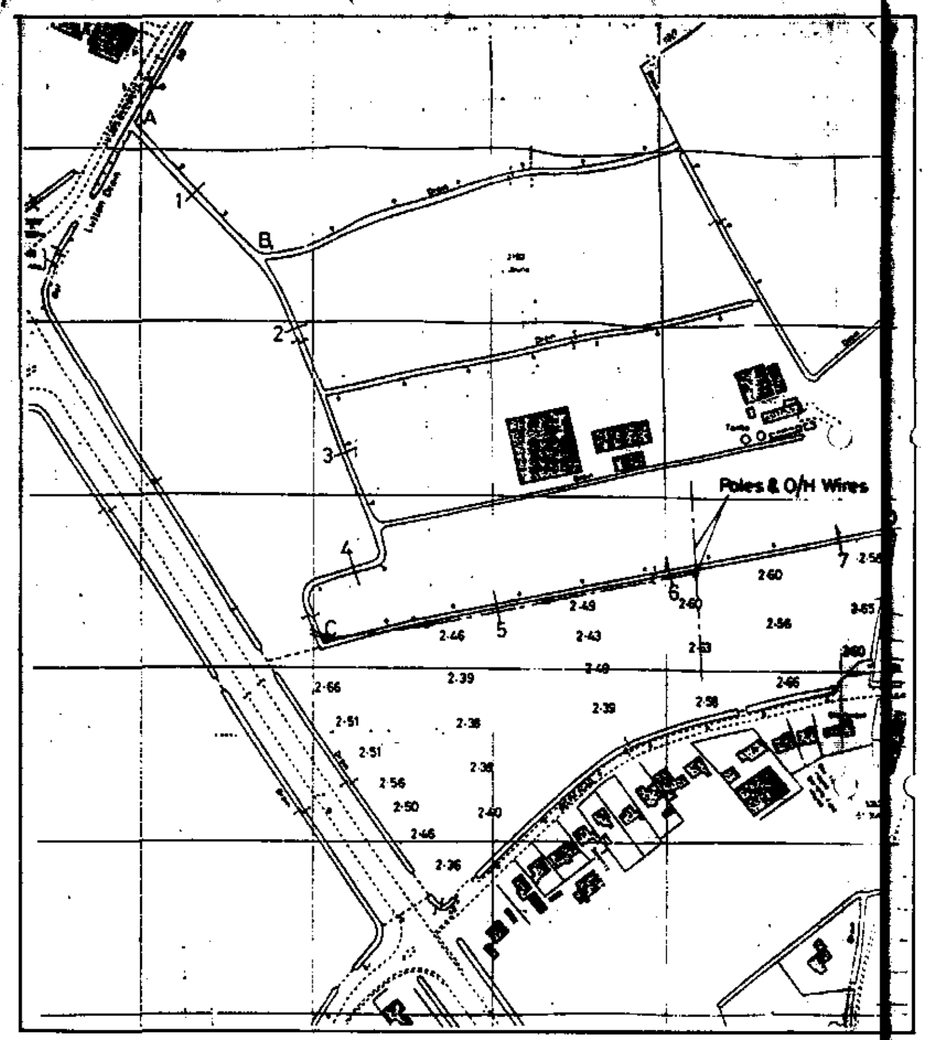


SCALE : 1/100.



LONGITUDINAL SECTION. SCALES: - 1/2500. - 1/100.

DRAIN FROM A TO C TO BE IMPROVED TO THE REQUIREMENTS OF SOUTH HOLLAND T.D.B.
1:1·5 BATTERS. 0·6m BED WIDTH.



LOCATION PLAN.
SCALE : 1/2500.

Rev	Date	Remarks
A	27/7/95	DRAIN IMPROVEMENT TO POINT D ADDED.

SIDEBOTTOM RICHARDSON CHENG LTD
CONSULTING STRUCTURAL AND CIVIL ENGINEERS
15 HIGH STREET, SPALDING, LINCS. PE11 1TW
TEL: 01775 712000
FAX: 01775 712000

PROJECT
THE DELPH.
LONG SUTTON.

TITLE
IMPROVEMENTS TO SURFACE WATER DRAINAGE.

Scale	AS INDICATED.
Date	SEPTEMBER 1994.
Drawn	

DRAWING No. 23894/01 REV. A

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C.S.1

C.S.2

C.S.3

C.S.4

C.S.5

C.S.6

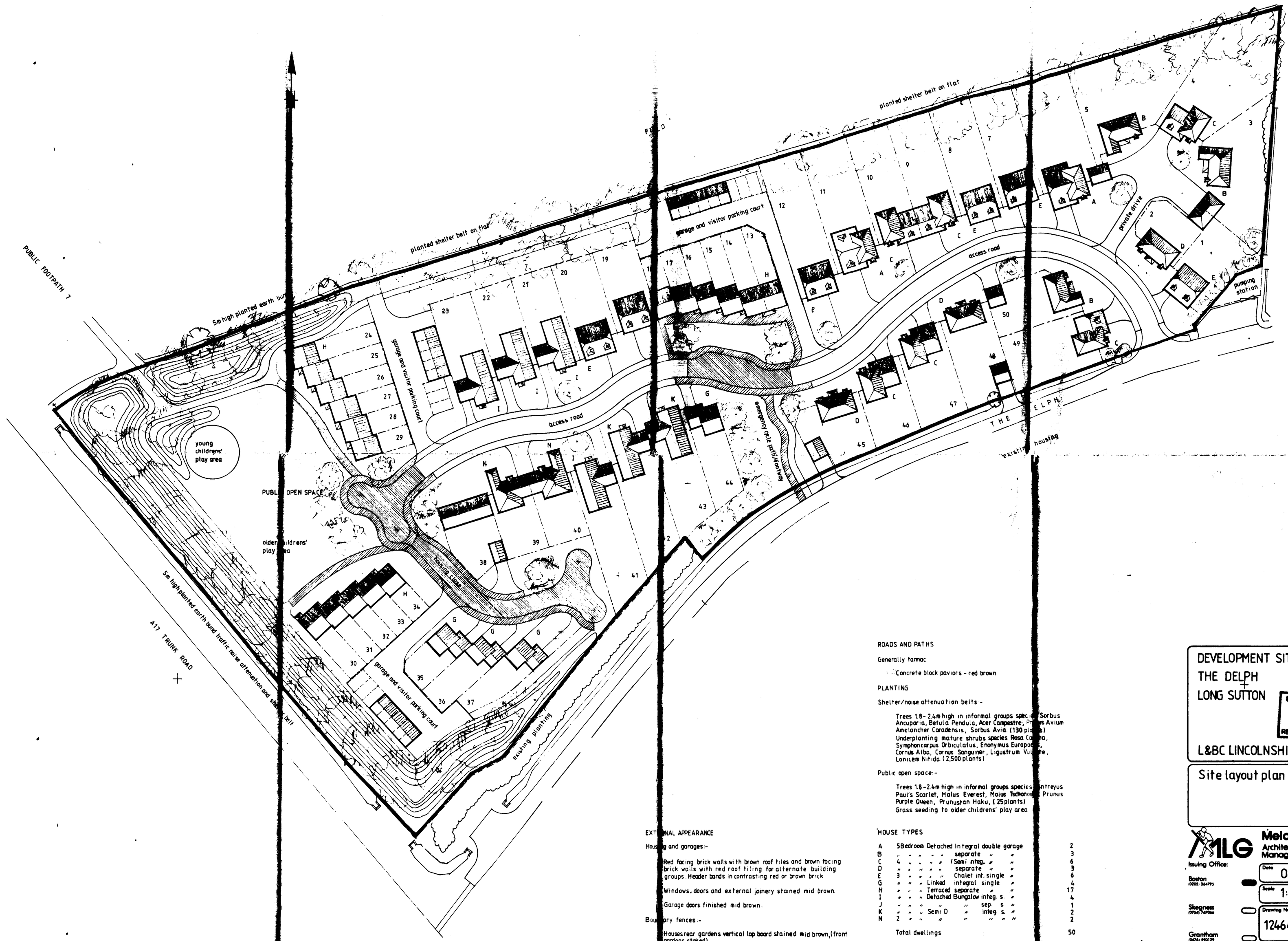
C.S.7

A B C D

LONGITUDINAL SECTION

LOCATION PLAN

No.	Date	Remarks



ROADS AND PATHS

Generally tarmac

Concrete block paviors - red brown

PLANTING

Shelter/noise attenuation belts -

Trees 1.8-2.4m high in informal groups species Sorbus Ancuparia, Betula Pendula, Acer Campestre, Prunus Avium Amelancher Caradensis, Sorbus Avia. (130 plants)
Underplanting mature shrubs species Rosa Canina, Symphoncarpus Orbiculatus, Enonymus Europaeus, Cornus Alba, Cornus Sanguiner, Ligustrum Vulgare, Lonicem Nitida. (2,500 plants)

Public open space:-

Trees 1.8-2.4m high in informal groups species Pyrus Calleryana Chanticleer, Malus Everest, Malus Tschonoskii, Prunus Purple Queen, Prunustan Haku, (25plants)
Grass seeding to older childrens' play area

EXTERNAL APPEARANCE

Housing and garages:-

Red facing brick walls with brown roof tiles and brown facing brick walls with red roof tiling for alternate building groups. Header bands in contrasting red or brown brick

Windows, doors and external joinery stained mid brown.

Garage doors finished mid brown.

Boundary fences.-

Houses rear gardens vertical lap board stained mid brown, (front gardens staked)

HOUSE TYPES

A	5Bedroom Detached Integral double garage		2
B	" " " " " separate " "		3
C	4 " " " " /Semi integ. " "		6
D	3 " " " " separate " "		3
E	3 " " " " Chalet int. single "		6
G	" " " Linked integral single "		4
H	" " " Terraced separate " "		17
I	" " " Detached Bungalow integ. s. "		4
J	" " " " " sep. s "		1
K	" " " Semi D " integ. s. "		2
N	2 " " " " " " "		2
	Total dwellings		50

DEVELOPMENT SITE
THE DELPH
LONG SUTTON

SOUTH HOLLAND D.C. PLAN DEPT. 25 OCT 1993 REF 1016/93

L&BC LINCOLNSHIRE COUNTY COUNCIL

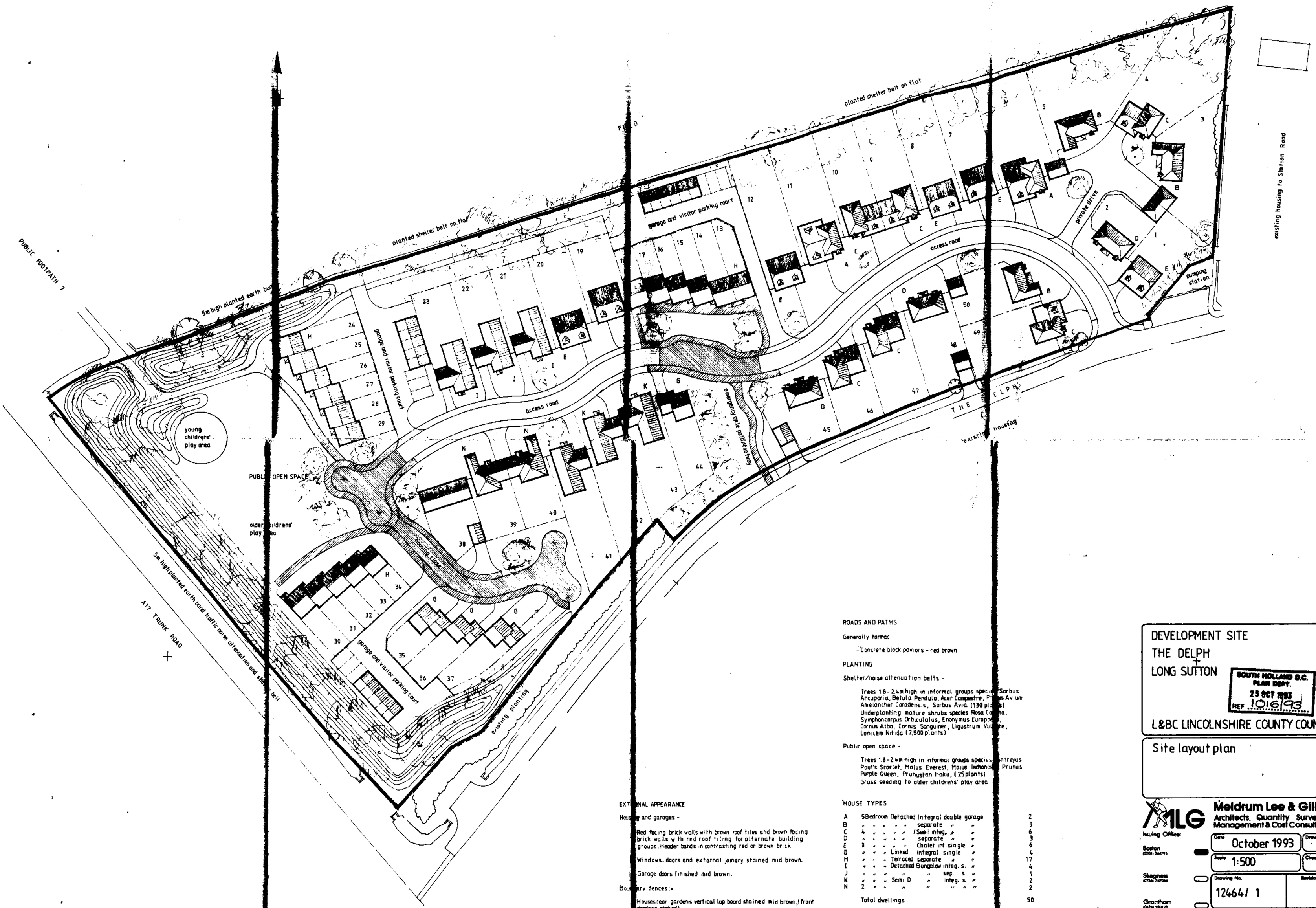
Site layout plan

Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (0205) 364793
Skegness (0754) 767066
Grantham (0476) 590129

Date: October 1993
Drawn by:
Scale: 1:500
Checked by:
Drawing No.: 124641 1
Revision:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.



ROADS AND PATHS

Generally tarmac

Concrete block paviors - red brown

PLANTING

Shelter/noise attenuation belts -

Trees 1.8-2.4m high in informal groups species Sorbus Aucuparia, Betula Pendula, Acer Campestre, Prunus Avium Amelancher Canadensis, Sorbus Avia. (190 plants)

Underplanting mature shrubs species Rosa Canina, Symphoricarpus Orbiculatus, Enonymus Europaeus, Cornus Alba, Cornus Sanguinea, Ligustrum Vulgare, Lonicera Nitida (2,500 plants)

Public open space:-

Trees 1.8-2.4m high in informal groups species Pyrus Kretreyus Paul's Scarlet, Malus Everest, Malus Tschonoskii, Prunus Purple Queen, Prunus Sen Haku, (25plants)

Grass seeding to older childrens' play area

EXTERNAL APPEARANCE

Housing and garages:-

Red facing brick walls with brown roof tiles and brown facing brick walls with red roof tiling for alternate building groups. Header bands in contrasting red or brown brick

Windows, doors and external joinery stained mid brown.

Garage doors finished mid brown.

Boundary fences:-

Houses rear gardens vertical lap board stained mid brown, (front gardens staked)

HOUSE TYPES

A	5Bedroom	Detached	Integral double garage	2
B	" " " "	separate	" "	3
C	4 " " " "	Semi integ.	" "	6
D	" " " "	separate	" "	3
E	3 " " "	Chalet int single	"	6
G	" " "	Linked integral single	"	4
H	" " "	Terraced separate	" "	17
I	" " "	Detached Bungalow integ. s.	"	4
J	" " "	"	sep. s.	"	1
K	" " "	Semi D	" integ. s.	"	2
N	2 " "	"	" " "	"	2
	Total dwellings				50

DEVELOPMENT SITE
THE DELPH
LONG SUTTON

SOUTH HOLLAND D.C. PLAN DEPT. 25 OCT 1993 REF 1016/93

L&BC LINCOLNSHIRE COUNTY COUNCIL

Site layout plan

Meldrum Lee & Gillatt
Architects, Quantity Surveyors Management & Cost Consultants

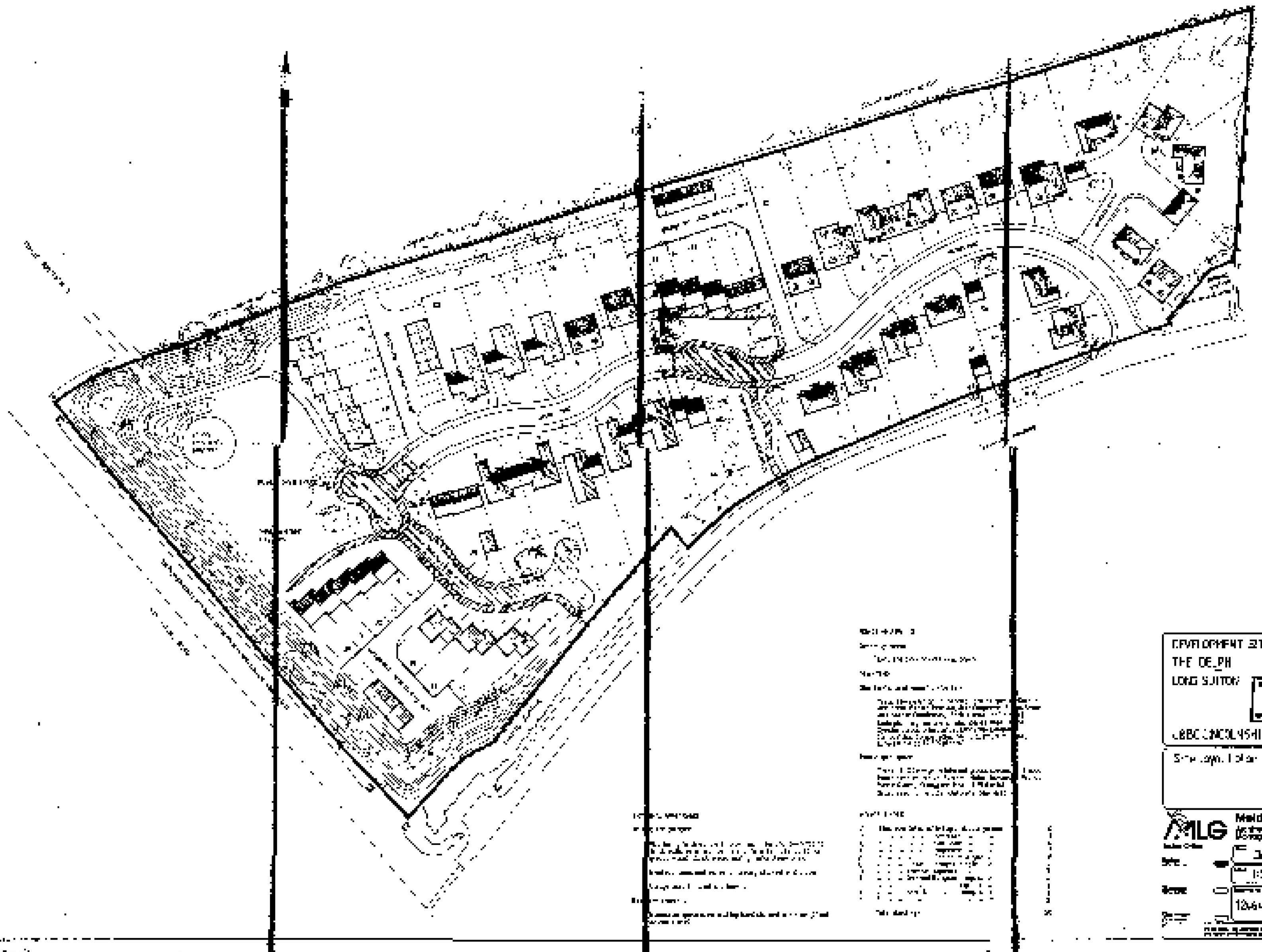
Issuing Office:
Boston (0205) 365793
Skegness (07547) 67066
Grantham (0476) 590129

Date October 1993 | Drawn by

Scale 1:500 | Checked by

Drawing No. 124641 1 | Revision

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.



DEVELOPMENT SITE
THE DELPH
LONG SUTTON

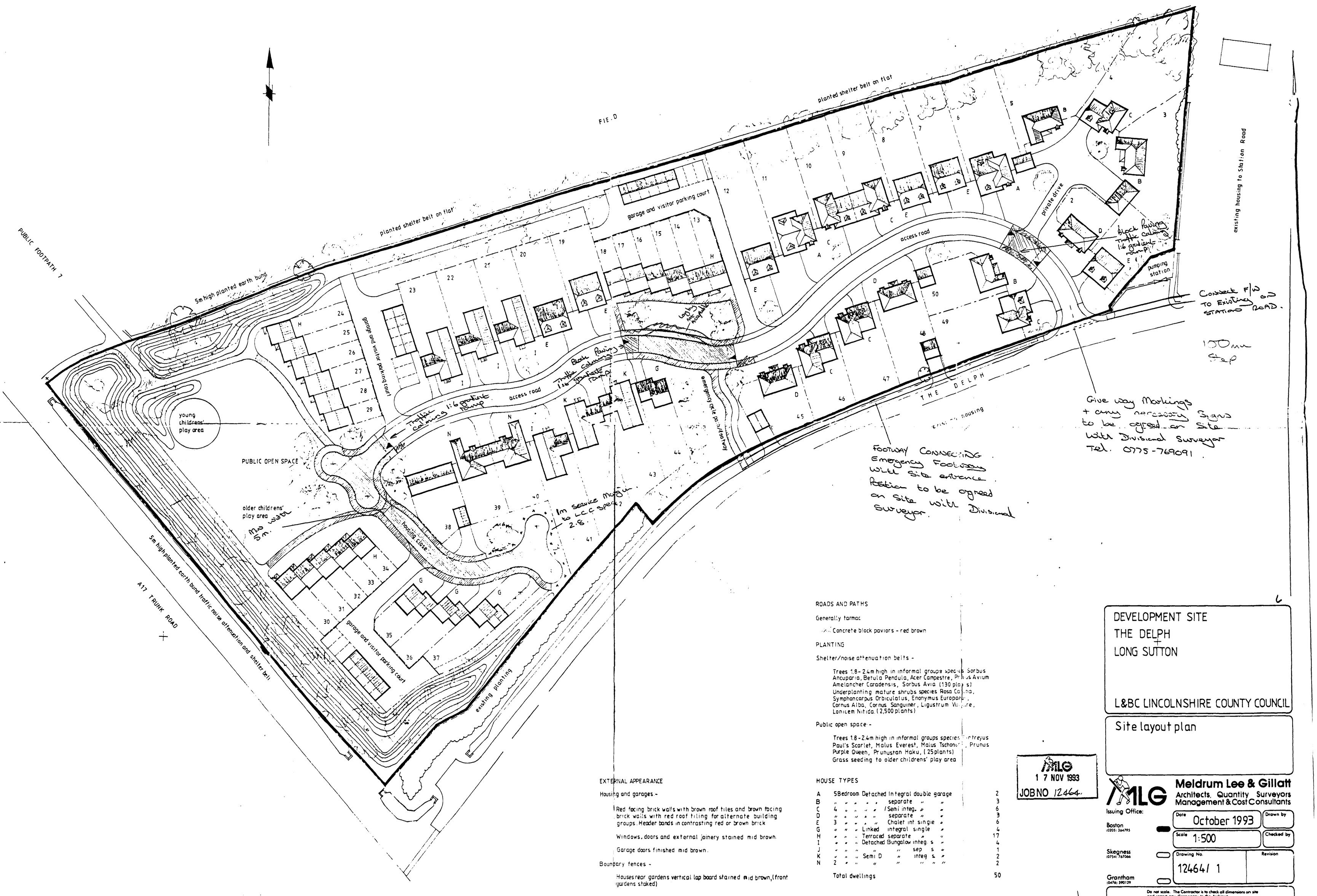
LINCOLNSHIRE COUNTY COUNCIL

Melbourn Lee & Gillett
Architects, Planning, Surveyors
Development & Conservation

October 1993

1:500

12647/1



ROADS AND PATHS

Generally tarmac

Concrete block paviors - red brown

PLANTING

Shelter/noise attenuation belts -

Trees 1.8 - 2.4m high in informal groups species Sorbus Ancuparia, Betula Pendula, Acer Campestre, Prunus Avium Amelancher Canadensis, Sorbus Avia (130 plants) Underplanting mature shrubs species Rosa Canina, Symphoncarpus Orbiculatus, Enonymus Europaeus, Cornus Alba, Cornus Sanguiner, Ligustrum Vulgare, Lonicem Nitida. (2,500 plants)

Public open space -

Trees 1.8 - 2.4m high in informal groups species Crataegus Paul's Scarlet, Malus Everest, Malus Tschonoskii, Prunus Purple Queen, Prunustan Haku, (25 plants)
Grass seeding to older childrens' play area

EXTERNAL APPEARANCE

Housing and garages -

Red facing brick walls with brown roof tiles and brown facing brick walls with red roof tiling for alternate building groups. Header bands in contrasting red or brown brick

Windows, doors and external joinery stained mid brown.

Garage doors finished mid brown.

Boundary fences -

Houses rear gardens vertical lap board stained mid brown, (front gardens staked)

HOUSE TYPES

A	5Bedroom Detached	Integral double garage	2
B	" " " "	separate " "	3
C	4 " " " "	/Semi integ. " "	6
D	" " " " "	separate " "	3
E	3 " " " "	Chalet int. single "	6
G	" " "	Linked integral single "	4
H	" " "	Terraced separate " "	17
I	" " "	Detached Bungalow integ s "	4
J	" " "	" sep s "	1
K	" " "	Semi D " integ s "	2
N	2 " "	" " " "	2
	Total dwellings		50

MLG
17 NOV 1993
JOB NO 12464

DEVELOPMENT SITE
THE DELPH
LONG SUTTON

L&BC LINCOLNSHIRE COUNTY COUNCIL

Site layout plan

Meldrum Lee & Gillatt
Architects, Quantity Surveyors Management & Cost Consultants

Issuing Office:
Boston (0205) 364795
Skegness (07547) 767066
Grantham (0476) 590129

Date: October 1993 | Drawn by:
Scale: 1:500 | Checked by:
Drawing No.: 12464/ 1 | Revision:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

PUBLIC FOOTPATH 7

5m high planted earth bund

planted shelter belt on flat

FIELD

planted shelter belt on flat

existing housing to Station Road

garage and visitor parking court

access road

private drive

Block paving traffic calming 1:6 gradients ramps

pumping station

Connect F/W soil to Existing STATION ROAD.

100mm Step

THE DELPH

existing housing

Give way Markings + any necessary Signs to be agreed on Site with Divisional Surveyor Tel. 0775-769091

FOOTWAY CONNECTING Emergency Footway with Site entrance position to be agreed on site with Divisional Surveyor.

young childrens' play area

PUBLIC OPEN SPACE

older childrens' play area

1no 5m. water

1m service margin to LCC spec 2.8.

emergency route to station road

housing close

garage and visitor parking court

existing planting

A17 TRUNK ROAD

5m high planted earth bund traffic noise attenuation and shelter belt

ROADS AND PATHS

Generally tarmac

Concrete block paviors - red brown

PLANTING

Shelter/noise attenuation belts -

Trees 1.8 - 2.4m high in informal groups species Sorbus Aucuparia, Betula Pendula, Acer Campestre, Prunus Avium Amelanchier Canadensis, Sorbus Avia (1330 plants) Underplanting mature shrubs species Rosa Canina, Symphoricarpus Orbiculatus, Enonymus Europaeus, Cornus Alba, Cornus Sanguiner, Ligustrum Vulgare, Lonicera Nitida (2,500 plants)

Public open space -

Trees 1.8 - 2.4m high in informal groups species Crataegus Paul's Scarlet, Malus Everest, Malus Tschonoskii, Prunus Purple Queen, Prunushsen Haku, (125 plants)

Grass seeding to older childrens' play area

EXTERNAL APPEARANCE

Housing and garages -

Red facing brick walls with brown roof tiles and brown facing brick walls with red roof tiling for alternate building groups. Header bands in contrasting red or brown brick.

Windows, doors and external joinery stained mid brown.

Garage doors finished mid brown.

Boundary fences -

Houses rear gardens vertical lap board stained mid brown, (front gardens staked)

HOUSE TYPES

A	5	Bedroom Detached Integral double garage	2
B	"	" " " " separate " "	3
C	4	" " " " Semi integ. " "	6
D	"	" " " " separate " "	3
E	3	" " " " Chalet int single "	6
G	"	" " Linked integral single "	4
H	"	" " Terraced separate " "	17
I	"	" " Detached Bungalow integ. s "	4
J	"	" " " " sep s "	1
K	"	" " Semi D " integ s "	2
N	2	" " " " " "	2
	Total dwellings		50

MLG 17 NOV 1993 JOB NO 12464

DEVELOPMENT SITE
THE DELPH
LONG SUTTON

L&BC LINCOLNSHIRE COUNTY COUNCIL

Site layout plan

Meldrum Lee & Gillatt
Architects, Quantity Surveyors Management & Cost Consultants

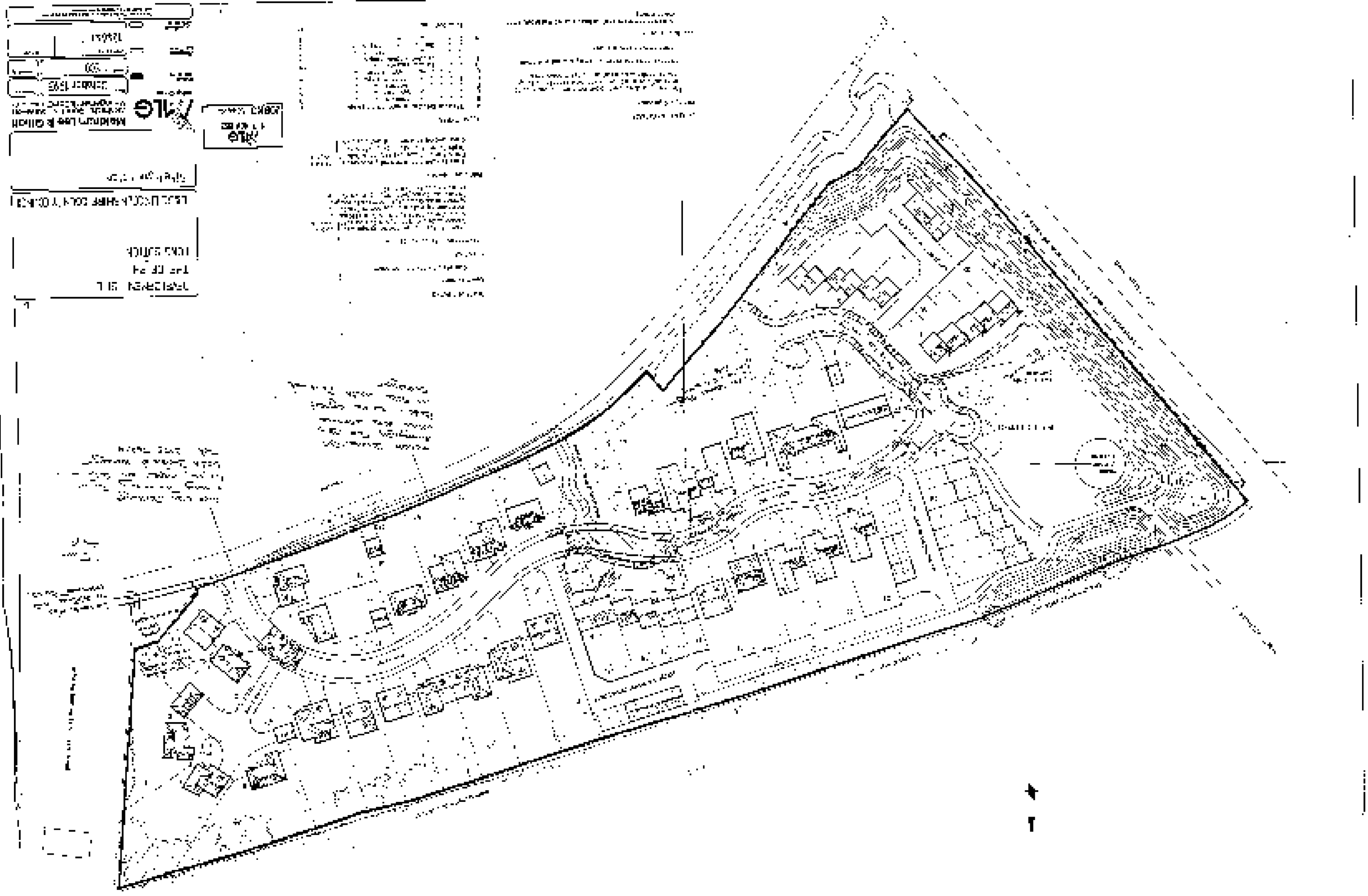
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Drawing No. 12464/ 1 | Revision

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GABLES TO PROJECTING FIRST FLOOR BAY WINDOW TO BE AN INSERT BOARD WITH BARGE BOARD MOULDINGS ON TIMBER GABLE FRAME.

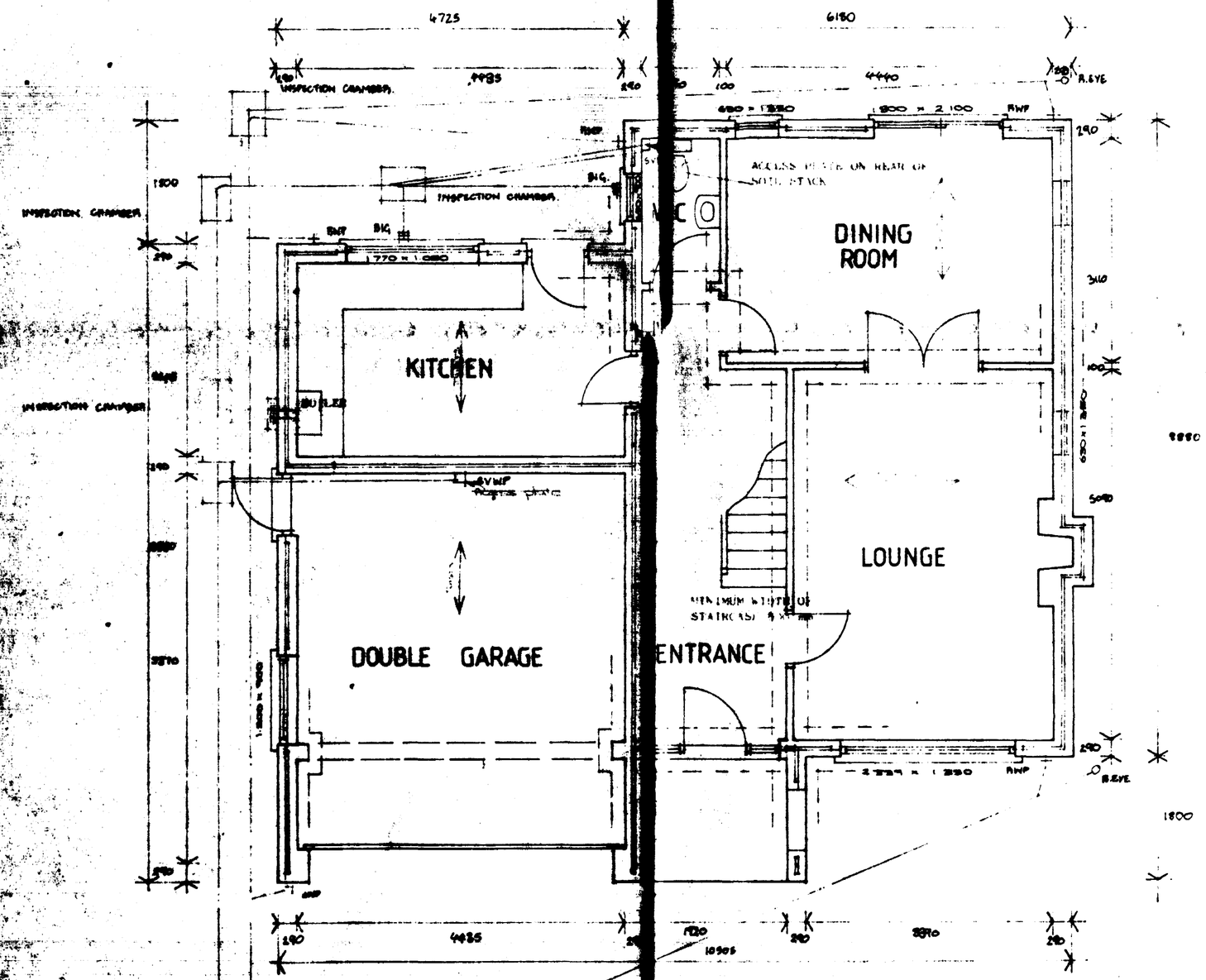


Side

Front

Side

Rear



GROUND FLOOR PLAN

FIRST FLOOR PLAN

INSPECTION CHAMBER

TOTAL AREA EXCLUSIVE OF GARAGE = 1030 sq ft

TO DENOTE WATER RISING IN ROOF

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
F 1016/93

L&BC LINCS COUNTY COUNCIL

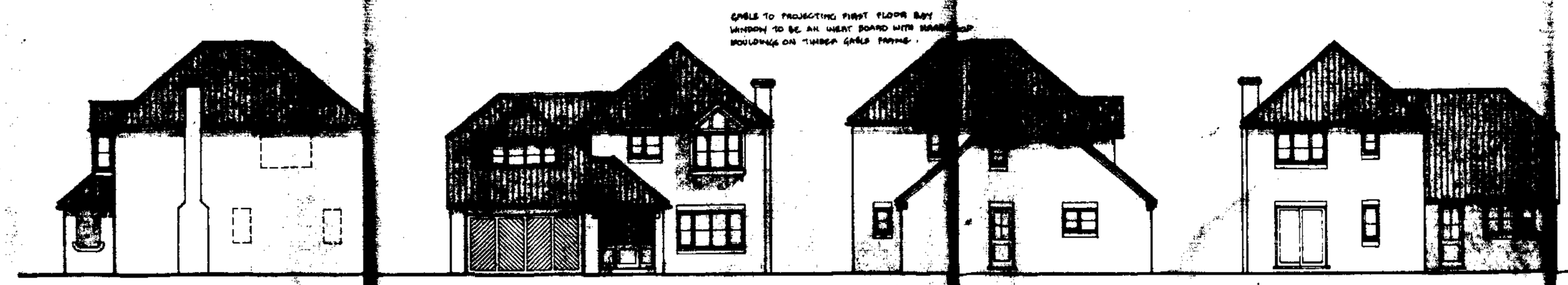
TYPE C
4 BEDROOM DETACHED HOUSE
WITH INTEGRAL DOUBLE GARAGE

MLG Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (0205) 364793
Skegness (0754) 767666
Grantham (0476) 590139

Date: OCT 1993
Drawn by:
Scale: 1:50 ; 1:100
Checked by:
Drawing No: 1246/4
Revision:

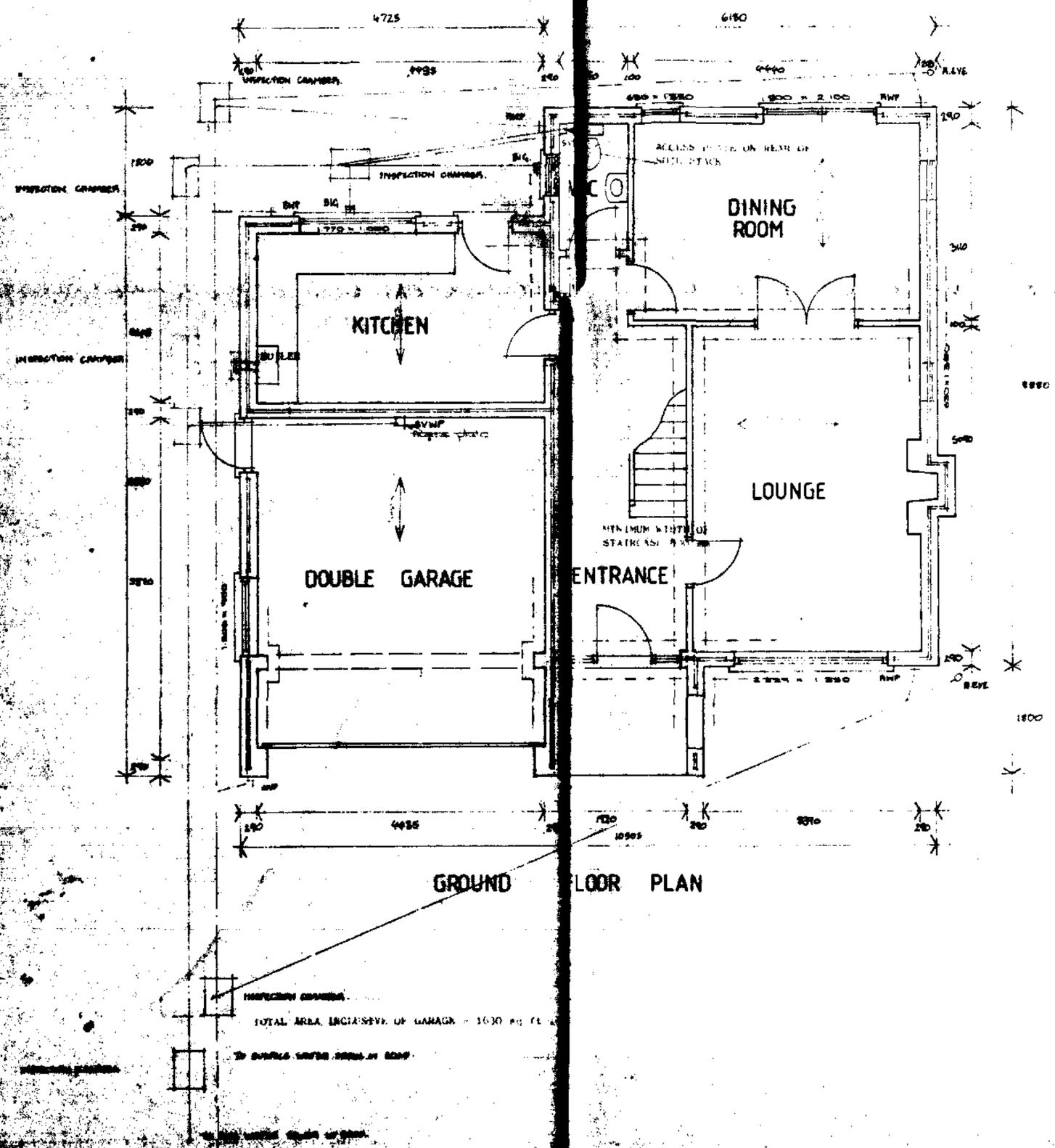
Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect



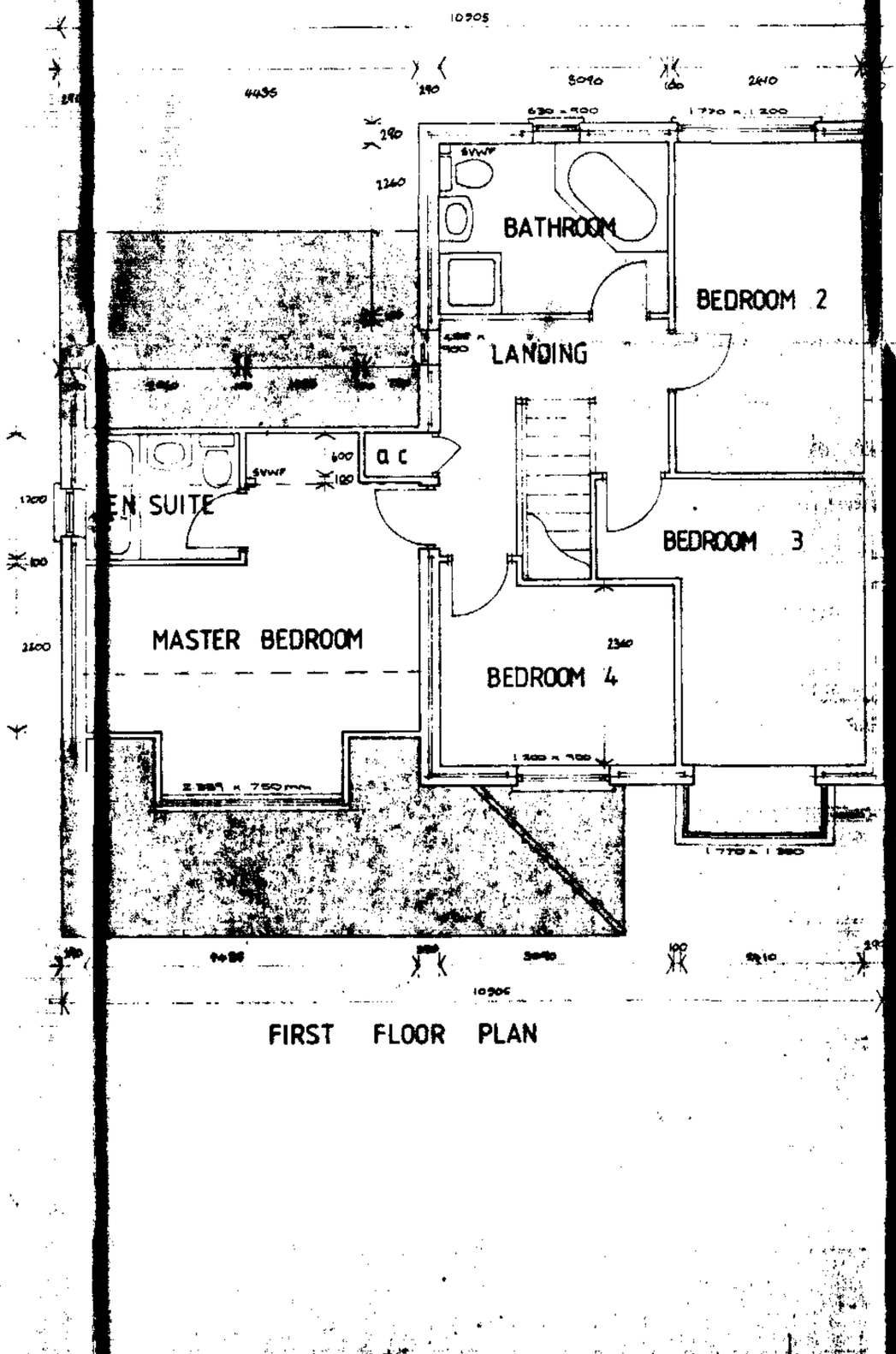
Side

Front

Rear



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON

SOUTH HOLLAND D.C.
PLAN DEPT.
23 OCT 1993
1016/93

L&BC LINCS COUNTY COUNCIL

TYPE C
4 BEDROOM DETACHED HOUSE
WITH INTEGRAL DOUBLE GARAGE

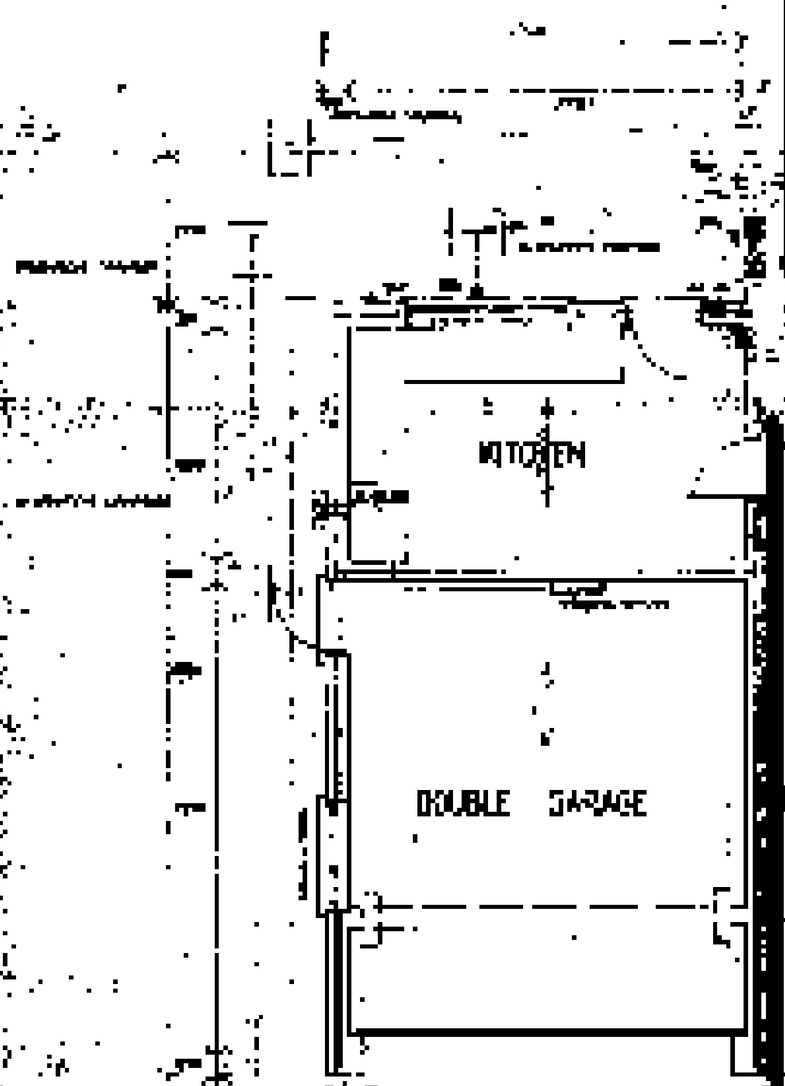
Meldrum Lee & Gillatt
Architects Quantity Surveyors
Management & Cost Consultants

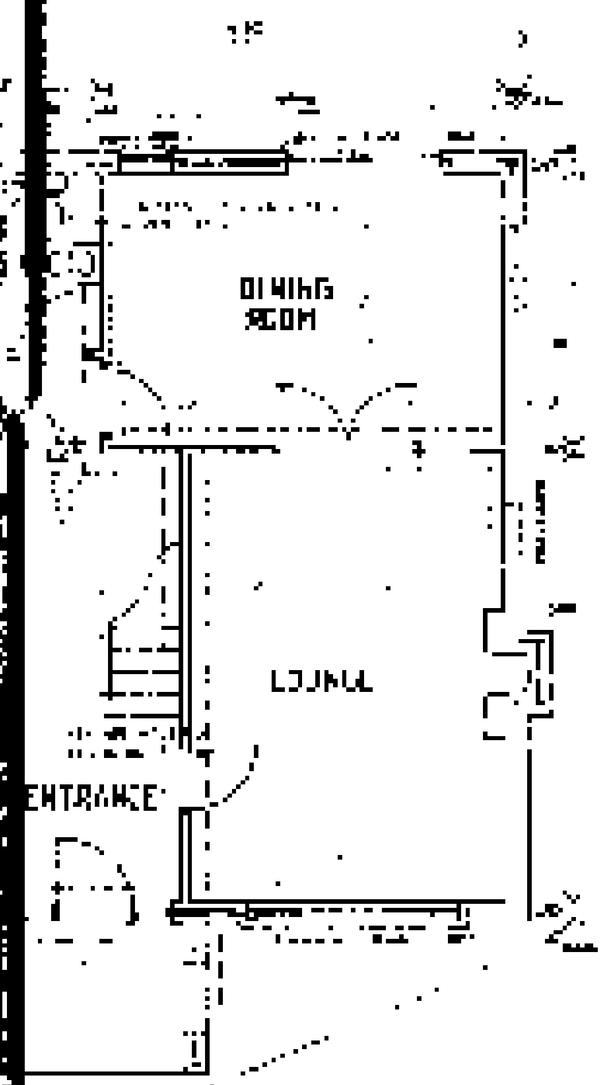
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Boston
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Grantham

Date: OCT 1993
Drawn by
Scale: 1:50 ; 1:100
Checked by
Drawing No: 1246 4/4
Revision

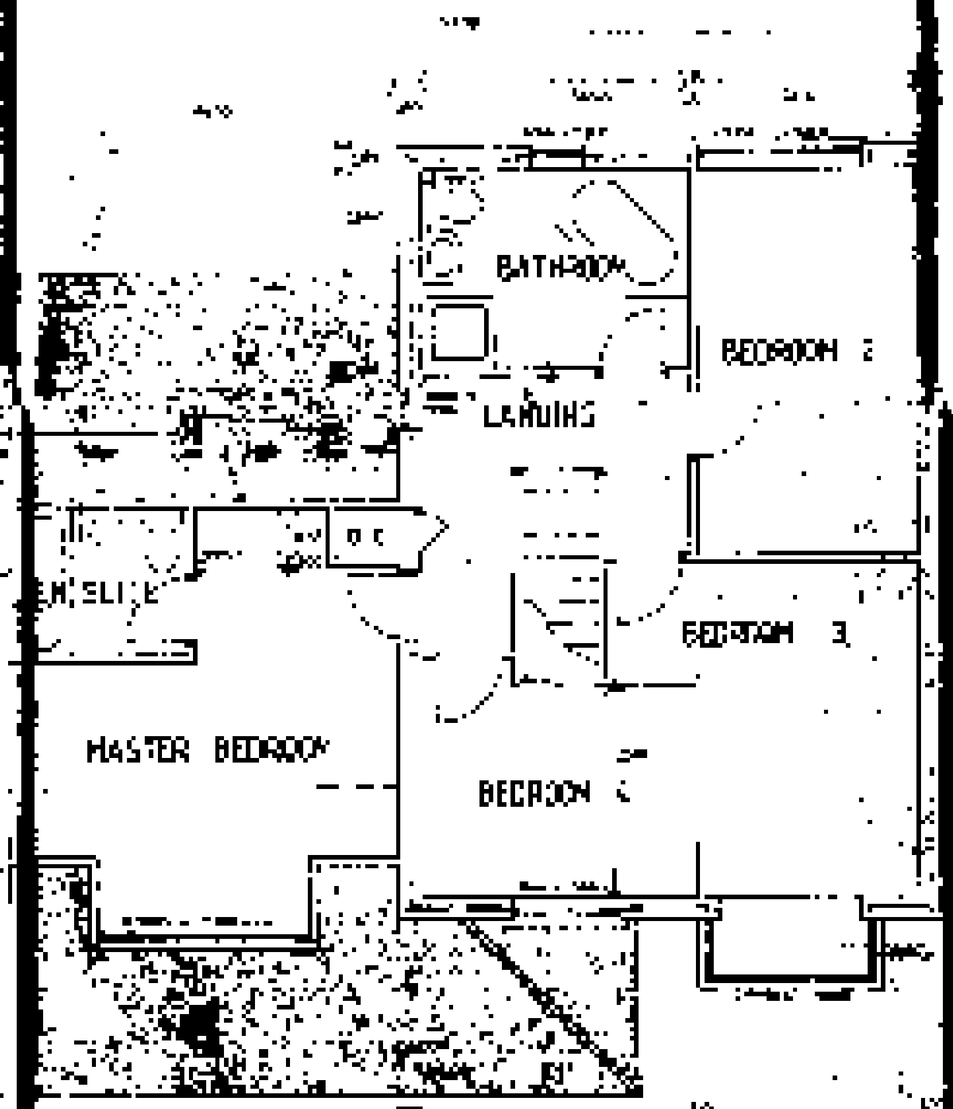
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

DEVELOPMENT SITE
FRONTING THE TRUTH
LONG SUTTON

LONG SUTTON COUNTY COUNCIL

TYPE C
4 BEDROOM DETACHED HOUSE
WITH INTEGRAL DOUBLE GARAGE

MLG

OCT 1995

1:50 : 1:100

2464/4



Side



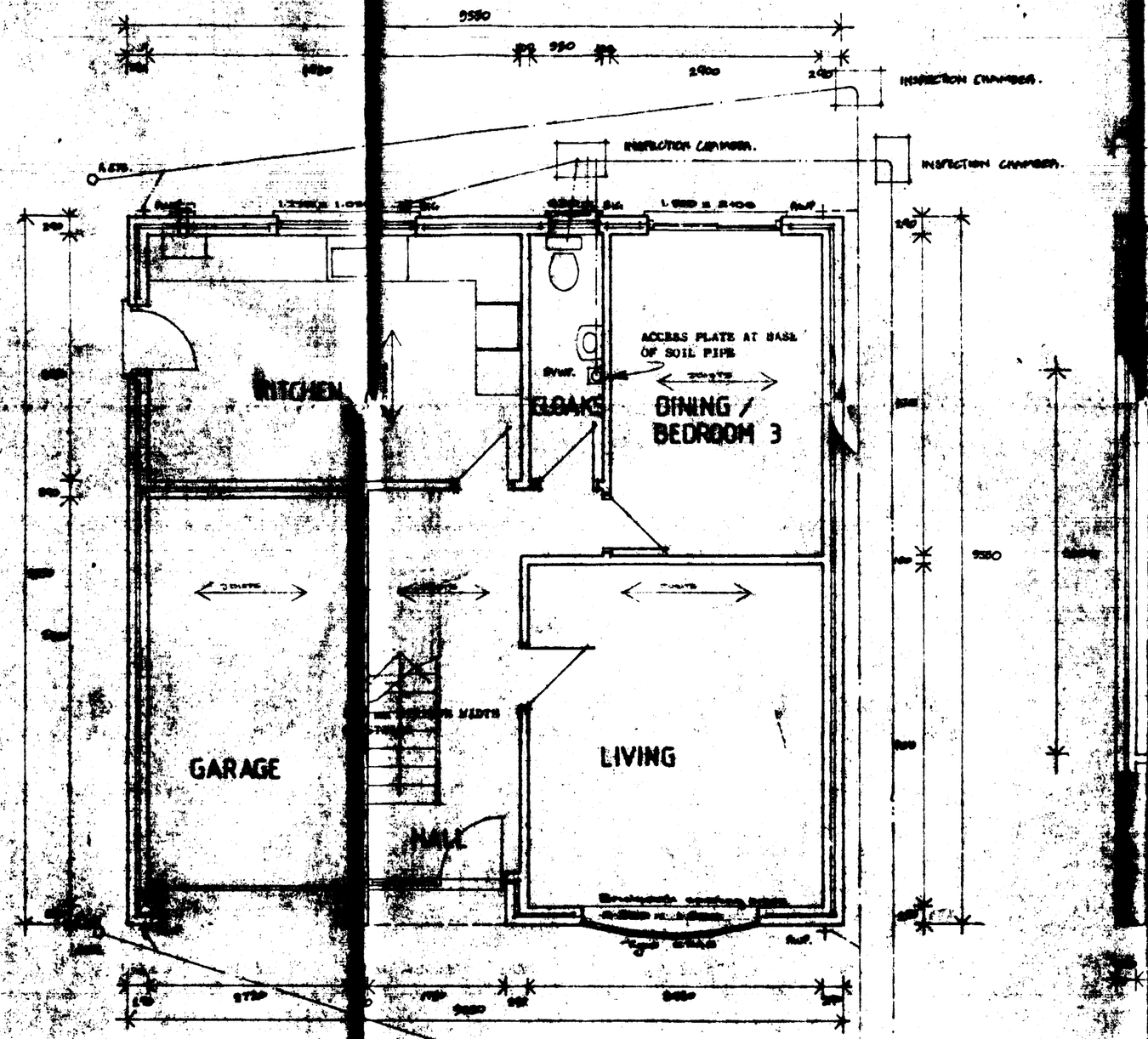
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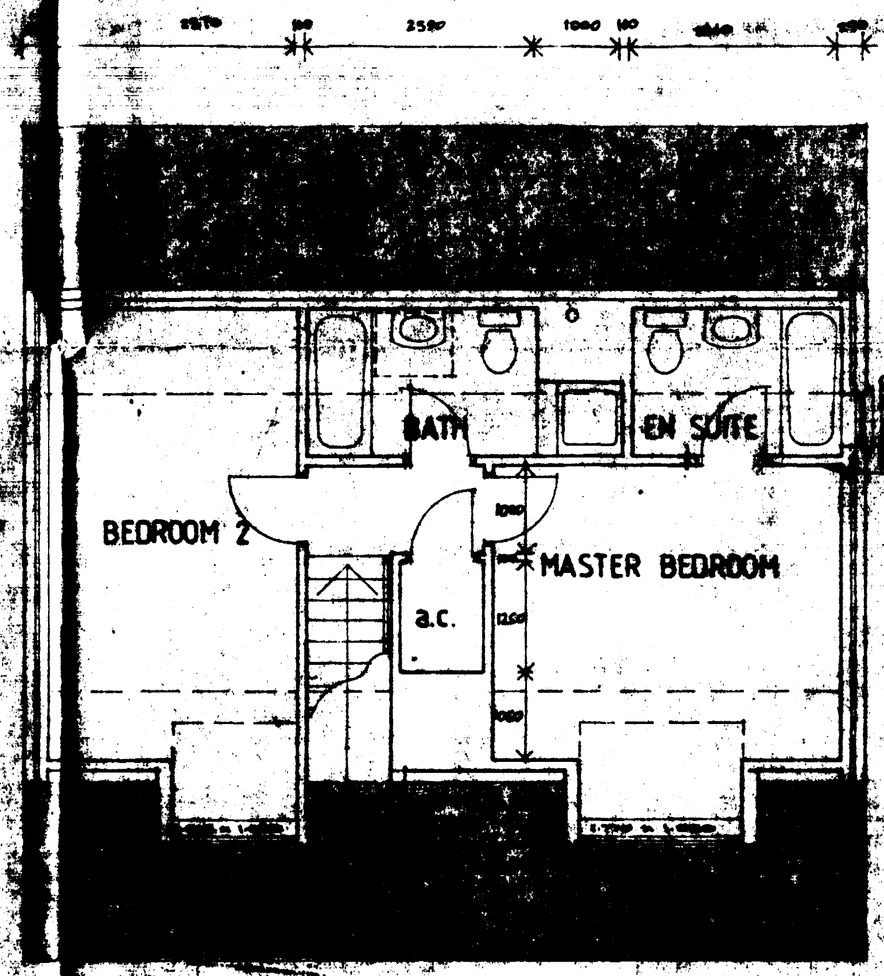
Side



Rear



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF. 1016/93

L&BC LINCS COUNTY COUNCIL

TYPE E
3 BEDROOM CHALET BUNGALOW
WITH INTEGRAL SINGLE GARAGE.

MLG Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (0205) 364793
Skegness (0754) 767666
Grantham (0476) 590139

Date: OCT `1993
Drawn by:
Scale: 1:50 ; 1:100
Checked by:
Drawing No: 12464/6
Revision:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect

Side



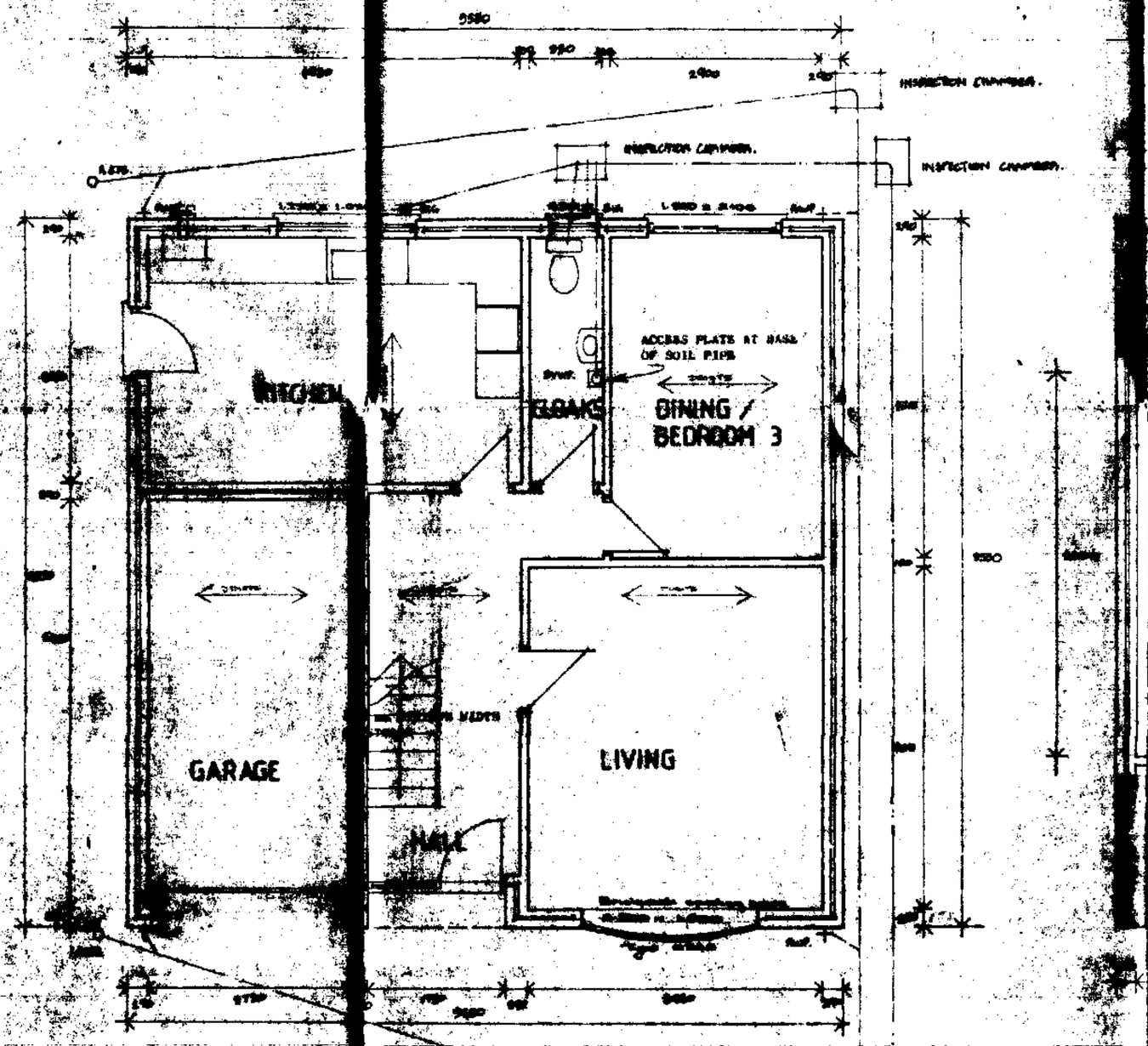
Front



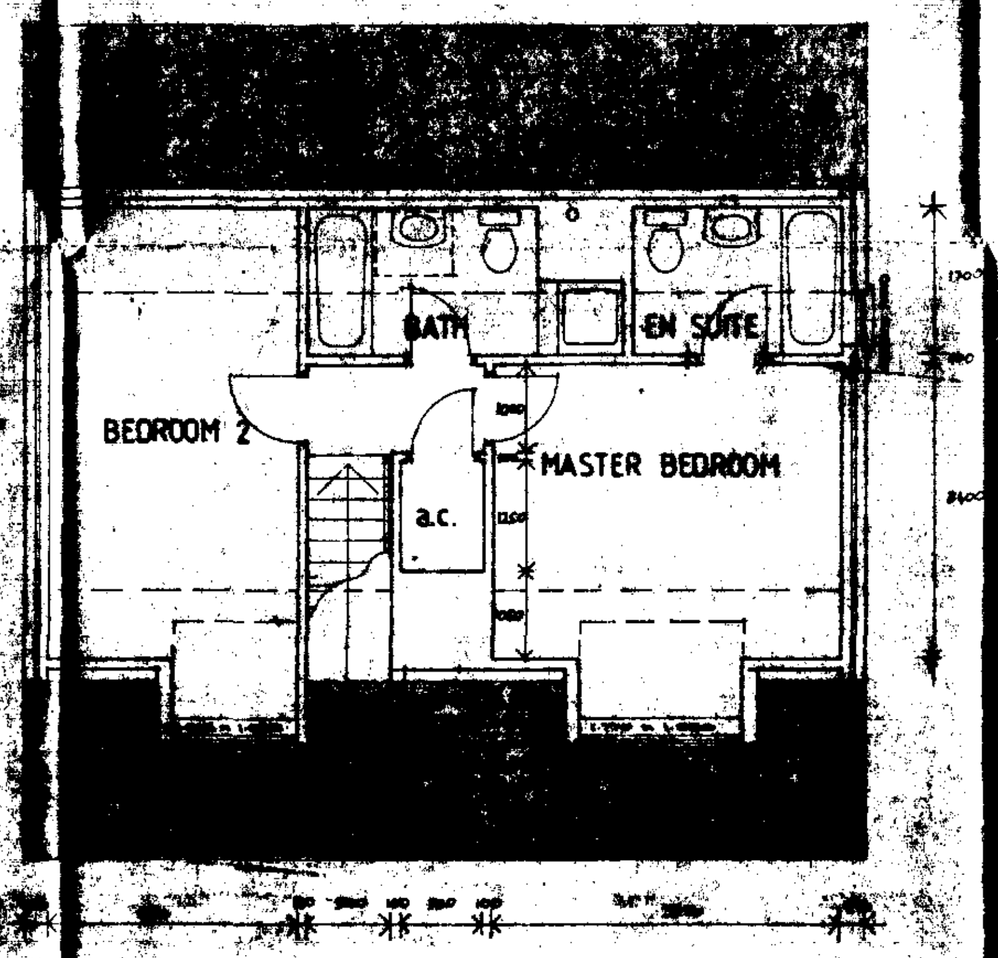
Side



Rear



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON

SOUTH HOLLAND D.C.
PLAN DEPT.
28 OCT 1993
REF. 10693

L&BC LINCS COUNTY COUNCIL

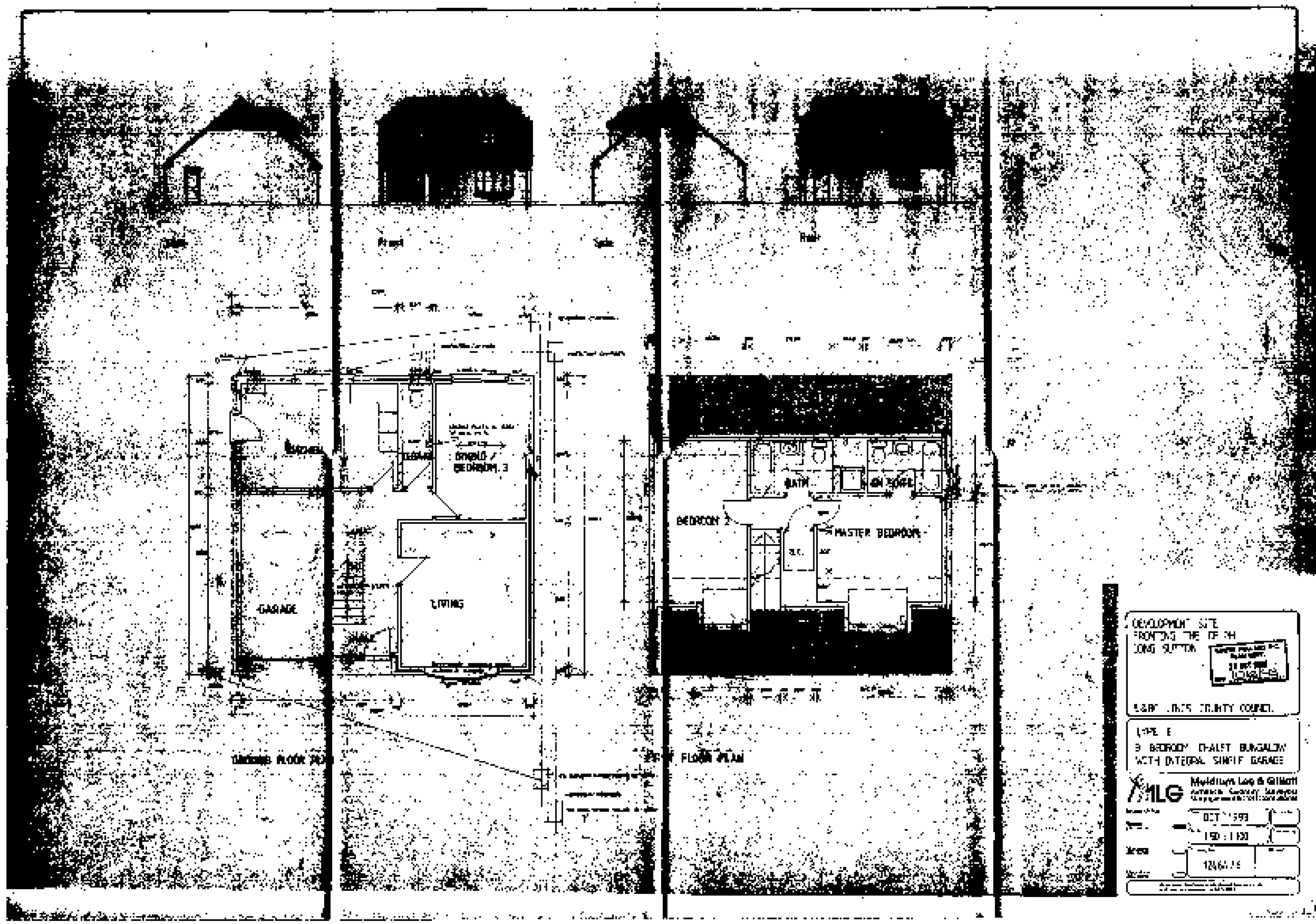
TYPE E
3 BEDROOM CHALET BUNGALOW
WITH INTEGRAL SINGLE GARAGE.

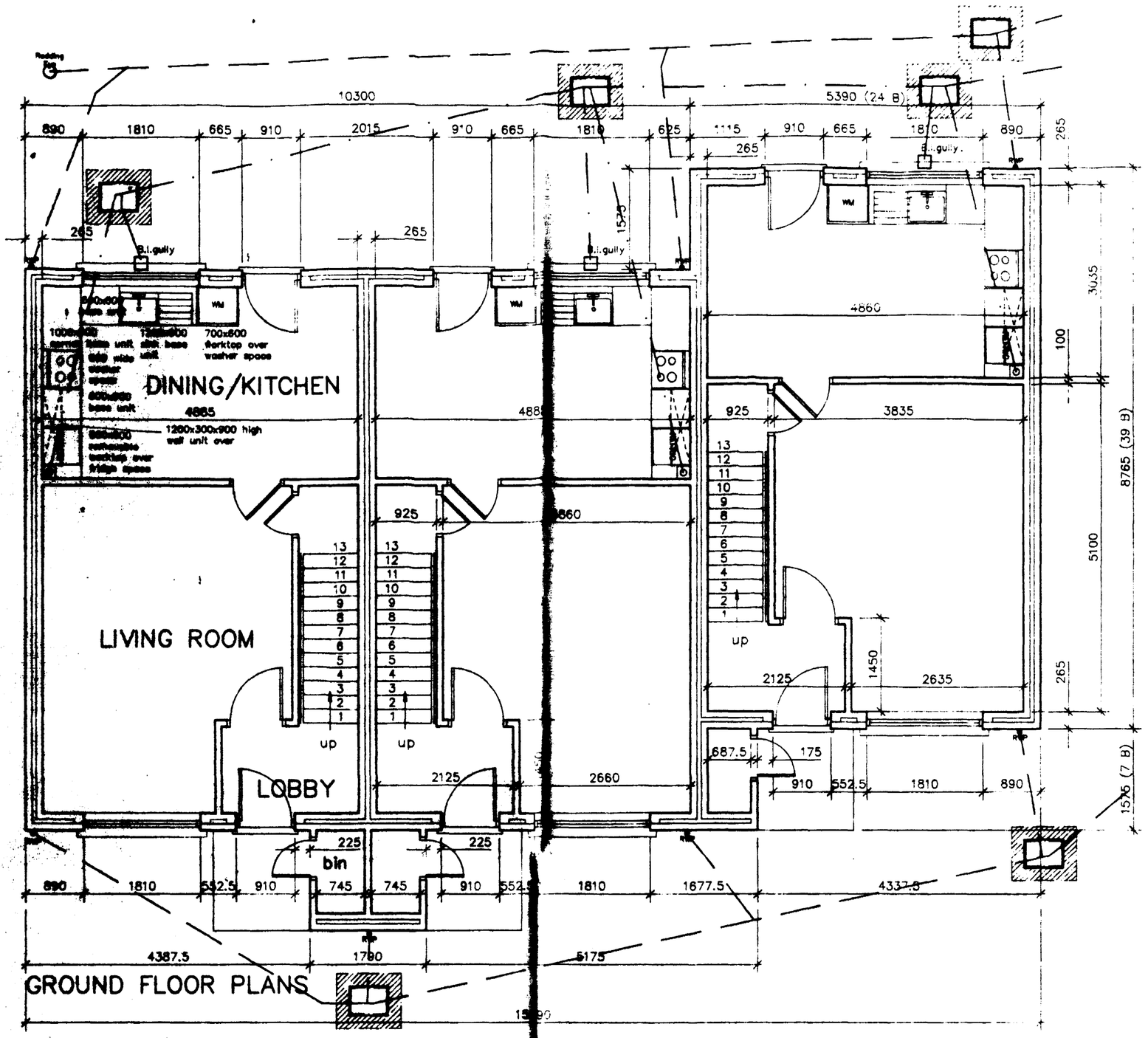
MLG
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
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Grantham

Date: OCT `1993
Drawn by
Scale: 1:50 ; 1:100
Checked by
Drawing No: 12464 / 6
Revision

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect


BEDROOM 3
LIVING
GARAGE
BATH
BEDROOM 2
MASTER BEDROOM
FLOOR PLAN
DEVELOPMENT SITE
FRONTING THE DEAN
LONG SUTTON
S.&W. DISTRICT COUNCIL
TYPE E
3 BEDROOM CHALET BUNGALOW
WITH INTEGRAL SINGLE GARAGE
MLG
Meldrum Lee & Gillett
OCT 1993
1:50 : 1:100
1246/15



GROUND FLOOR PLANS

FIRST FLOOR PLANS

Construction Notes

FOUNDATIONS
450 x 225 mm concrete strip foundations to cavity walls.
450 x 225 mm concrete strip foundations to 100 mm thick load bearing walls.
Depth to be agreed on site with the Area Building Inspector. Refer to site investigation report for foundations to be C15P to BS 5328:1981.

EXTERNAL WALLS
102 mm facing brickwork, 65 mm cavity with 65 mm Dritherm cavity wall insulation, built in wall ties at 900 mm and 100 mm lightweight loadbearing insulating blockwork to give a 'U' value of 0.45 W/m2K.
All cavities are to be closed at eaves and verges.
Cavity closed at window reveal using cavity closer by Thermabate or similar to suit cavity, with insulation to avoid cold bridging and incorporating vertical dpc.
Wall ties at 450 mm centres vertically and 900 mm centres horizontally, staggered and at 300 mm centres around openings.

INTERNAL WALLS
100 mm loadbearing concrete blockwork to ground floor partitions.
98 x 75 mm timber studding with 12.7 mm gyproc wallboard each side to first floor partitions.

PARTY WALLS
100 mm calcium blockwork, 55 mm cavity and 100 mm concrete blockwork with 13 mm two coat plasterwork to both sides to give minimum weight of 415 kg/m2.
Fire stopping at junction of wall and roof to be continued by partly bedding the sarking felt on the battens at starter and filling between to the underside of the roofing tiles with mortar.

DAMP PROOF COURSES
Natural mineral polymer bituminous dpc's, to suit width of masonry, 150mm above ground level.
Flexible polymer dpc's under sloping traps over floors and at horizontal roof/wall abutments.
Lead or preformed stepped cavity trays at raking roof/wall abutments.

GROUND FLOOR
100 mm sand/cement screed on 100 mm oversite concrete on 50 mm insulation boards by Styrofoam, or similar, upturned at edges on 1200 g damp proof membrane, linked to horizontal dpc, on a minimum 150 thin bonded chemotinted hardcore to give a 'U' value of 0.41 W/m2K.

UPPER FLOORS
18 mm floor grade chipboard on 63 x 175 mm SC3 timber floor joists at maximum 480 mm centres.
Double floor joists beneath partitions.
Herringbone strutting at mid spans between floor joists spanning more than 3000 mm.
38 x 5 x 1500 mm long galvanised mild steel lateral restraint straps with 100 mm turn down fixed to blockwork and fastened to rafters and ceiling joists of 3 No trussed rafters at gable walls at maximum 2000 mm centres. 50 x 50 mm noggings beneath straps between rafters and joists.
10 mm continuous air gap between brickwork corbelling and underside of tiles formed using Glidevale strip ventilator.
150mm mineral fibre insulating quilt laid between ceiling joists, to give minimum 'U' value of 0.25 W/m2K.
Code 4 lead flashings to be provided at roof/wall abutments, in conjunction with cavity trays previously described.
uPVC valley gutter fixed to lay boards at valley intersection of roof slopes.

DORMERS
Matching roof tiles on treated battens and untearable sarking felt fixed to 50 x 100 mm rafters and ceiling joists at maximum 400 mm centres with 225 x 32 mm ridge board.

STAIRCASE
To comply in all respects with the Building Regulations and to have 200mm rise and 225mm going.
Staircase to have minimum unobstructed width of 800mm.
Width of landing to be not less than width of staircase.
Minimum headroom to be 2000 mm vertically from pitch line.
Minimum 75 mm going to winders at newel.
Handrails to be minimum 840 mm above pitch line on stairways and minimum 900 high on landings. Openings in balustrading protecting the stairway and stairwell must be less than 100 mm wide. Vertical balustrading used on all stairs and landings

PITCHED ROOFS
Concrete interlocking roof tiles on 25 x 38 mm preservative treated softwood battens on untearable sarking felt on 30 degree pitch rafters at maximum 600 mm centres with binders and wind bracing all to comply with BS 5268 Part 3 1985. Details of trussed rafters and calculations to be submitted before commencement on site.
25 x 100 mm ridge and ceiling binders and diagonal wind bracing.
50 x 100mm preservative treated softwood wall plates fastened to inner leaf with 30 x 5 x 1000 mm long galvanised mild steel straps at maximum 2000 mm centres, each with 6 No fixings into blockwork.
30 x 5 x 1500 mm long galvanised mild steel lateral restraint straps with 100 mm turn down fixed to blockwork and fastened to rafters and ceiling joists of 3 No trussed rafters at gable walls at maximum 2000 mm centres. 50 x 50 mm noggings beneath straps between rafters and joists.
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DRAINAGE
100 mm diameter vitrified clay pipes to BS 65 with flexible joints, laid to minimum 1:60 falls.
Inspection chambers to be 225 mm Class B engineering bricks laid in cement mortar on 150 mm concrete base.
Drains beneath building to be encased in minimum 150 mm concrete bed and surround.
Drains passing through walls to have 150 mm pea gravel surround extending 900 mm on each side of wall and lintel over.
Rigid sheet material to mask 50 mm clearance around drain opening in wall.
32 mm diameter waste pipe to wash handbasin.
40 mm diameter waste pipes to sink and bath.
All waste pipes connected to soil stack to have 75 mm deep seal traps.
100mm. dia. uPVC soil, vent and waste pipes with balloon grating at terminal, at least 1000mm above nearest window head, at the head of each drain run. Intermediate vent pipes terminating in roof space with automatic air admittance valves.
uPVC rainwater goods, min. 100mm int. dia. half round eaves gutters and min. 63mm int. dia. downpipes.
Drains with less than 600 mm cover to be protected with 75 mm concrete.
Upside precast concrete floor beams are used on Ground Floors , oversite to be reinforced over drains.

STEELWORK
Galvanised steel lintels to all openings in external walls by I G Lintels Ltd or other approved.
All lintels to have minimum 150mm end bearing (100mm where less than 1200 opening)
Joist hangers to be galvanised steel, manufactured by Mafco or other approved.
Wall ties to be galvanised steel in accordance with BS 1243:1978 AMD.

DOORS AND WINDOWS
Window frames to be stained softwood by approved manufacturer.
Door frames to be painted softwood by approved manufacturer.
All windows to be double glazed.
All full height glazing is to comply with BS 6262.

VENTILATION
Extractor fan in bathroom ducted to externa air to be capable of extracting air at the rate not less than 3 air changes per hour which may be operated intermittantly with 15 minutes over-run.
Extraction to internal bathrooms to be ducted through roof space to ridge terminal and activated by the bathroom light switch.

Ventilation in kitchen provided by extractor fan ducted to external air extracting minimum 60 litres per second.
Minimum 4000 mm2 background ventilation to habitable rooms and kitchen provided by controllable window ventilators.
Rapid ventilation to habitable rooms and sanitary accommodation provided by window opening to be minimum 1/20th of the floor area.

HEATING
Electric heating on economy 7 tariffs (medallion standard)

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON

SOUTH HOLLAND D.C. PLAN DEPT. 25 OCT 1993 REF 1016/93

L&BC LINCS COUNTY COUNCIL

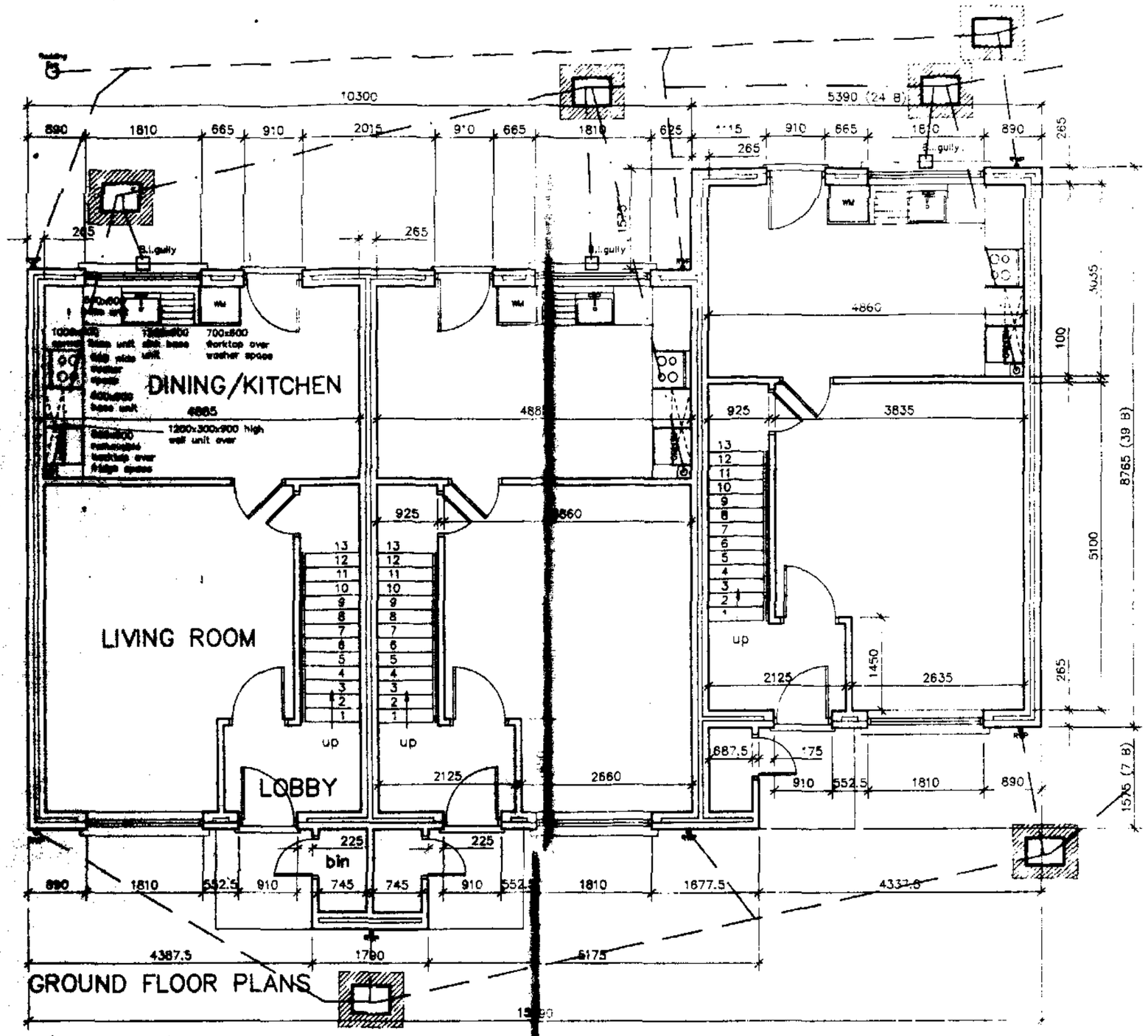
TYPE H 3 BEDROOM TERRACED HOUSE WITH SEPERATE SINGLE GARAGE.(G SIMILAR+INT.GARAGE)

MLG Meldrum Lee & Gillatt
Architects Quantity Surveyors Management & Cost Consultants

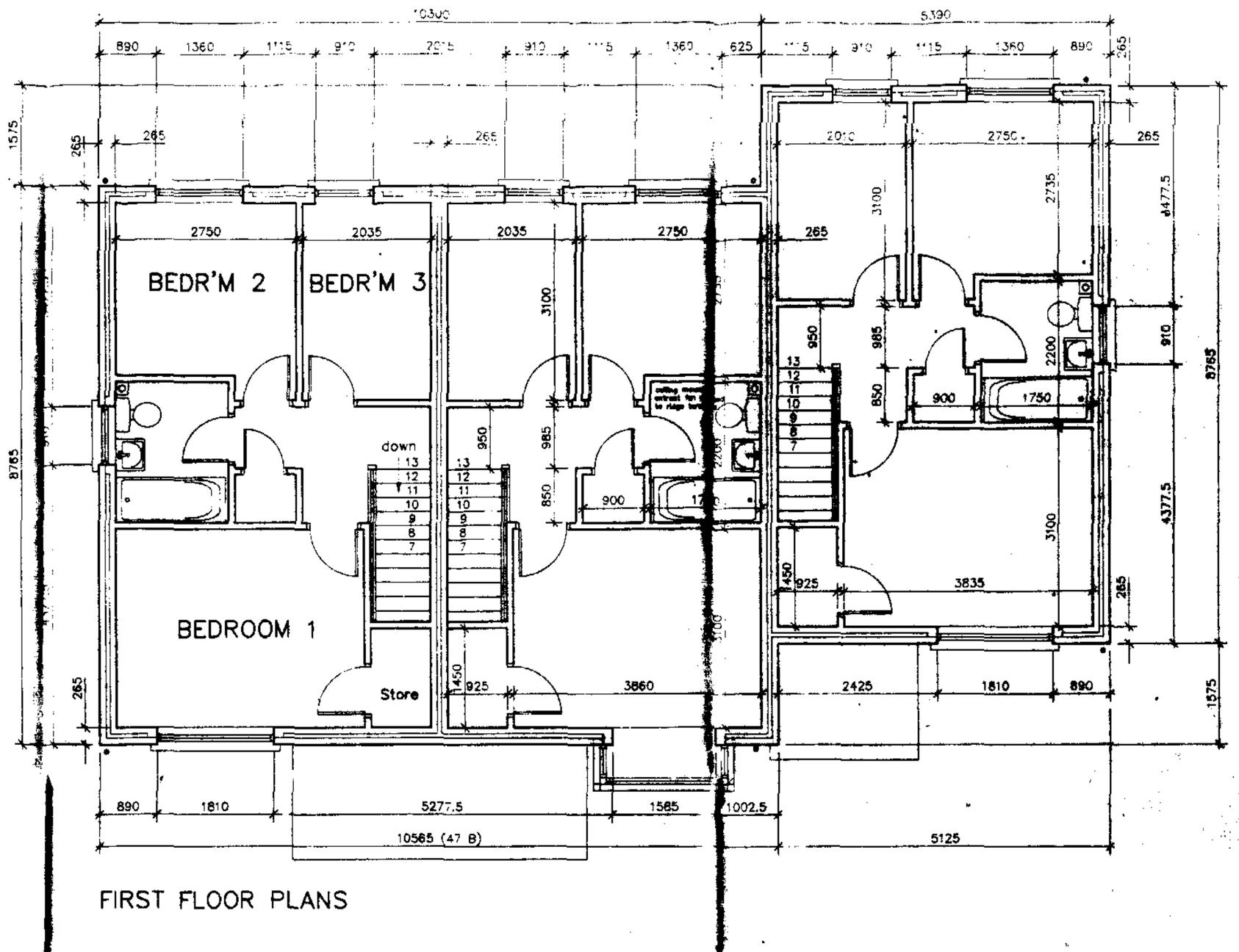
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Skegness (0754) 767066
Grantham (0476) 590129

Date OCT '1993 | Drawn by
Scale 1:50 | Checked by
Drawing No 12464 / 7 | Revision

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect



GROUND FLOOR PLANS



FIRST FLOOR PLANS

Construction Notes

FOUNDATIONS
600 x 225 mm concrete strip foundations to cavity walls.
450 x 225 mm concrete strip foundations to 100 mm thick load bearing walls.
Depth to be agreed on site with the Area Building Inspector. Refer to site investigation report for foundations to be C15P to BS 5328:1981.

EXTERNAL WALLS
100 mm facing brickwork, 65 mm cavity with 85 mm Ortherm cavity wall insulation, built in wall ties at 450 mm centres horizontally and 900 mm centres vertically and staggered and at 300 mm centres around openings.

INTERNAL WALLS
100 mm lightweight concrete blockwork to ground floor partitions.
89 x 76 mm timber studding with 12.7 mm gyproc wallboard each side to first floor partitions.

PARTY WALLS
100 mm calcium blockwork, 50 mm cavity and 100 mm concrete blockwork with 13 mm thick wall plasterwork to both sides to give minimum weight of 415 kg/m2.
Fire stopping at all junctions of wall and roof to be continued by making bonding the sarking felt at the bottom, on shorter and filling between to the underside of the roofing tiles with mortar.

DAMP PROOF COURSES
Vertical damp proof membrane dpc's to suit width of masonry, 150mm above ground level.
Flexible dpc's to cavity over door and window reveals and at horizontal roof/wall abutments.
Proprietary stepped cavity trays at raking roof/wall abutments.

GROUND FLOOR
65 mm hard/basement screed on 100 mm oversite concrete on 50 mm insulation boards by Styrofoam, or similar, underlaid on 1200 g damp proof membrane, linked to horizontal dpc, on a minimum 150 mm blinded consolidated hardcore to give a 'U' value of 0.41 W/m2K.

UPPER FLOORS
18 mm floor grade chipboard on 63 x 175 mm SC3 timber floor joists at maximum 480 mm centres.
Double floor joists beneath partitions.
Herringbone strutting at mid span between floor joists spanning more than 3000 mm.
38 x 5 x 1800 mm long galvanised mild steel lateral restraint straps with 100 mm turn down fixed to blockwork and fastened to 3 no floor joists where running parallel to external wall at maximum 2000 mm centres. 50 x 50 mm noggings beneath straps between joists.
12.7mm thickness vapour-check plasterboard ceilings with Artex finish.

PITCHED ROOFS
Concrete interlocking roof tiles on 25 x 38 mm preservative treated softwood battens on untreated sarking felt on 30 degree pitch rafters at maximum 600 mm centres with binders and wind bracing all to comply with BS 5268 Part 3 1985. Details of trussed rafters and calculations to be submitted before commencement on site.
25 x 100 mm ridge and ceiling binders and diagonal wind bracing.
50 x 100mm preservative treated softwood wall plates fastened to inner leaf with 30 x 5 x 1000 mm long galvanised mild steel straps at maximum 2000 mm centres, each with 6 no fixings into blockwork.
30 x 5 x 1500 mm long galvanised m7d steel lateral restraint straps with 100 mm turn down fixed to blockwork and fastened to rafters and ceiling joists of 3 No trussed rafters at gable walls at maximum 2000 mm centres. 50 x 50 mm noggings beneath straps between rafters and joists.
10 mm continuous air gap between brickwork corbelling and underside of tiles formed using Glidevale strip ventilator.
150mm mineral fibre insulating quilt laid between ceiling joists, to give minimum 'U' value of 0.25 W/m2K.
Code 4 lead flashings to be provided at roof/wall abutments, in conjunction with cavity trays previously described.
uPVC valley gutter fixed to lay boards at valley intersection of roof slopes.

DORMERS
Matching roof tiles on treated battens and untearable sarking felt fixed to 50 x 100 mm rafters and ceiling joists at maximum 400 mm centres with 225 x 32 mm ridge board.

STAIRCASE
To comply in all respects with the Building Regulations and to have 200mm rise and 225mm going.
Staircase to have minimum unobstructed width of 800mm.
Width of landing to be not less than width of staircase.
Minimum headroom to be 2000 mm vertically from pitch line.
Minimum 75 mm going to winders at newel.
Handrails to be minimum 840 mm above pitch line on stairways and minimum 900 high on landings. Openings in balustrading protecting the stairway and stairwell must be less than 100 mm wide. Vertical balustrading used on all stairs and landings

DRAINAGE
100 mm diameter vitrified clay pipes to BS 65 with flexible joints, laid to minimum 1:60 falls.
Inspection chambers to be 225 mm Class B engineering bricks laid in cement mortar on 150 mm concrete base.
Drains beneath building to be encased in minimum 150 mm concrete bed and surround.
Drains passing through walls to have 150 mm pea gravel surround extending 900 mm on each side of wall and lintel over.
Rigid sheet materials to make 50 mm clearance around drain opening in wall.
32 mm diameter waste pipe to wash handbasin.
40 mm diameter waste pipes to sink and bath.
All waste pipes connected to soil stack to have 75 mm deep seal traps.
100mm dia. uPVC soil, vent and waste pipes with balloon grating at terminal, at least 1000mm above nearest window head, at the head of each drain run. Intermediate vent pipes terminating in roof space with automatic air admittance valves.
uPVC rainwater goods, min. 100mm int. dia. half round eaves gutters and min. 63mm int. dia. downpipes.
Drains with less than 600 mm cover to be protected with 75 mm concrete.
Lintels or precast concrete floor beams are used on Ground Floors , overslte to be reinforced over drains.

STEELWORK
Galvanised steel lintels to all openings in external walls by I G Lintels Ltd or other approved.
All lintels to have minimum 150mm end bearing (100mm where less than 1200 opening)
Joist hangers to be galvanised steel, manufactured by Mafco or other approved.
Wall ties to be galvanised steel in accordance with BS 1243:1978 AMD.

DOORS AND WINDOWS
Window frames to be stained softwood by approved manufacturer.
Door frames to be painted softwood by approved manufacturer.
All windows to be double glazed.
All full height glazing to be comply with BS 6262.

VENTILATION
Extractor fan in bathroom ducted to external air to be capable of extracting air at the rate not less than 3 air changes per hour which may be operated intermittently with 15 minutes over-run.
Extraction to internal bathrooms to be ducted through roof space to ridge terminal and activated by the bathroom light switch.
Ventilation in kitchen provided by extractor fan ducted to external air extracting minimum 60 litres per second.
Minimum 4000 mm2 background ventilation to habitable rooms and kitchen provided by controllable window ventilators.
Rapid ventilation to habitable rooms and sanitary accommodation provided by window opening to be minimum 1/20th of the floor area.

HEATING
Electric heating as economy 7 tariffs (medallion standard)

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON

SOUTH HOLLAND D.C. PLAN DEPT. 25 OCT 1993 REF 1016/93

L&BC LINCS COUNTY COUNCIL

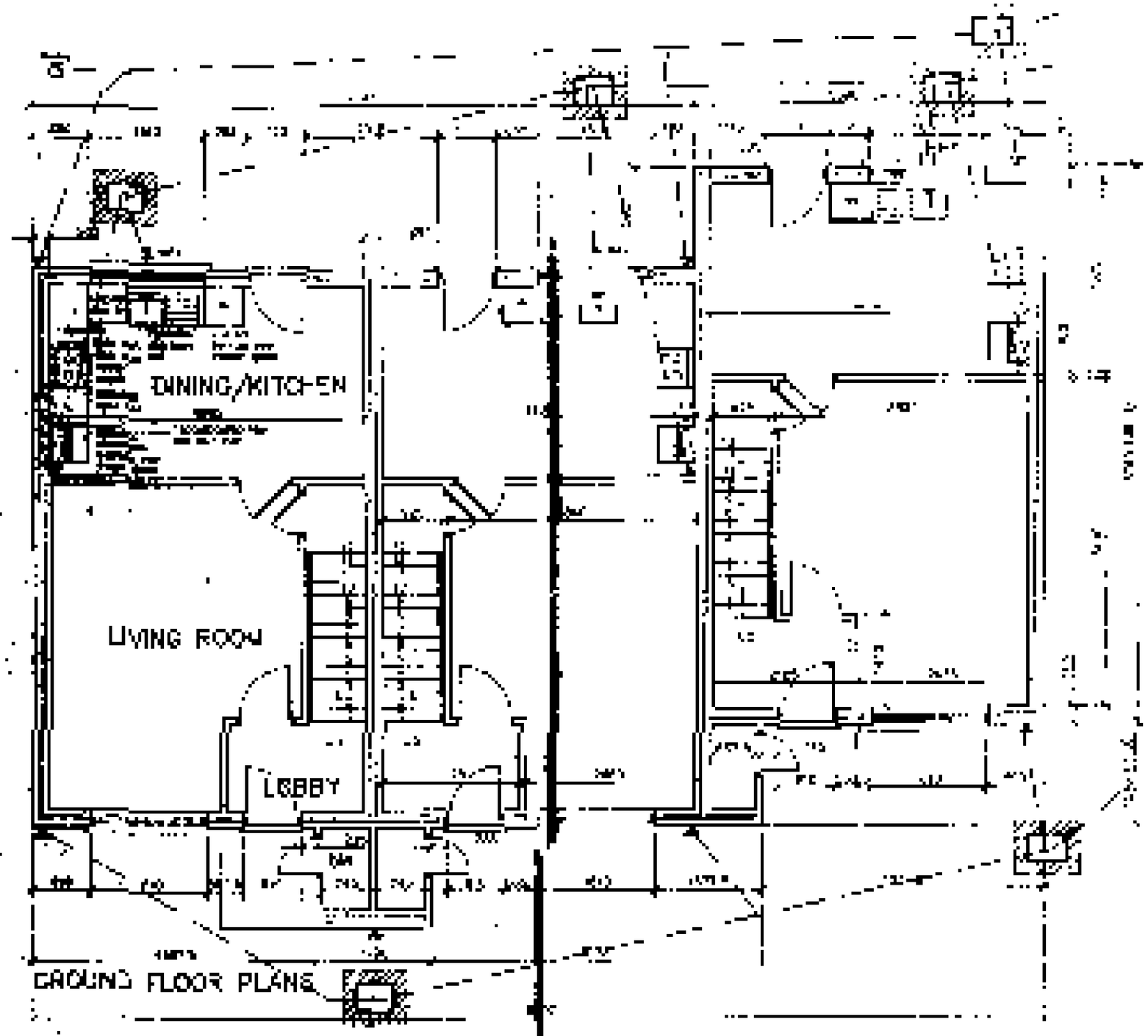
TYPE H 3 BEDROOM TERRACED HOUSE WITH SEPERATE SINGLE GARAGE.(G SIMILAR+INT.GARAGE)

MLG Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

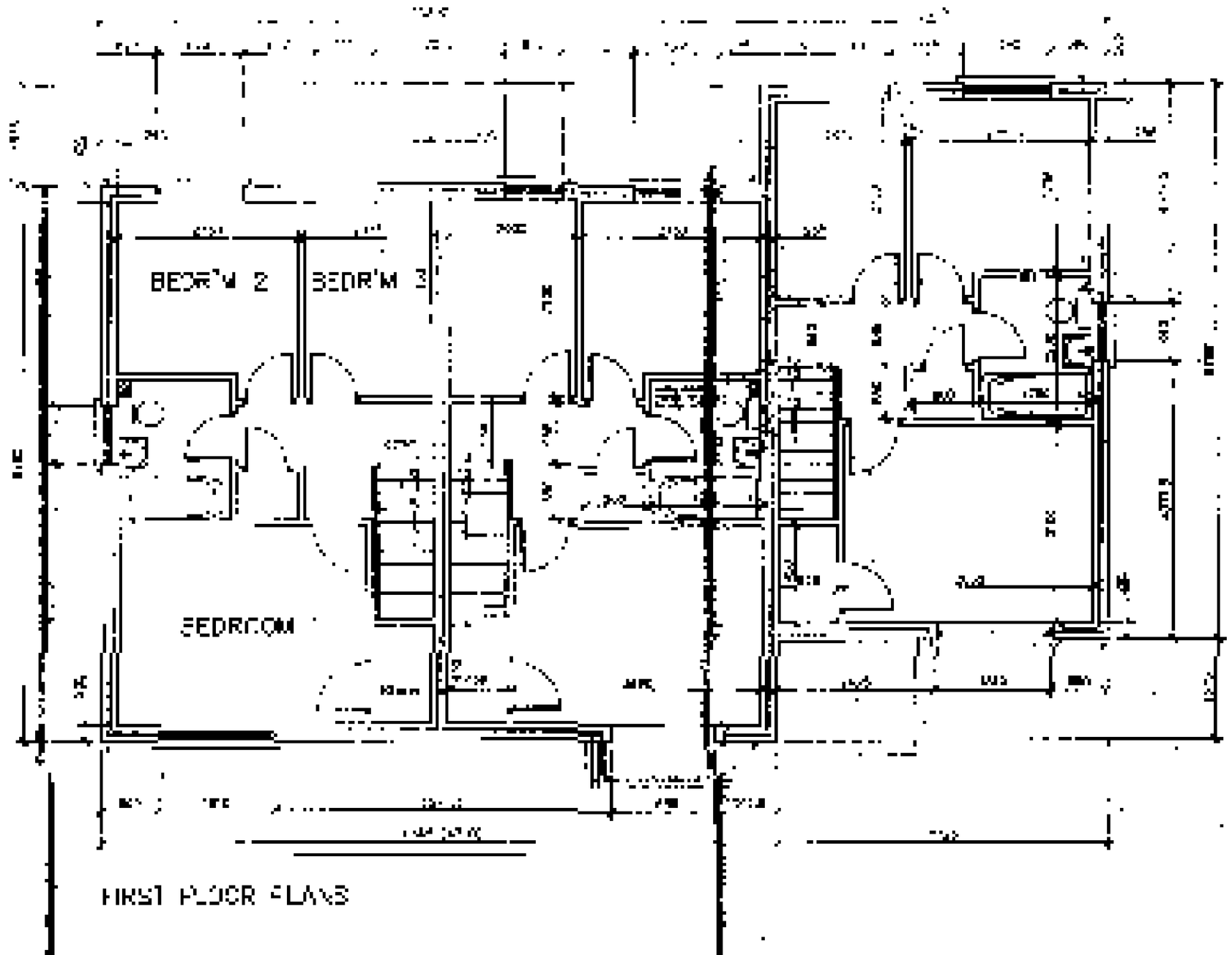
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Skegness (0754) 767066
Grantham (0476) 590139

Date OCT `1993 | Drawn by
Scale 1:50 | Checked by
Drawing No 12464 / 7 | Revision

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect



GROUND FLOOR PLANS



FIRST FLOOR PLANS

Construction Notes

DEVELOPMENT SITE
FROM THE DEEP
LANE SUTTON

ABC [illegible] COUNTY COUNCIL

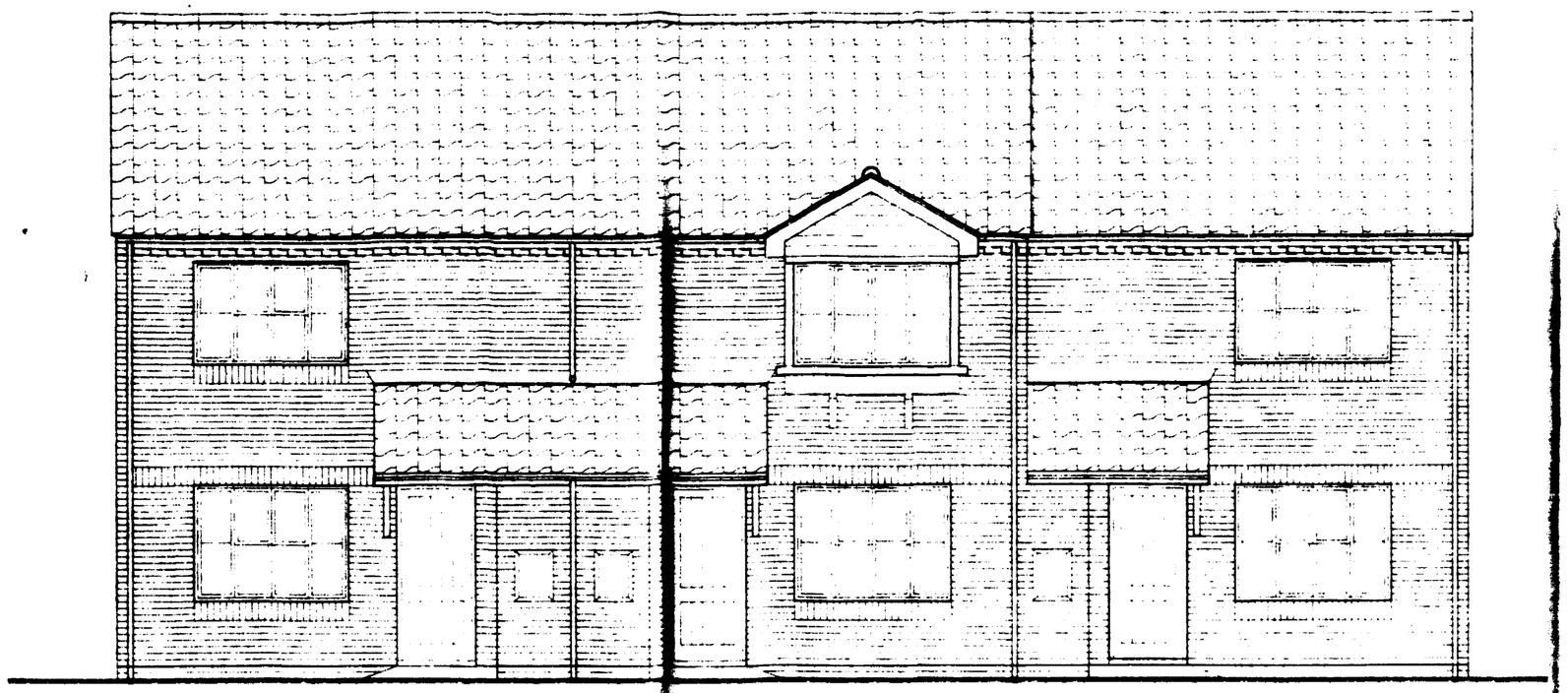
TYPE H - 3 BEDROOM TERRACED HOUSE WITH SURFACE SPACE GARAGE (OR SIMILAR WITH GARAGE)

MLG Melbourn Lee & Gillett

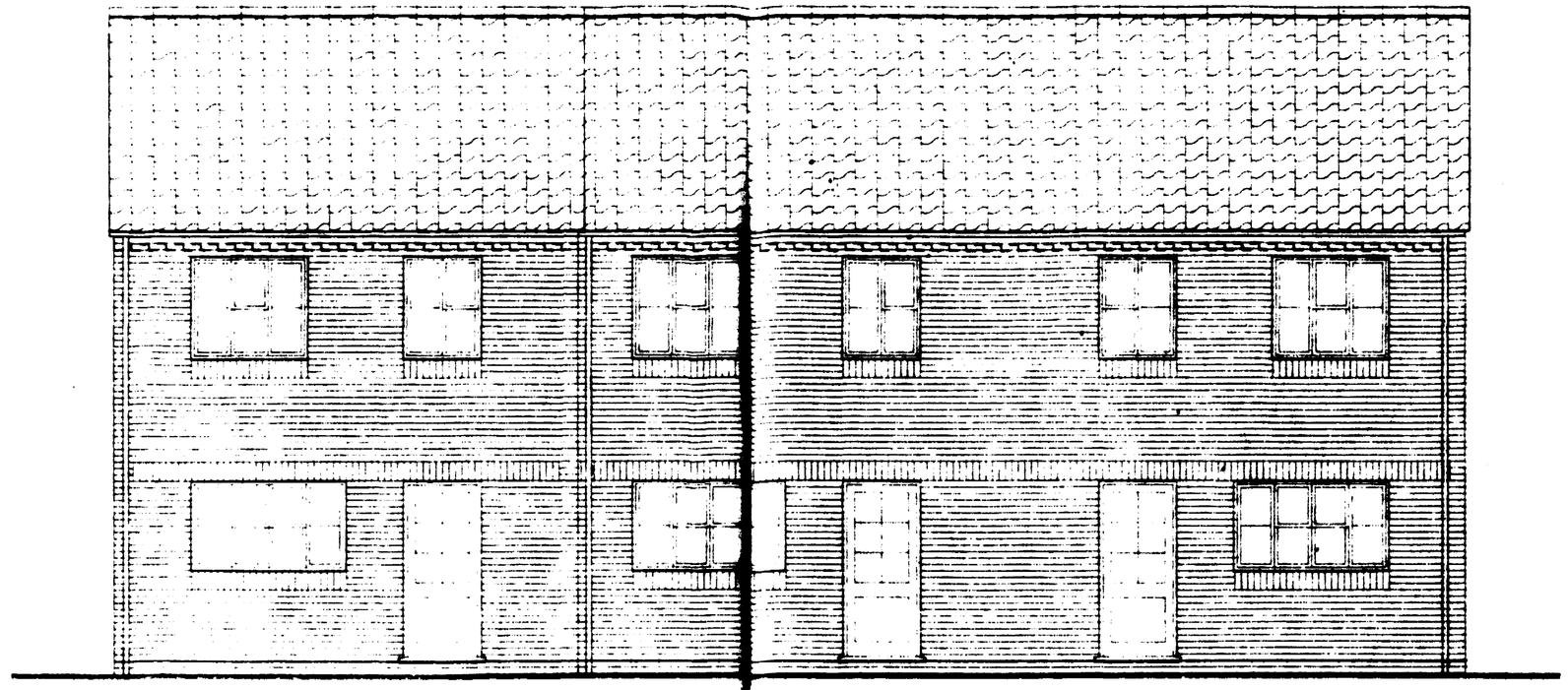
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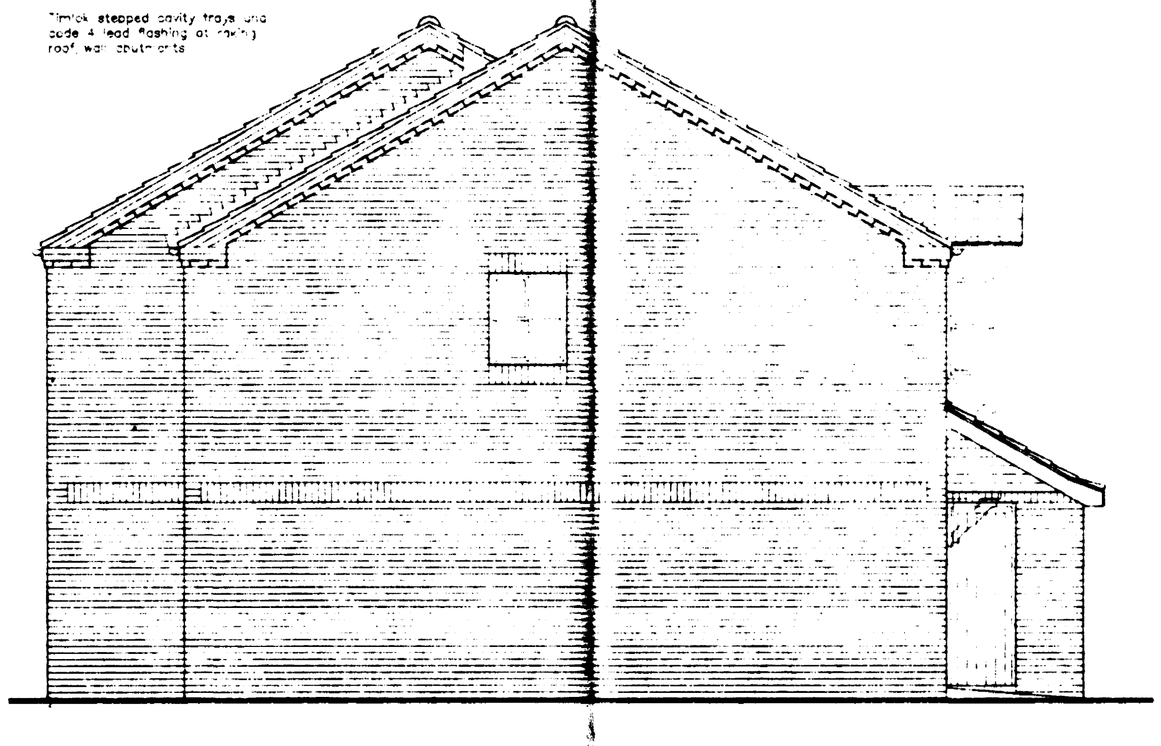
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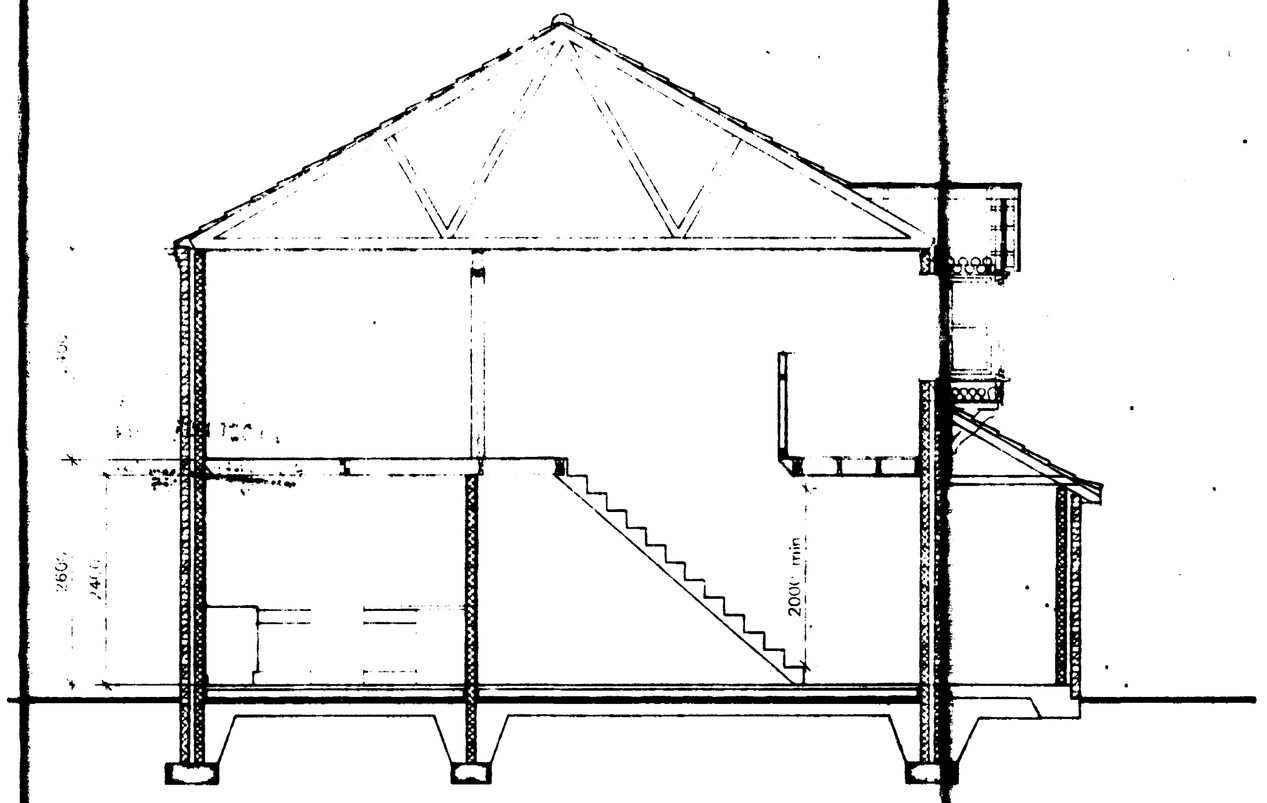
FRONT ELEVATION



REAR ELEVATION



END ELEVATION



TYPICAL SECTION

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 1016/93

L&BC LINCS COUNTY COUNCIL

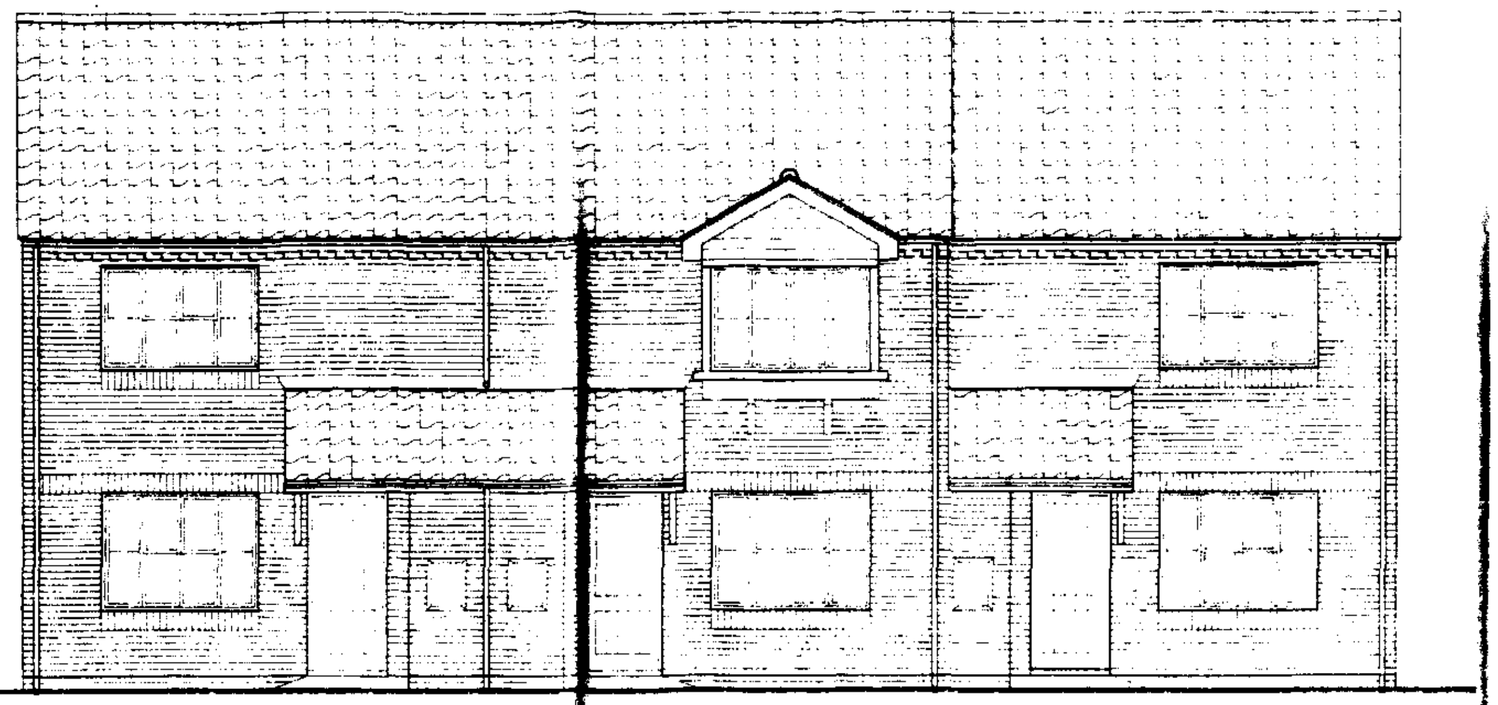
TYPE H 3 BEDROOMED TERRACED HOUSE WITH SEPERATE SINGLE GARAGE(G SIMILAR + INTEGRAL SINGLE GARAGE)

Meldrum Lee & Gillatt
Architects Quantity Surveyors
Management & Cost Consultants

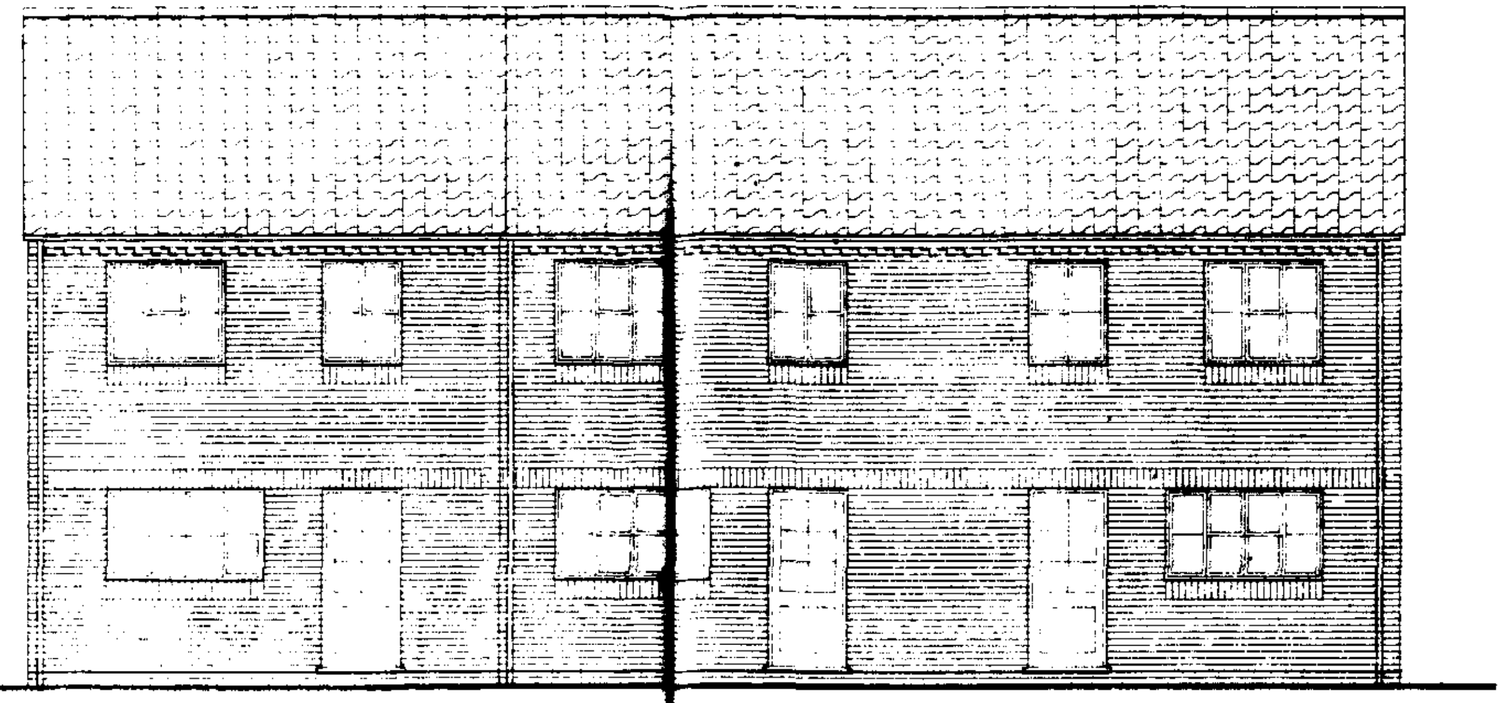
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Scale 1:50 | Checked by
Drawing No 12464/8 | Revision

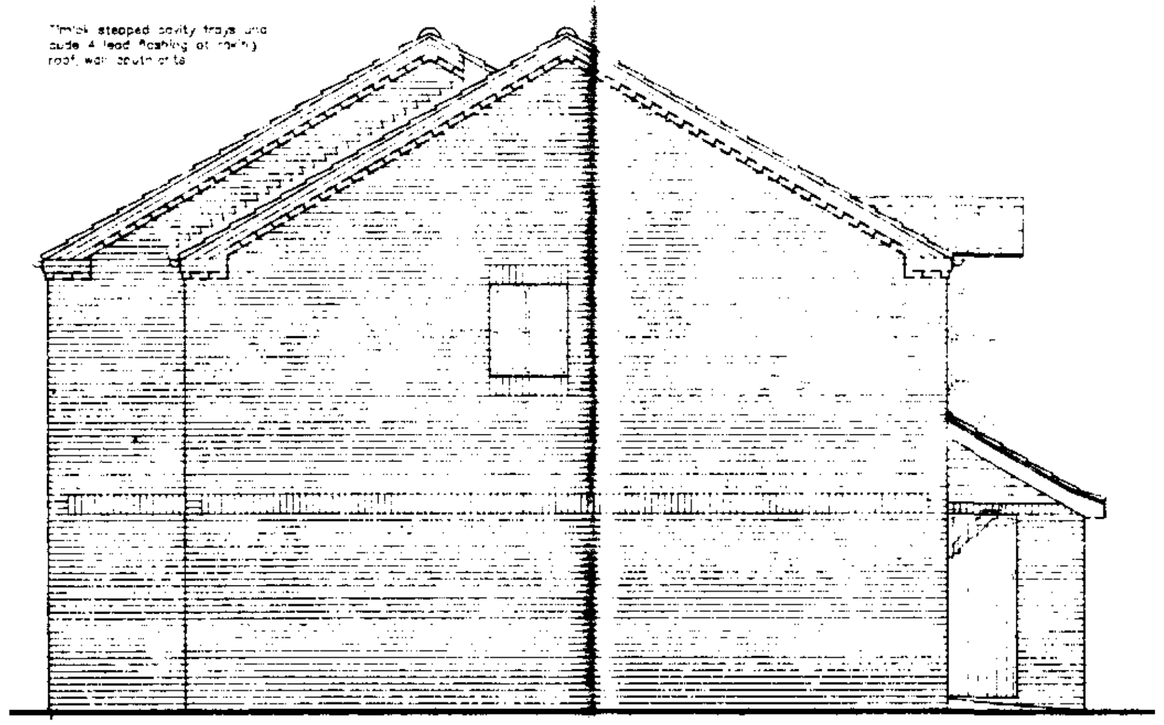
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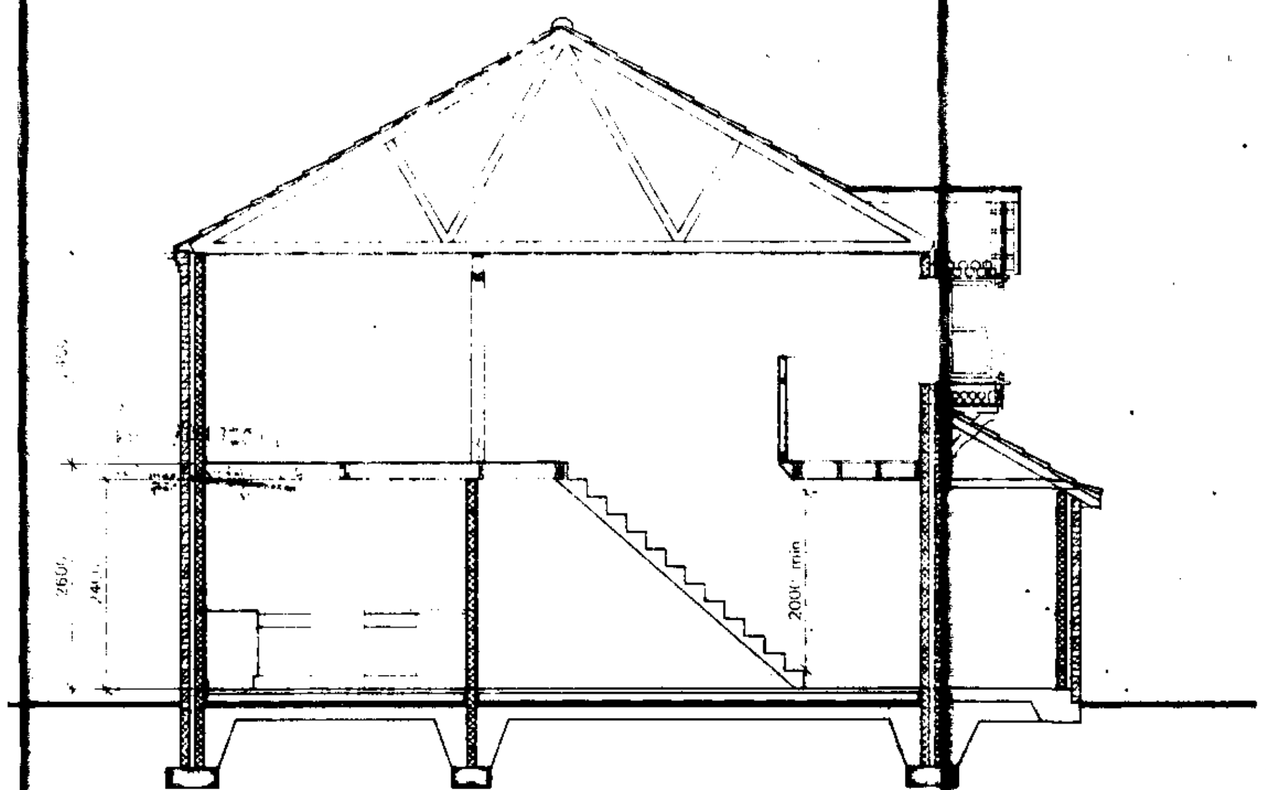
FRONT ELEVATION



REAR ELEVATION



END ELEVATION



TYPICAL SECTION

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON

SOUTH HOLLAND D.C.
PLAN DEPT.
28 OCT 1993
REF 1016/93

L&BC LINCS COUNTY COUNCIL

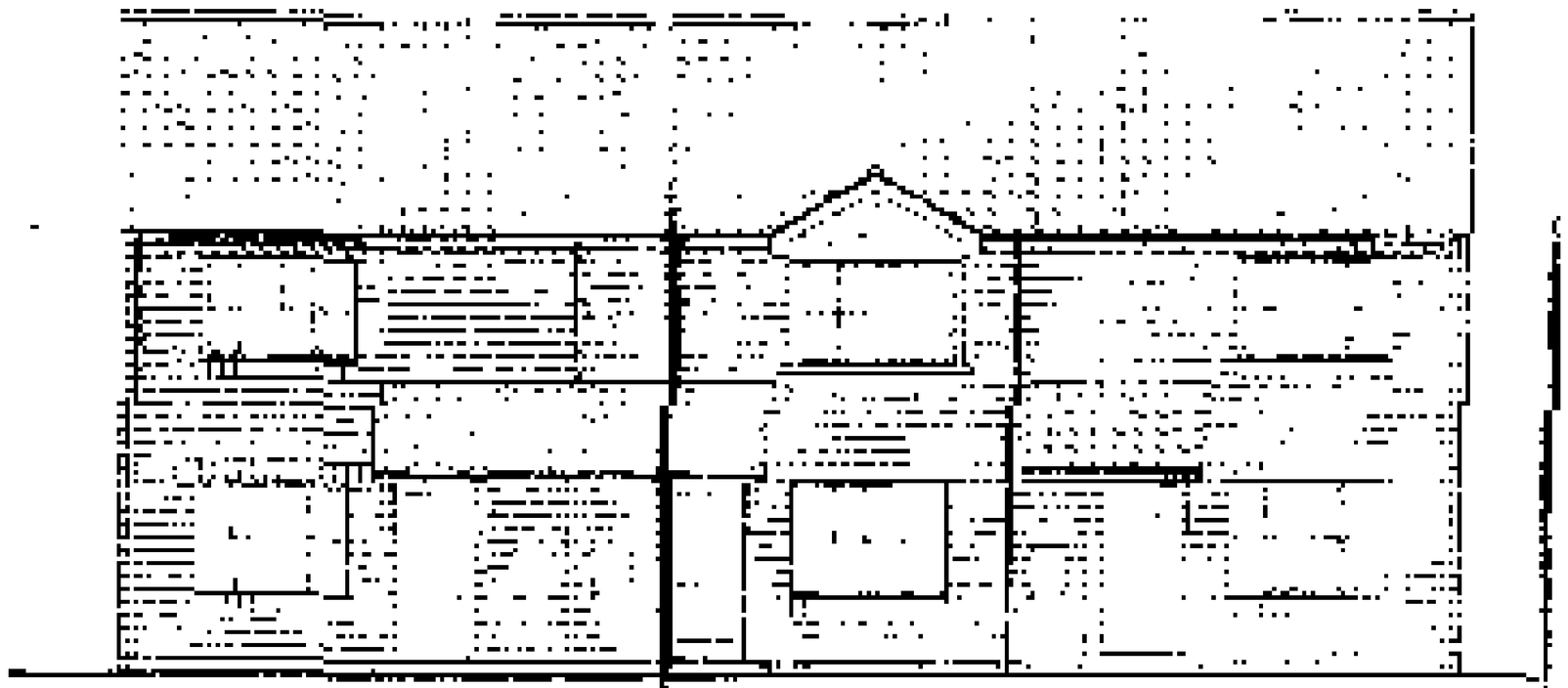
TYPE H 3 BEDROOMED TERRACED HOUSE WITH SEPERATE SINGLE GARAGE(G SIMILAR + INTEGRAL SINGLE GARAGE)

MLG Meldrum Lee & Gillatt
Architects Quantity Surveyors
Management & Cost Consultants

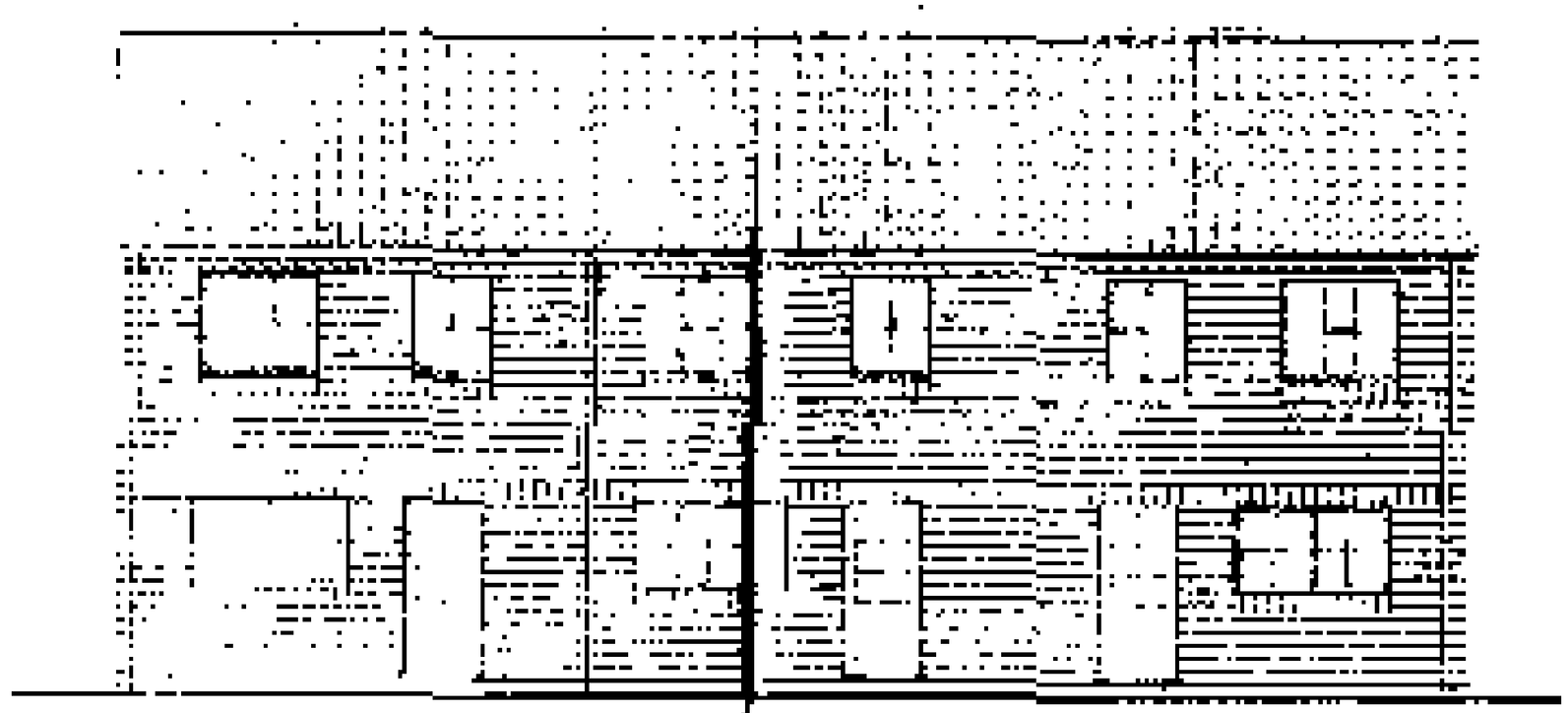
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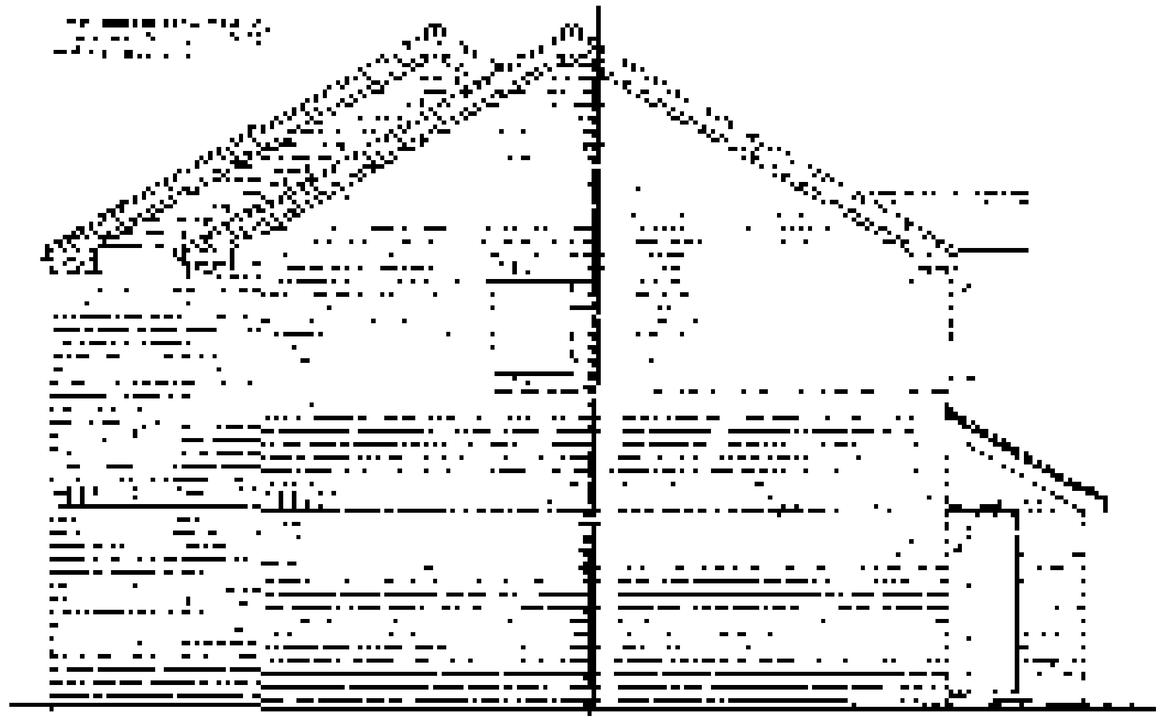
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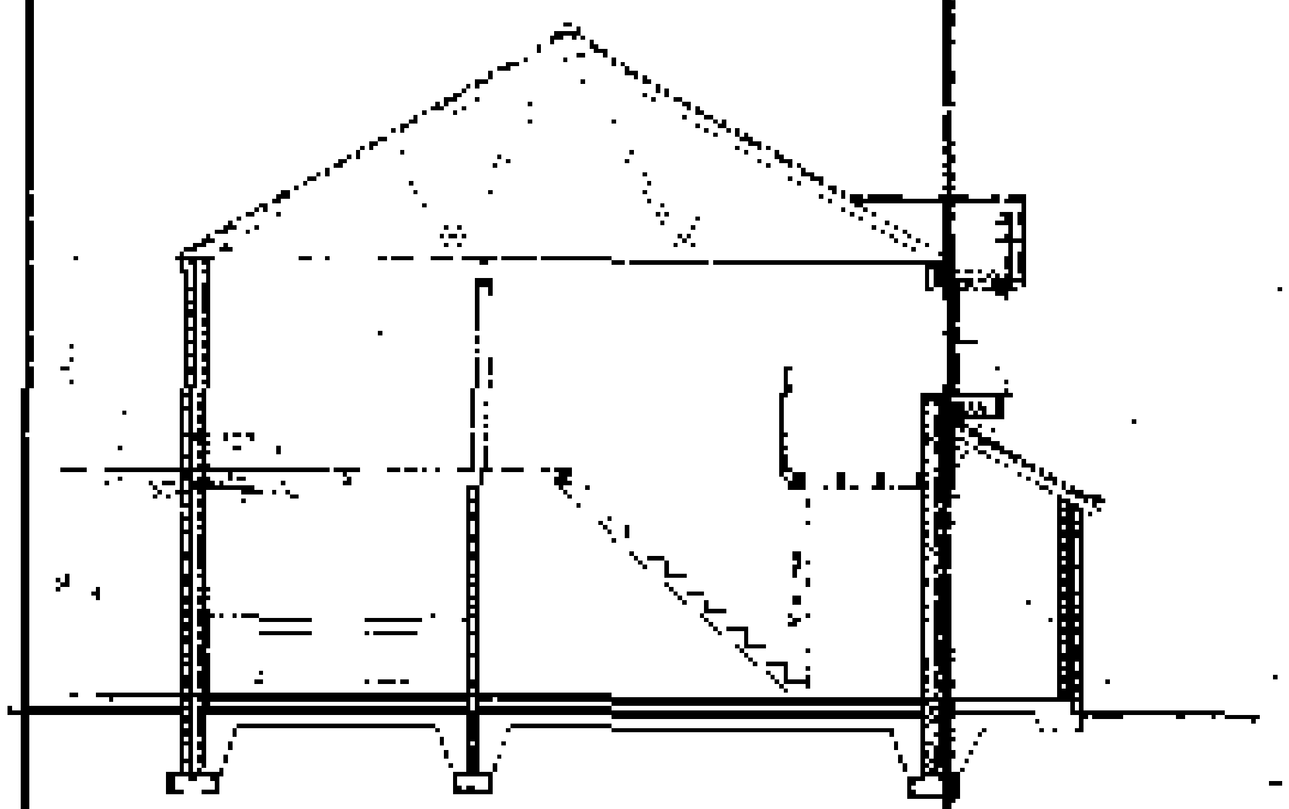
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



TYPICAL SECTION

DEVELOPMENT SITE
FRONTING THE GLEN
LANE SUTTON

DUBLIN COUNTY COUNCIL

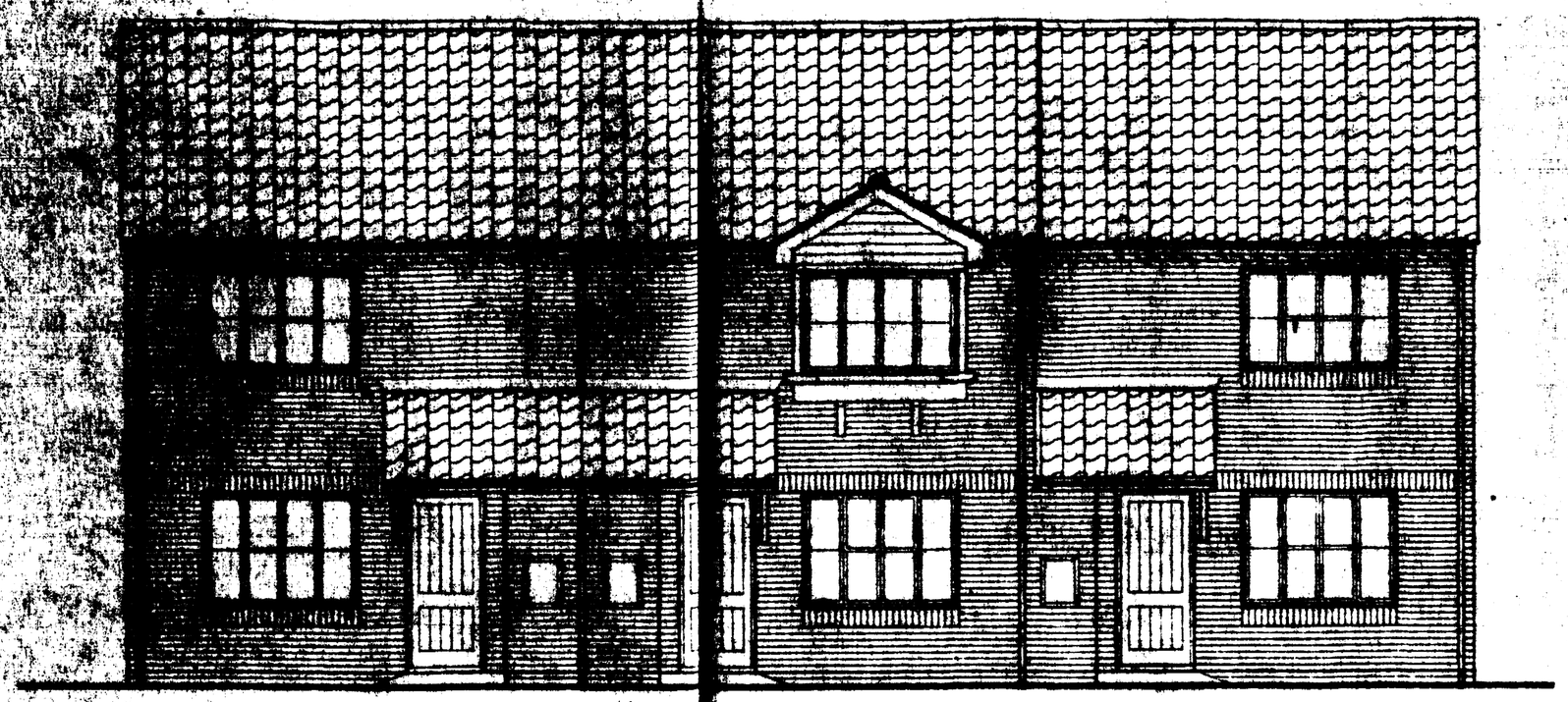
TYPE F - 3 BEDROOMED TERRACED
HOUSE WITH SEPERATE SINGLE
GARAGE (SIMILAR INTERNAL
& WITH GARAGE)

MLG Meldrum Lee & Gilliott
Architects, Consulting Engineers
& Project Managers

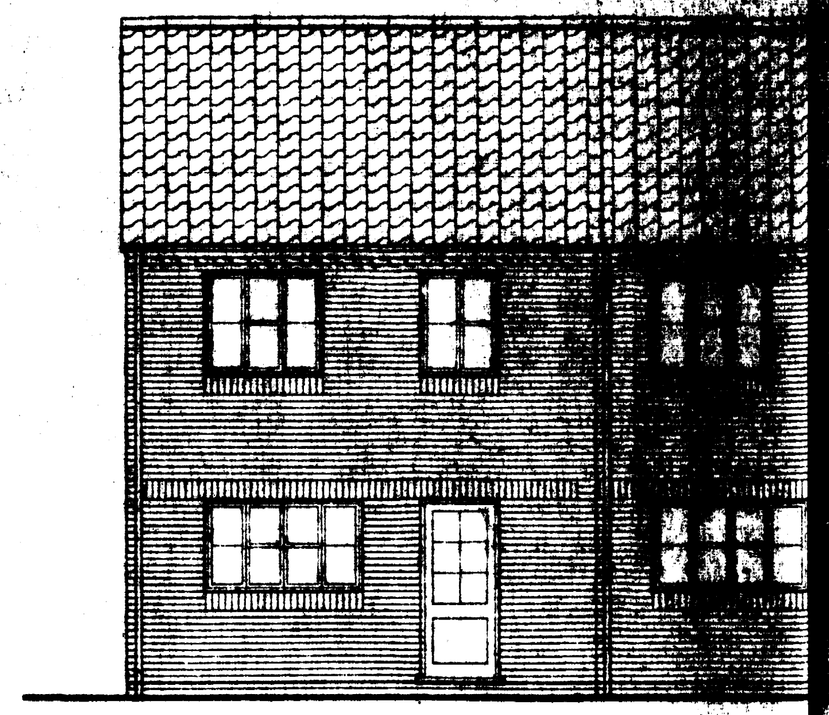
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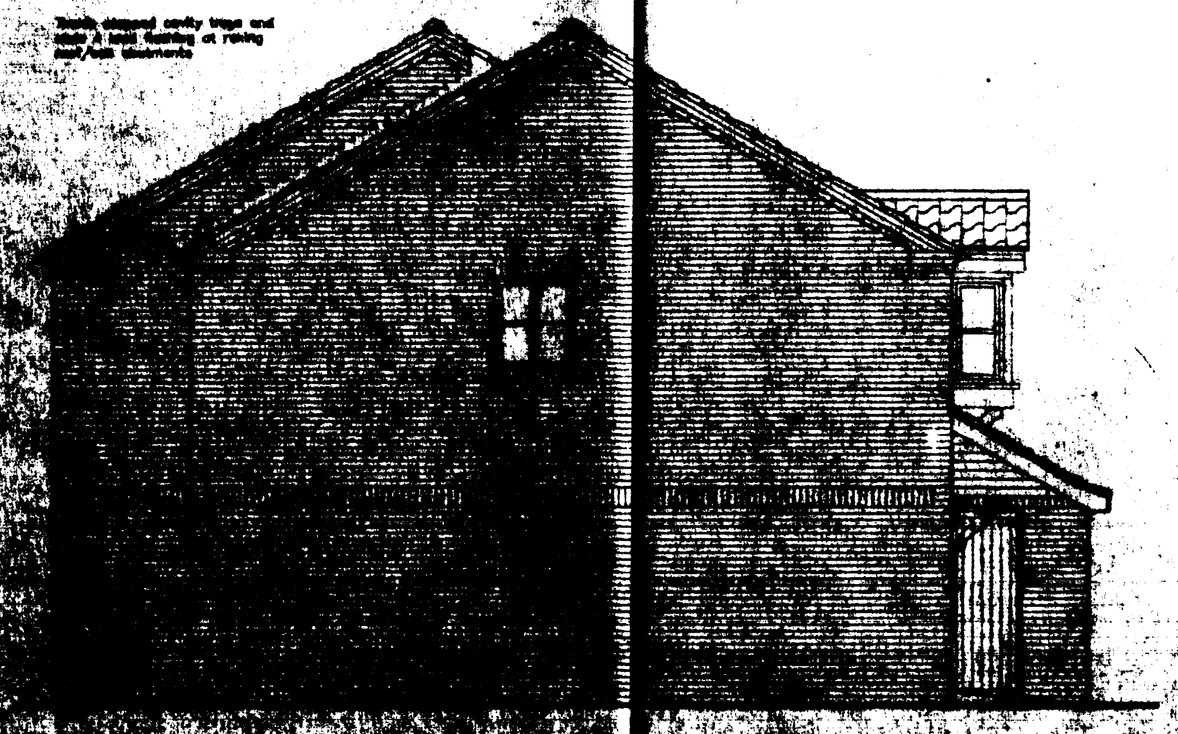
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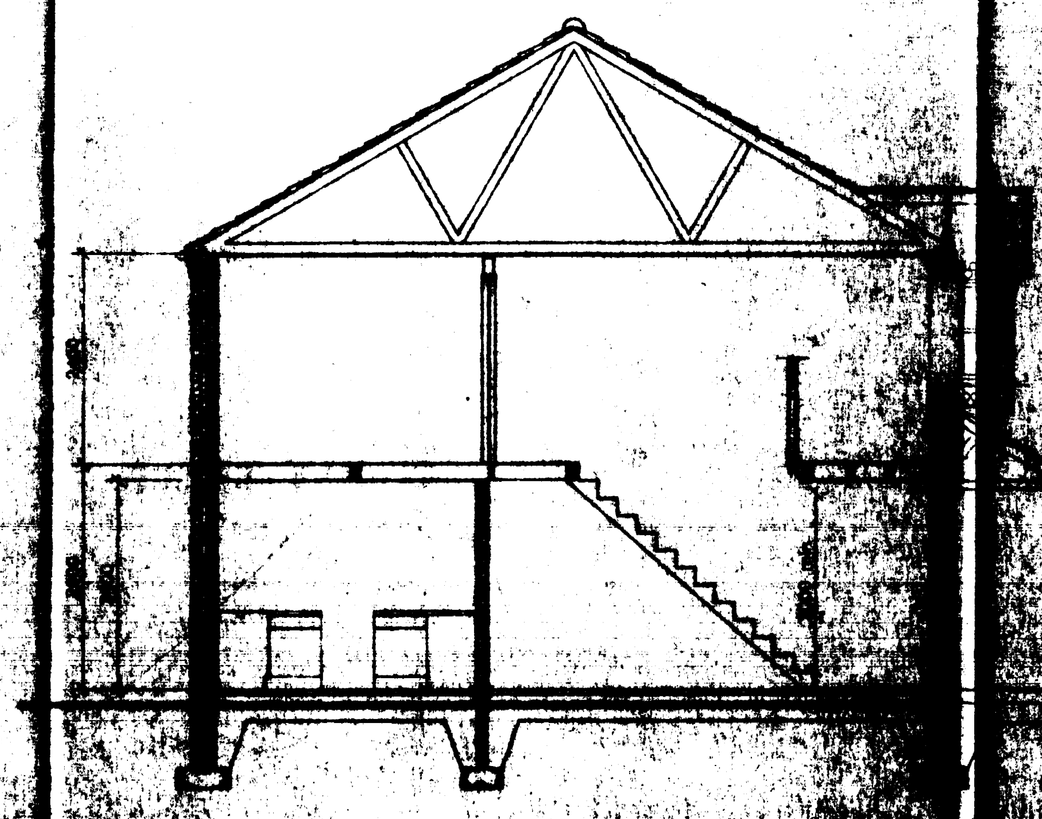
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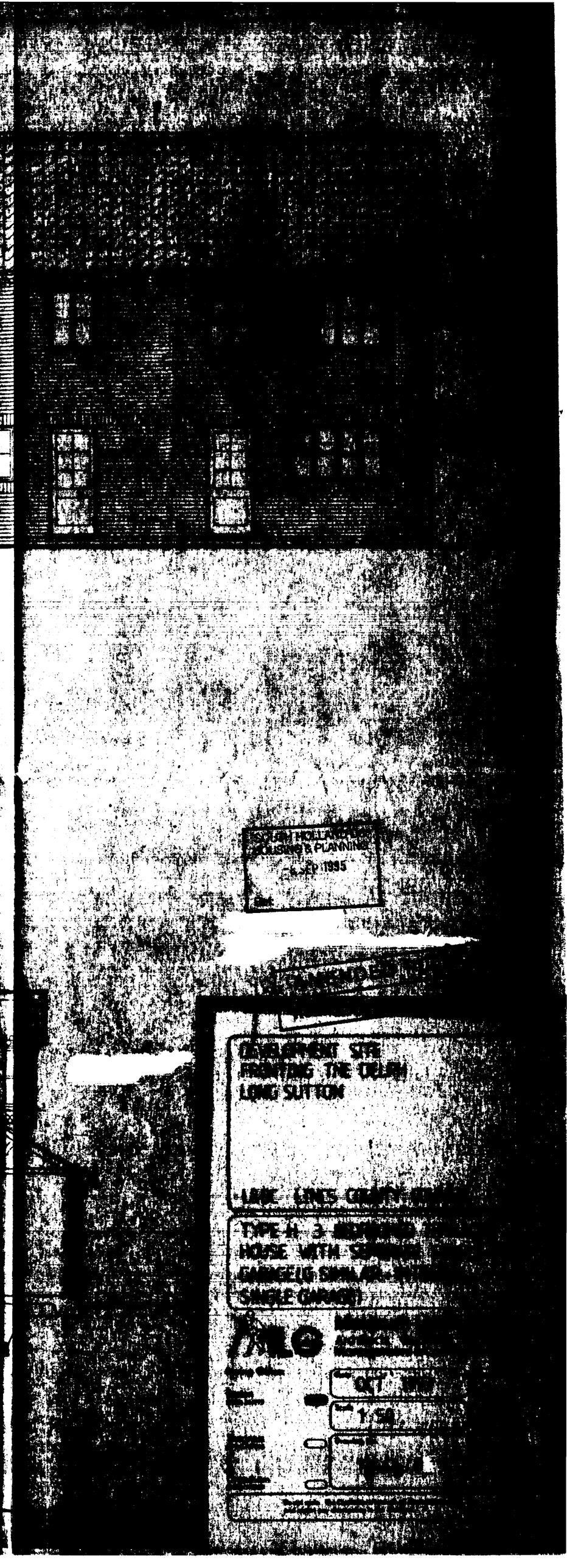
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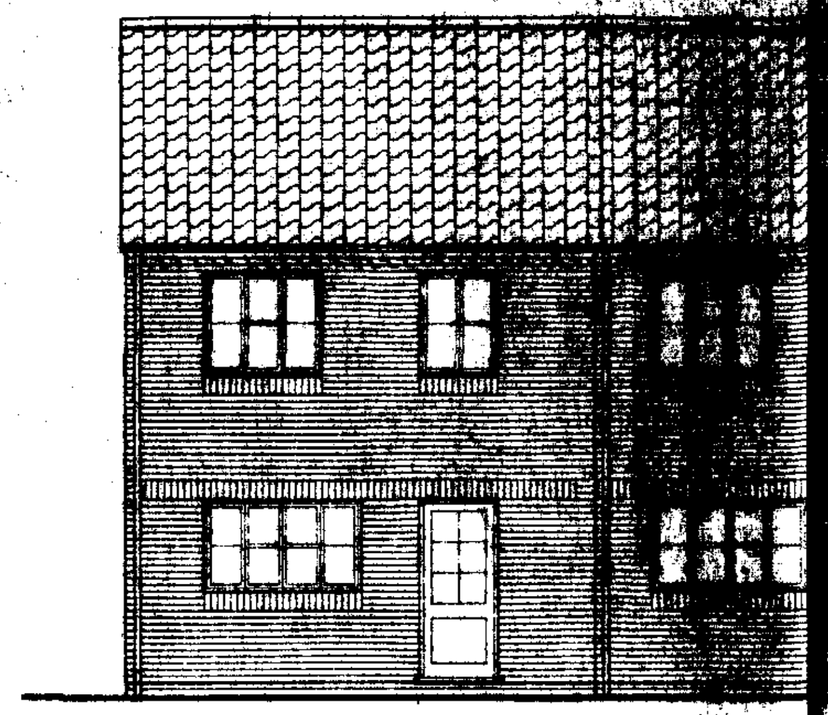


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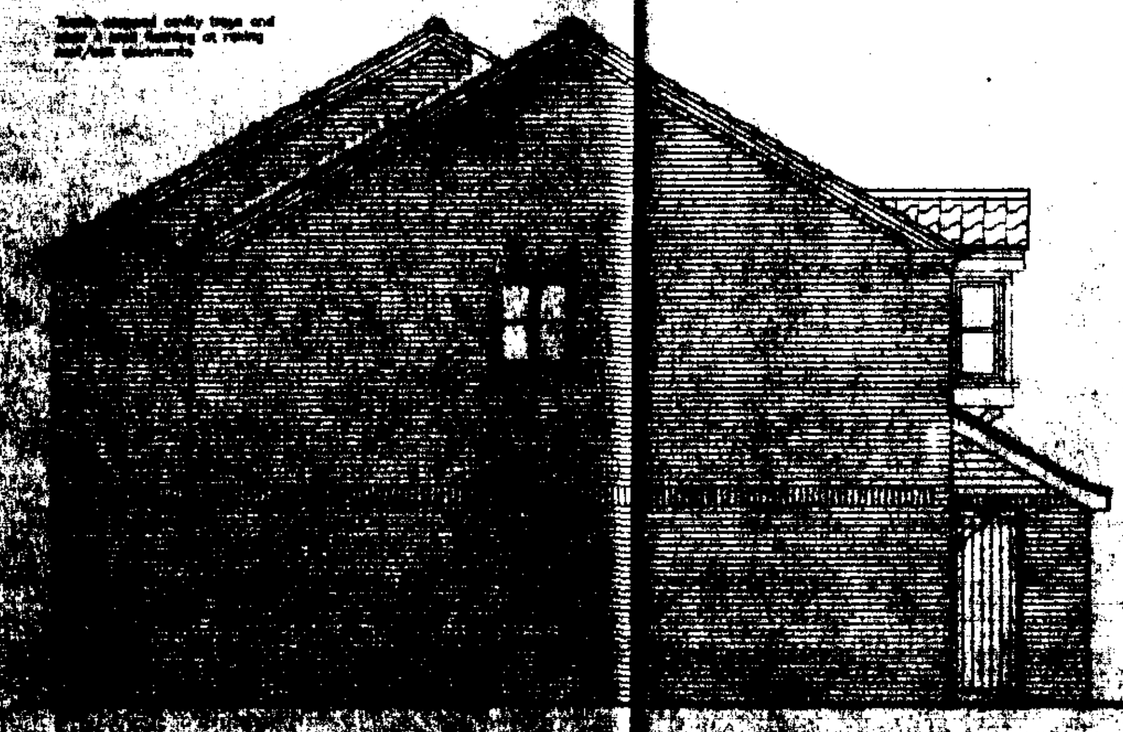




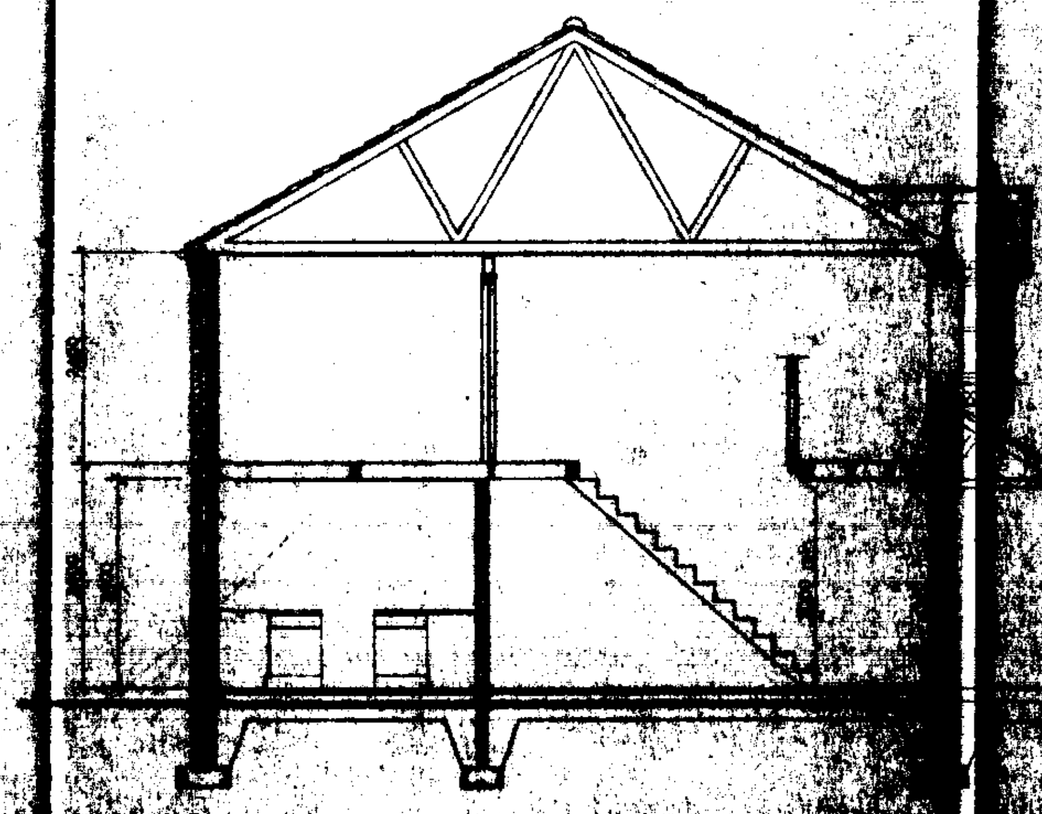
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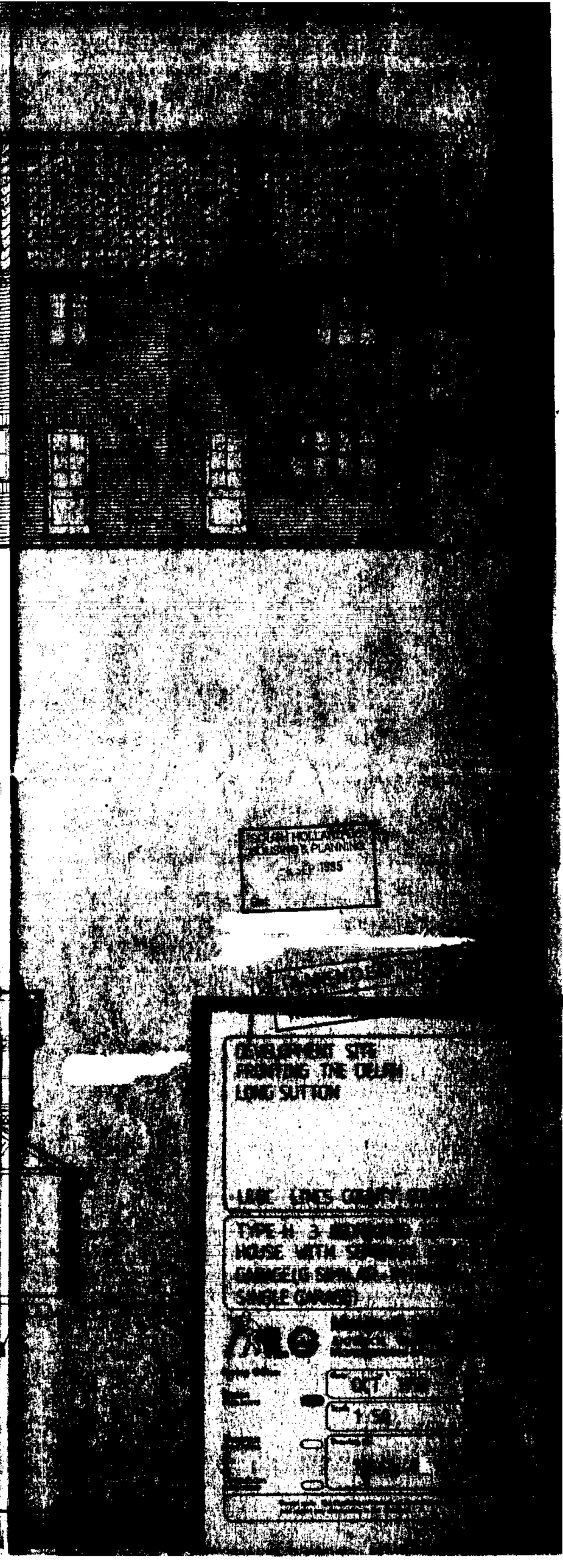
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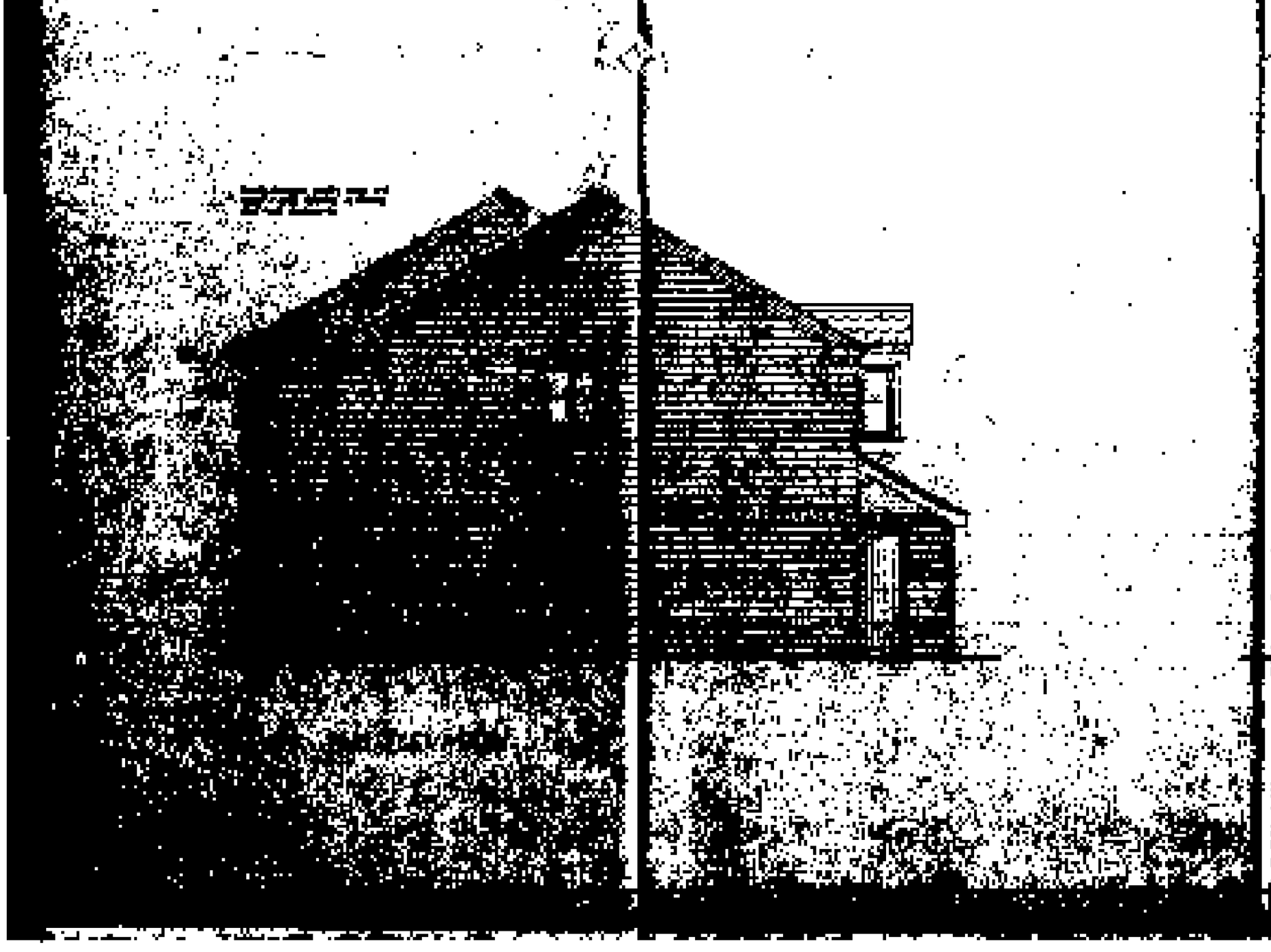


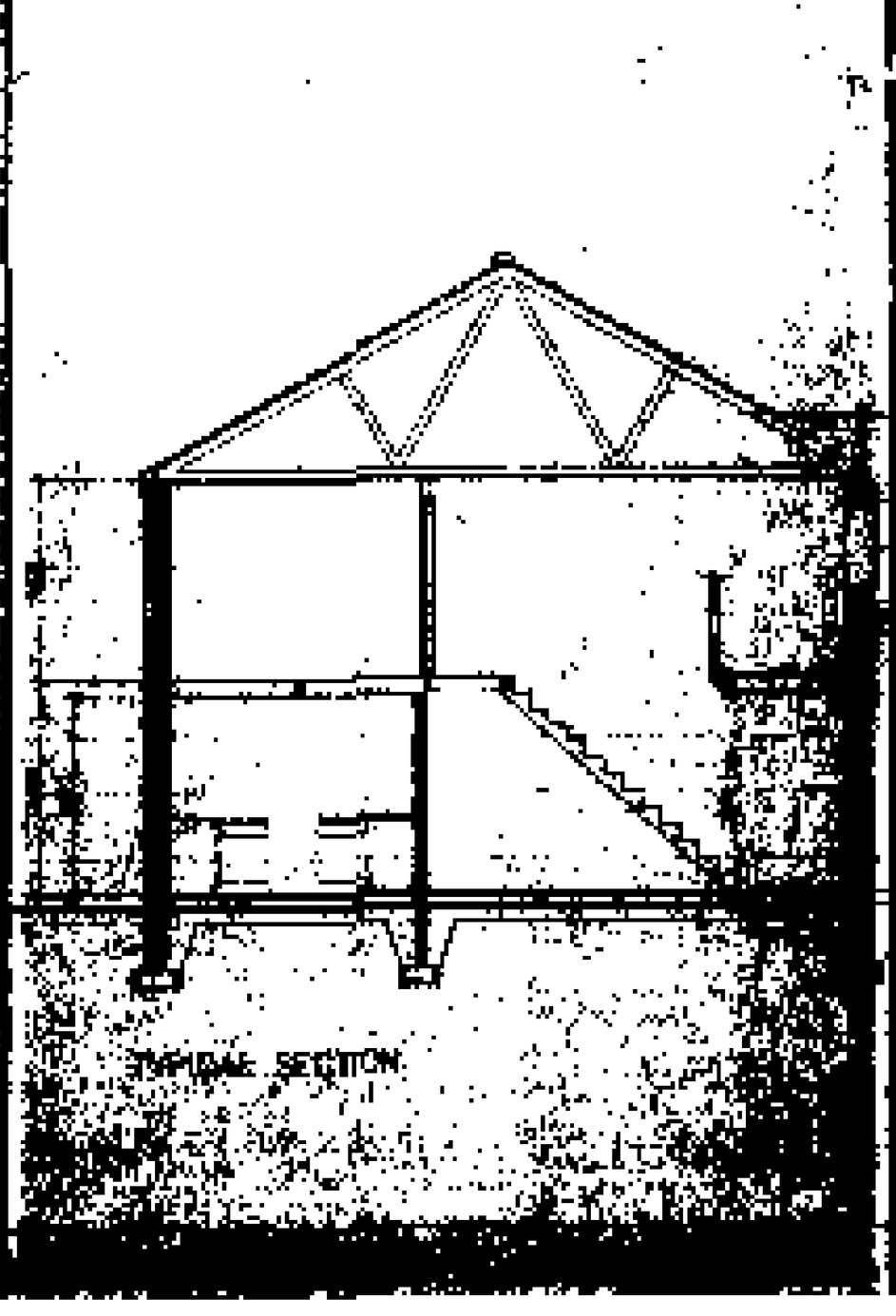


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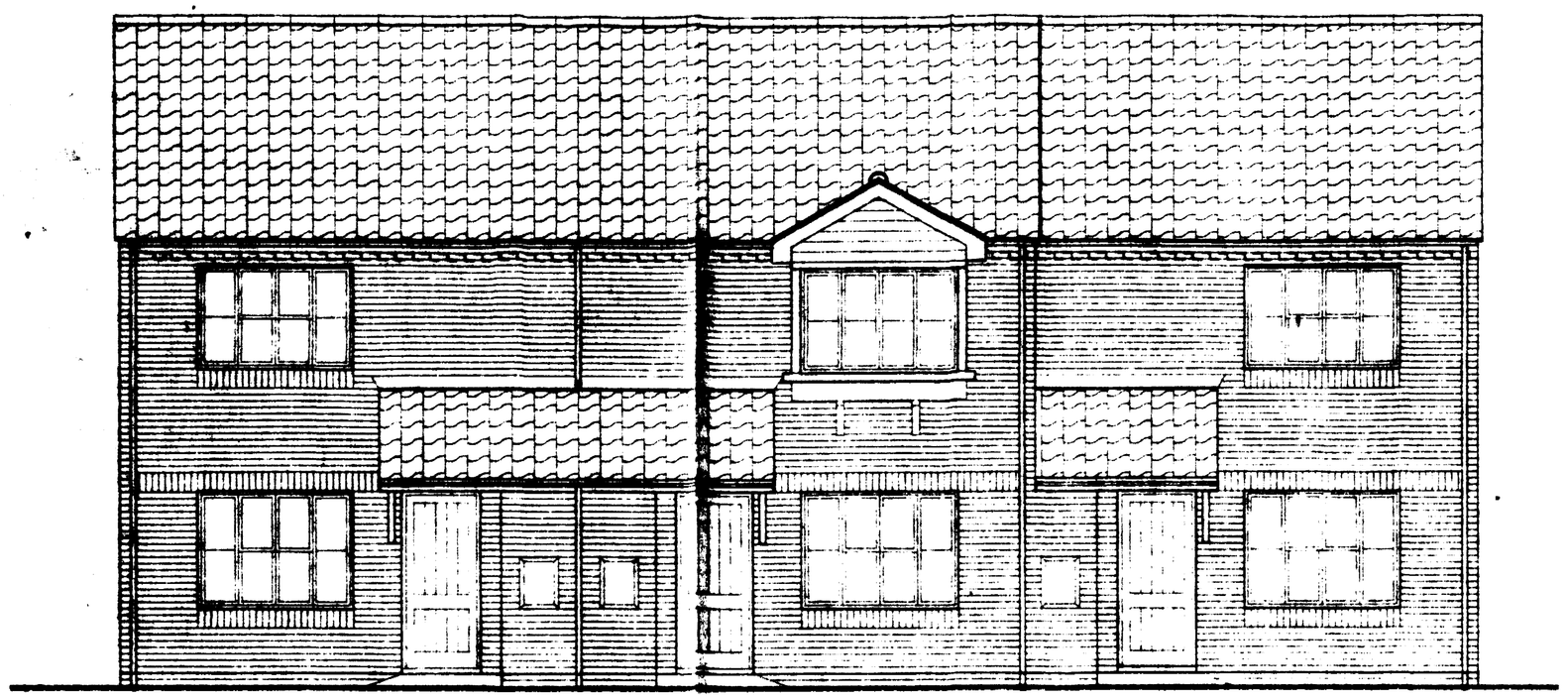
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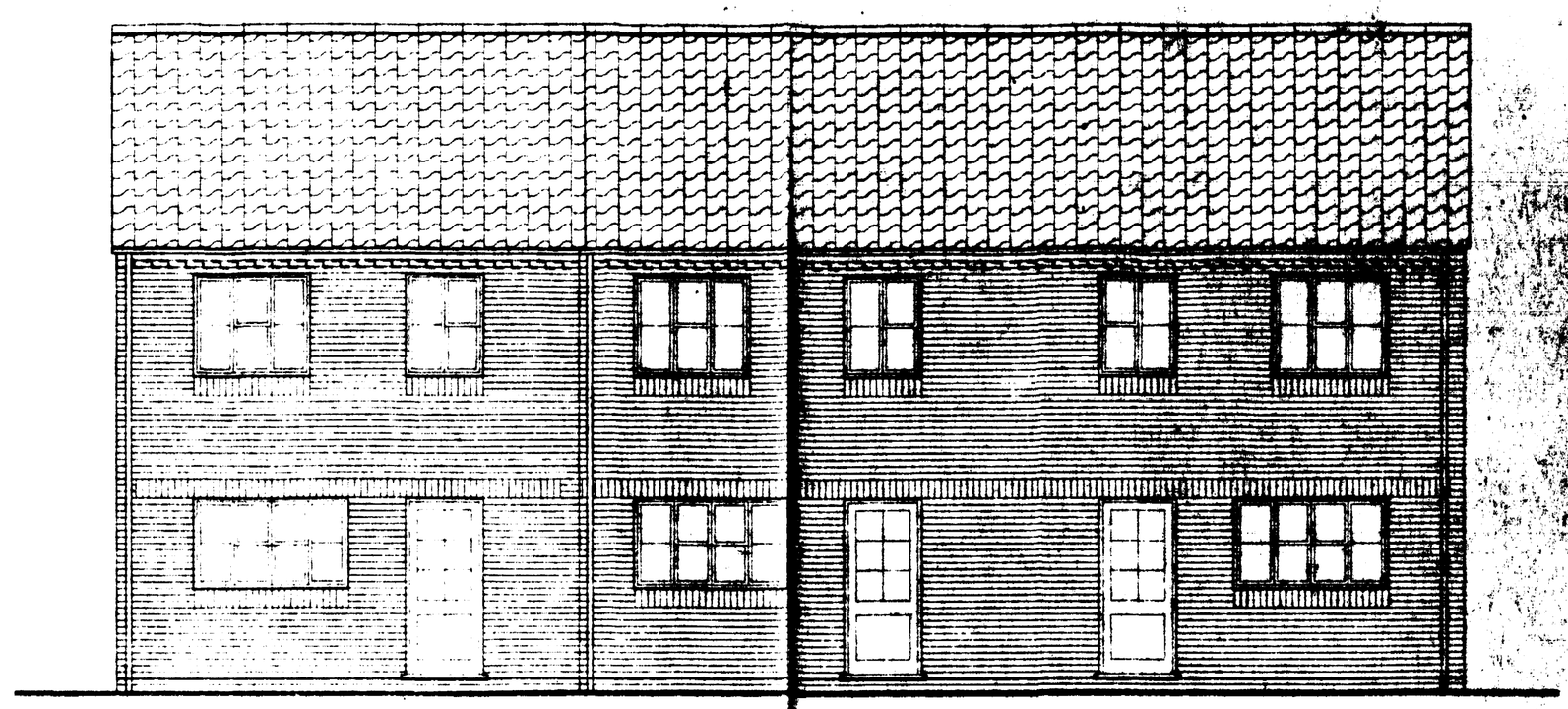


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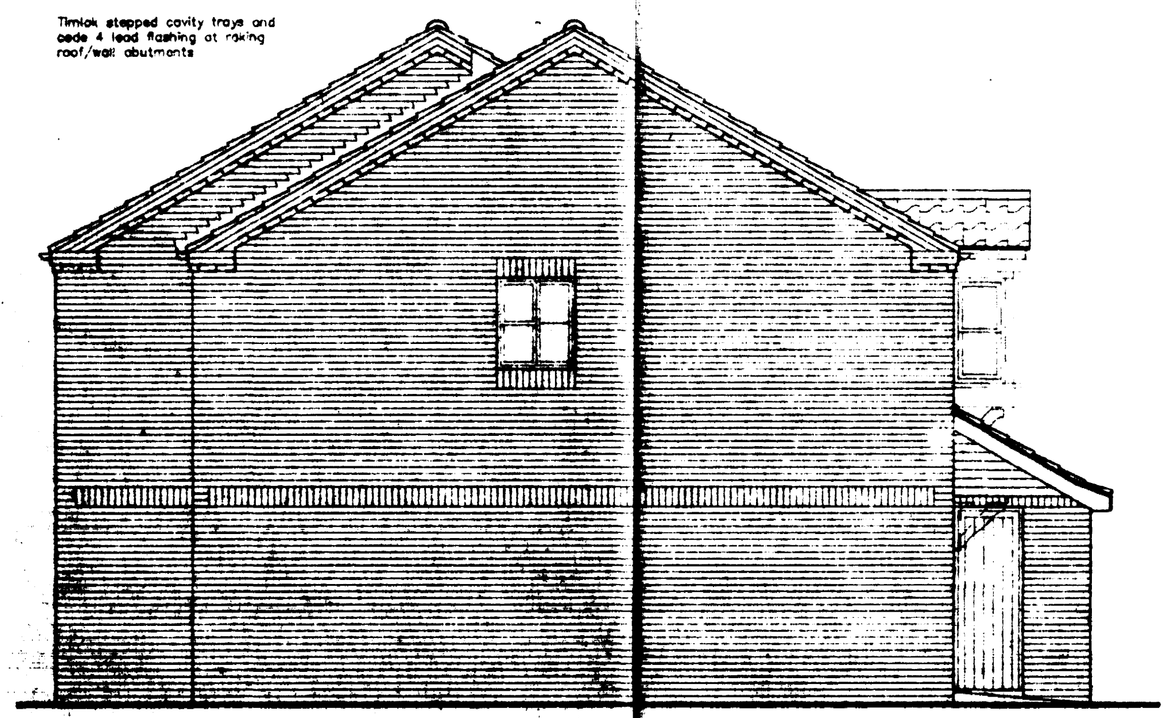




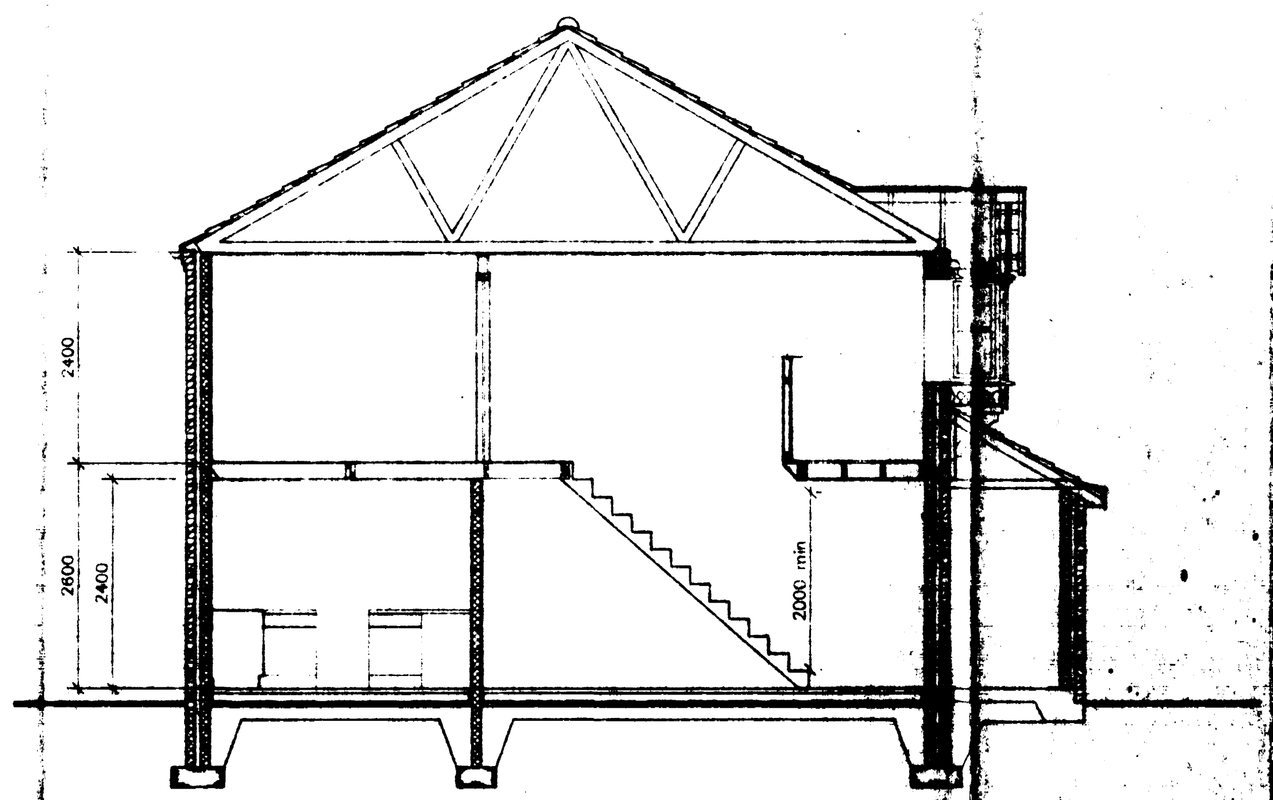
FRONT ELEVATION



REAR ELEVATION



END ELEVATION



TYPICAL SECTION

SOUTH HOLLAND DC
HOUSING & PLANNING
-6 SEP 1995
Ref:

AMENDED PLAN
Ref.

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON

L&BC LINCS COUNTY COUNCIL

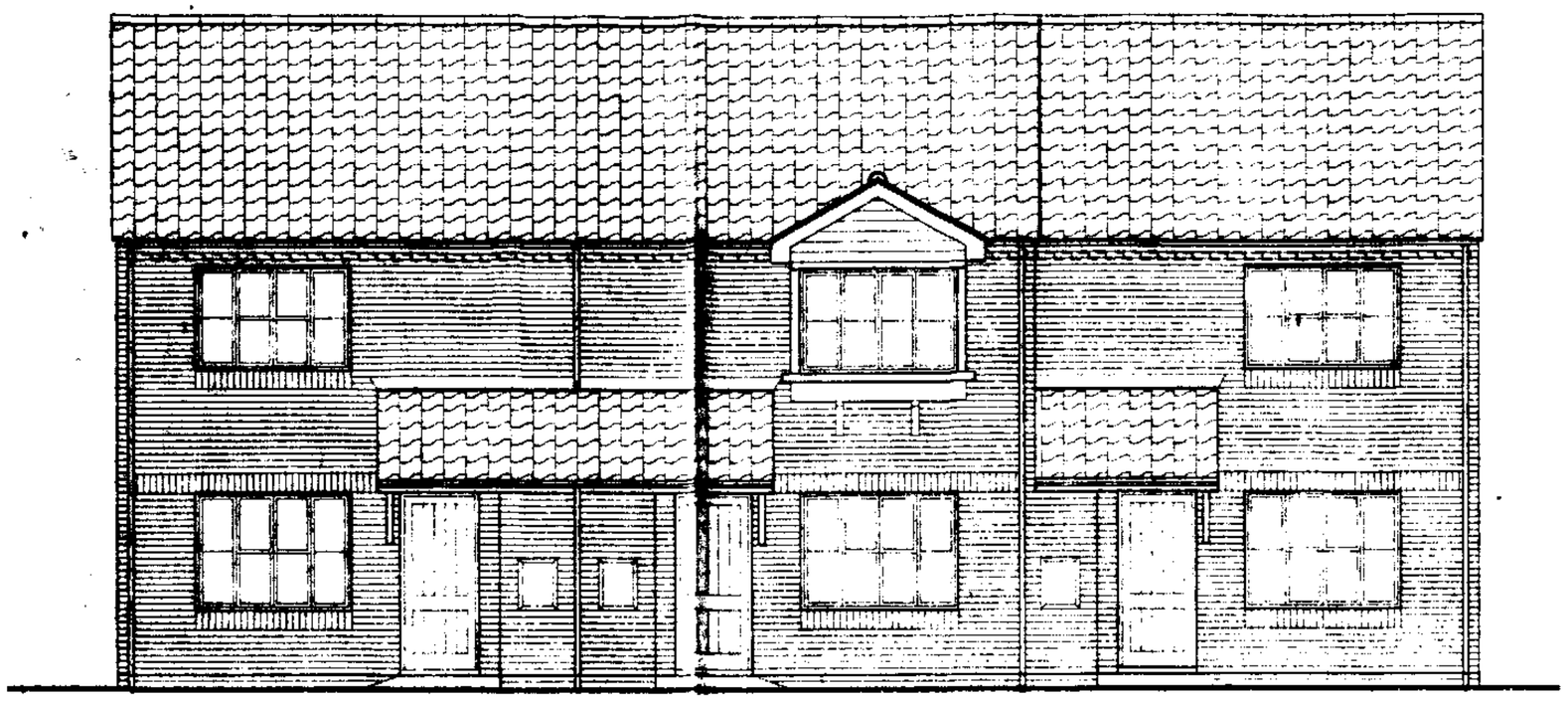
TYPE H 3 BEDROOMED TERRACED HOUSE WITH SEPERATE SINGLE GARAGE(G SIMILAR + INTEGRAL SINGLE GARAGE)

MLG Meldrum Lee & Gilliatt
Architects, Quantity Surveyors, Management & Cost Consultants

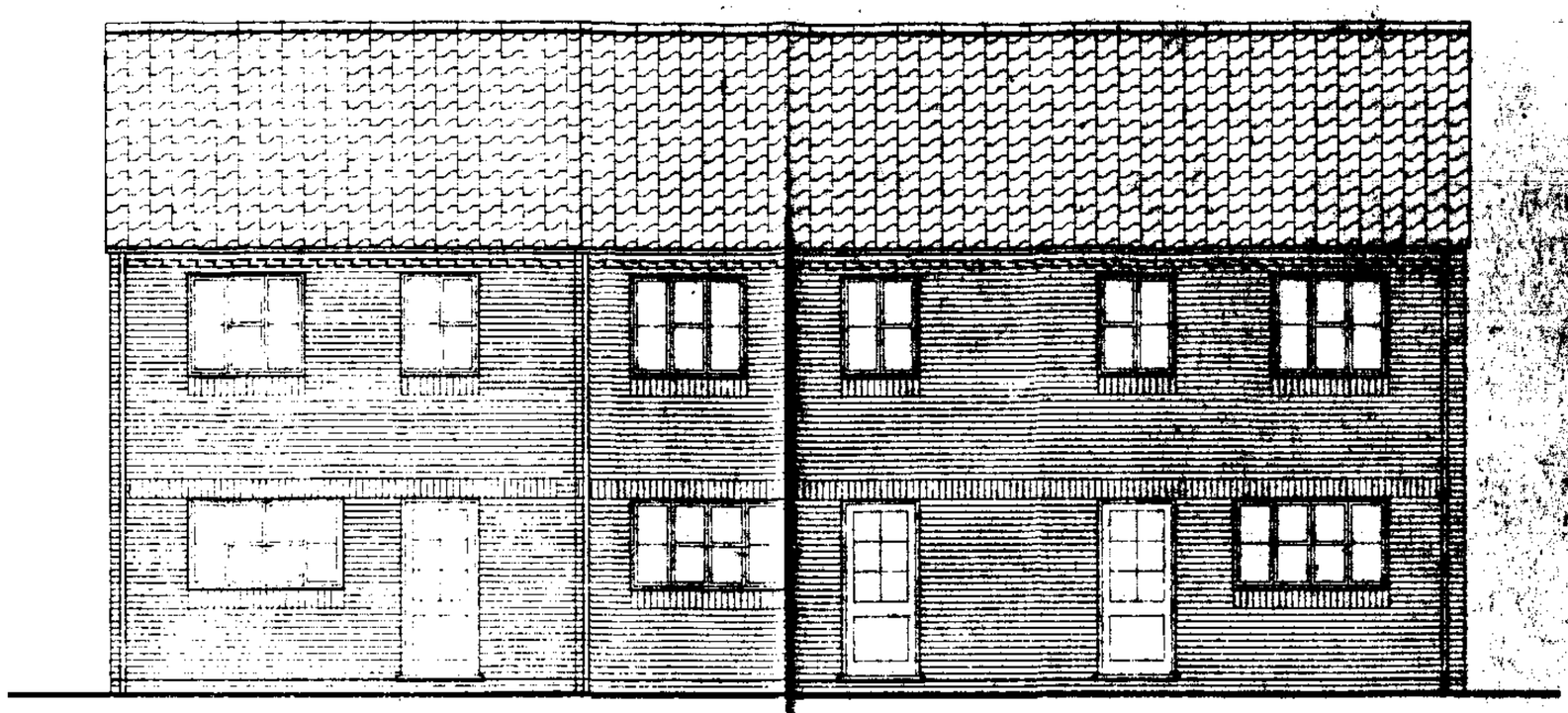
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Revision

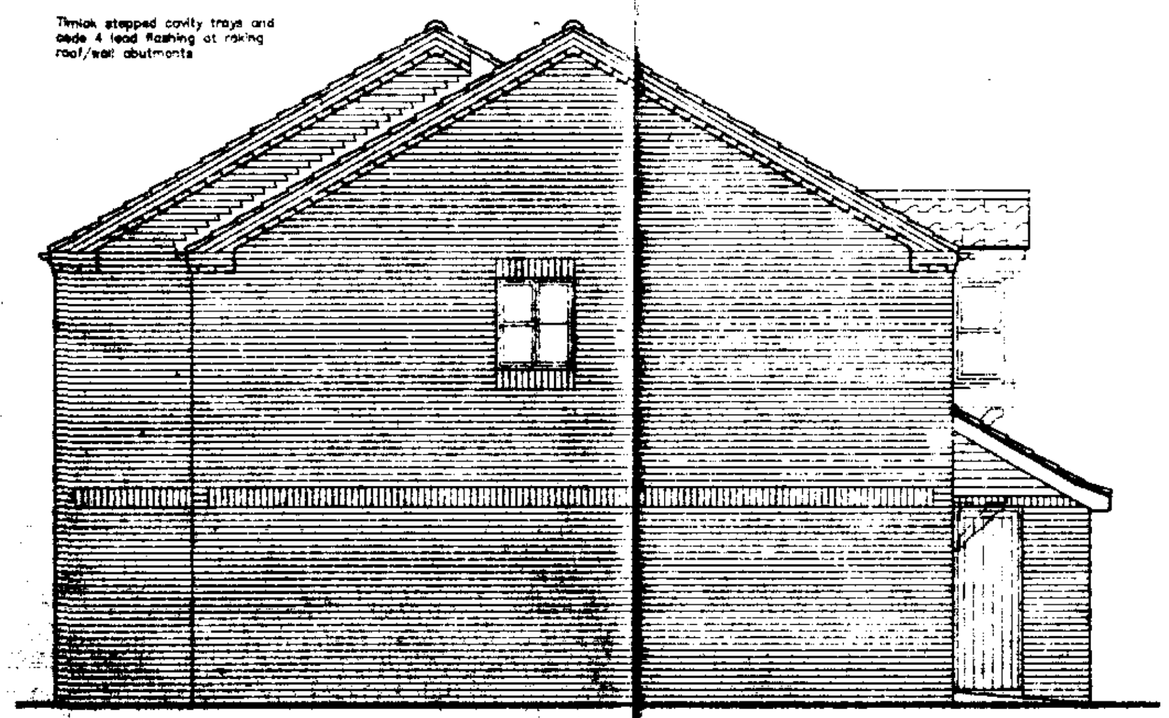
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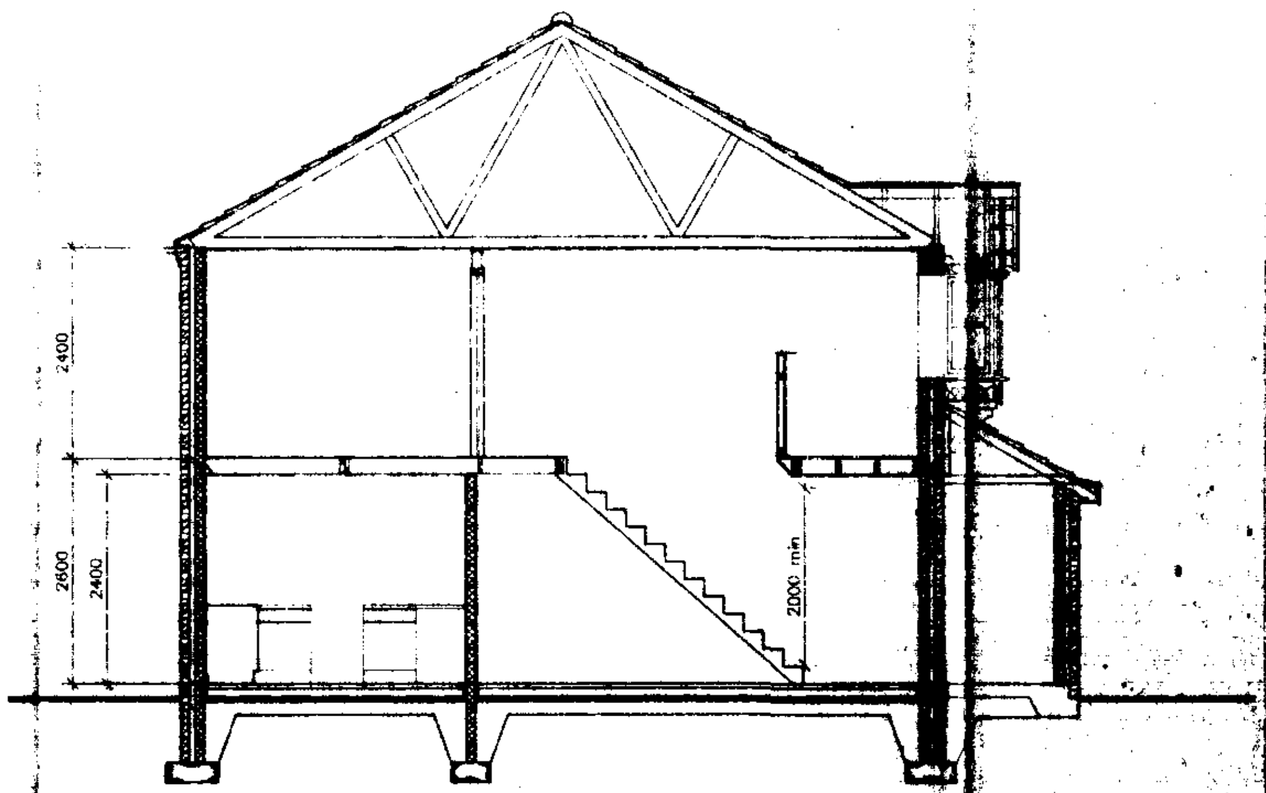
FRONT ELEVATION



REAR ELEVATION



END ELEVATION



TYPICAL SECTION

SOUTH HOLLAND DC
HOUSING & PLANNING
- 6 SEP 1995
Ref:

AMENDED PLAN
Ref.

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON

L&BC LINCS COUNTY COUNCIL

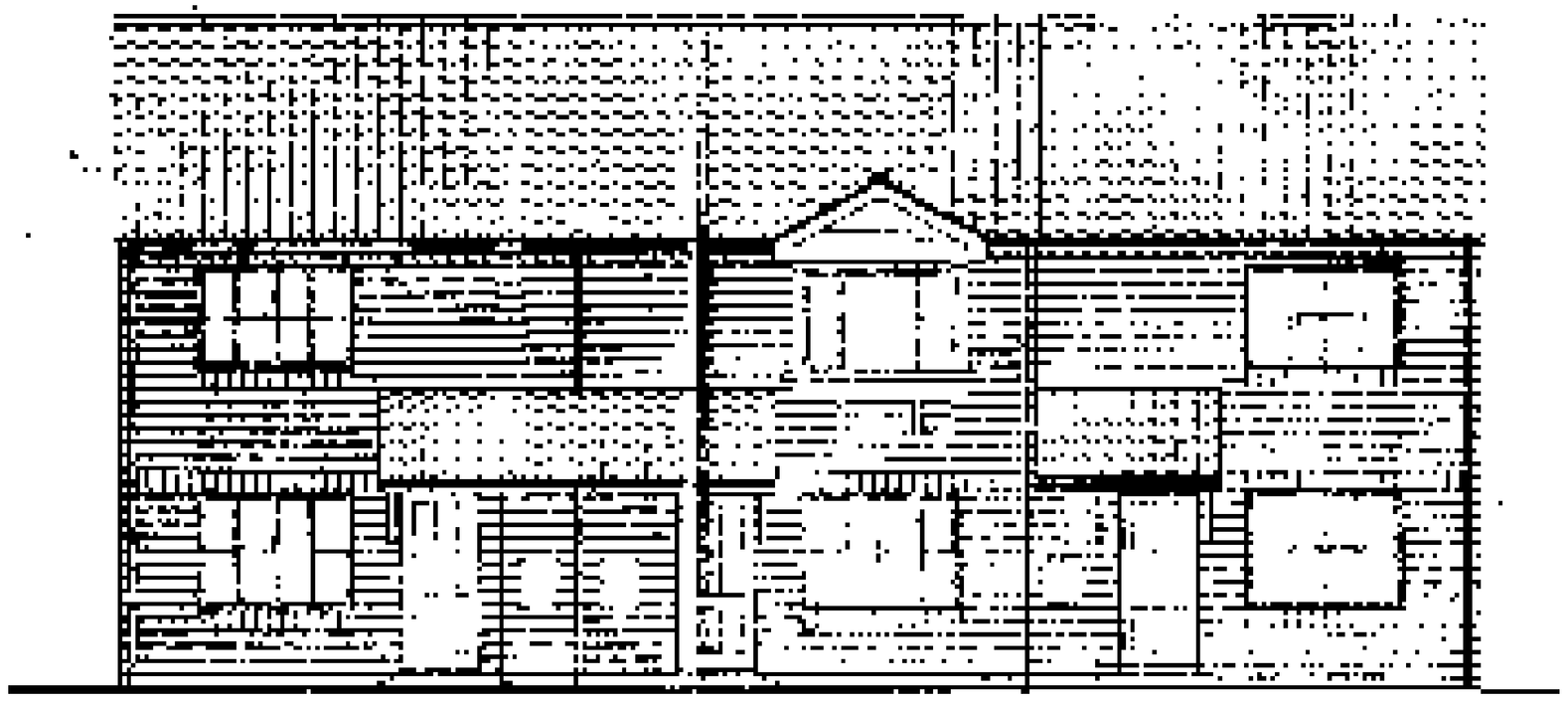
TYPE H 3 BEDROOMED TERRACED HOUSE WITH SEPERATE SINGLE GARAGE(G SIMILAR + INTEGRAL SINGLE GARAGE)

MLG Meldrum Lee & Gillott
Architects, Quantity Surveyors, Management & Cost Consultants

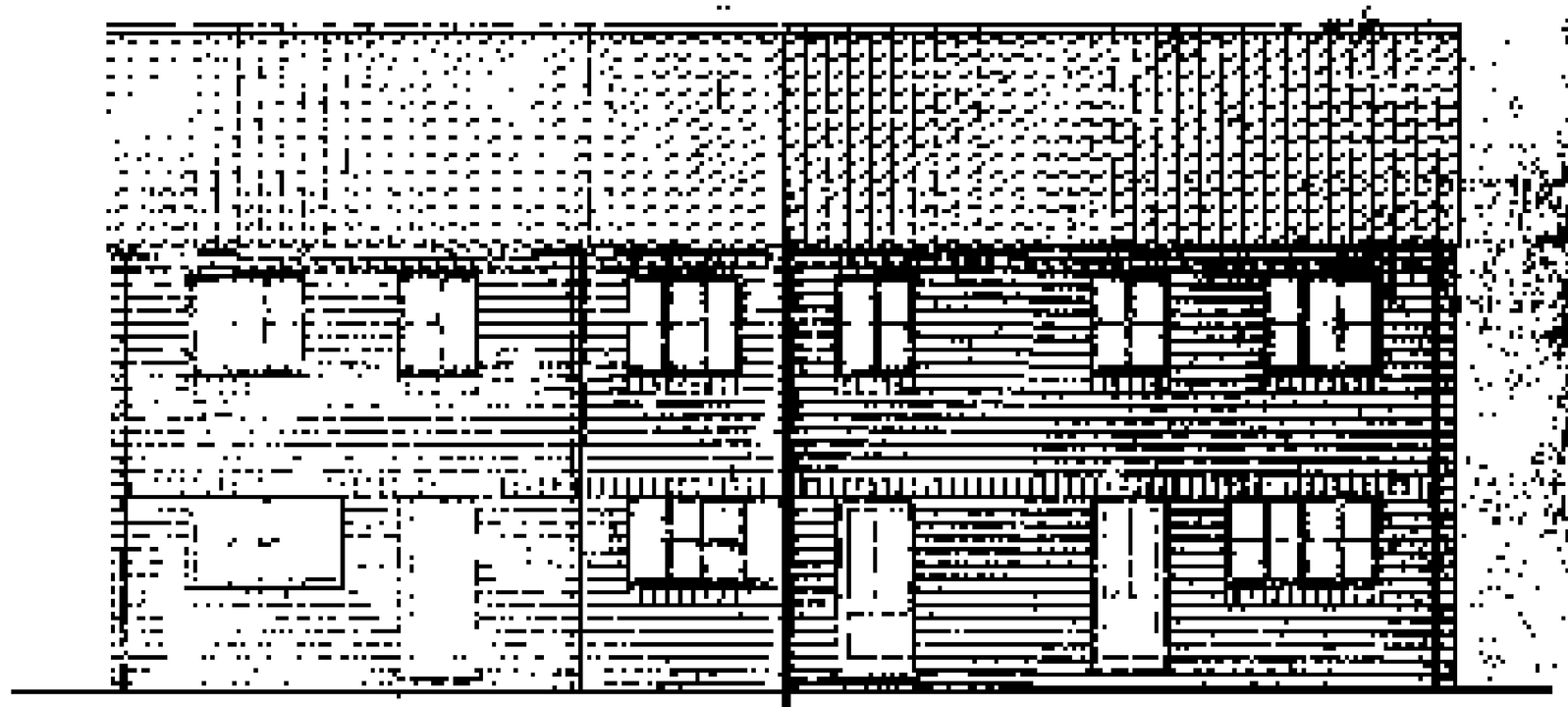
Issuing Office:
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Sleaford (0529) 707066
Grantham (0476) 590129

Date: OCT 1993
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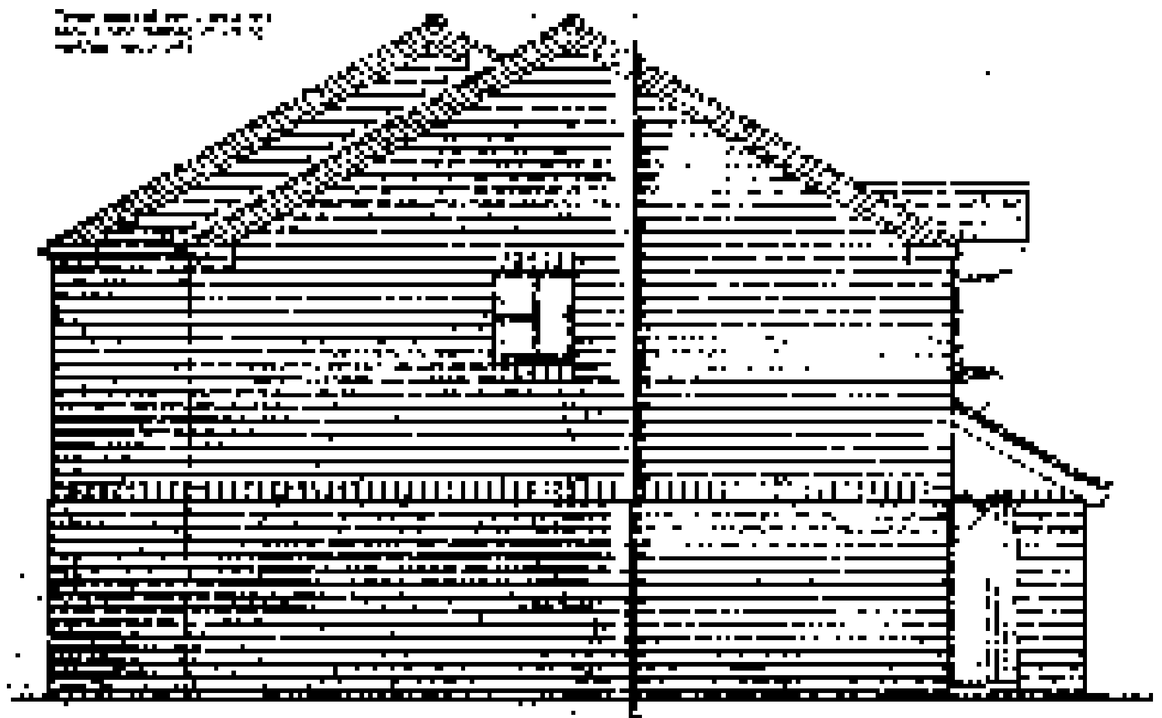
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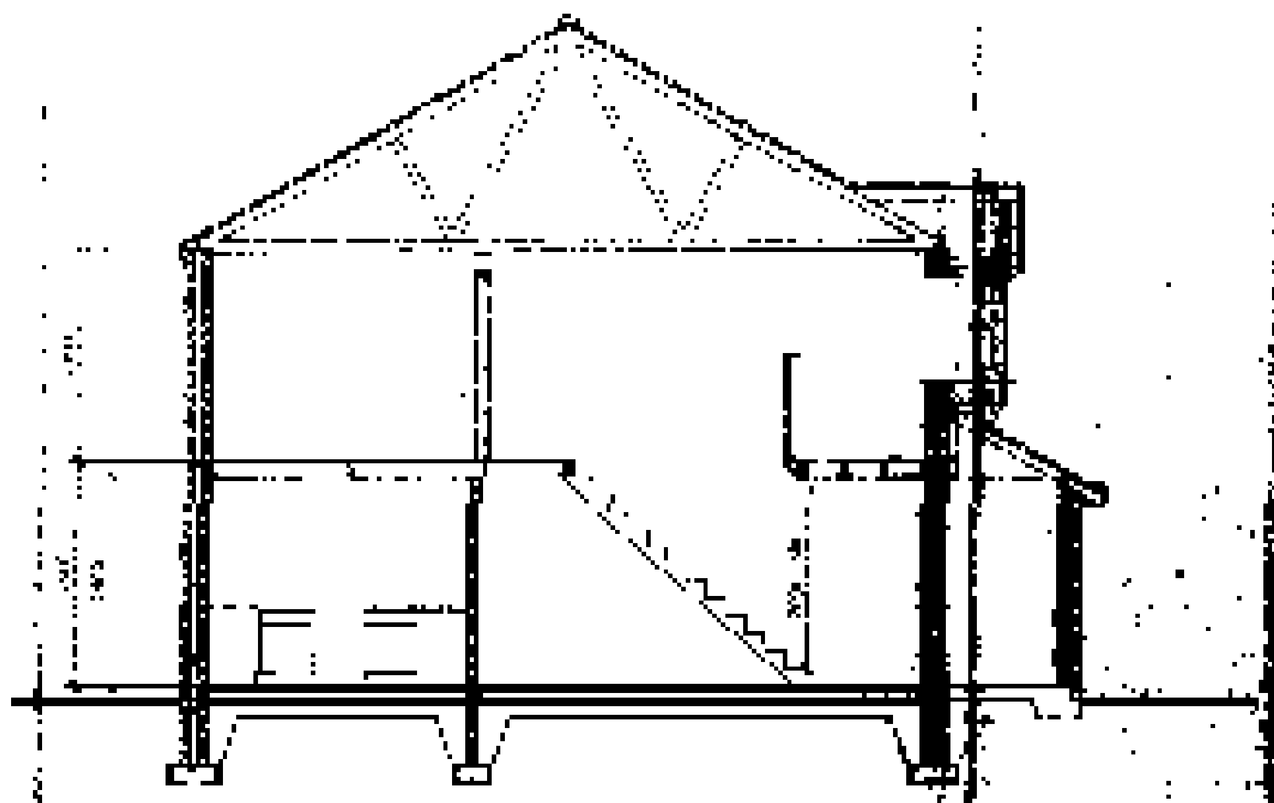
FRONT ELEVATION



REAR ELEVATION



END ELEVATION



TYPICAL SECTION

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON

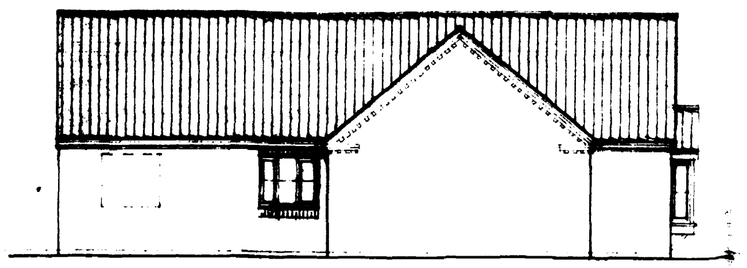
LEWIS COUNTY COUNCIL

TYPE II 3 BEDROOMED TERRACED HOUSE WITH SEPARATE SINGLE GARAGE(S) SIMILAR - INTEGRAL SINGLE GARAGE

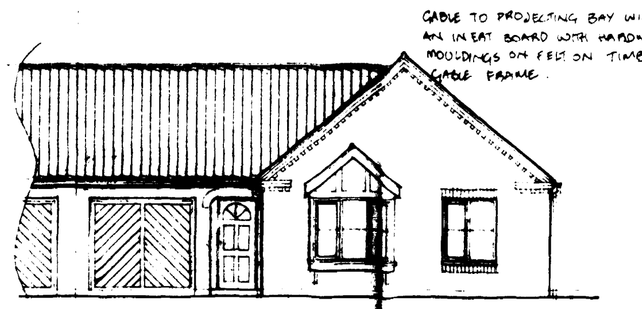
OCT 1995

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1046/18



SIDE ELEVATION

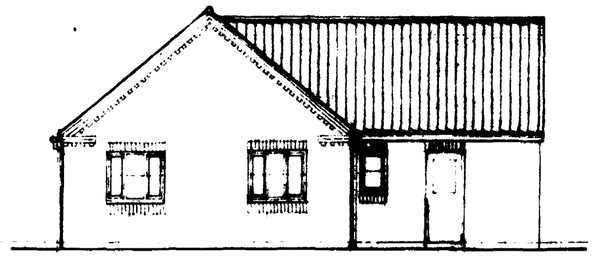


GABLE TO PROJECTING BAY WINDOW TO BE AN INSET BOARD WITH HARDWOOD MOULDINGS ON FELT ON TIMBER GABLE FRAME.

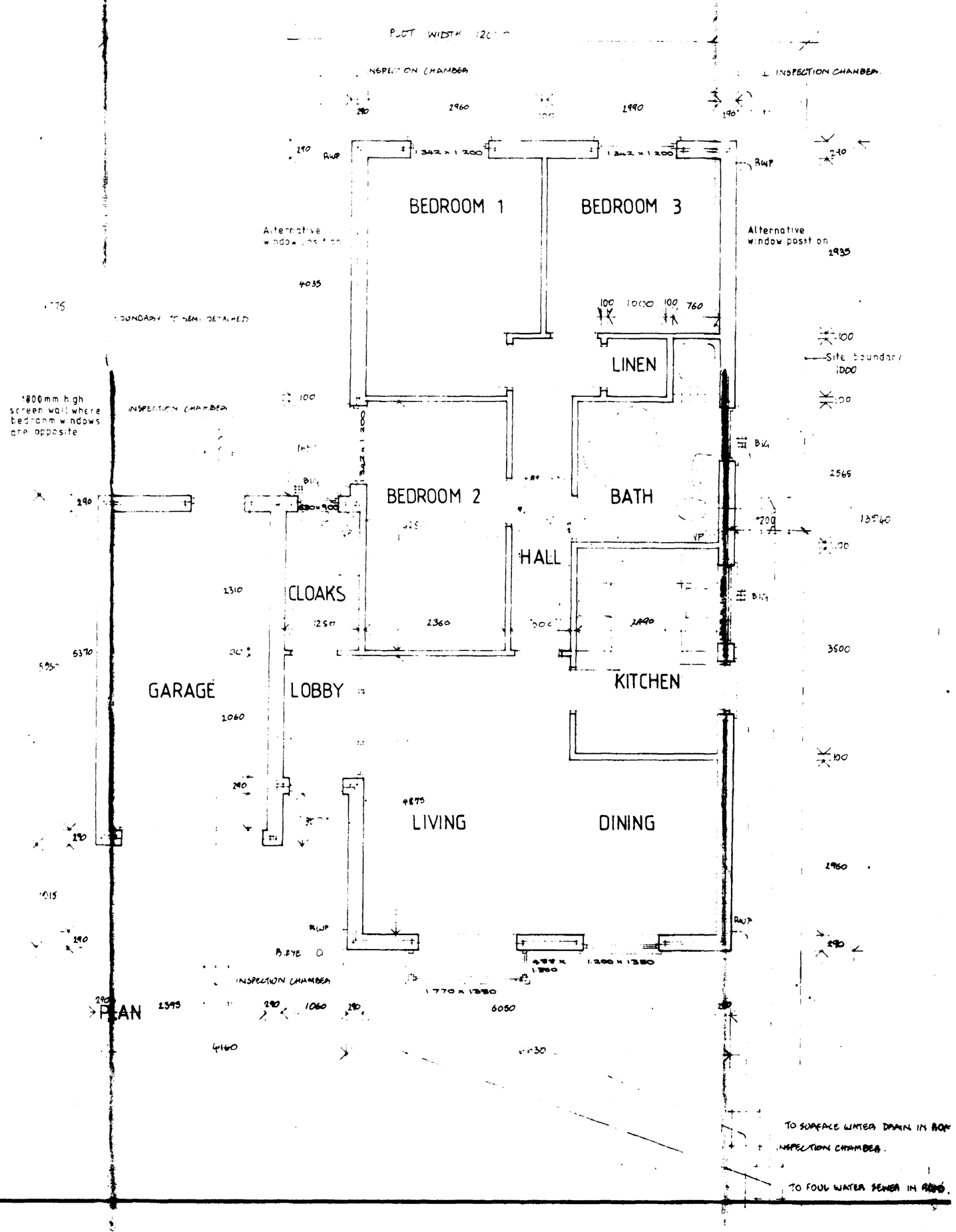
FRONT ELEVATION
(as semi detached)



SIDE ELEVATION



REAR ELEVATION
(as detached)



PLAN

DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 101693

L&BC LINCS. COUNTY COUNCIL

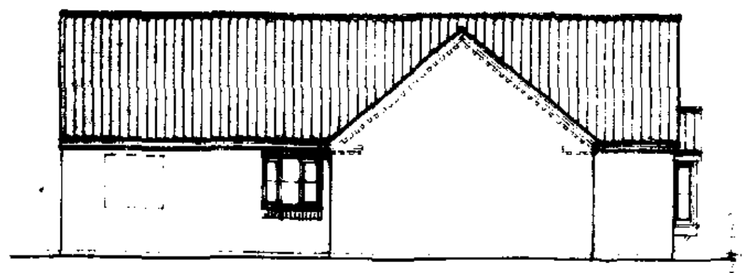
TYPE K 3 BEDROOM SEMI-DET.
& INTEGRAL SINGLE GARAGE.
TYPE I 3 BEDROOM DETACHED
BUNGALOW (SIMILAR+SEP. GARAGE)

MLG
Meldrum Lee & Gillatt
Architects Quantity Surveyors
Management & Cost Consultants

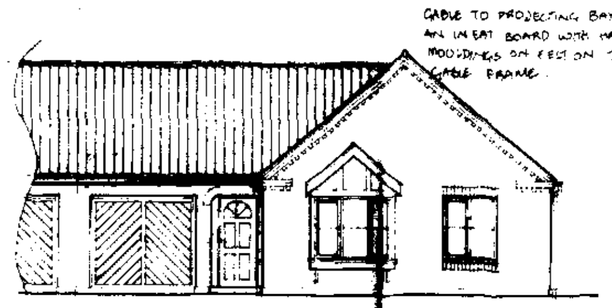
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Boston (0205) 364763
Skegness (0754) 767066
Grantham (0476) 590129

Date OCT 1993
Drawn by
Scale 1:50 ; 1:100
Checked by
Drawing No 12464/9
Revision

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect

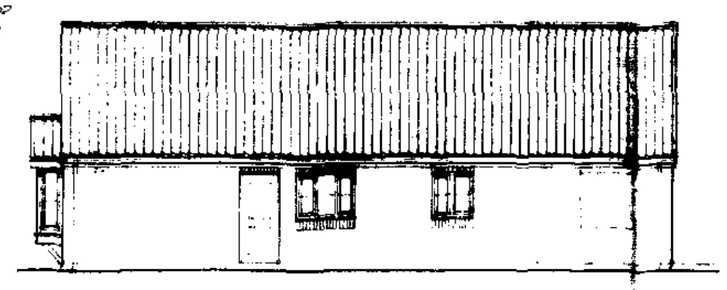


SIDE ELEVATION

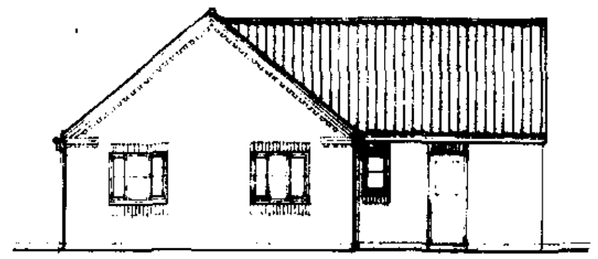


GABLE TO PROJECTING BAY WINDOWS TO BE ARE UNEAT BOARD WITH HARDWOOD MOULDINGS ON FEET ON TIMBER GABLE FRAME.

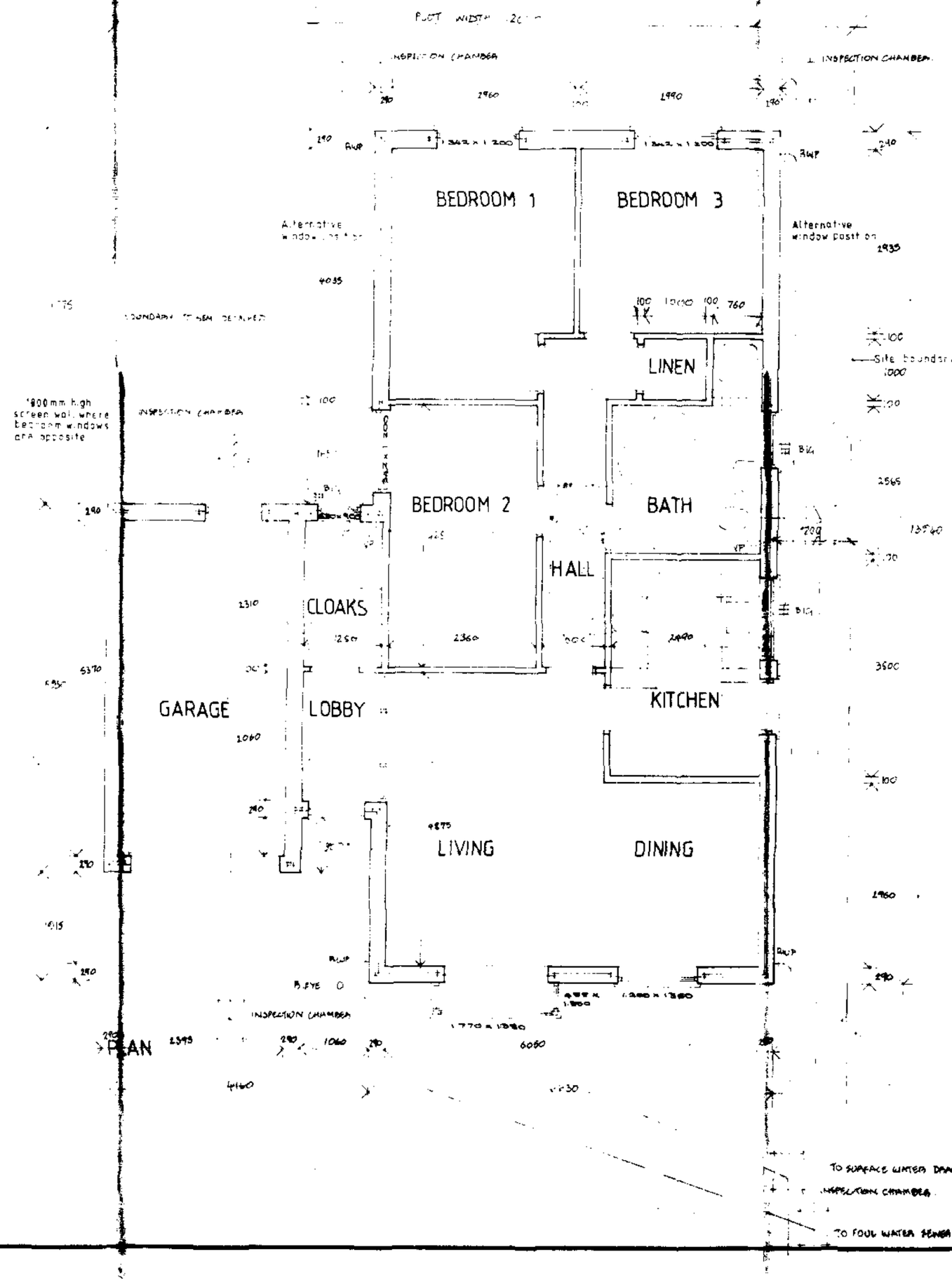
FRONT ELEVATION
(as semi detached)



SIDE ELEVATION



REAR ELEVATION
(as detached)



DEVELOPMENT SITE
FRONTING THE DELPH
LONG SUTTON

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 1016/93

L&BC LINCS. COUNTY COUNCIL

TYPE K 3 BEDROOM SEMI-DET.
& INTEGRAL SINGLE GARAGE.
TYPE I 3 BEDROOM DETACHED
BUNGALOW (SIMILAR+SEP. GARAGE)

MLG
Meldrum Lee & Gillatt
Architects Quantity Surveyors
Management & Cost Consultants

Issuing Office.
Boston (0205) 364762
Skegness (0754) 767066
Grantham (0476) 590129

Date OCT 1993
Drawn by
Scale 1:50 ; 1:100
Checked by
Drawing No 12464/9
Revision

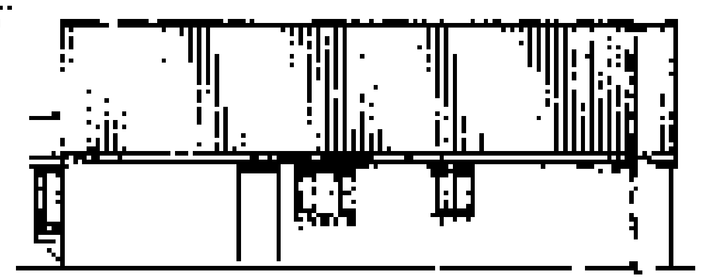
Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect



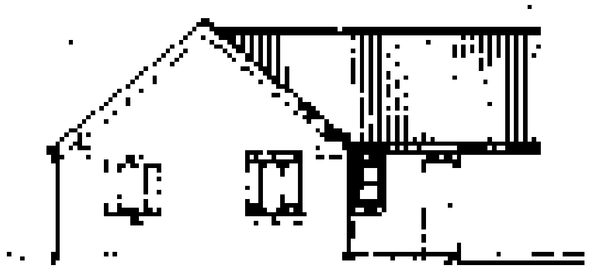
SIDE ELEVATION



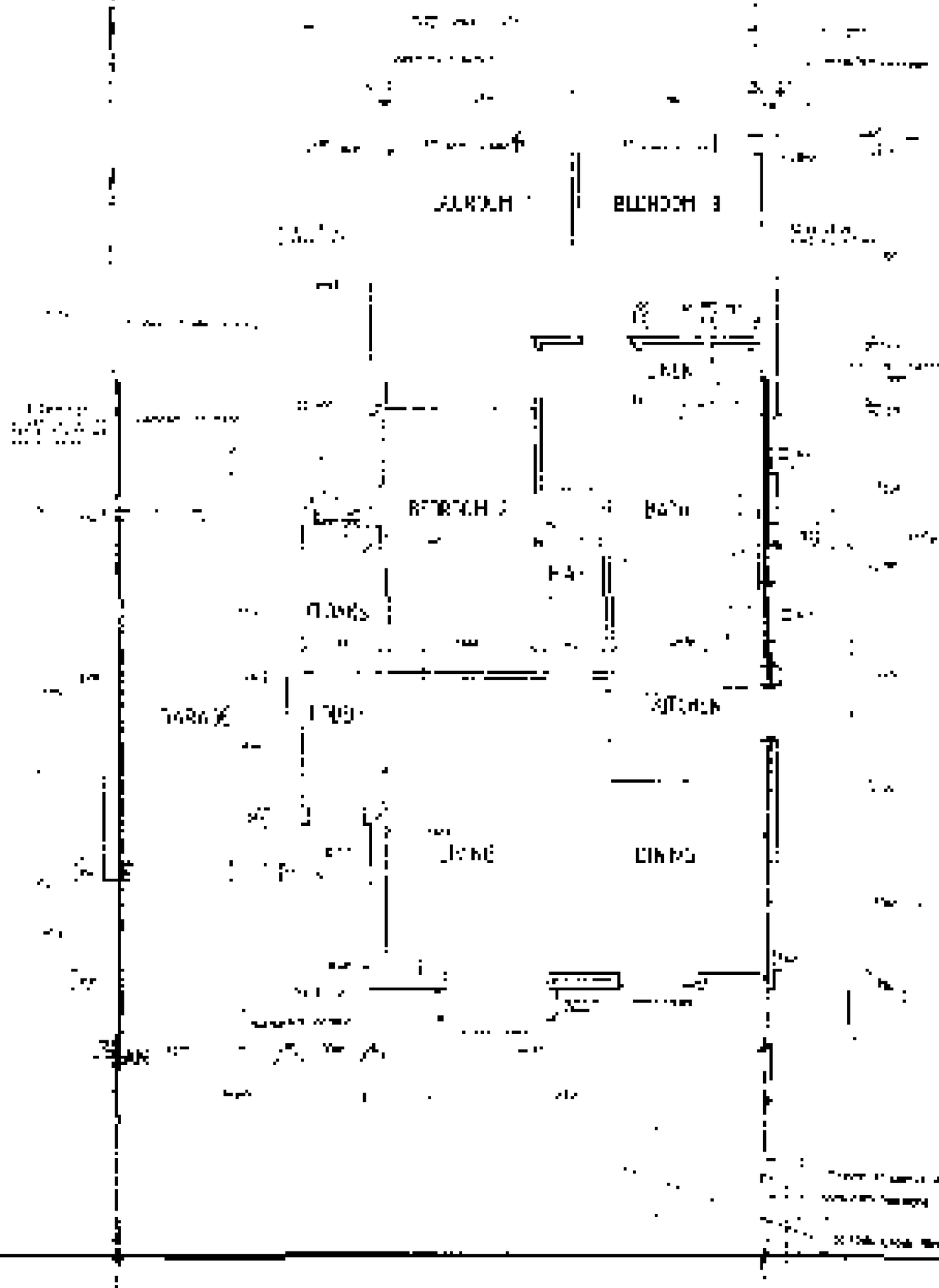
FRONT ELEVATION
(as seen from street)



SIDE ELEVATION



REAR ELEVATION
(as seen from rear)



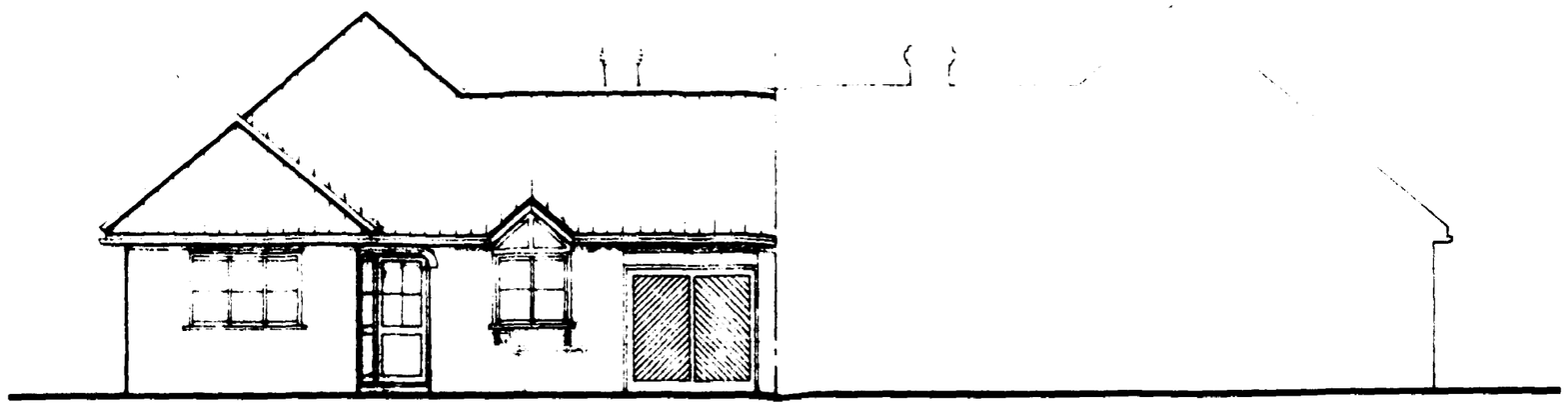
DEVELOPMENT SITE
ADJOINING THE DELPH
LONG SUTTON

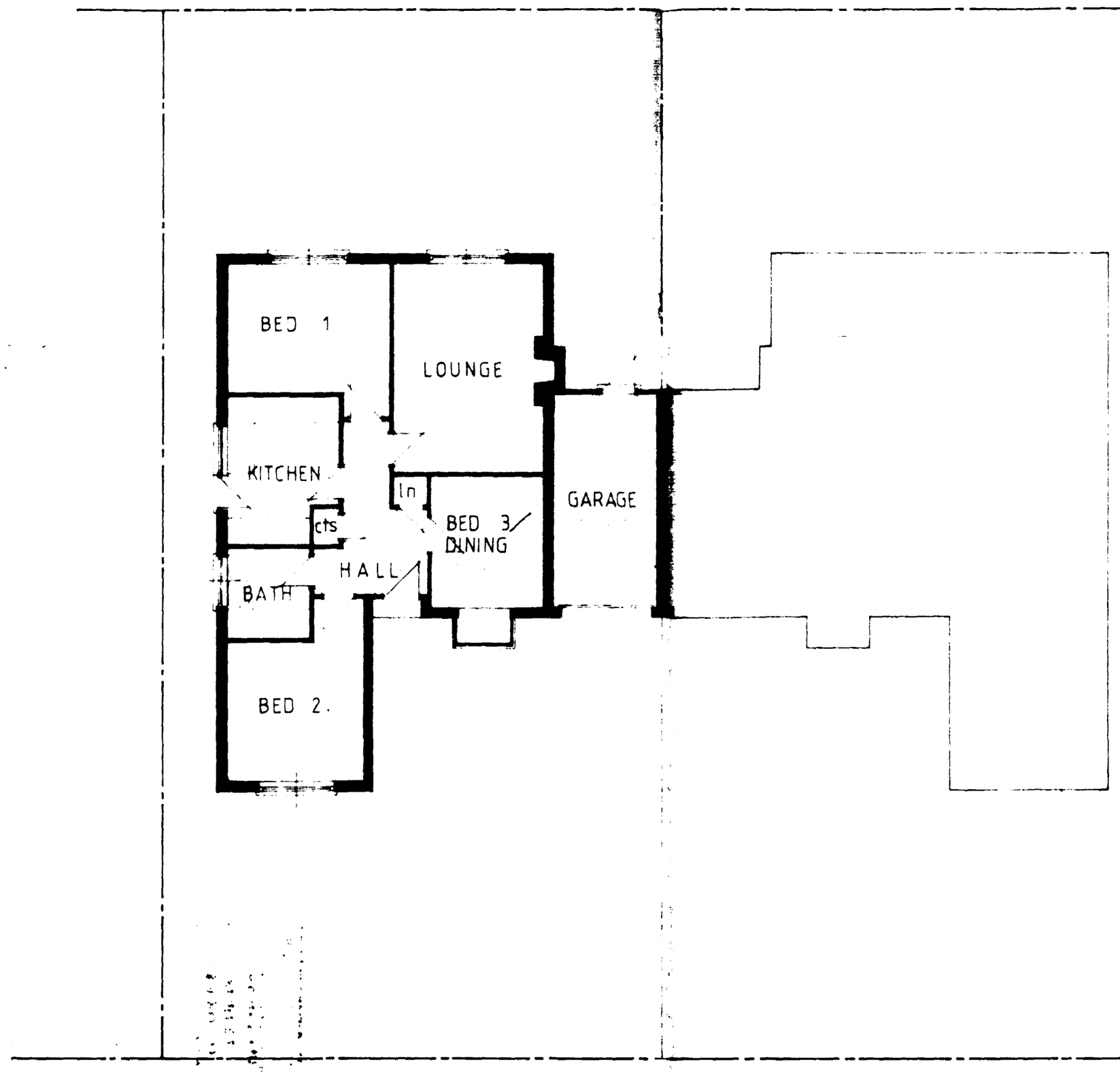
SOUTH HOLLAND DISTRICT COUNCIL

TYPE K 3 BEDROOM SEMI-DET
& TYPE M SINGLE GARAGE
TYPE L 3 BEDROOM DETACHED
BUNGALOW (CONSERVATORY)

MLG Melsham Local Group
Chartered Architects & Surveyors

DRAWING NO. 1246/1-9





DEVELOPMENT SITE FRONTING
THE DELPH
LONG SUTTON

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 1016/93

L&BC LINCS. COUNTY COUNCIL

TYPE N
3 BEDROOMED BUNGALOW WITH
INTEGRAL SINGLE GARAGE

MLG
Meldrum Lee & Gillatt
Architects Quantity Surveyors
Management & Cost Consultants

Issuing Office

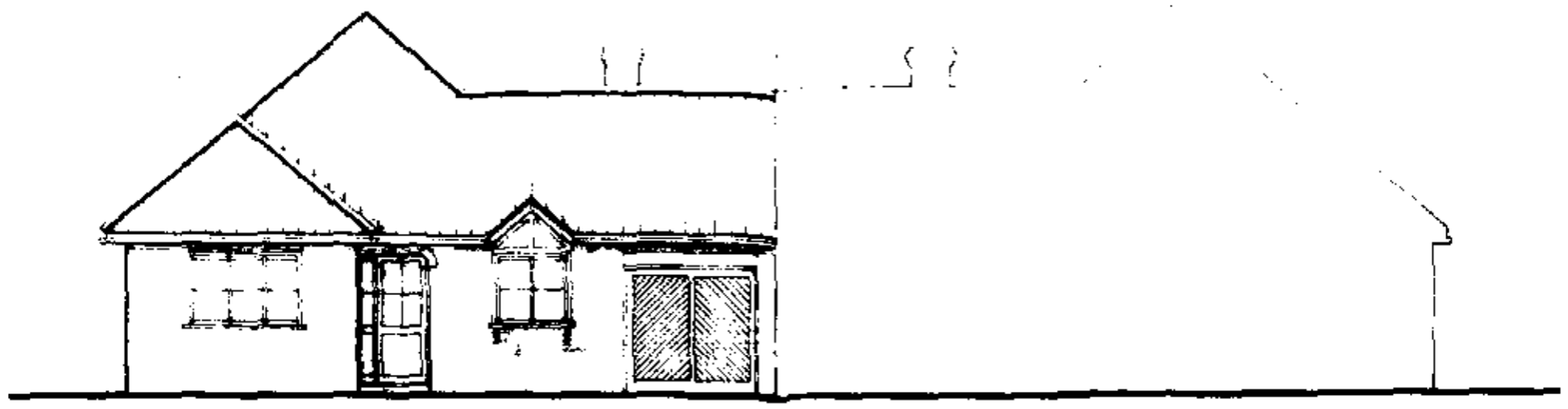
Boston
(0205) 364795

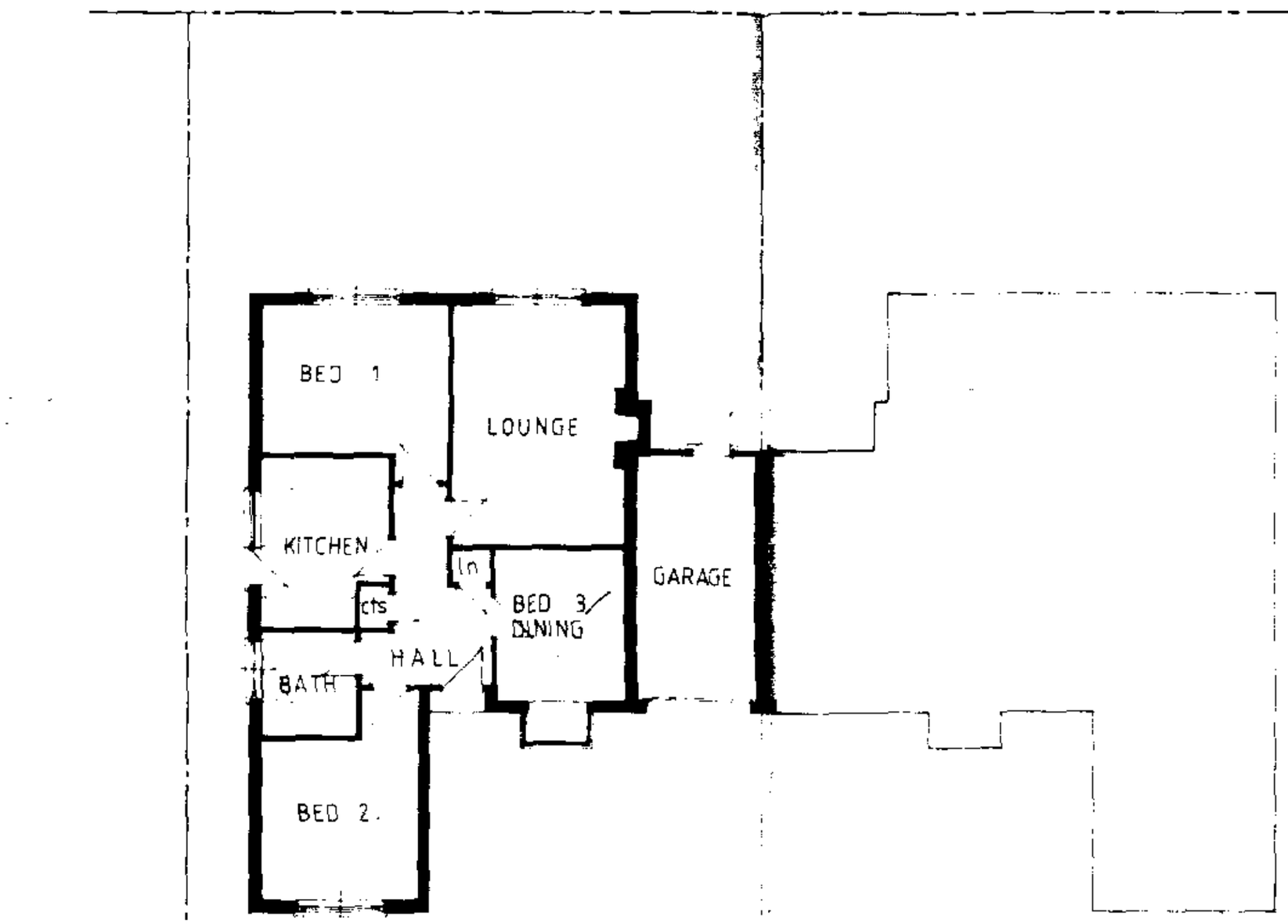
Skegness
(0754) 767066

Grantham
(0476) 590129

Date: OCT 1993
Drawn by:
Scale: 1:100
Checked by:
Drawing No: 12464 / 10
Revision:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect





DEVELOPMENT SITE FRONTING
THE DELPH
LONG SUTTON

SOUTH HOLLAND D.C.
PLAN DEPT.
29 OCT 1993
REF 1016/93

L&BC LINCS. COUNTY COUNCIL

TYPE N
3 BEDROOMED BUNGALOW WITH
INTEGRAL SINGLE GARAGE

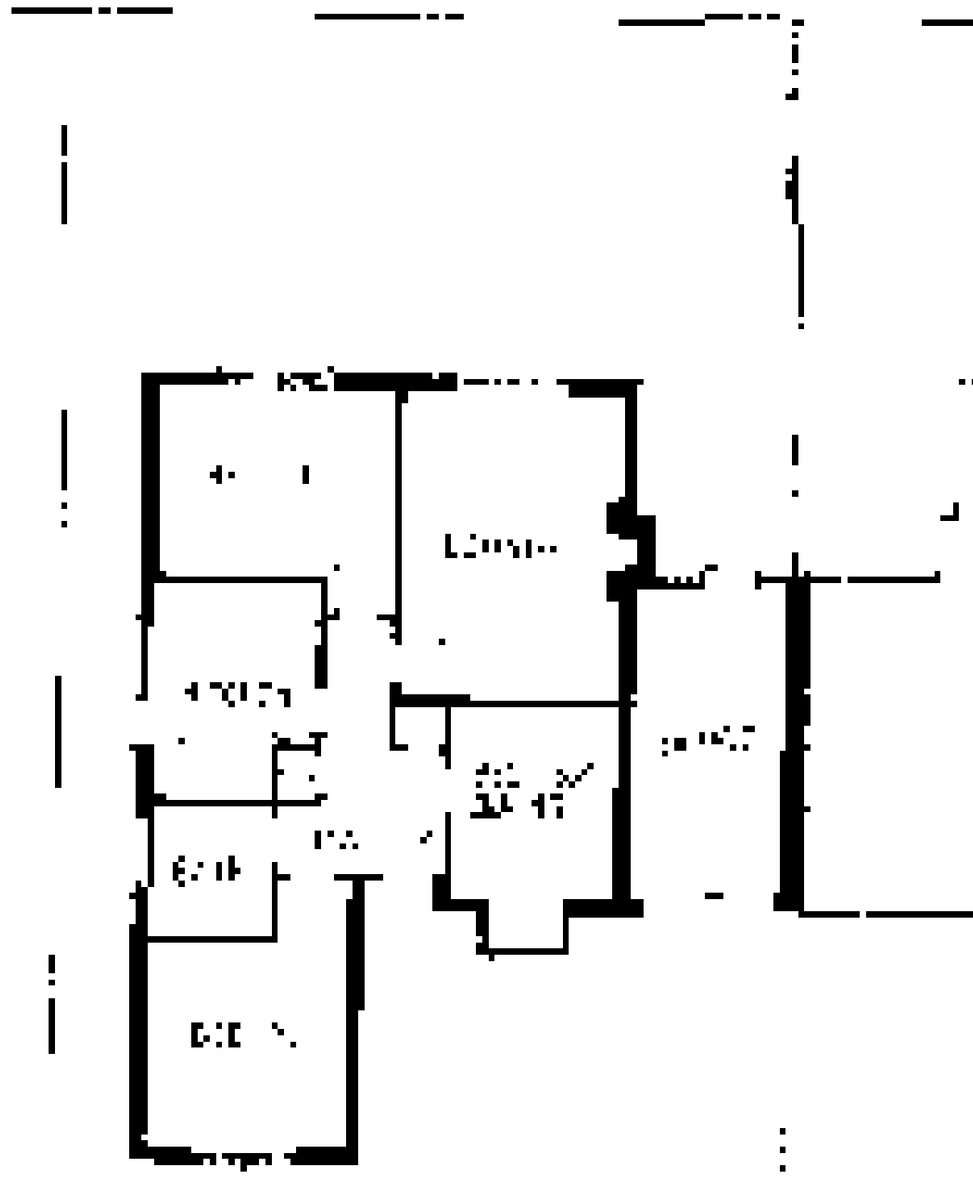
MLG
Meldrum Lee & Gillatt
Architects Quantity Surveyors
Management & Cost Consultants

Issuing Office
Boston (0205) 364763
Skegness (0754) 787068
Grantham (0476) 590139

Date OCT 1993
Drawn by
Scale 1:100
Checked by
Drawing No 12464 / 10
Revision

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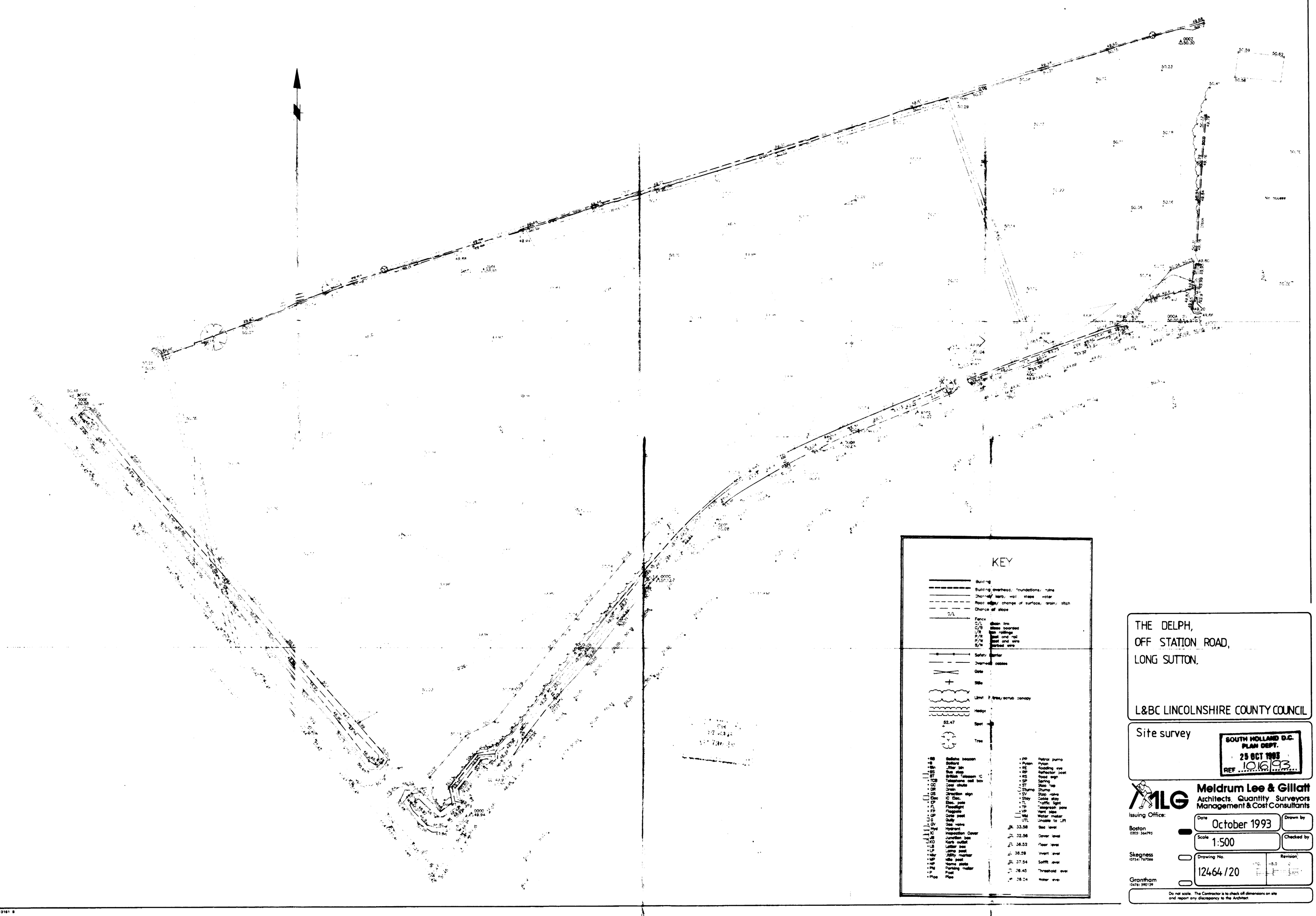


DEVELOPMENT SITE PLANNING
THE FIELD
SUBDIVISION

LOT 11 DP 1234 COUNCIL

TYPE A
3 BEDROOMED BUNGALOW WITH
INTEGRAL DOUBLE GARAGE

Meldrum Lee & Gillett



THE DELPH,
OFF STATION ROAD,
LONG SUTTON.

L&BC LINCOLNSHIRE COUNTY COUNCIL

Site survey

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 10/693

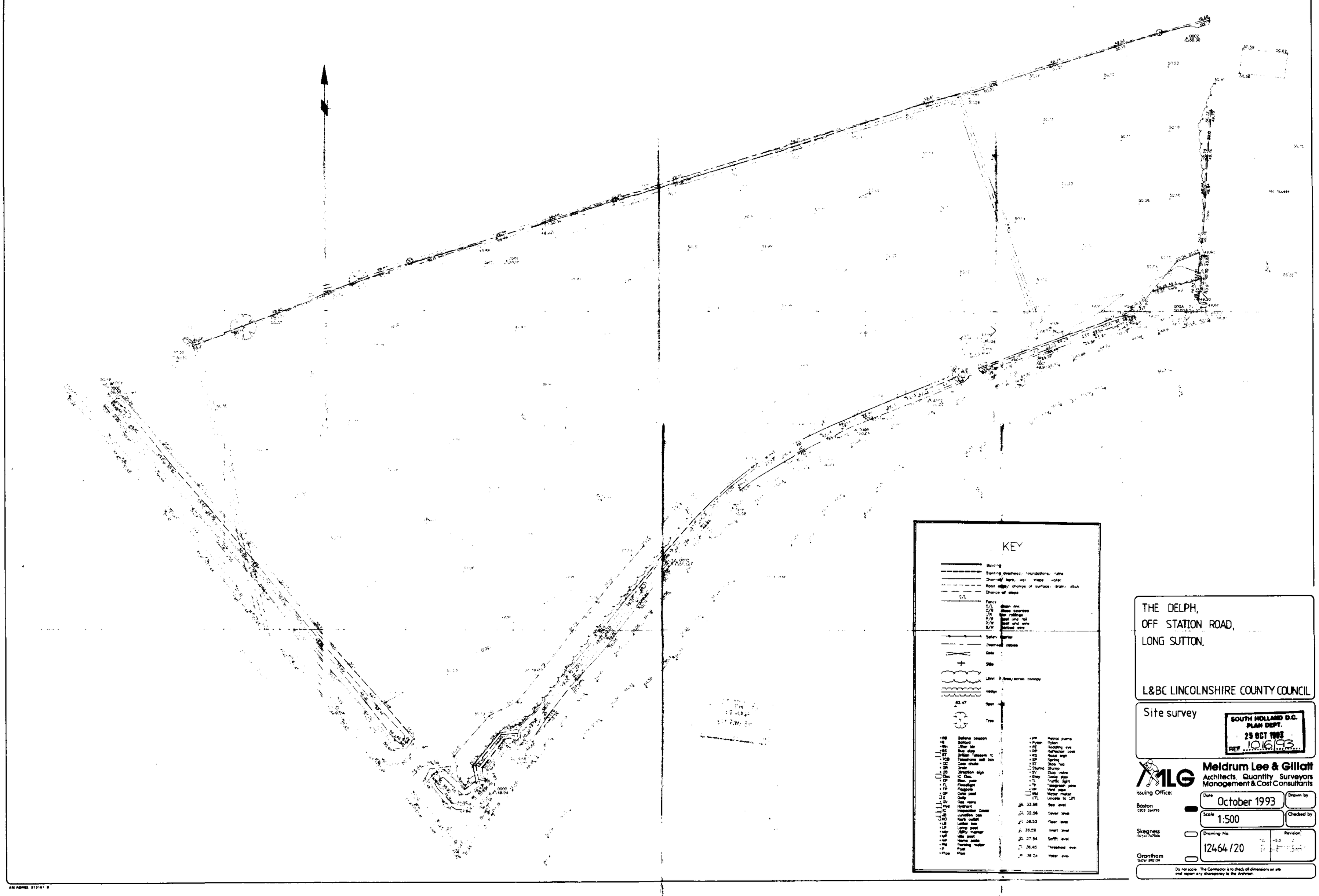
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston 0205 364795
Skegness 07541 767066
Grantham 0476 590139

Date: October 1993
Drawn by:
Scale: 1:500
Checked by:
Drawing No.: 12464/20
Revision:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

AM ADMEL 913181 B



THE DELPH,
OFF STATION ROAD,
LONG SUTTON.

L&BC LINCOLNSHIRE COUNTY COUNCIL

Site survey

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 10/16/93

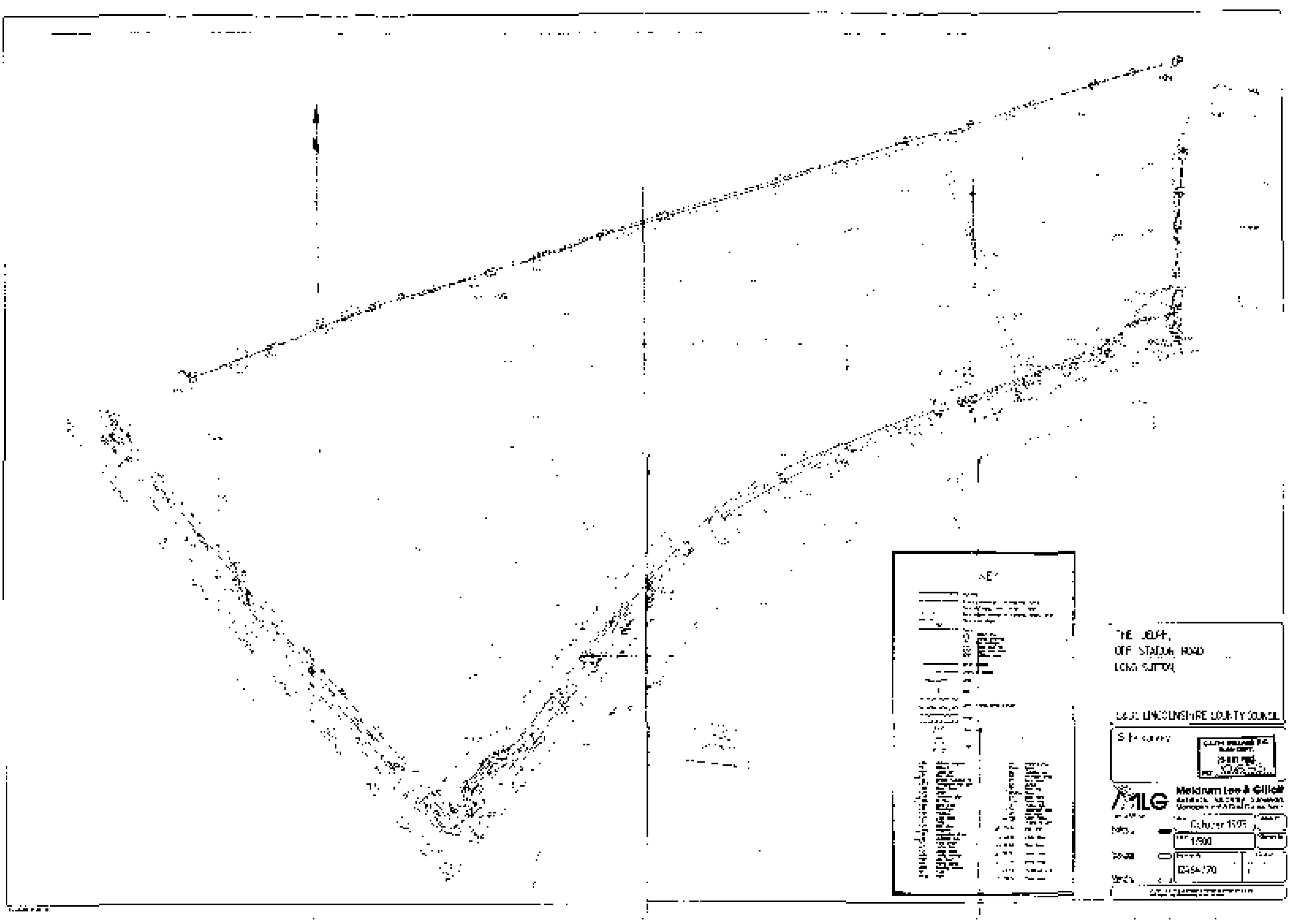
Meldrum Lee & Gillatt
Architects. Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (0205) 364795
Skegness (0754) 769066
Grantham (0476) 590129

Date: October 1993
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Checked by:
Drawing No.: 12464/20
Revision:

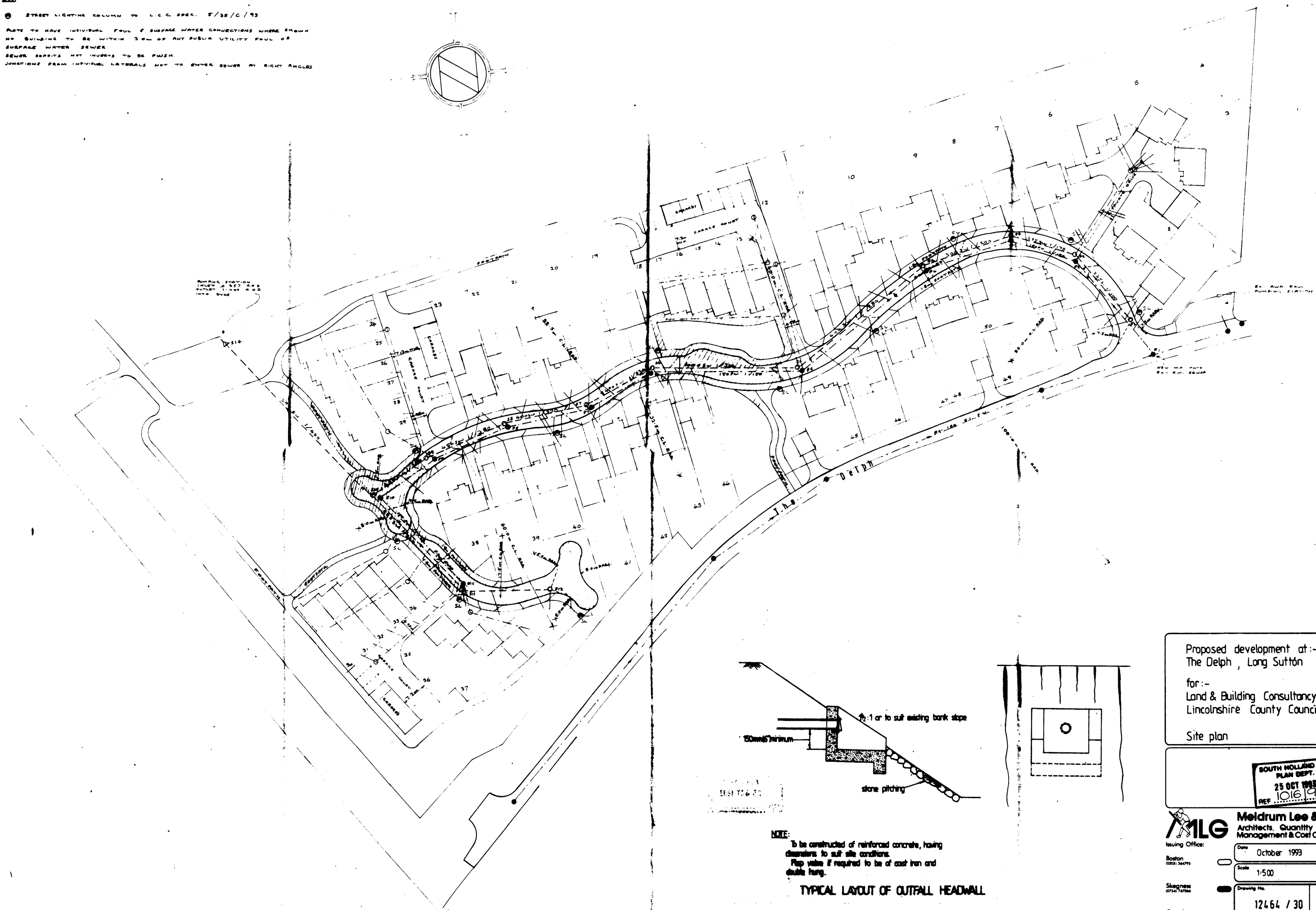
Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

AM ADMEL 913161 P


A
A'
THE JOLLY,
OFF STADIUM ROAD
LONG SUTTON
E&SE LINCOLNSHIRE COUNTY COUNCIL
Meldrum Lee & Elliott
October 1995
1:500
D454/70

NOTES:

1. BLOCK PAVED AREAS
2. STREET LIGHTING COLUMN TO L.C.C. SPEC. S/35/C/93
3. PLOTS TO HAVE INDIVIDUAL FOUL & SURFACE WATER CONNECTIONS WHERE SHOWN
4. NO BUILDING TO BE WITHIN 3.0m OF ANY PUBLIC UTILITY FOUL OR SURFACE WATER SEWER.
5. SEWER SOFFITS NOT INVERTS TO BE FLUSH.
6. JUNCTIONS FROM INDIVIDUAL LATERALS NOT TO ENTER SEWER AT RIGHT ANGLES



NOTE:
To be constructed of reinforced concrete, having dimensions to suit site conditions.
Flap valve if required to be of cast iron and double hung.

TYPICAL LAYOUT OF OUTFALL HEADWALL

Proposed development at:-
The Delph , Long Sutton

for:-
Land & Building Consultancy
Lincolnshire County Council

Site plan

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 1016/93

MLG
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

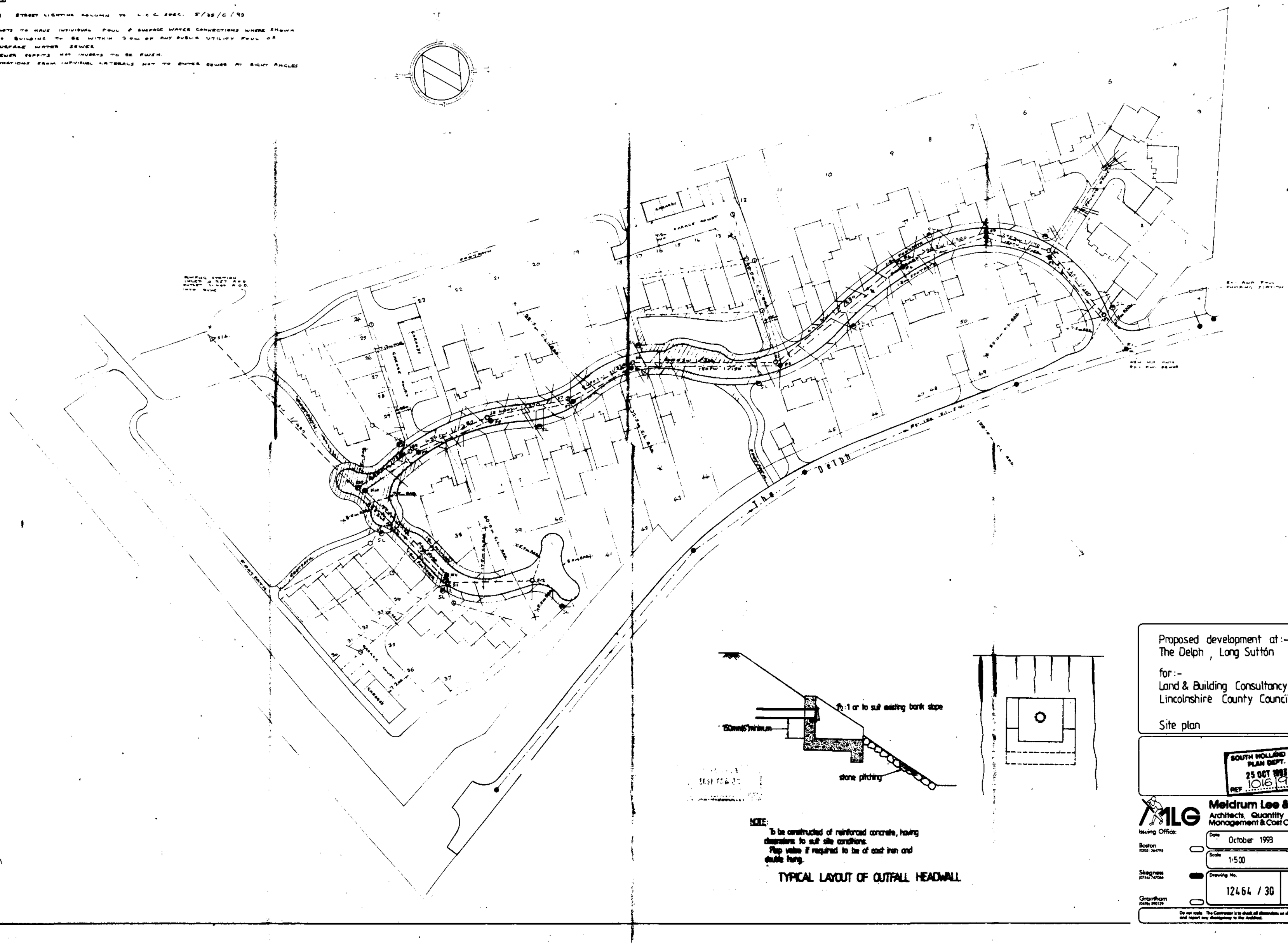
Issuing Office:
Boston (0205) 364793
Skegness (07367) 67066
Grantham (0476) 590139

Date: October 1993
Drawn by: GH
Scale: 1:500
Checked by:
Drawing No.: 12464 / 30
Revision:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

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TYPICAL LAYOUT OF OUTFALL HEADWALL

Proposed development at :-
The Delph , Long Sutton

for :-
Land & Building Consultancy
Lincolnshire County Council

Site plan

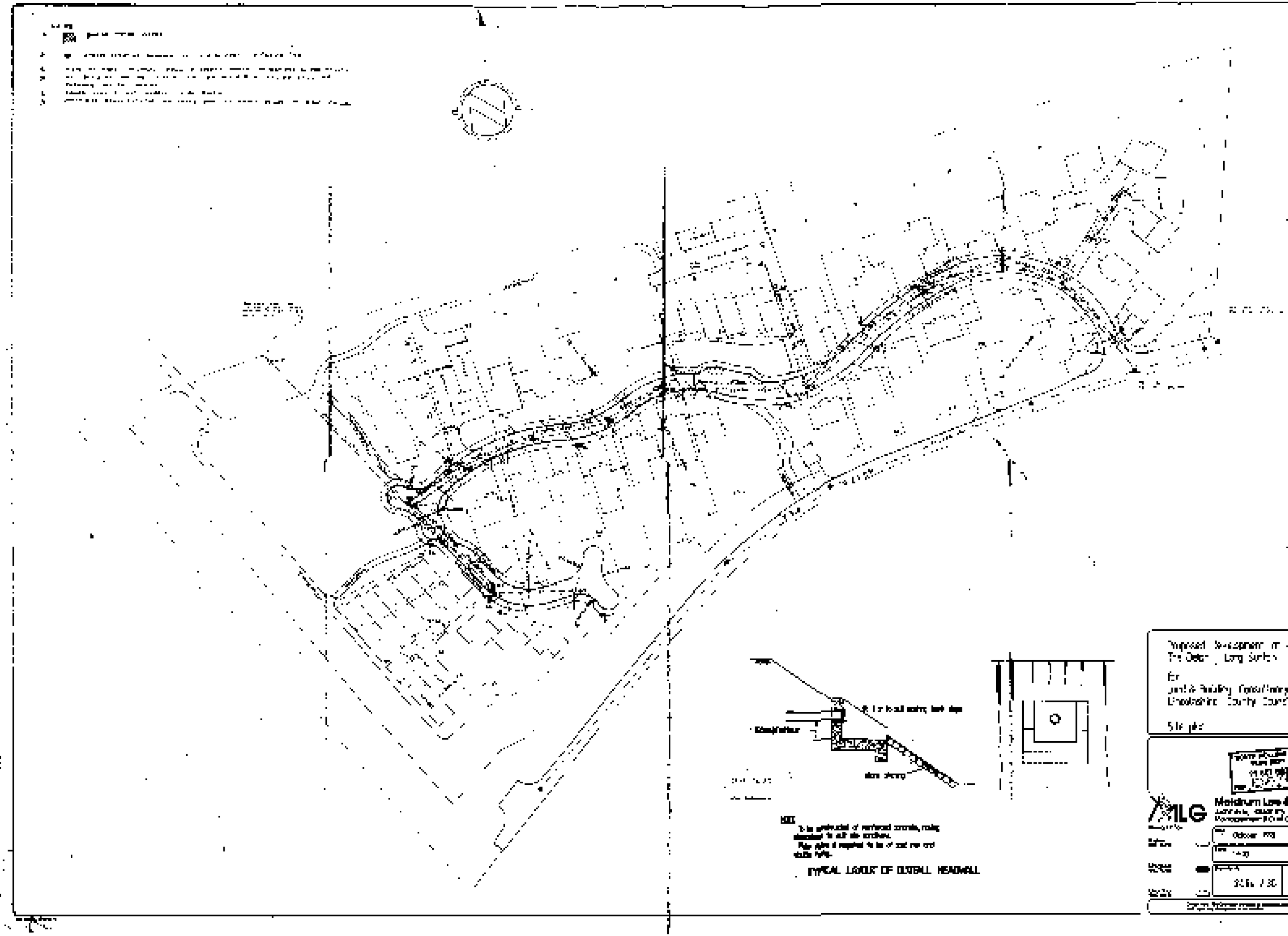
SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 1016/93

MLG
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (0205) 364793
Skegness (07342) 767366
Grantham (0476) 590139

Date: October 1993
Drawn by: GH
Scale: 1:500
Checked by:
Drawing No.: 12464 / 30
Revision:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.



TYPICAL LAYOUT OF OUTFALL HEADWALL

Proposed Development at -
The Oaks, Long Sutton

for
Land & Property Corporation
Lincolnshire County Council.

Site plan

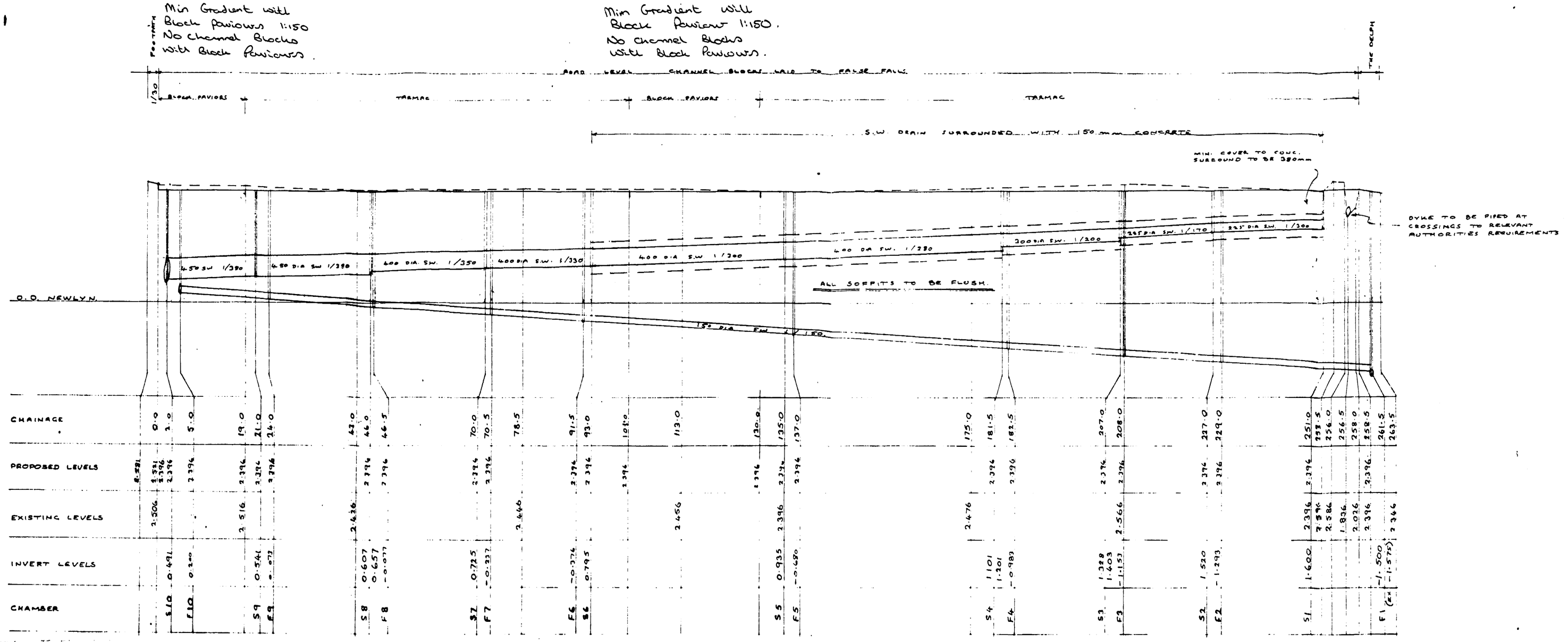
Markham Lane & Gilbert

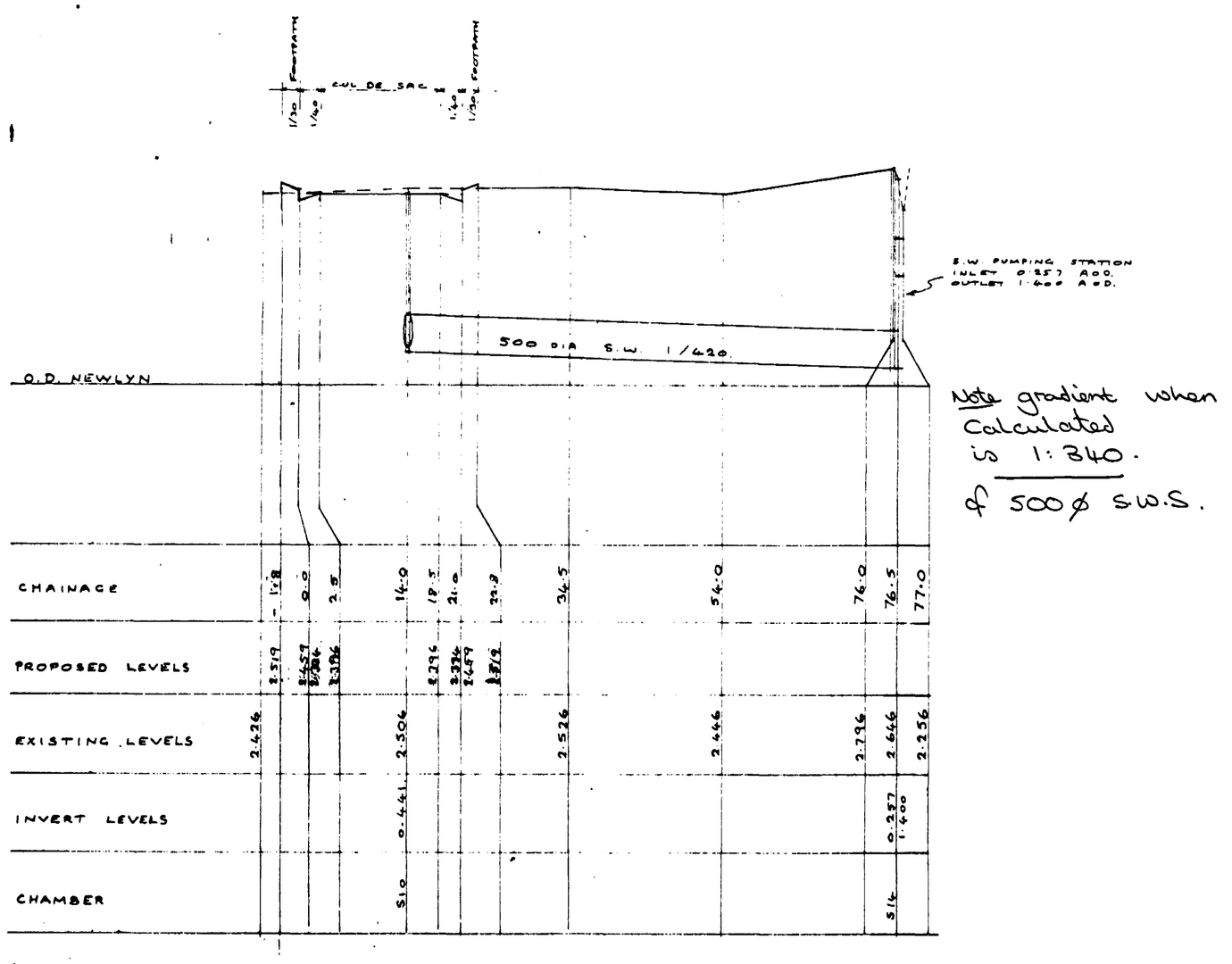
Date: October 1993

Drawing No. 93/1 / 35

Min Gradient with Block Pavioirs 1:150 No channel Blocks with Block Pavioirs.

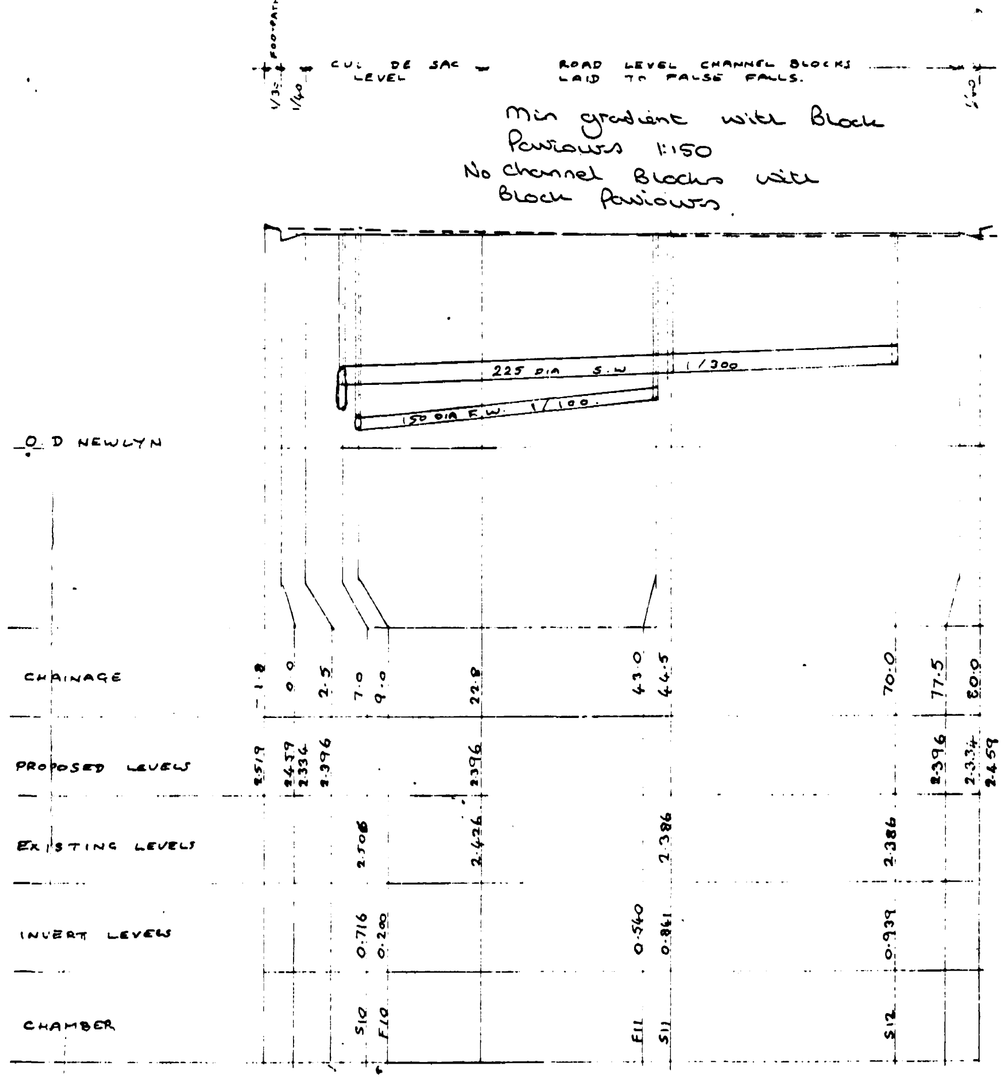
Min Gradient with Block Pavioirs 1:150. No channel Blocks with Block Pavioirs.





Note gradient when Calculated is 1:340.

℄ 500ø S.W.S.



MLG 17 NOV 1993 JOB NO

Proposed development at:-
The Delph, Long Sutton

for:-
Land & Building Consultancy
Lincolnshire County Council

Meldrum Lee & Gillatt
Architects, Quantity Surveyors Management & Cost Consultants

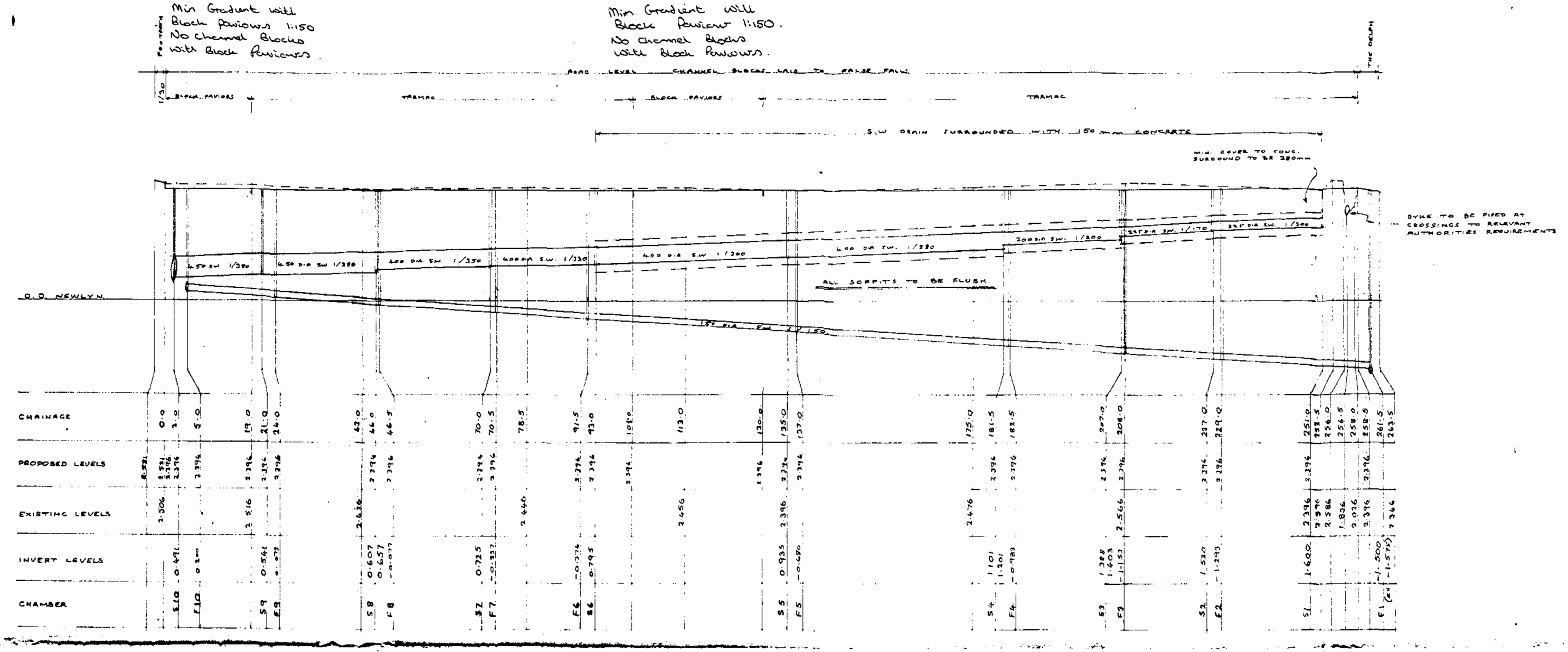
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Boston (0205) 364795
Skegness (0754) 767066
Grantham (0476) 590129

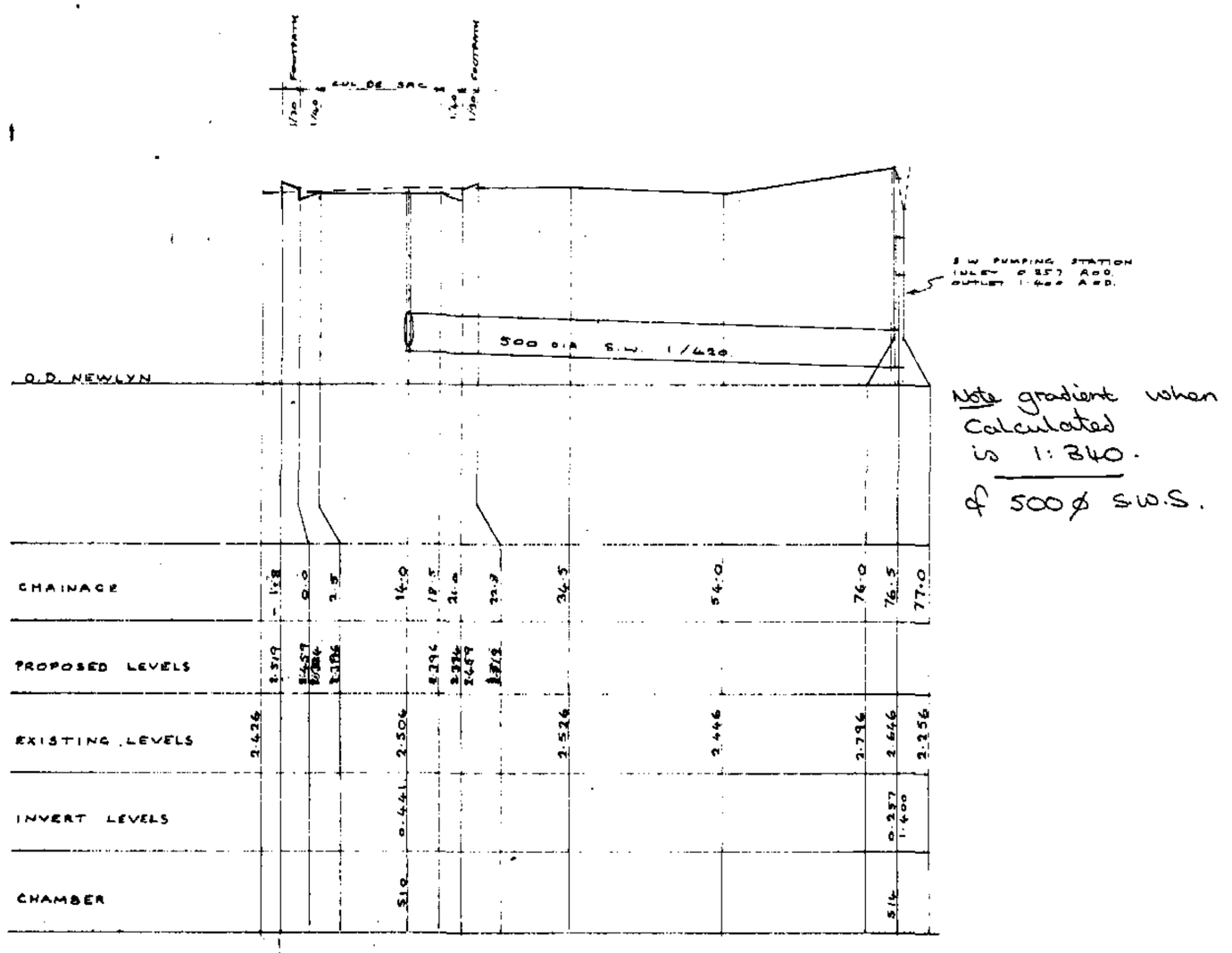
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Drawing No.: 12464/31 | Revision:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

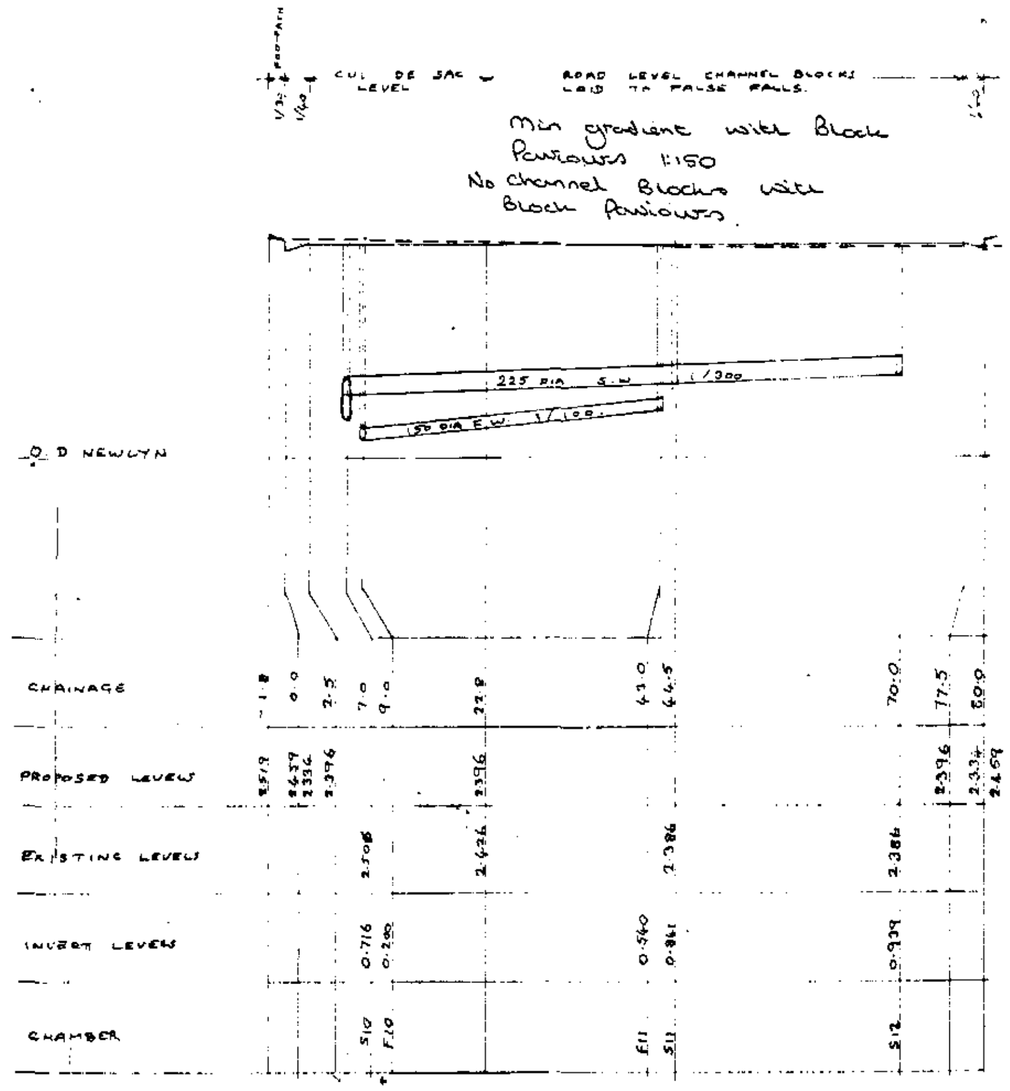
Min Gradient with Block Pavioirs 1:150
No channel Blocks with Block Pavioirs

Min Gradient with Block Pavioirs 1:150.
No channel Blocks with Block Pavioirs.





Note gradient when Calculated is 1:340.
& 500ø S.W.S.



Min gradient with Block Pavioirs 1:150
No channel Blocks with Block Pavioirs

MLG
17 NOV 1993
JOB NO

Proposed development at:-
The Delph, Long Sutton

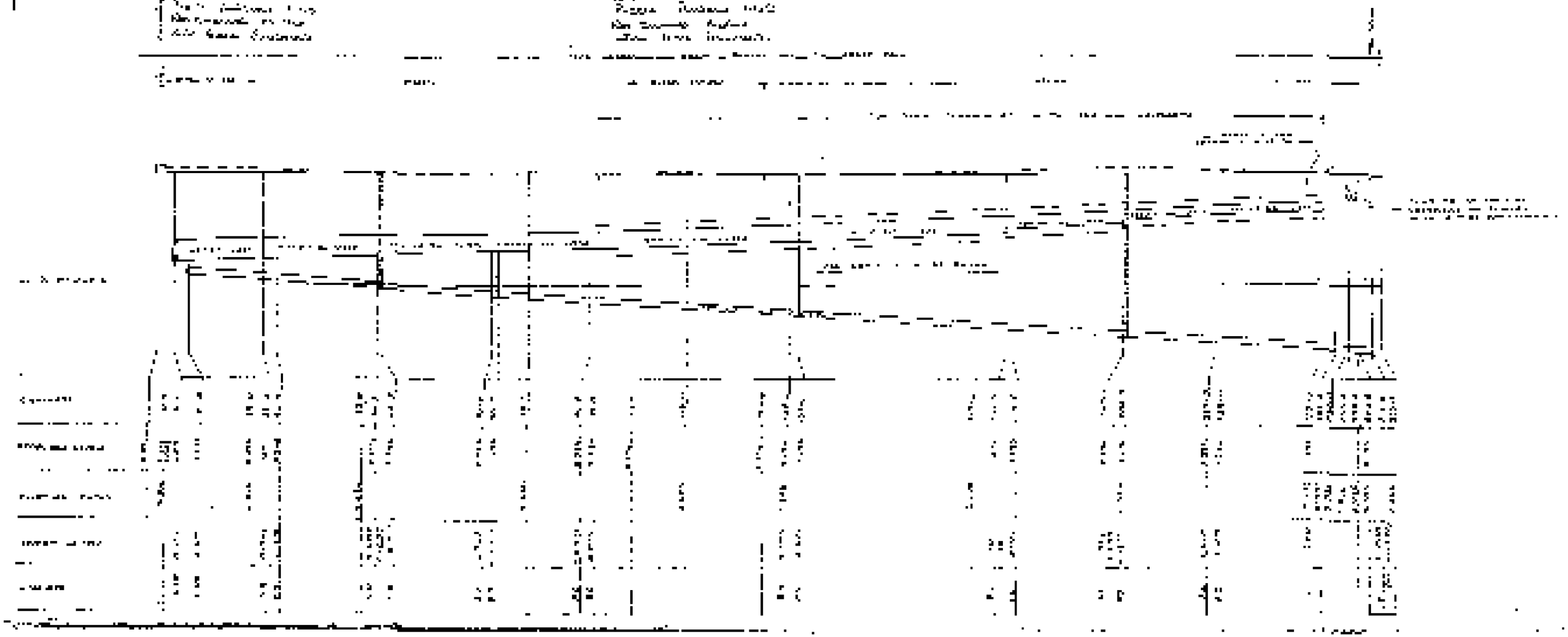
for:-
Land & Building Consultancy
Lincolnshire County Council

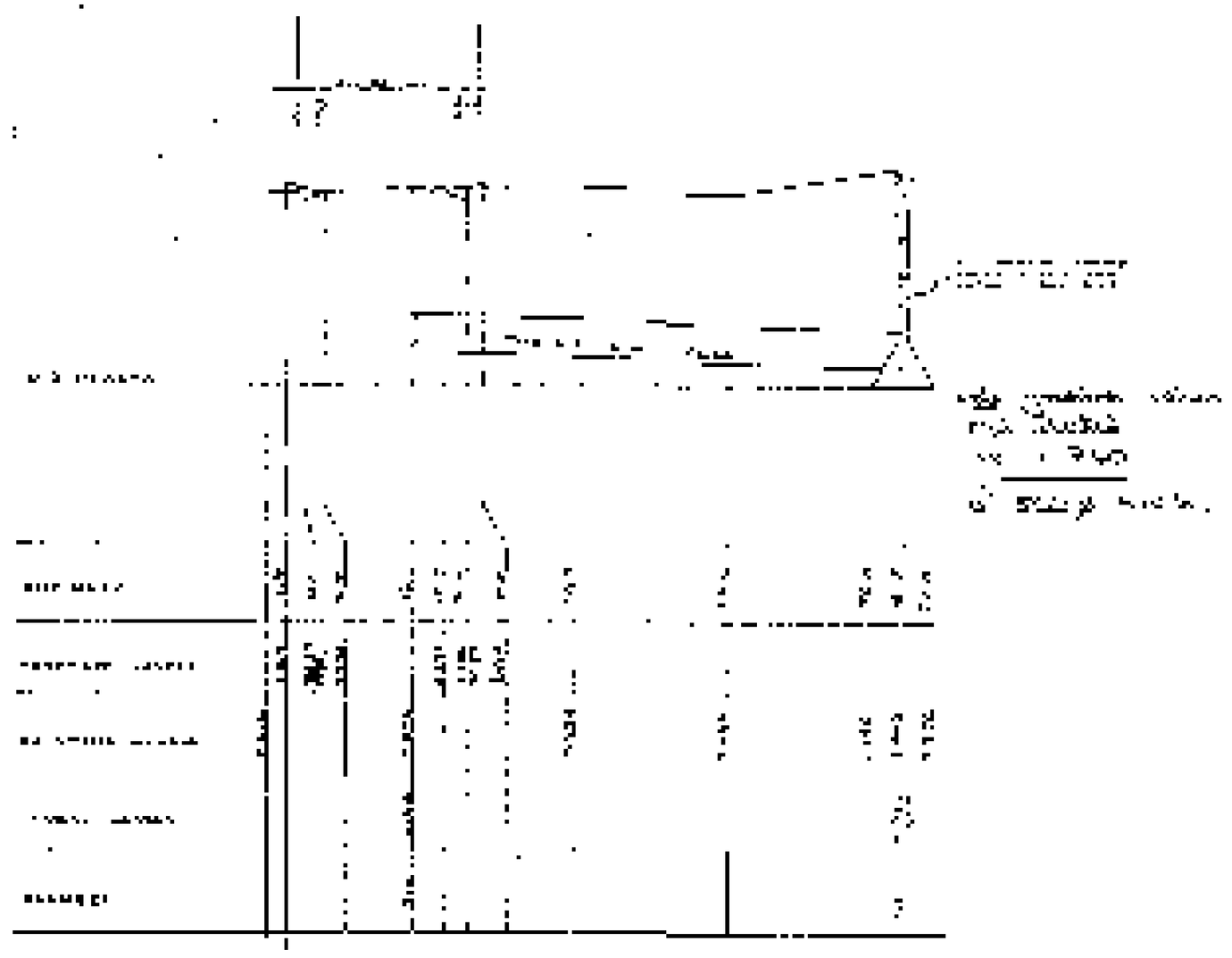
MLG
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (0205) 364795
Skegness (07547) 67066
Grantham (0476) 590129

Date: October 1999
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Drawing No.: 12464/31
Revision:

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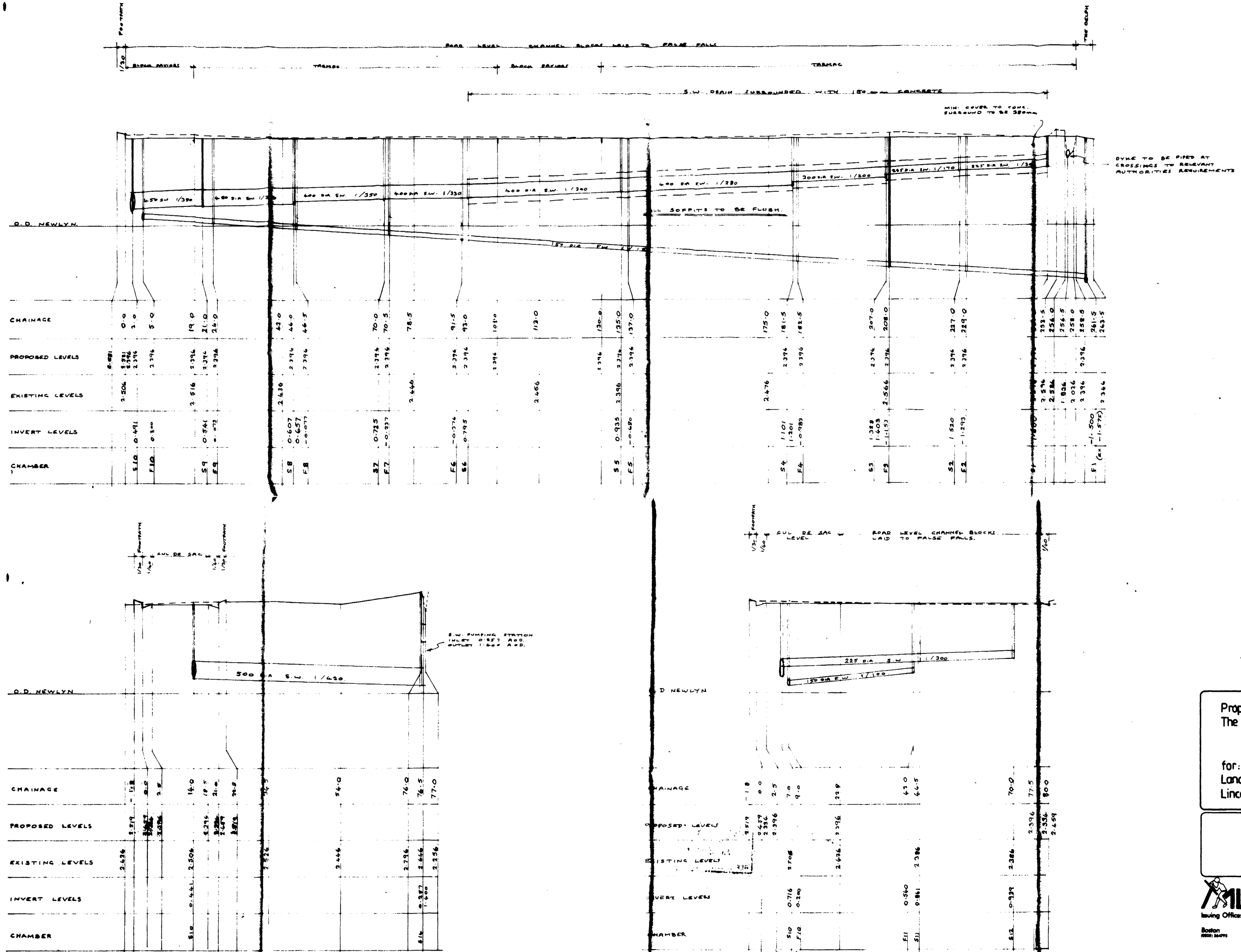




Proposed development at:
The Oaks, Long Sutton

for:
Land & Building Consultants
Lincolnshire County Council

Wildblum Lee & Elliott
Architectural Technical Consultants



Proposed development at:-
The Delph, Long Sutton

for:-
Land & Building Consultancy
Lincolnshire County Council

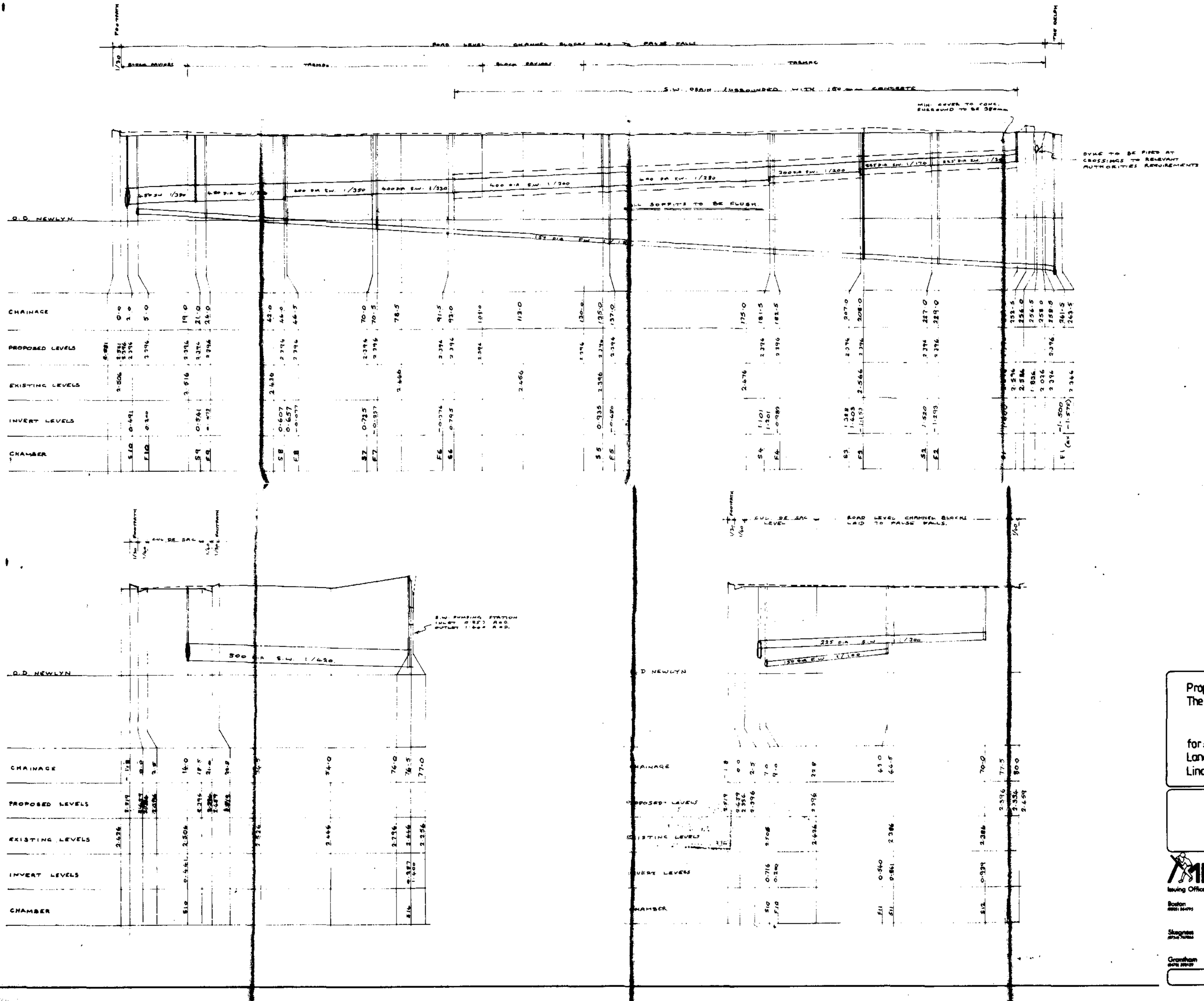
SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF. H0693

MLG
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (0205) 364793
Skegness (0754) 769666
Grantham (0476) 590129

Date: October 1993
Drawn by: BH
Scale: 1:50 vertically, 1:500 horizontally
Checked by:
Drawing No.: 12464/31
Revision:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.



Proposed development at:-
The Delph, Long Sutton

for:-
Land & Building Consultancy
Lincolnshire County Council

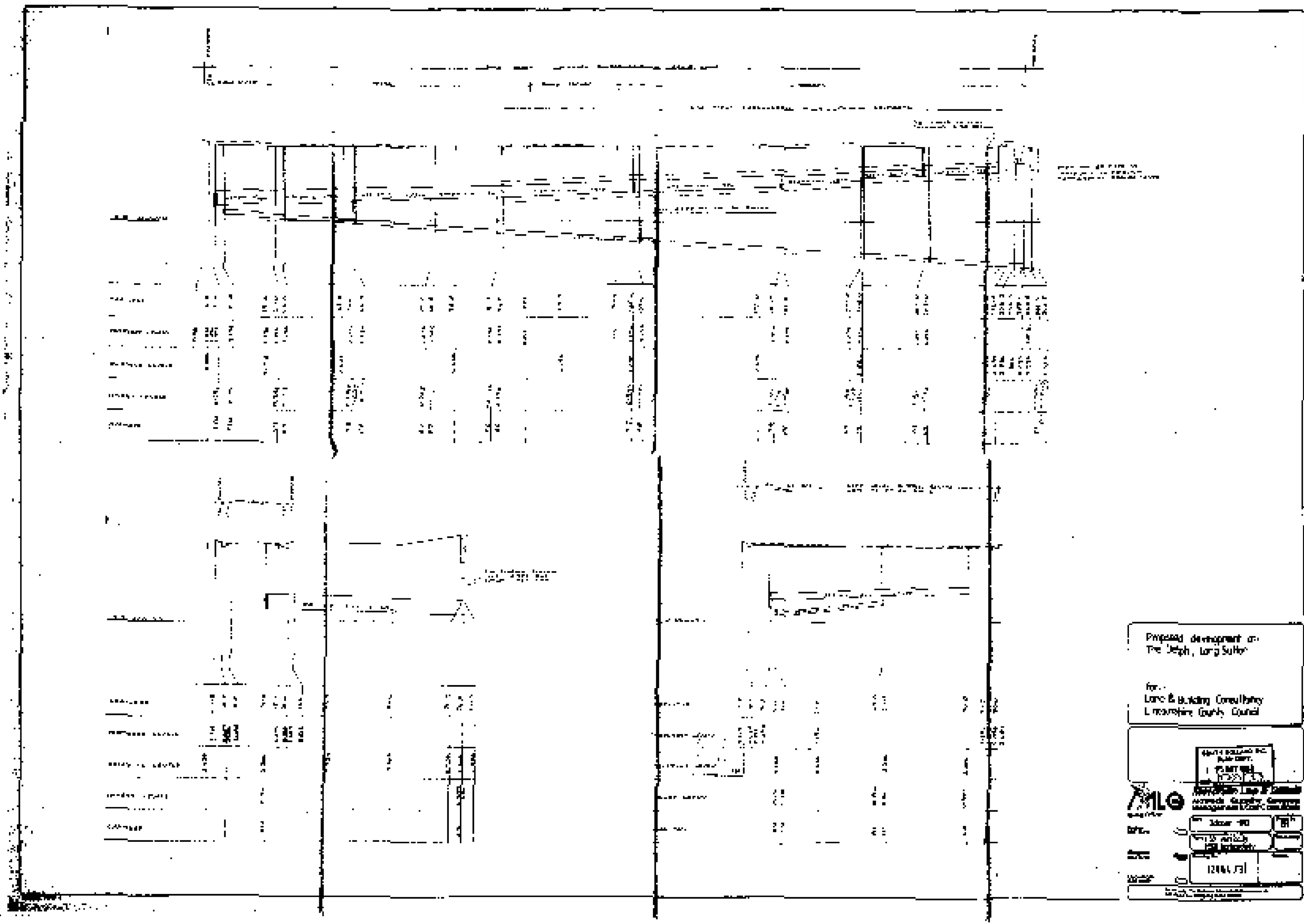
SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF. H0693

MLG
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Offices:
Boston
Skegness
Grantham

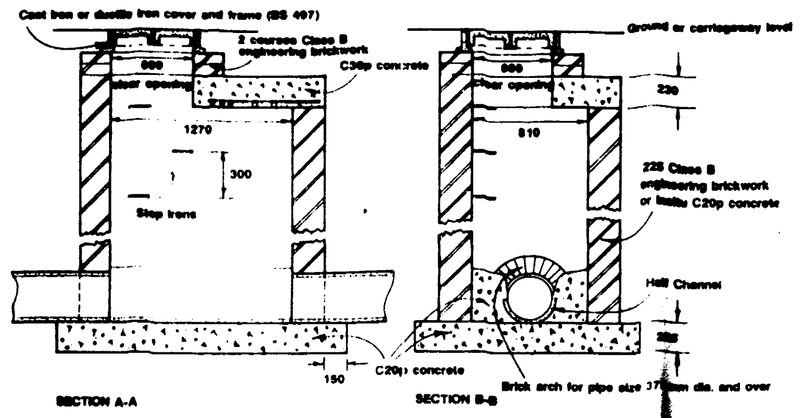
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Drawing No.: 12464/31
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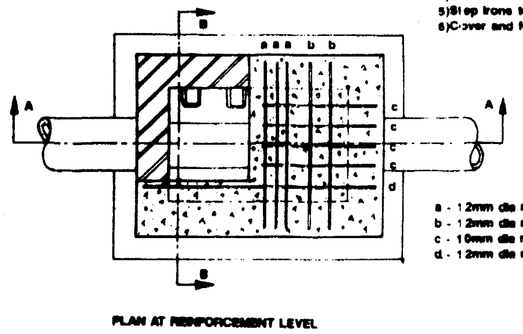


Proposed development on
The Delph, Long Sutton

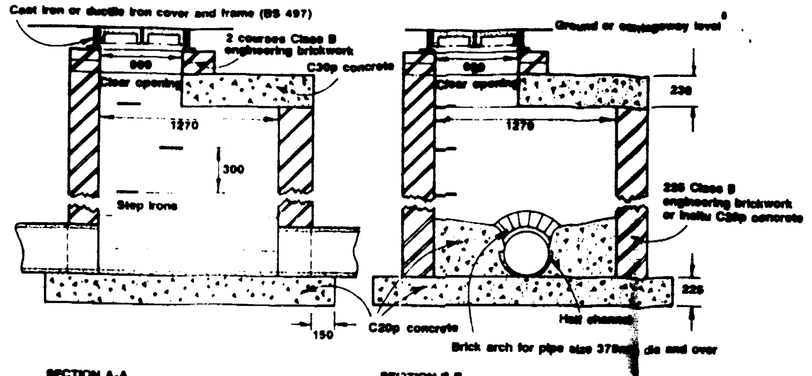
for...
Lone & Building Consultancy
Lincolnshire County Council



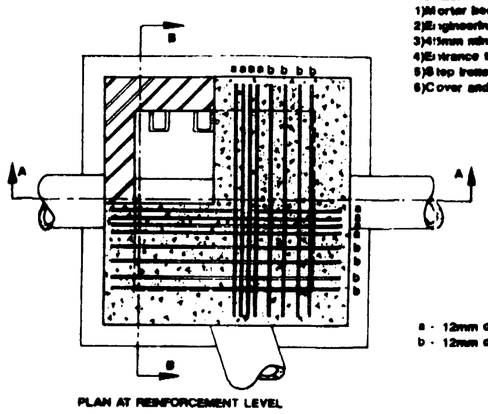
NOTES:-
1)Mortar bed to be Class 1
2)Engineering bricks to be Class B to BS 3921
3)45mm minimum cover to steel
4)Entrance to catchpit to be maximum distance from outfall pipe
5)Step irons to BS 4911 when invert exceeds 900mm below cover
6)Cover and frame to BS 497 (uncoated)



manhole up to 2·0m deep on line of drain

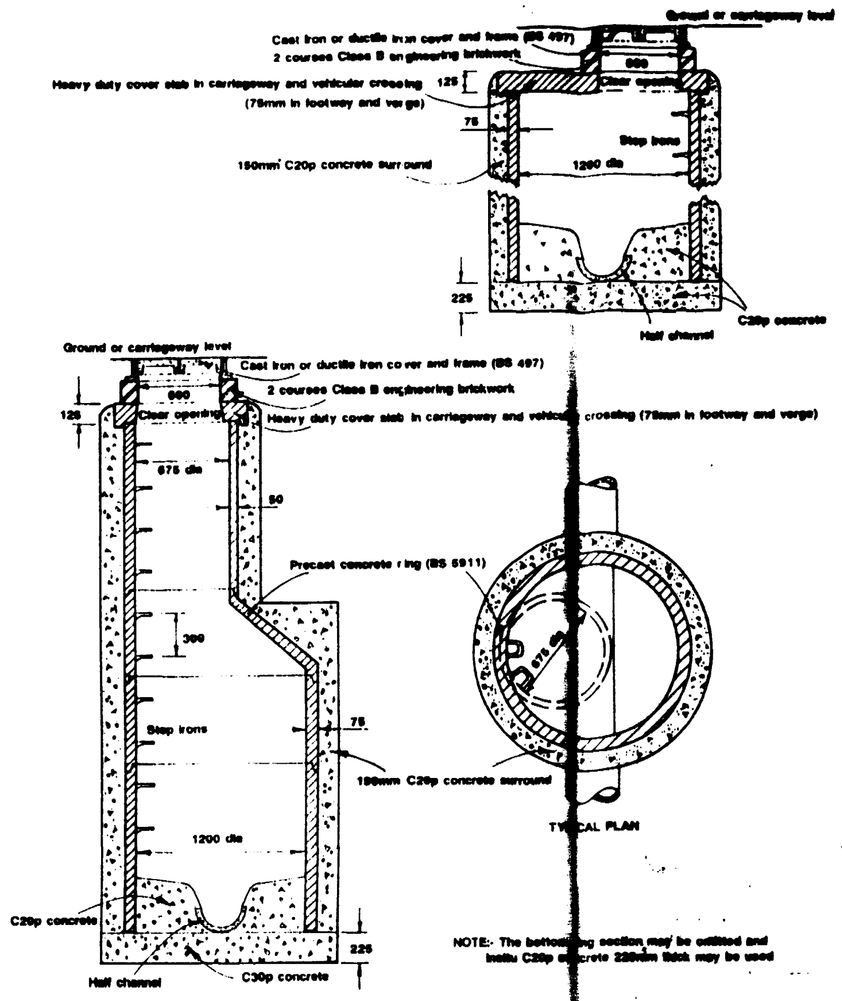


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2)Engineering bricks to be Class B to BS 3921
3)45mm minimum cover to steel
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5)Step irons to BS 4911 when invert exceeds 900mm below cover
6)Cover and frame to BS 497 (uncoated)



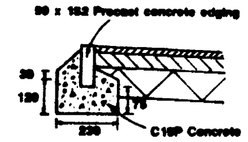
manhole up to 2·0m deep drain intersection

manhole up to 3m deep precast concrete

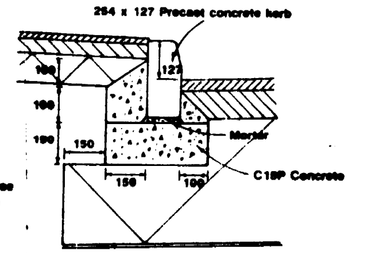


manhole over 3·0m deep precast concrete

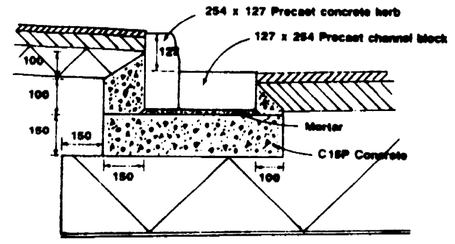
CHANNEL BLOCK AND KERB DETAIL

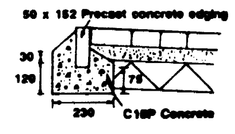


FOOTWAY SPECIFICATION
25 of 6 nom. dense bit. mac. wearing course
50 of 20 nom. dense bit. mac. basecourse
100 of Type 1 aggregate sub-base

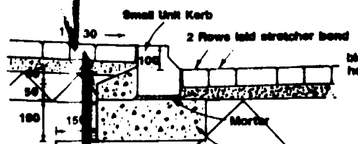


CARRIAGEWAY SPECIFICATION
40 of 10 nom. close graded bit. mac. wearing course
100 of 20 nom. dense bit. mac. basecourse



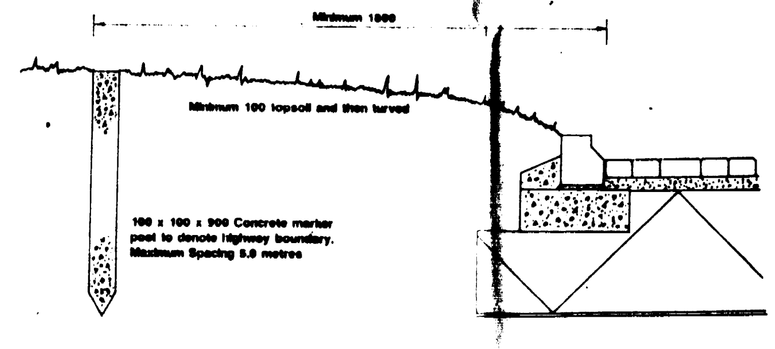


FOOTWAY SPECIFICATION
65mm Block Paviors
50 sand laying course
100 Type 1 aggregate sub-base

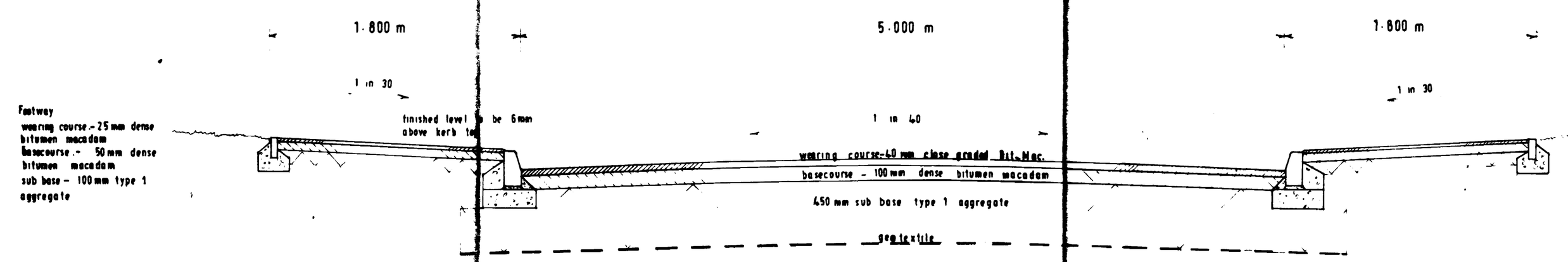


CARRIAGEWAY SPECIFICATION
65mm Block Paviors
50 sand laying course
450 Type 1 aggregate sub-base
Geotextile

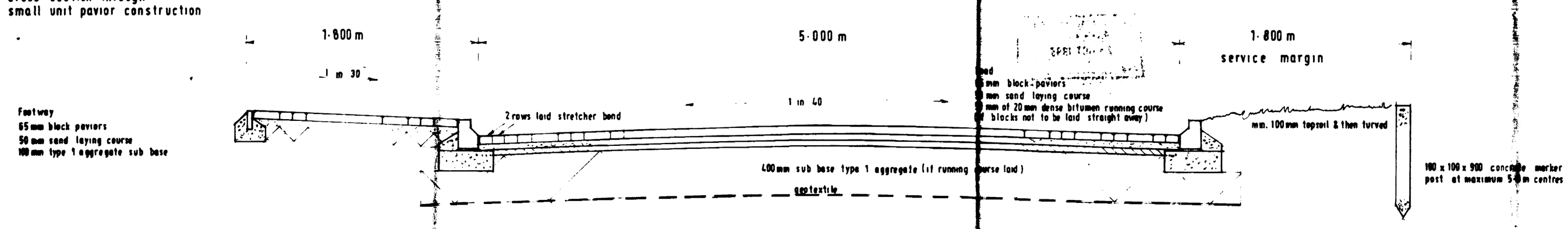
SERVICE MARGIN DETAIL



cross section through flexible construction



cross section through small unit pavior construction



All elements authorised to are taken from the Administration Building, Highways 'Development Road Layout Guide & Specification'.

SUB-BASE: Shall conform with Clause 803. Only Type 1 aggregate may be used. This shall comprise crushed rock, crushed concrete, crushed slag or well burnt non-plastic shale. The material shall be laid in one or more layers, each not exceeding 150mm compacted thickness, to give the specified total depth and width of sub-base. Each layer should be placed and spread evenly without delay.

BASE COURSE: 100mm of dense bitumen macadam. This material shall be nominal 20mm size, made and delivered in accordance with BS 4987. The binder shall be 100 pen bitumen. For footways the binder shall be 200 pen. Basecourse material must be compacted to a void content within the range 2%-6%. To achieve this double drum vibratory rollers, 3 tonnes minimum dead weight are recommended. All layers must be bonded.

WEARING COURSE: 40mm of close graded bitumen macadam. This material shall be 10mm nominal size aggregate made and laid in accordance with BS 4987 Clause 2.3.5. This mixture 70% of aggregate used shall be 6S. The binder shall be 100 pen bitumen. For footways this material shall be 6mm nominal size aggregate made and laid in accordance with BS 4987 Clause 2.3.3. Binder shall be 200 pen bitumen.

JOINTS IN EXISTING CARRIAGEWAYS: All joints with existing bituminous construction shall be cut back to a vertical face of not less than the course thickness and all joints, including this vertical concrete face of kerbs channels and concrete bases shall be painted with a complete coat of 200 pen bitumen or an approved cold poured sealant.

PIPES CHANNELS AND DRAINS: All kerbs channels and drains irrespective of method of manufacture must comply with BS 340. Unless otherwise agreed they shall be manufactured by hydraulic pressure.

VEHICLE CROSSINGS: 300mm of sub-base to Clause 803. 65mm of dense bitumen macadam of 20mm nominal size compacted to a void content within the range 2%-6%. Finished with 35mm of dense bitumen macadam of 6mm nominal size to a void content within the range 2%-10%.

BLOCK PAVING: Clay paviers and concrete blocks shall be 65mm thick and shall comply with the current 'Specification for Precast Concrete Paving Blocks'.
Concrete blocks and clay paviers shall comply with Clauses 13.3 and 13.3. They shall be laid in accordance with the recommendations of BS 6716 Part 3. Herringbone bond pattern is required for all vehicular trafficked areas. Only rectangular shaped blocks will be permitted.

TYPES OF PIPES: One type of pipe shall be used within any individual drain length including connections between manholes.

CONCRETE PIPES: Shall comply with the requirements of BS 5911 except that they may be supplied complete with flexible joints, as supplied by the manufacturer.

BEDDING AND LAYING OF PIPES AND DUCTS: Pipes shall be laid on pipe bedding material having a grading within the range shown in table 2.5.3a and having a composition fraction 0.2 or less. Brick or other hard material shall not be placed under the pipes for temporary support. Pipes laid with less than 1.2m of cover under carriageways and vehicle access crossings or less than 900mm under footways and verges shall be surrounded with 200mm C20P concrete. Pipe surrounds shall have a minimum cover of 300mm.

MANHOLES AND INSPECTION CHAMBERS: Shall be constructed of precast concrete sections complying with BS 5911, of brickwork or of concrete cast in situ, as shown on drawings. Brickwork shall be built in cement mortar in English bond. The joints of brickwork where exposed shall be finished with a neat flat joint as work proceeds. Where the depth of invert of manholes exceeds 1 metre below the finished surface of the carriageway or the adjacent ground, step irons as specified in BS 1247 shall be built in a vertical internal of 300mm with alternative steps in line vertically and at 225mm centre to centre horizontally. Manhole covers and frames shall be manufactured in cast iron or ductile iron and shall comply with the requirements of BS 497. Heavy duty covers and frames in the carriageway, vehicle access crossings. Medium duty circular covers and frames shall be used in footways and verges. All manholes for drains shall be watertight on completion. Frames for covers shall be set in mortar. Two sets of keys shall be supplied for each pattern of cover used. Flexible joints shall be provided within 900mm of the end of the pipes adjacent to manholes.

GULLIES: Precast concrete gullies shall be unreinforced and comply with the BS 5911. Gullies shall be at least 750mm deep by 450mm diameter with 150mm outlet trapped and staggered rodding eye and chain. Galley covers and frames shall be Grade A Class 2 and shall have a minimum nominal width of 450mm with a minimum area of waterway of 300 cm². Spacing of gullies in each channel shall be determined on the basis of one gulley per 180m² of impervious area to be drained, including footways, access crossings, lay-bys and verges.

EXCAVATION GRADING AND TOPSOIL: Cutting and compacting of the side slopes of cuttings, embankments and verges shall be carried out to an even surface with a minimum compacted surface thickness of 100mm of soil.

Proposed development at :-
The Delph , Long Sutton

for:-
Land & Building Consultancy
Lincolnshire County Council.

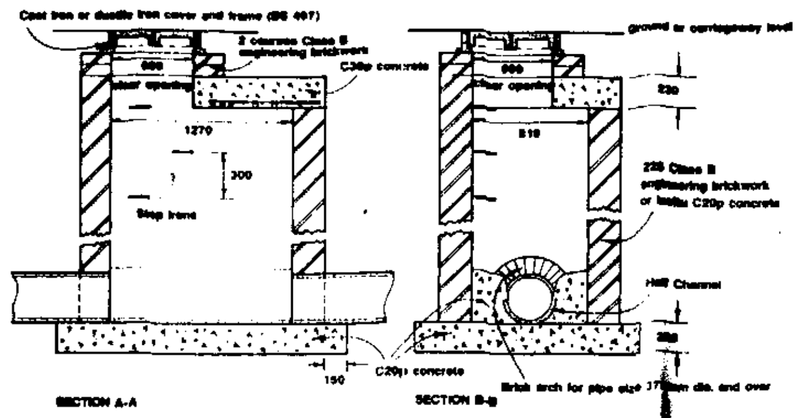
SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 1016/93

MLG
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants
Issuing Office:
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Skegness (0754) 767066
Grantham (0476) 590139

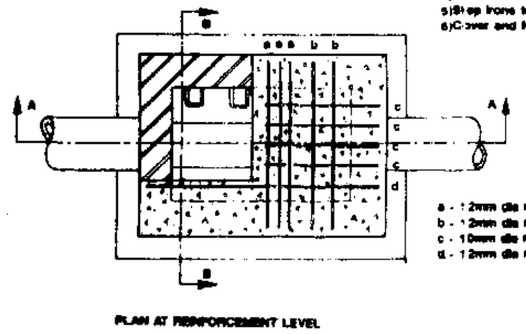
Date: October 1993 | Drawn by: GH
Scale: 1/20 (road sections) | Checked by:
Drawing No. 12464/32 | Revision:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

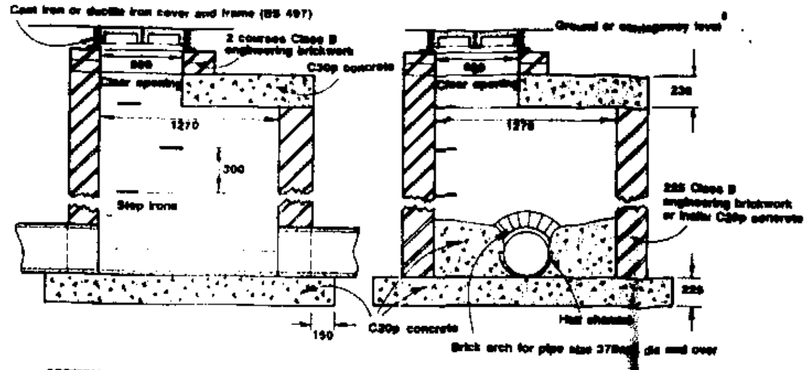
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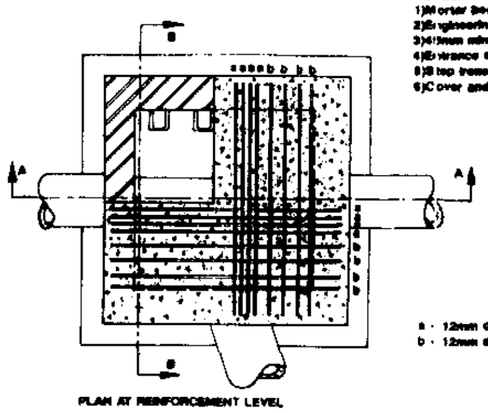
NOTES:-
1)Mortar bed to be Class 1
2)Engineering bricks to be Class B to BS 3921
3)40mm minimum cover to steel
4)Distance to catchpit to be maximum distance from outfall pipe
5)Step irons to BS 4211 when invert exceeds 900mm below cover
6)Cover and frame to BS 497 (uncoated)



manhole up to 2·0m deep on line of drain

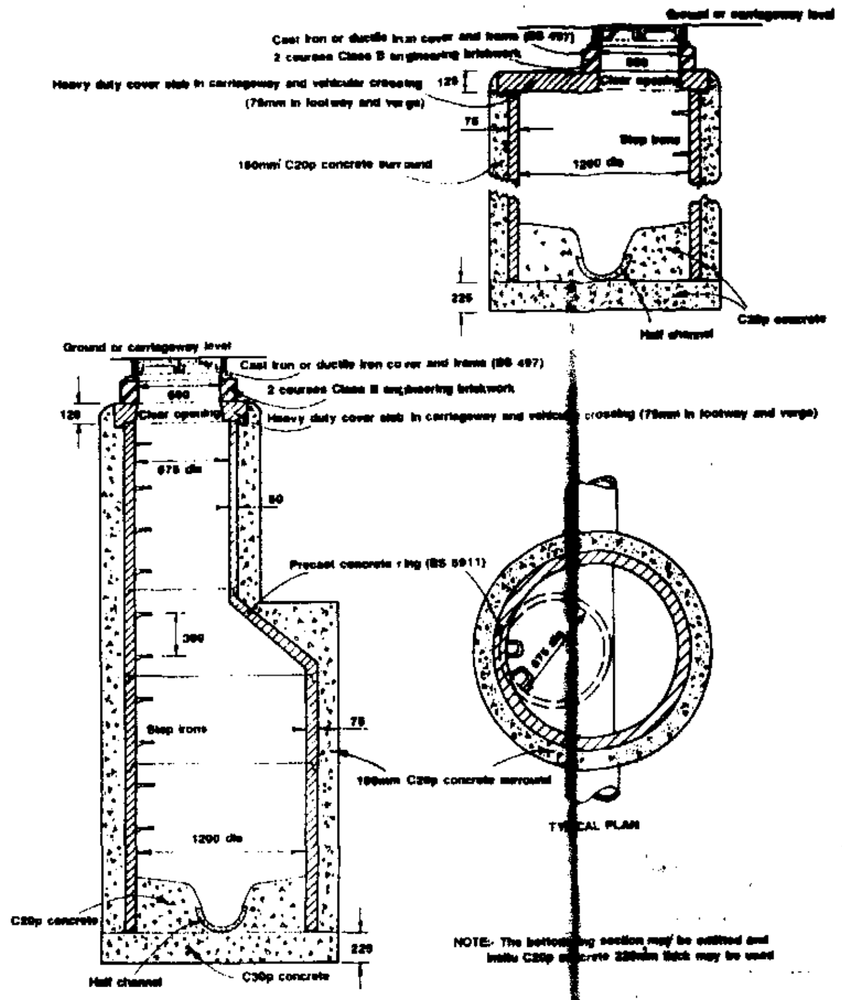


NOTES:-
1)Mortar bed to be Class 1
2)Engineering bricks to be Class B to BS 3921
3)40mm minimum cover to steel
4)Distance to catchpit to be maximum distance from outfall pipe
5)Step irons to BS 4211 when invert exceeds 900mm below cover
6)Cover and frame to BS 497 (uncoated)



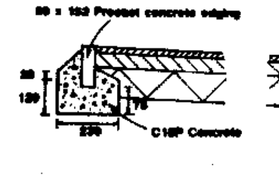
manhole up to 2·0m deep drain intersection

manhole up to 3m deep precast concrete

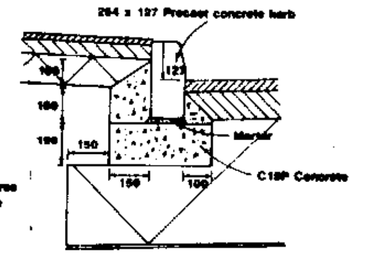


NOTE:- The bottoming section may be omitted and insitu C20p or C30p over 230mm thick may be used

manhole over 3·0m deep precast concrete

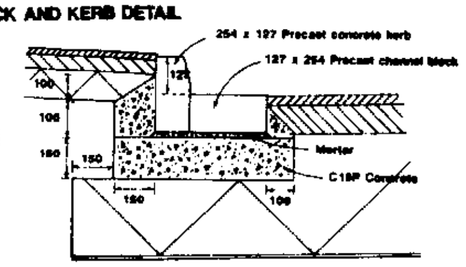


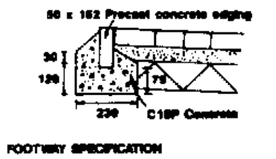
FOOTWAY SPECIFICATION
20 of 6 nom. dense bit. mac. wearing course
60 of 20 nom. dense bit. mac. basecourse
100 of Type 1 aggregate sub-base



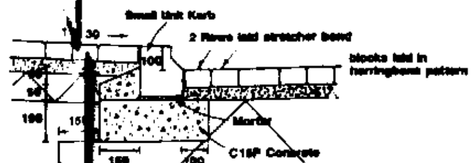
CARRIAGEWAY SPECIFICATION
40 of 10 nom. close graded bit. mac. wearing course
100 of 20 nom. dense bit. mac. basecourse

CHANNEL BLOCK AND KERB DETAIL



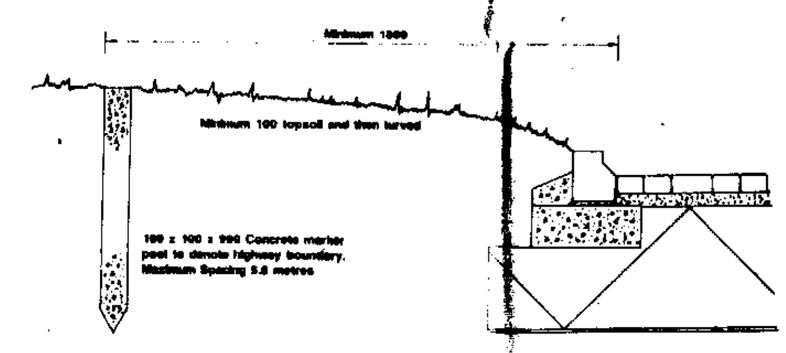


FOOTWAY SPECIFICATION
65mm Block Pavers
50 sand laying course
100 Type 1 aggregate sub-base

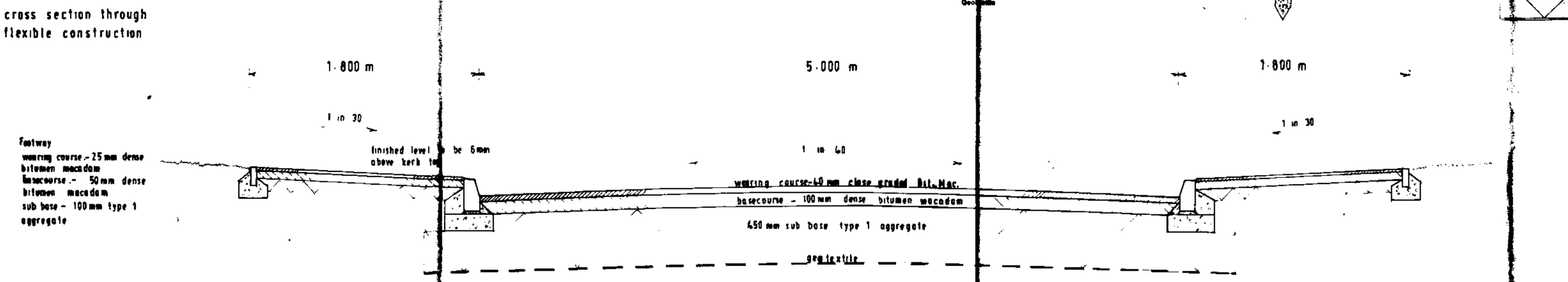


CARRIAGEWAY SPECIFICATION
65mm Block Pavers
50 sand laying course
450 Type 1 aggregate sub-base
Geotextile

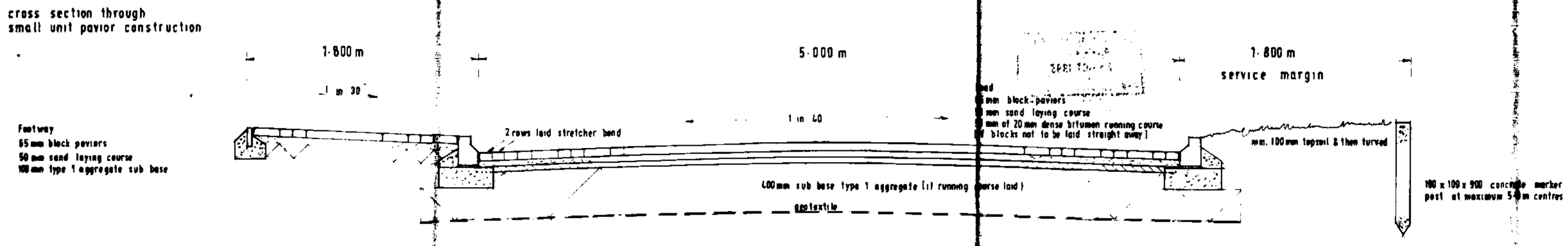
SERVICE MARGIN DETAIL



cross section through
flexible construction



cross section through
small unit pavior construction



MATERIALS GENERAL

All materials sufficient to are taken from the Manufacturers Outline Highways 'Development Roads Layout Guide & Specification'.

SUB-BASE: Shall conform with Clause 803. Only Type 1 aggregate may be used. This shall comprise crushed rock, crushed concrete, or crushed slag or well burnt non-plastic shale. The material shall be laid in one or more layers, each not exceeding 150mm compacted thickness, to give the specified total depth and width of sub-base. Each layer should be placed and spread evenly without delay.

BASE COURSE: 100mm of dense bitumen macadam. This material shall be nominal 20mm size, made and delivered in accordance with BS 4987. The binder shall be 100 pen bitumen. For footways the binder shall be 200 pen. Basecourse material must be compacted to a void content within the range 2%-6%. To achieve this double drum vibratory rollers, 3 tonnes minimum dead weight are recommended. All layers must be bonded.

WEARING COURSE: 40mm of close graded bitumen macadam. This material shall be 10mm nominal size aggregate made and laid in accordance with BS 4987 Clause 2.2.5. This mixture PSV of aggregate used shall be 56. The binder shall be 100 pen bitumen. For footways this material shall be 6mm nominal size aggregate made and laid in accordance with BS 4987 Clause 2.2.3. Binder shall be 200 pen bitumen.

JOINTS IN EXISTING CARRIAGEWAYS: All joints with existing bituminous construction shall be cut back to a vertical face of not less than the course thickness and all joints, including this vertical concrete face of margin channels and concrete kerbs shall be painted with a complete coat of 200 pen bitumen or any approved cold poured sealant.

PIPES CIRCULAR AND ELLIPTICAL: All kerbs channels and gutters irrespective of method of manufacture must comply with BS 340. Unless otherwise agreed they shall be manufactured by hydraulic pressure.

VEHICLE CROSSINGS: 300mm of sub-base to Clause 803. 60mm of dense bitumen macadam of 20mm nominal size compacted to a void content within the range 2%-6%. Finished with 20mm of dense bitumen macadam of 6mm nominal size to a void content within the range 2%-10%.

PAVIOR JOINTING: Clay paviors and concrete blocks shall be 65mm thick and shall comply with the current 'Specification for Precast Concrete Paving Blocks'.

Concrete blocks and clay paviors shall comply with Clauses 12.2 and 12.3. They shall be laid in accordance with the requirements of BS 6716 Part 2. Herringbone bond pattern is required for all vehicular trafficked areas. Only rectangular shaped blocks will be permitted.

PIPES

TYPES OF PIPES: One type of pipe shall be used within any individual drain length including connections between manholes.

CONCRETE PIPES: Shall comply with the requirements of BS 5911 except that they may be supplied complete with flexible joints, as supplied by the manufacturer.

BEDDING AND LAYING OF PIPES AND DUCTS: Pipes shall be laid on fine bedding material having a grading within the zones given in table 2.5.3a and having a compaction fraction 0.2 or less. Brick or other hard material shall not be placed under the pipes for temporary support. Pipes laid with less than 1.0m of cover under carriageways and vehicle access crossings or less than 900mm under footways and verges shall be surrounded with 200mm C20P concrete. Pipe surrounds shall have a minimum cover of 300mm.

MANHOLES AND INSPECTION CHAMBERS: Shall be constructed of pleasant concrete sections complying with BS 5911, of brickwork (P or C) or concrete cast in situ, as shown on drawings. Brickwork shall be built in cement mortar in English bond. The joints of brickwork where exposed shall be finished with a neat flat joint as work proceeds. Where the depth of invert of manholes exceeds 1 metre below the finished surface of the carriageway or the adjacent ground, step irons as specified in BS 1247 shall be built in a vertical interval of 300mm with alternative steps to line vertically and at 150mm centre to centre horizontally. Manhole covers and frames shall be manufactured in cast iron or ductile iron and shall comply with the requirements of BS 497. Heavy duty covers and frames in the carriageway, vehicle access crossings. Medium duty circular covers and frames shall be used in footways and verges. All manholes for drains shall be watertight on completion. Frames for covers shall be set in mortar. Two sets of keys shall be supplied for each pattern of cover used. Flexible joints shall be provided within 900mm of the end of the pipes adjacent to manholes.

GULLIES: Precast concrete gullies shall be unreinforced and comply with the BS 5911. Gullies shall be at least 700mm deep by 450mm diameter with 150mm outlet trapped and staggered rodding eye and chain. Gulley covers and frames shall be Grade A Class 2 and shall have a minimum nominal width of 450mm with a minimum area of waterway of 300 cm². Spacing of gullies in each channel shall be determined on the basis of one gulley per 1000m² of impervious area to be drained, including footways, access crossings, lay-bys and verges.

EXCAVATION, EARTHWORKS AND TOPSOIL: Gullies and excavation of the side slopes of cuttings, embankments and verges shall be carried out to an even surface with a minimum compacted surface thickness of 100mm of soil.

Proposed development at :-
The Delph , Long Sutton

for:-
Land & Building Consultancy
Lincolnshire County Council.

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 1016/93

MLG
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants
Issuing Office:
Boston
Skegness
Grantham

Date: October 1993
Drawn by: GH
Scale: 1/20 (road sections)
Checked by:
Drawing No. 12464/32
Revision

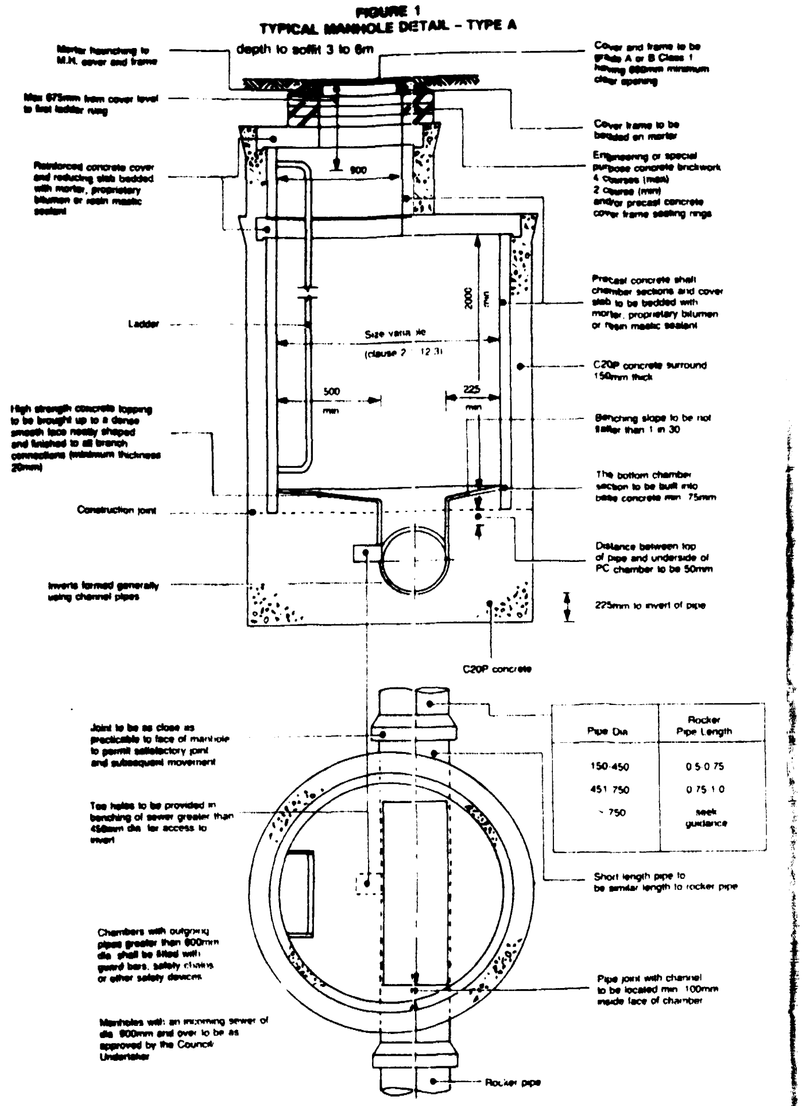
Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

Proposed Development at
The Ridge, Long Sutton

for
Land & Building Consultancy
Lincolnshire County Council.

Meldrum Lee & Gilbert

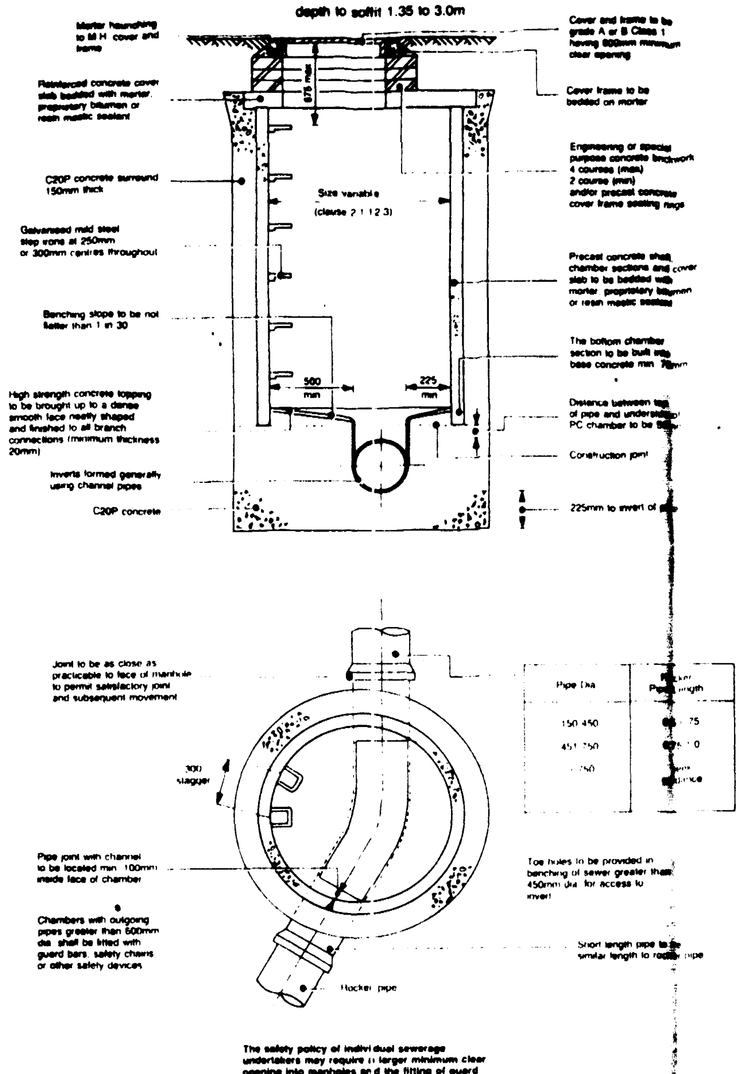
FIGURE 1
TYPICAL MANHOLE DETAIL – TYPE A
depth to soffit 3 to 6m



Pipe Dia	Rocker Pipe Length
150 450	0 5 0 75
451 750	0 75 1 0
> 750	seek guidance

The safety policy of individual sewerage undertakers may require a larger minimum clear opening into manholes and the fitting of guard bars, safety chains or other safety devices in manholes with outgoing pipes of less than 600mm dia.

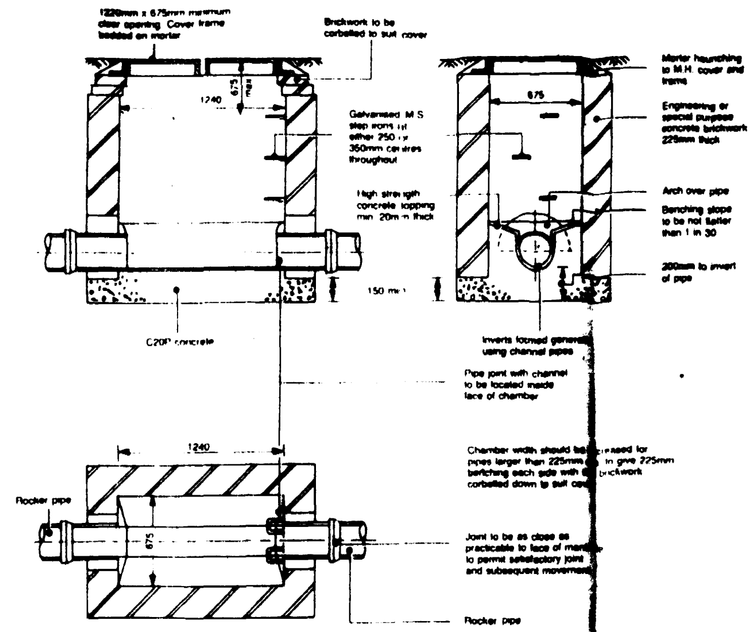
FIGURE 2
TYPICAL MANHOLE DETAIL – TYPE B
depth to soffit 1.35 to 3.0m



Pipe Dia	Rocker Pipe Length
150 450	0 5 0 75
451 750	0 75 1 0
> 750	seek guidance

The safety policy of individual sewerage undertakers may require a larger minimum clear opening into manholes and the fitting of guard bars, safety chains or other safety devices in manholes with outgoing pipes of less than 600mm dia.

FIGURE 3
TYPICAL MANHOLE DETAIL – TYPE C
depth to soffit 1 0 to 1.35m



Diameter of largest pipe in manhole (mm)	Chamber section diameter (mm)
Less than 375mm	1200 (1050 where depth to soffit is 1.35m – 1.5m)
375 – 450	1350
500 – 700	1500
750 – 900	1800

The chamber height of a Type A manhole (benching to slab soffit) should normally be 2000mm. When this is impracticable Type B manholes are preferred subject to an absolute minimum chamber height of 900mm.

4 The dimensions of Types C, D, E and F manholes are to be as shown on the typical drawings.

5 The sizes quoted above are the minimum. If two pipes enter the manhole, the chamber size must be sufficient to accommodate adequate benching. All pipes built into the manhole invert should be installed with soffits level.

6 The design of special manholes and other structures must be agreed with the Council Undertaker.

FIGURE 4
TYPICAL MANHOLE DETAIL – TYPE D
depth to soffit less than 1 00m
Agreement of Council/Undertaker must be given before installation of this type of manhole

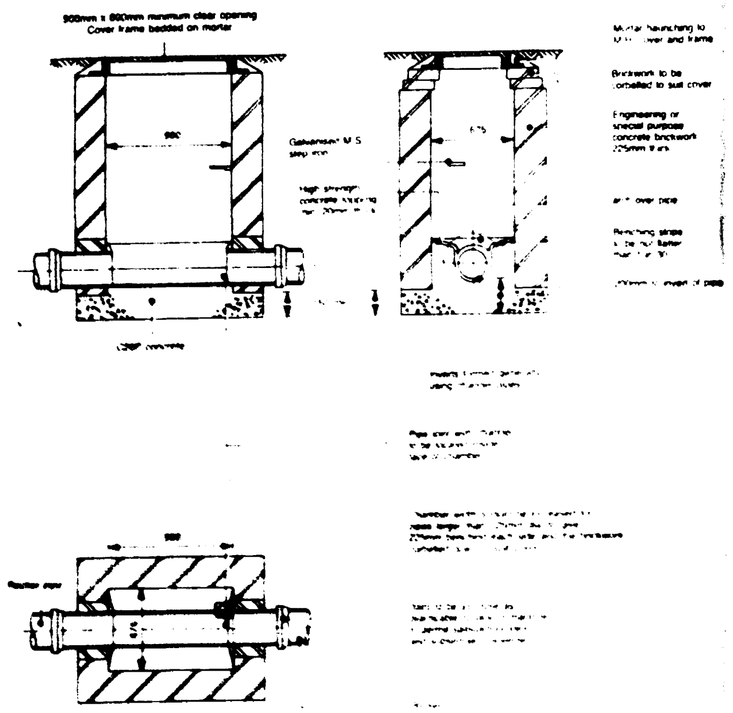


FIGURE 5
TYPICAL MANHOLE DETAIL – TYPE E
depth to soffit 1 0 to 1 35m
Location of this type of manhole restricted to areas where grade B Class 1 covers are to be used

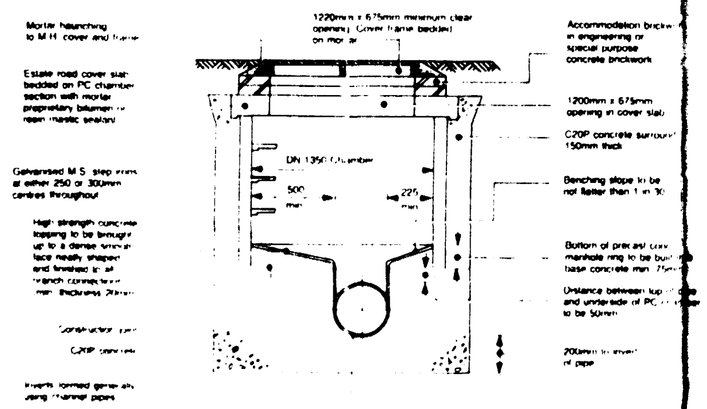


FIGURE 6
TYPICAL MANHOLE DETAIL – TYPE F
depth to soffit less than 1 0m
Agreement of Council/Undertaker must be given before installation of this type of manhole
Location of this type of manhole restricted to areas where grade B Class 1 covers are to be used

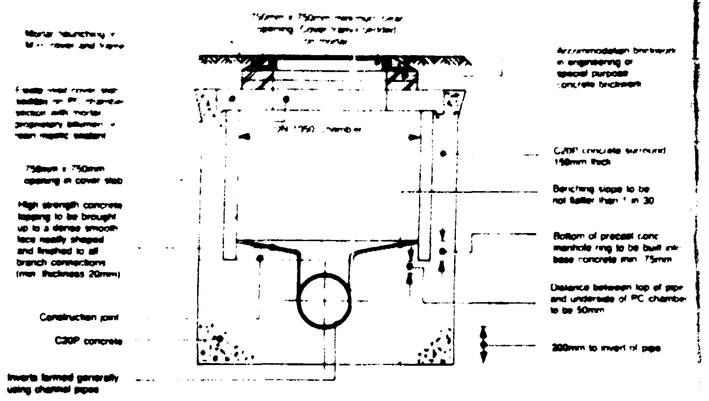
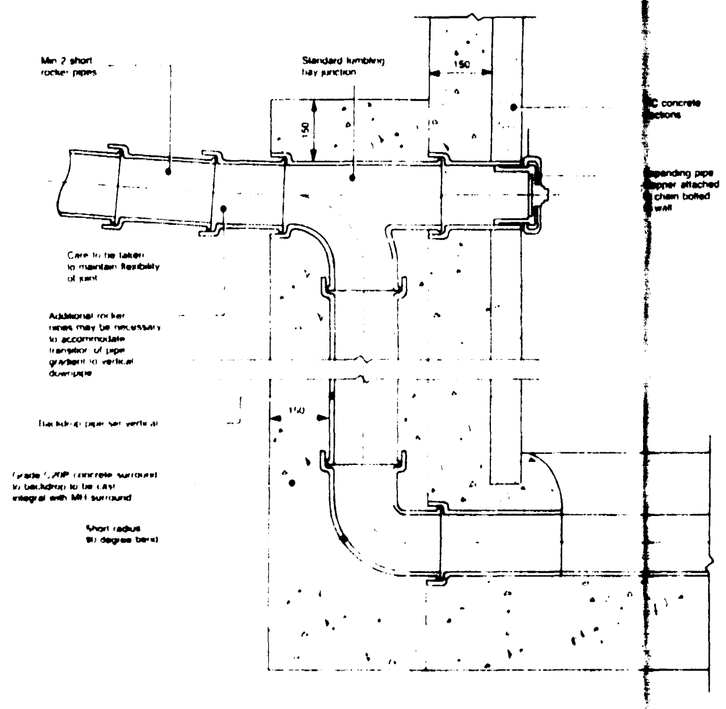


FIGURE 7
TYPICAL VERTICAL BACKDROP DETAIL
Note: steeper gradients are preferred to the use of backdrops



SPECIFICATION

TYPES OF PIPES: One type of pipe shall be used within any individual drain length including connections between manholes.

CONCRETE PIPES: Shall comply with the requirements of BS 5911 except that they may be supplied complete with flexible joints, as supplied by the manufacturer.

BEDDING AND LAYING OF PIPES AND DUCTS: Pipes shall be laid on pipe bedding material having a grading within the range shown in table 2.5.3a and having a composition fraction 0.2 or less. Brick or other hard material shall not be placed under the pipes for temporary support. Pipes laid with less than 1.2m of cover under carriageways and vehicle access crossings or less than 900mm under footways and verges shall be surrounded with 100mm C20P concrete. Pipe surrounds shall have a minimum cover of 300mm.

MANHOLES AND INSPECTION CHAMBERS: Shall be constructed of precast concrete sections complying with BS 5911, of brickwork or of concrete cast in situ, as shown on drawings. Brickwork shall be built in cement mortar in English bond. The joints of brickwork where exposed shall be finished with a neat flat joint as work proceeds. Where the depth of invert of manholes exceeds 1 metre below the finished surface of the carriageway or the adjacent ground, step irons as specified in BS 1247 shall be built in a vertical interval of 300mm with alternative steps in line vertically and at 225mm centre to centre horizontally. Manhole covers and frames shall be manufactured in cast iron or ductile iron and shall comply with the requirements of BS 497. Heavy duty covers and frames in the carriageway, vehicle access crossings. Medium duty circular covers and frames shall be used in footways and verges. All manholes for drains shall be watertight on completion. Frames for covers shall be set in mortar. Two sets of keys shall be supplied for each pattern of cover used. Flexible joints shall be provided within 500mm of the end of the pipes adjacent to manholes.

GULLIES: Precast concrete gullies shall be unreinforced and comply with the BS 5911. Gullies shall be at least 750mm deep by 450mm diameter with 150mm outlet trapped and stoppered rodding eye and chain. Gulley covers and frames shall be Grade A Class 1 and shall have a minimum nominal width of 490mm with a minimum area of waterway of 650cm². Spacing of gullies in each channel shall be determined on the basis of one gulley per 180m² of impervious area to be drained, including footways, access crossings, lay-bys and verges.

Proposed development at :-
The Delph , Long Sutton

for :-
Land & Building Consultancy
Lincolnshire County Council

Drainage details

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF 1016/93

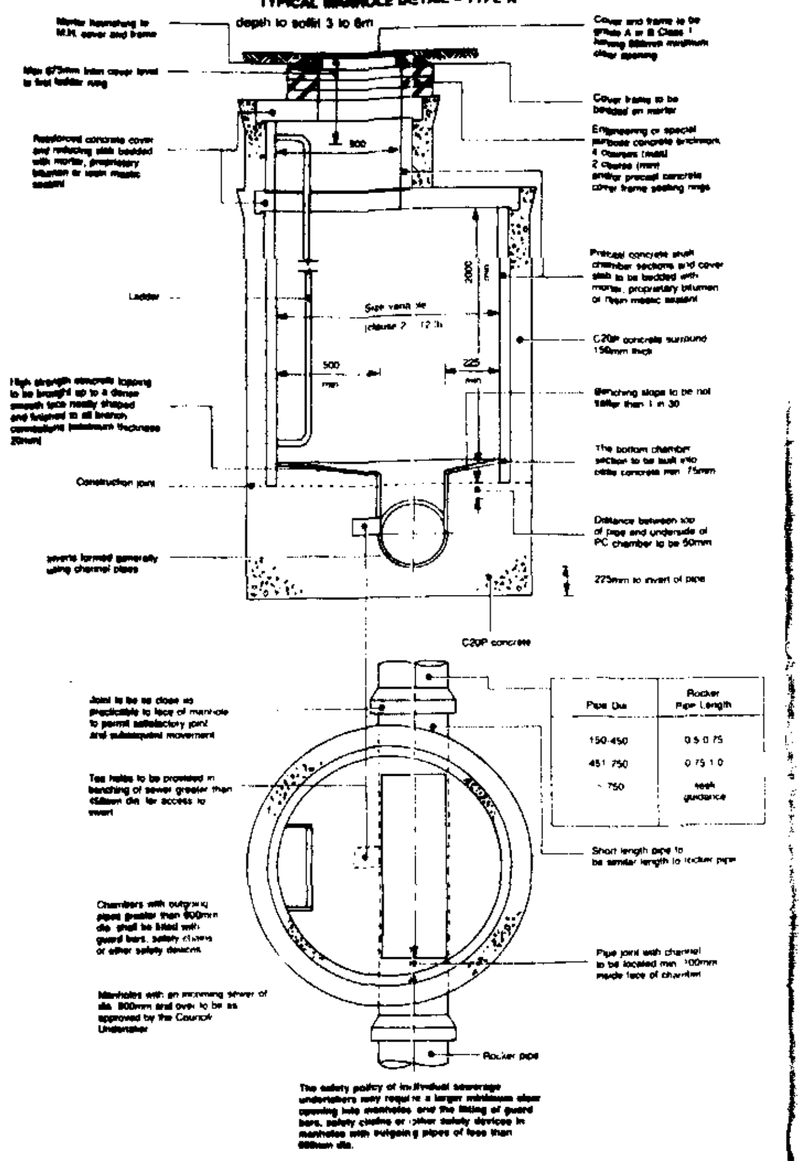
MLG
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (0205) 364795
Skegness (0754) 767066
Grantham (0476) 590129

Date October 1999 | Drawn by GH | Scale | Checked by | Drawing No. 12464/33 | Revision

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

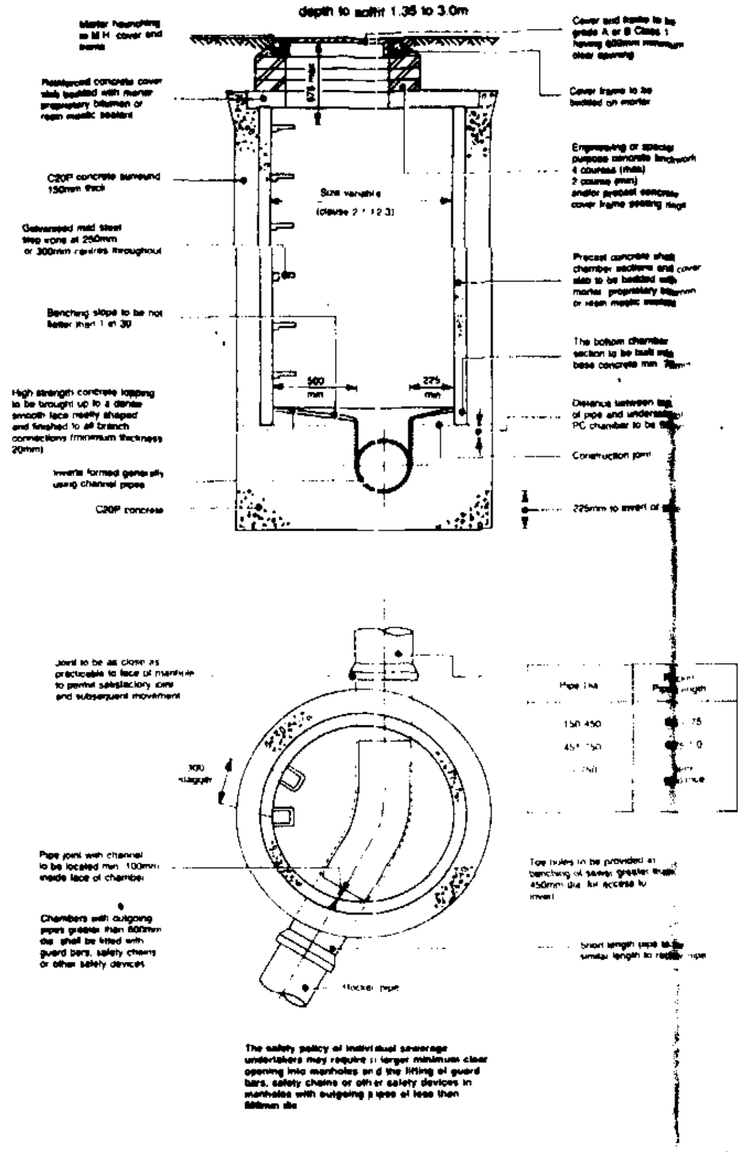
FIGURE 1
TYPICAL MANHOLE DETAIL – TYPE A
depth to soffit 3 to 6m



Pipe Dia	Rocker Pipe Length
150 450	0.5 0.75
451 750	0.75 1.0
– 750	seek guidance

The safety policy of individual sewerage undertakers may require a larger minimum clear opening into manholes and the fitting of guard bars, safety chains or other safety devices in manholes with outgoing pipes of less than 600mm dia.

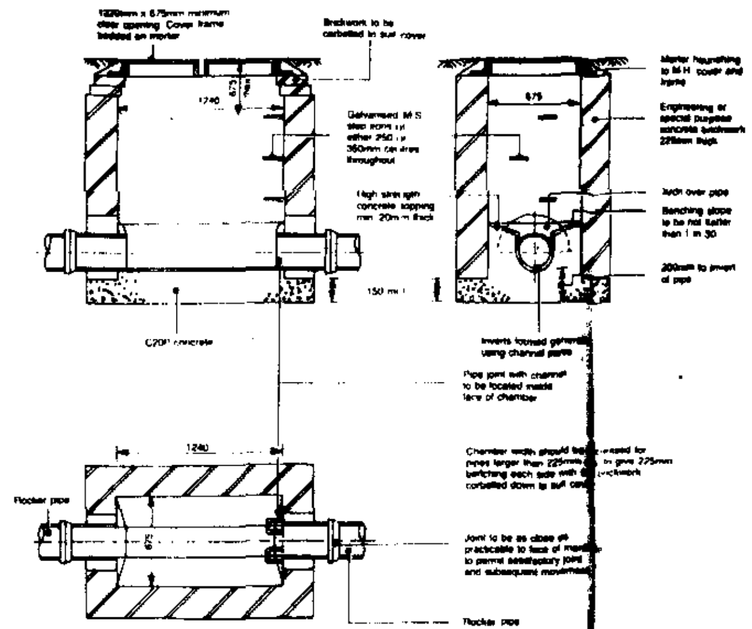
FIGURE 2
TYPICAL MANHOLE DETAIL – TYPE B
depth to soffit 1.35 to 3.0m



Pipe Dia	Rocker Pipe Length
150 450	0.75
451 750	1.0
– 750	seek guidance

The safety policy of individual sewerage undertakers may require a larger minimum clear opening into manholes and the fitting of guard bars, safety chains or other safety devices in manholes with outgoing pipes of less than 600mm dia.

FIGURE 3
TYPICAL MANHOLE DETAIL – TYPE C
depth to soffit 1.0 to 1.35m



Diameter of largest pipe in manhole (mm)	Chamber section diameter (mm)
Less than 375mm	1200 (1050 where depth to soffit is 1.35m – 1.5m)
375 – 450	1350
500 – 700	1500
750 – 900	1800

The chamber height of a Type A manhole (benching to slab soffit) should normally be 2000mm. When this is impracticable Type B manholes are preferred subject to an absolute minimum chamber height of 900mm

4 The dimensions of Types C, D, E and F manholes are to be as shown on the typical drawings.

5 The sizes quoted above are the minimum. If two pipes enter the manhole, the chamber size must be sufficient to accommodate adequate benching. All pipes built into the manhole invert should be installed with soffits level.

6 The design of special manholes and other structures must be agreed with the Council Undertaker.

FIGURE 4
TYPICAL MANHOLE DETAIL – TYPE D
depth to soffit less than 1.00m
Agreement of Council/Undertaker must be given before installation of this type of manhole

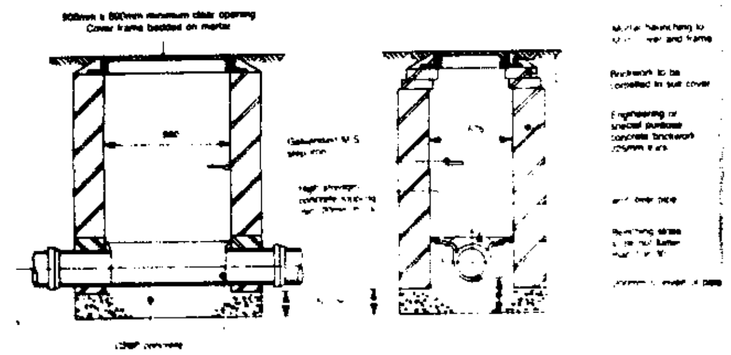


FIGURE 5
TYPICAL MANHOLE DETAIL – TYPE E
depth to soffit 1.0 to 1.35m
Location of this type of manhole restricted to areas where grade B Class 1 covers are to be used

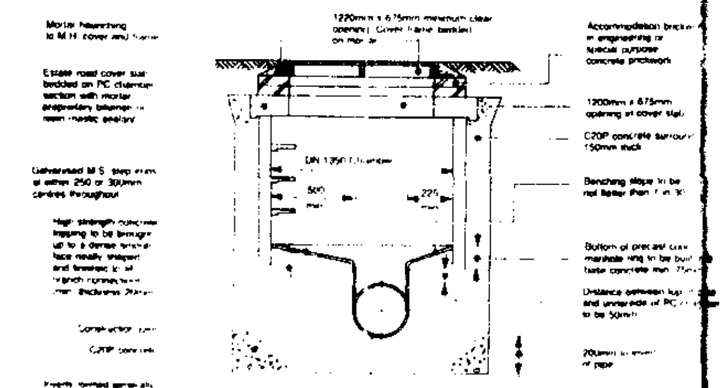


FIGURE 6
TYPICAL MANHOLE DETAIL – TYPE F
depth to soffit less than 1.0m
Agreement of Council/Undertaker must be given before installation of this type of manhole
Location of this type of manhole restricted to areas where grade B Class 1 covers are to be used

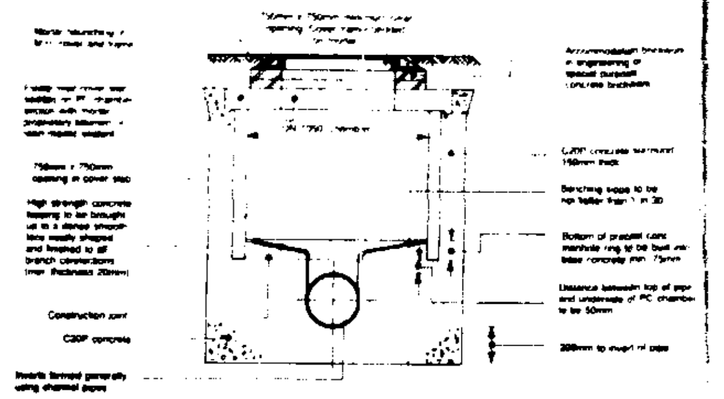
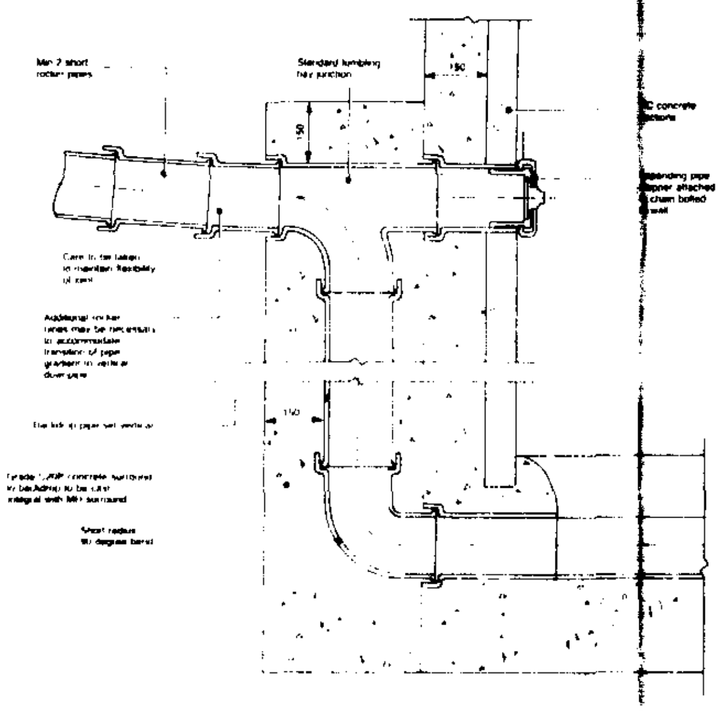


FIGURE 7
TYPICAL VERTICAL BACKDROP DETAIL
Note: steeper gradients are preferred to the use of backdrops



Proposed development at :-
The Delph , Long Sutton

for :-
Land & Building Consultancy
Lincolnshire County Council

Drainage details

SOUTH HOLLAND D.C.
PLAN DEPT.
25 OCT 1993
REF. 101693

Meldrum Lee & Gilfoil
Architects, Quantity Surveyors
Management & Cost Consultants

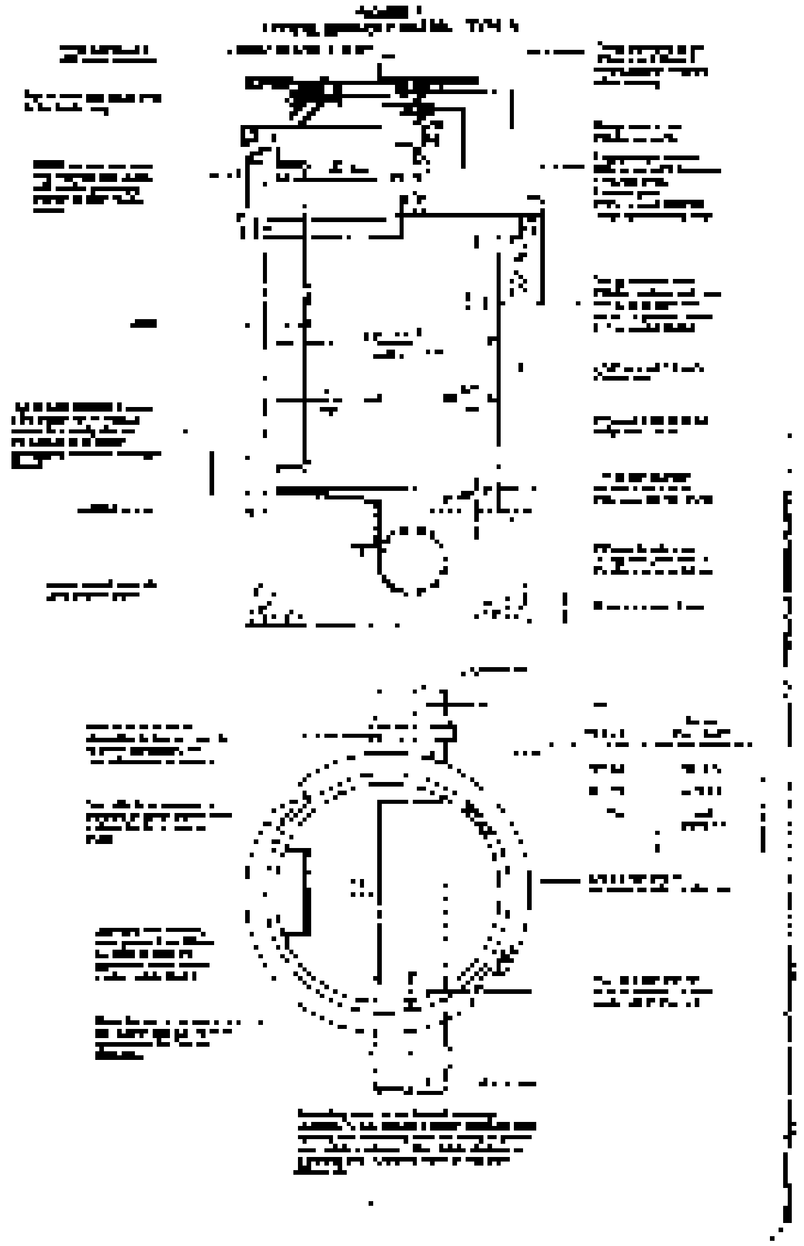
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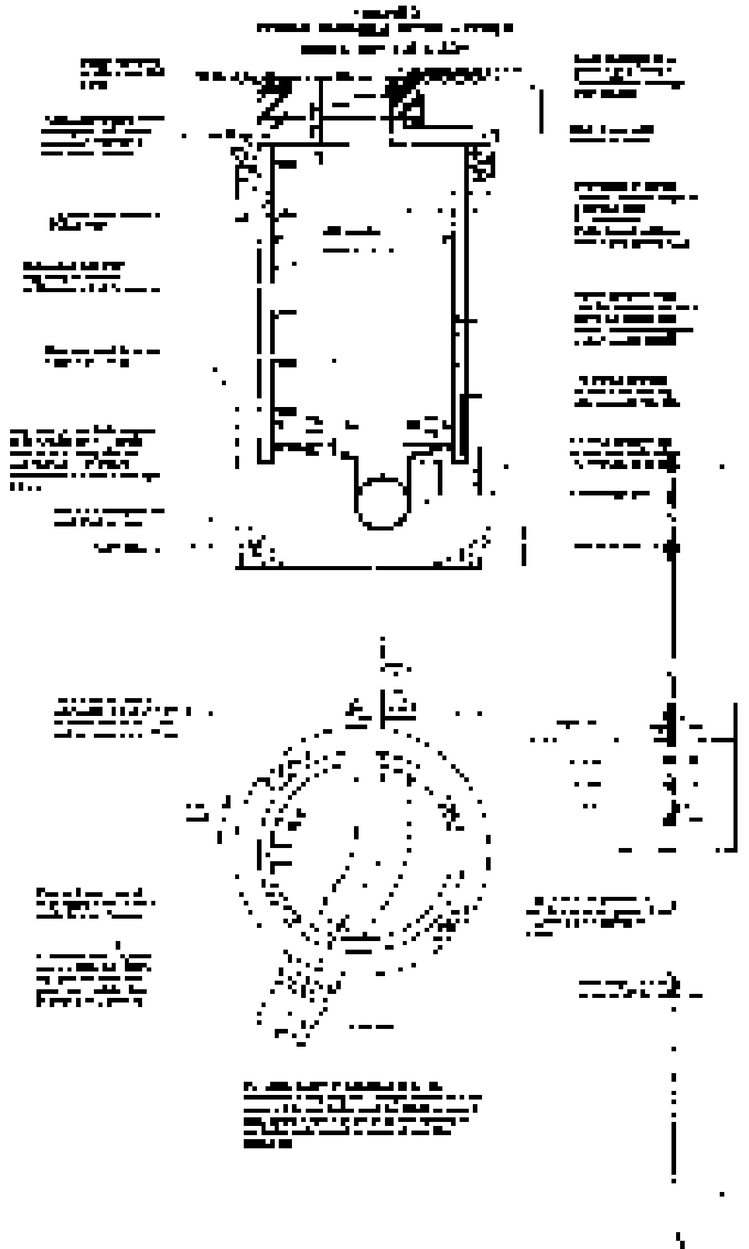
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Drawn by: GH
Scale:
Checked by:
Drawing No.: 12464/33
Revision:

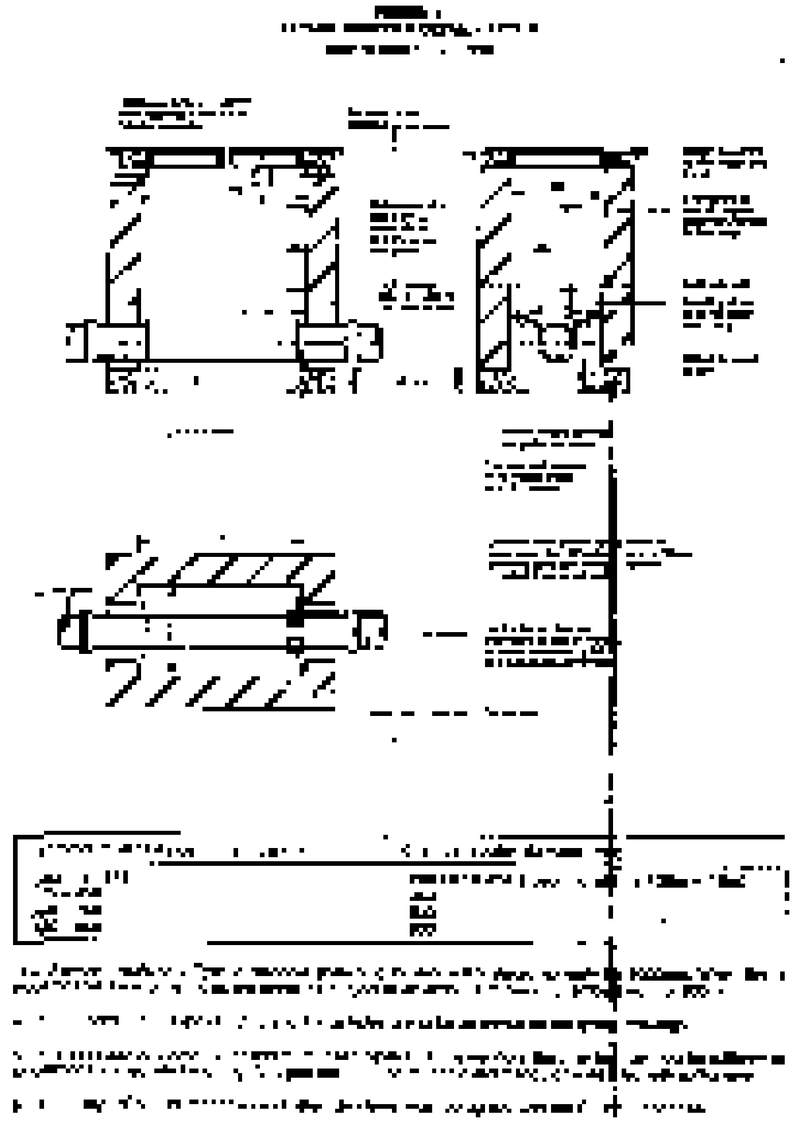
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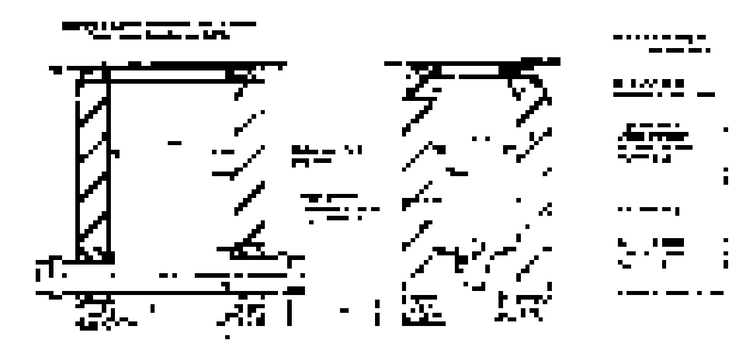
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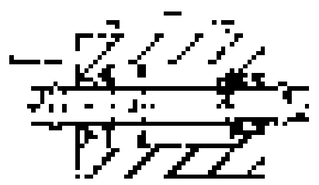
TYPE OF PIPE: One type of pipe shall be used within any individual drain length including connections between manholes.
CONCRETE PIPES: Shall comply with the requirements of BS 5911 except that they may be supplied complete with flexible joints, as supplied by the manufacturer.
BEDDING AND LAYING OF PIPES AND DUCTS: Pipes shall be laid on pipe bedding material having a grading within the range shown in table 1.5.3a and having a composition fraction 0.2 or less. Brick or other hard material shall not be placed under the pipes for temporary support. Pipes laid with less than 1.0m of cover under carriageways and vehicle access crossings or less than 900mm under footways and verges shall be surrounded with 150mm C20P concrete. Pipe surrounds shall have a minimum cover of 300mm.
MANHOLES AND INSPECTION CHAMBERS: Shall be constructed of precast concrete sections complying with BS 5911, of brickwork or of concrete cast in situ, as shown on drawings. Brickwork shall be built in cement mortar in English bond. The joints of brickwork where exposed shall be finished with a neat flat joint as work proceeds. Where the depth of invert of manholes exceeds 1 metre below the finished surface of the carriageway or the adjacent ground, step irons as specified in BS 1247 shall be built in a vertical interval of 300mm with alternative steps in line vertically and at 225mm centre to centre horizontally. Manhole covers and frames shall be manufactured in cast iron or ductile iron and shall comply with the requirements of BS 497. Heavy duty covers and frames in the carriageway, vehicle access crossings. Medium duty circular covers and frames shall be used in footways and verges. All manholes for drains shall be watertight on completion. Frames for covers shall be set in mortar. Two sets of keys shall be supplied for each pattern of cover used. Flexible joints shall be provided within 600mm of the end of the pipes adjacent to manholes.
GULLIES: Precast concrete gullies shall be unreinforced and comply with the BS 5911. Gullies shall be at least 750mm deep by 450mm diameter with 150mm outlet trapped and stoppered rodding eye and chain. Gulley covers and frames shall be Grade A Class 2 and shall have a minimum nominal width of 450mm with a minimum area of waterway of 650cm². Spacing of gullies in each channel shall be determined on the basis of one gulley per 180m² of impervious area to be drained, including footways, access crossings, lay-bys and verges.



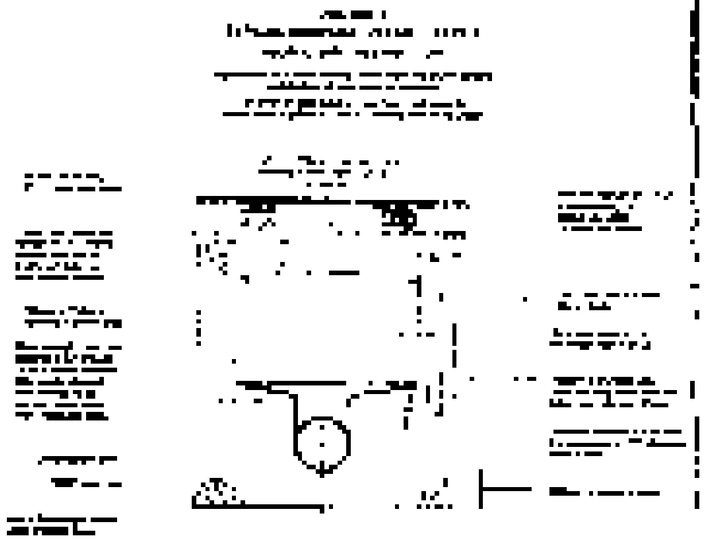


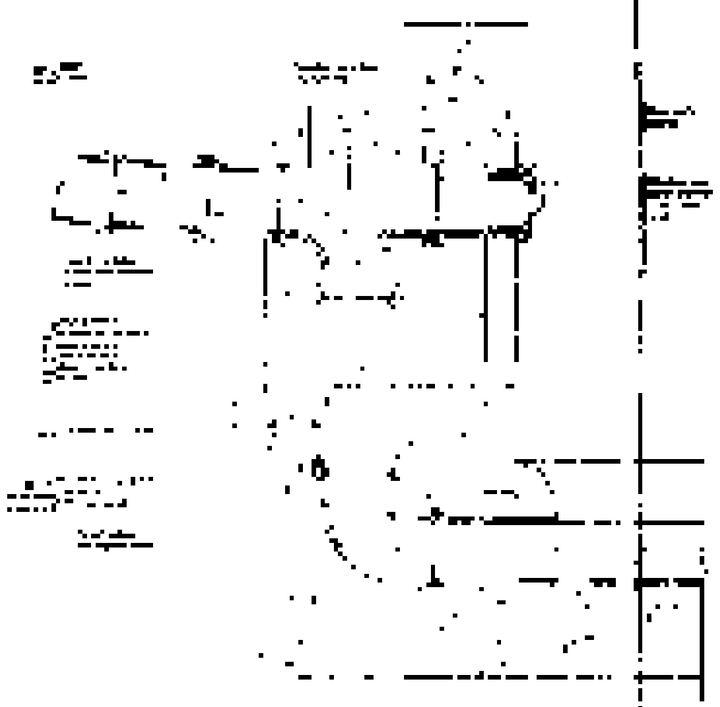












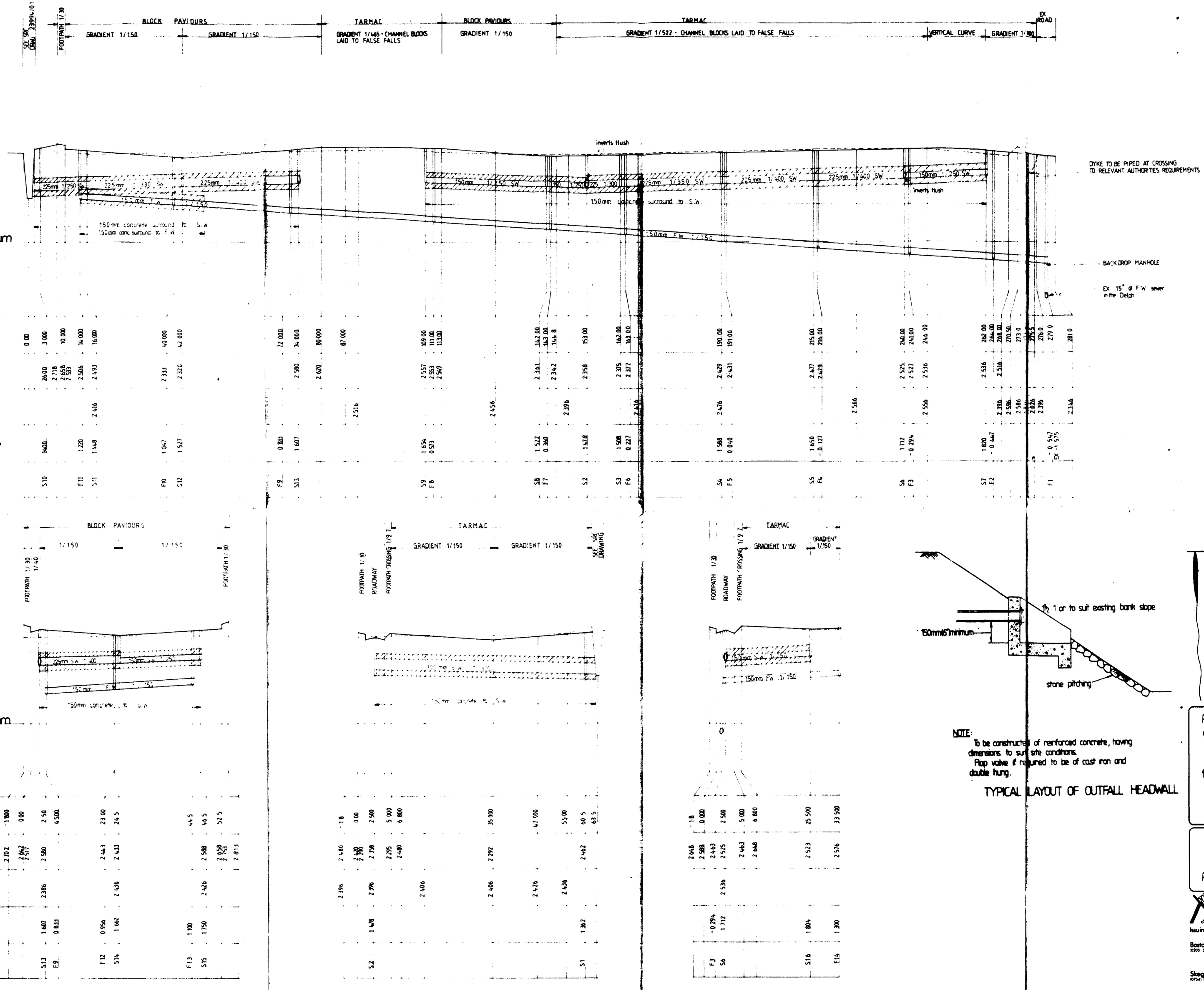
Proposed development at:
The Ditch, Long Sutton

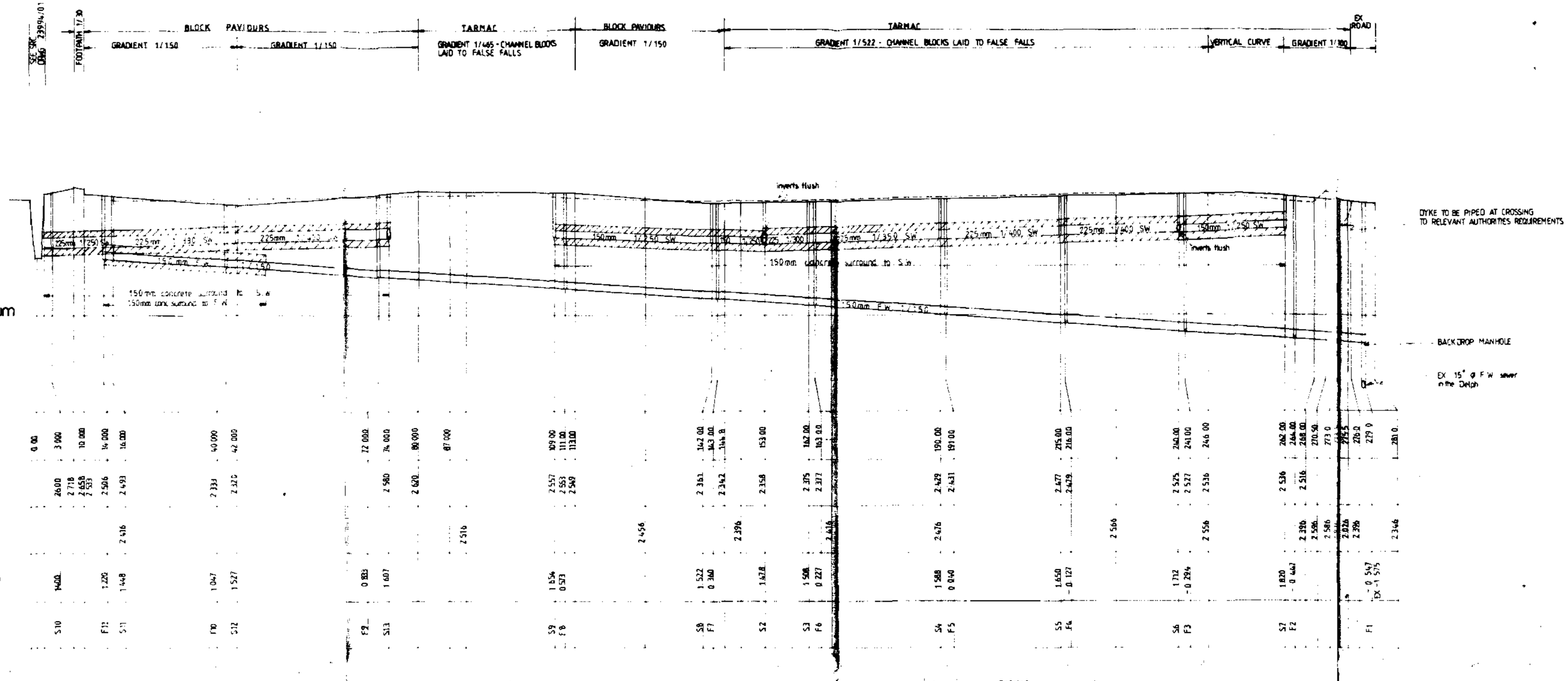
for:
Land & Building Consultancy
Lincolnshire County Council

Drainage details

ILG
Meldrum Design Partnership
Architects, Civil & Structural Engineers
Management & Quantity Surveyors

Date: 15.06.99


SEE DRG 23994/01
FOOTPATH 1/30
BLOCK PAVIOURS
GRADIENT 1/150
GRADIENT 1/150
TARMAC
GRADIENT 1/465 - CHANNEL BLOCKS LAID TO FALSE FALLS
BLOCK PAVIOURS
GRADIENT 1/150
TARMAC
GRADIENT 1/522 - CHANNEL BLOCKS LAID TO FALSE FALLS
VERTICAL CURVE
GRADIENT 1/100
EX ROAD
inverts flush
150mm concrete surround to S.W.
150mm F.W 1/150
inverts flush
DYKE TO BE PIPED AT CROSSING TO RELEVANT AUTHORITIES REQUIREMENTS
BACKDROP MANHOLE
EX 15" ø F.W sewer in the Delph
Ordnance Datum
Chainage
Prop. Levels
Exist. Levels
Invert Levels
Chamber
0.00 3.900 10.000 14.000 16.000 40.000 42.000 72.000 74.000 80.000 87.000 109.00 111.00 113.00 142.00 143.00 144.8 153.00 162.00 163.00 190.00 191.00 215.00 216.00 240.00 241.00 246.00 262.00 264.00 268.00 270.50 273.0 279.9 281.0
2.600 2.718 2.658 2.533 2.506 2.493 2.333 2.320 2.580 2.620 2.557 2.553 2.549 2.361 2.342 2.358 2.375 2.377 2.429 2.431 2.477 2.479 2.525 2.527 2.536 2.536 2.516 2.516 2.586 2.586 2.026 2.296 2.346
2.516 2.456 2.396 2.566 2.556
1.400 1.220 1.448 1.047 1.527 0.883 1.607 1.654 0.573 1.522 0.360 1.478 1.508 0.227 1.588 0.040 1.650 -0.127 1.712 -0.294 1.820 -0.447 0.547 EX -1.575
S10 F11 S11 F10 S12 F9 S13 S9 F8 S8 F7 S2 S3 F6 S4 F5 S5 F4 S6 F3 S7 F2 F1
BLOCK PAVIOURS
TARMAC
TARMAC
1/150 1/150
GRADIENT 1/150 GRADIENT 1/150
GRADIENT 1/150 GRADIENT 1/150
FOOTPATH 1/30
FOOTPATH 1/40
ROADWAY
FOOTPATH CROSSING 1/97
SEE DRAWING
FOOTPATH 1/30
ROADWAY
FOOTPATH CROSSING 1/97
FOOTPATH 1/30
150mm concrete surround to S.W.
150mm F.W 1/150
Ordnance Datum
Chainage
Prop. Levels
Exist Levels
Invert Levels
Chamber
-1.800 0.00 2.50 4.500 23.00 24.5 44.5 46.5 52.5
2.702 2.642 2.517 2.580 2.443 2.433 2.588 2.658 2.753 2.813
2.386 2.436 2.426
1.607 0.833 0.956 1.662 1.100 1.750
S13 E9 F12 S14 F13 S15
-1.18 0.00 2.500 5.000 6.800 35.000 47.000 55.00 60.5 63.5
2.396 2.480 2.460 2.500 2.458 2.295 2.490 2.406 2.292 2.406 2.426 2.436 2.462
2.406
1.478 1.362
S2 S1
-1.18 0.000 2.500 5.000 6.800 25.500 33.500
2.048 2.588 2.463 2.525 2.463 2.648 2.523 2.576
2.536
-0.294 1.712 1.804 1.300
F3 S6 S16 E14
1/2 1 or to suit existing bank slope
150mm 67mm minimum
stone pitching
NOTE:
To be constructed of reinforced concrete, having dimensions to suit site conditions.
Flap valve if required to be of cast iron and double hung.
TYPICAL LAYOUT OF OUTFALL HEADWALL
Proposed residential development
at :-
The Delph
Long Sutton
for :-
Land and Building Consultancy
Lincolnshire County Council
Road Sections
Meldrum Lee & Gillatt
Architects, Quantity Surveyors Management & Cost Consultants
Issuing Office:
Boston (0205) 364795
Skegness (0754) 767060
Grantham (0476) 590129
Date June 1995
Drawn by DW
Scale 1:50 VERTICALLY 1:500 HORIZONTALLY
Checked by
Drawing No. 12464/50
Revision
Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.
ADOBE 913101-B



NOTE:
To be constructed of reinforced concrete, having dimensions to suit site conditions.
Flap valve if required to be of cast iron and double hung.

TYPICAL LAYOUT OF OUTFALL HEADWALL

Proposed residential development
at :-
The Delph
Long Sutton
for :-
Land and Building Consultancy
Lincolnshire County Council

Road Sections

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Date: June 1995
Drawn by: DW
Scale: 1:50 VERTICALLY, 1:500 HORIZONTALLY
Checked by:
Drawing No.: 12464/50
Revision:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

Ordnance Datum

Chainage

Prop. Levels

Exist. Levels

Invert. Levels

Gradient

Ordnance Datum

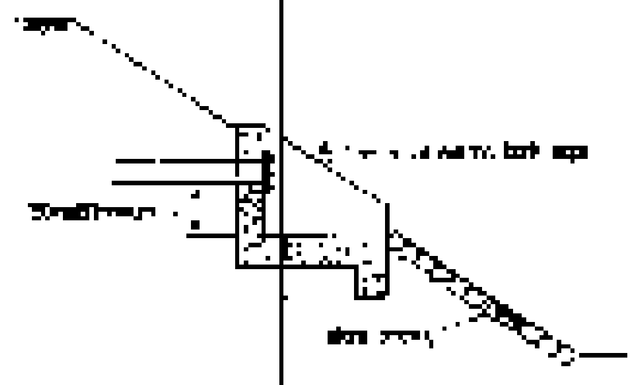
Chainage

Prop. Levels

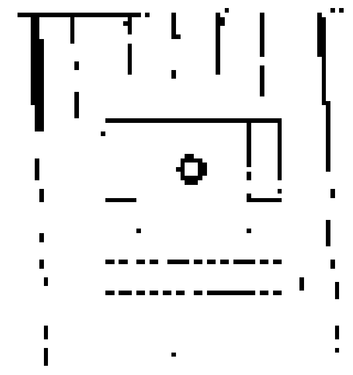
Exist. Levels

Invert. Levels

Gradient



TYPICAL LAYOUT OF OUTFALL HEADWALL



Proposed residential development

Title:

Drg. Status:

To:

Local Authority Consultancy

Wicklow County Council

Road Section

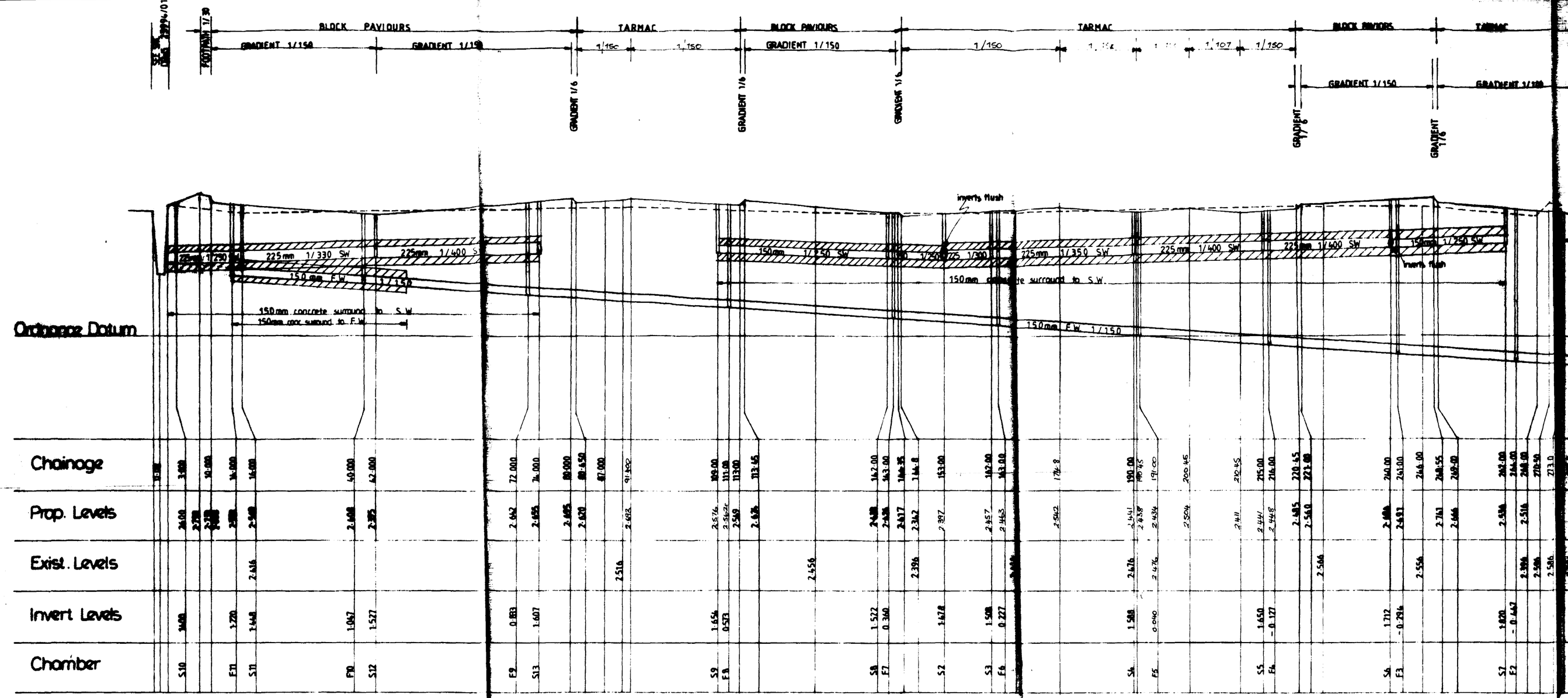
Meldrum Lee & Gillott

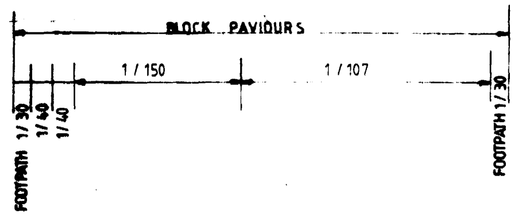
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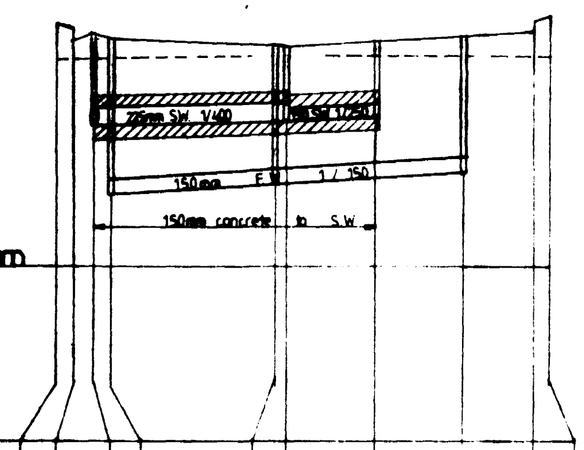
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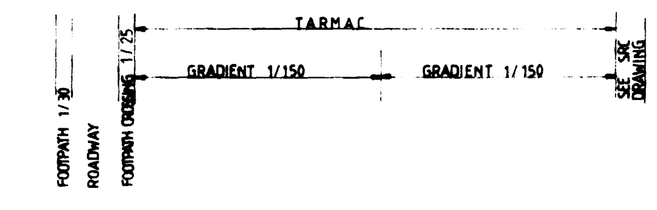
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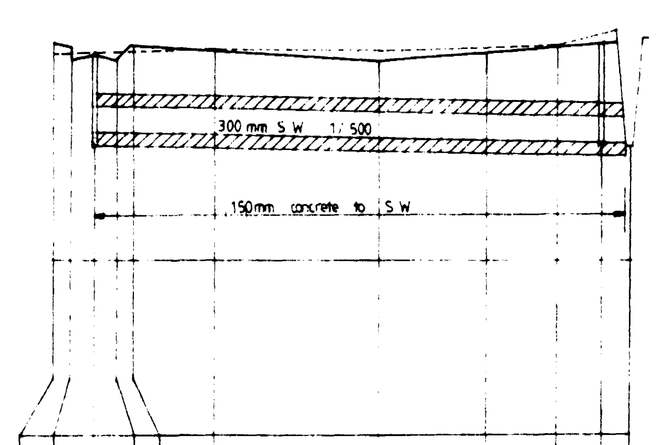
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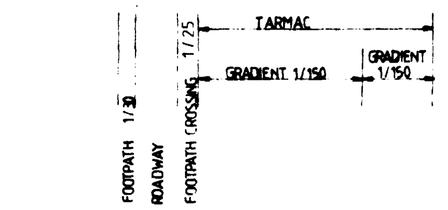


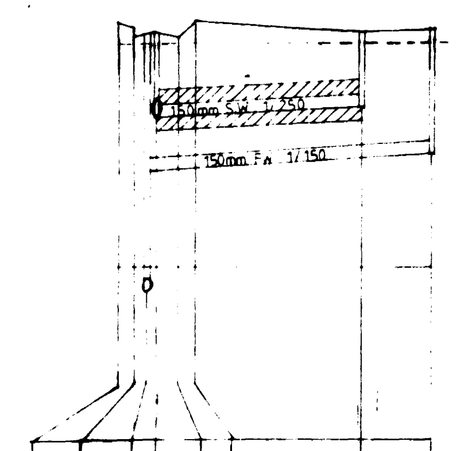


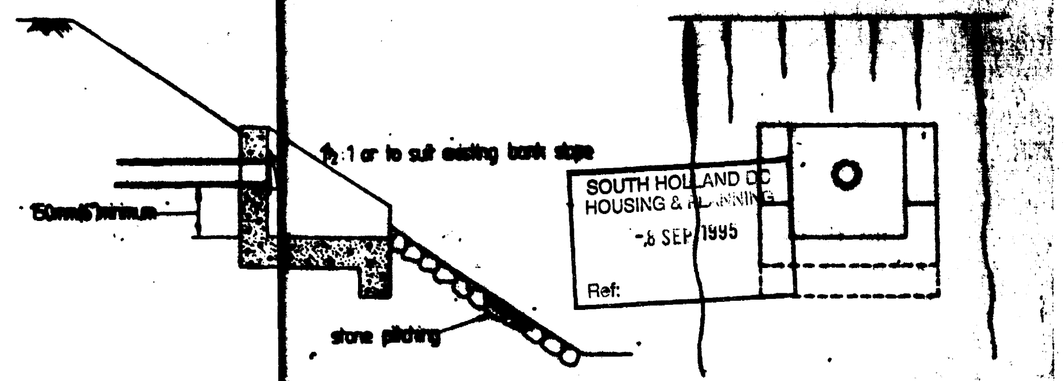












NOTE:
To be constructed of reinforced concrete, having dimensions to suit site conditions.
Flap valve if required to be of cast iron and double hung.

TYPICAL LAYOUT OF OUTFALL HEADWALL

Proposed residential development at :-
The Delph
Long Sutton
for :-
Land and Building Consultancy
Lincolnshire County Council

AMENDED PLAN

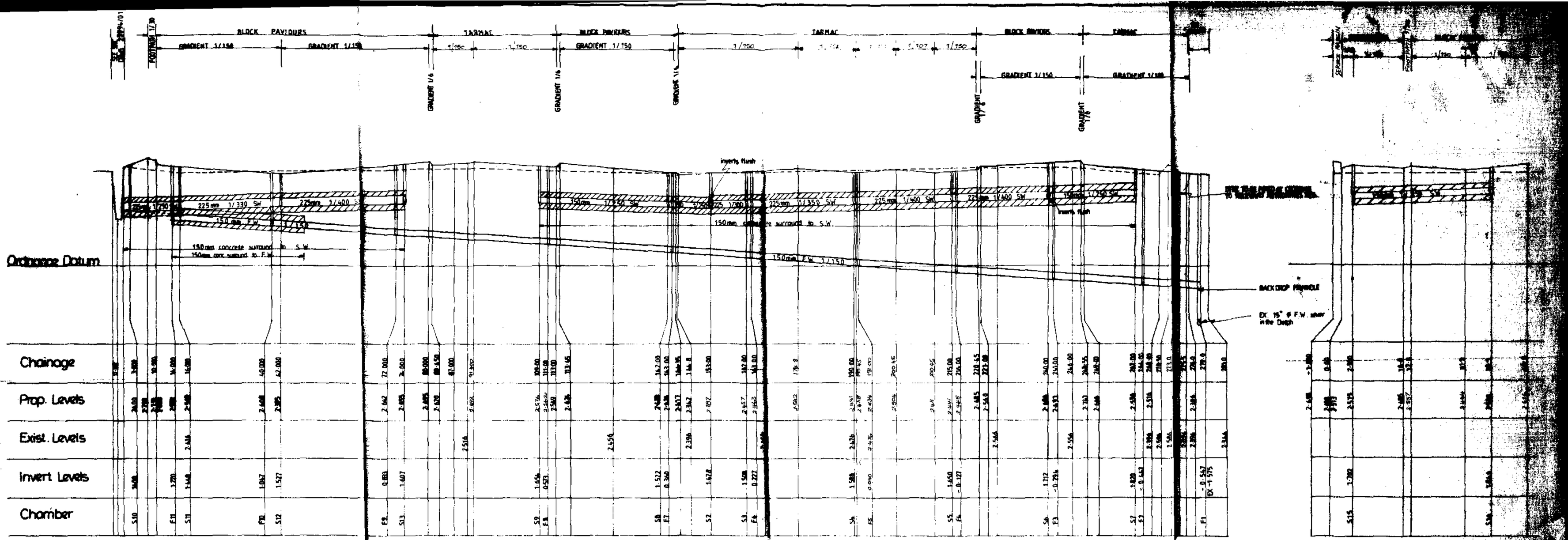
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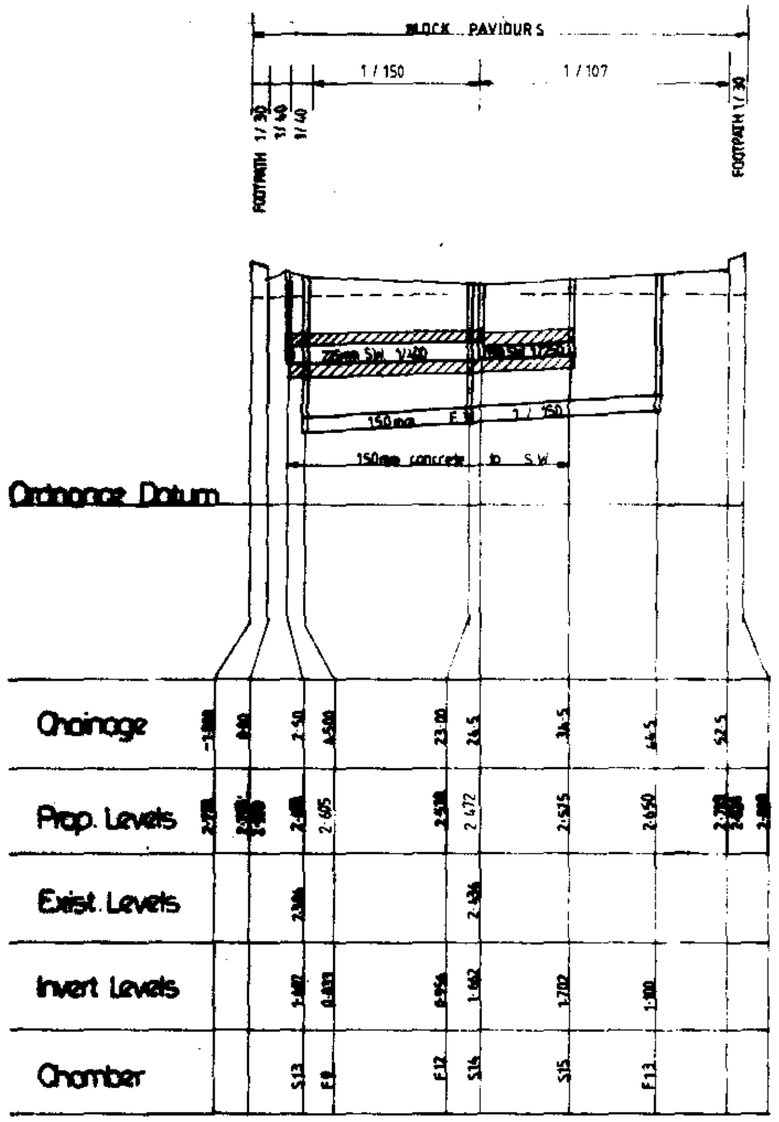
Meldrum Lee & Co
Architects, Quantity Surveyors, Project Management & Cost Consultants

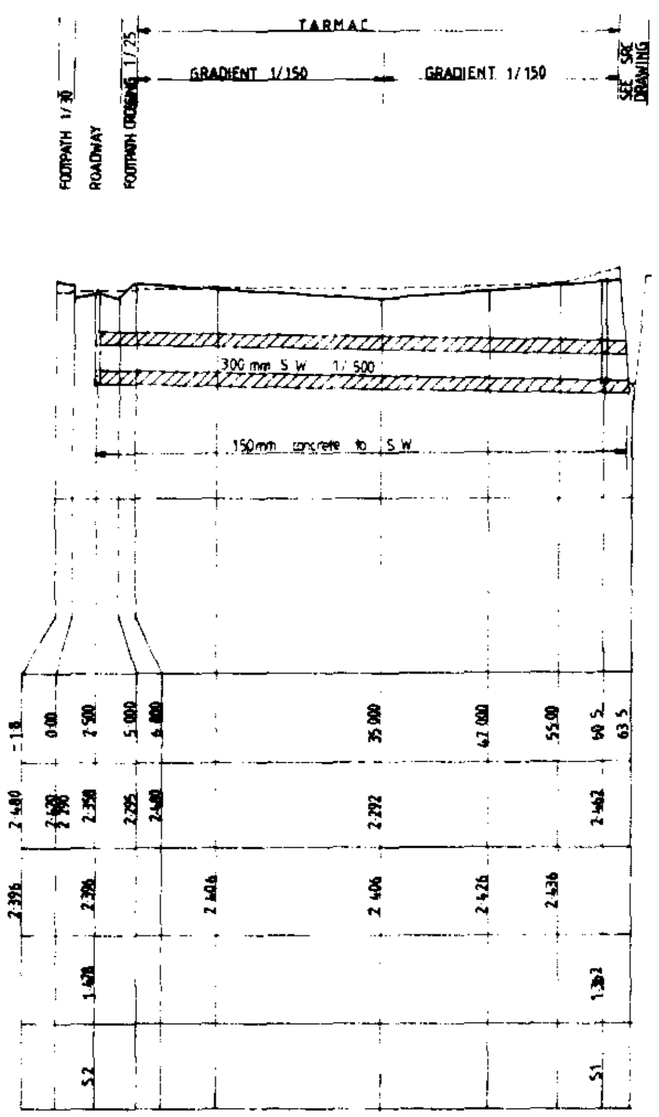
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Boston
Skegness
Grantham

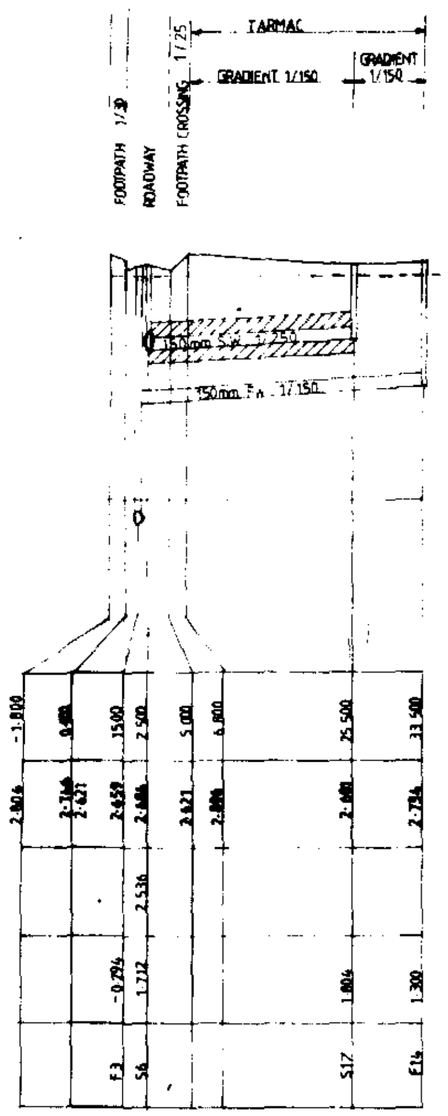
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Drawing No. 12464/30 B

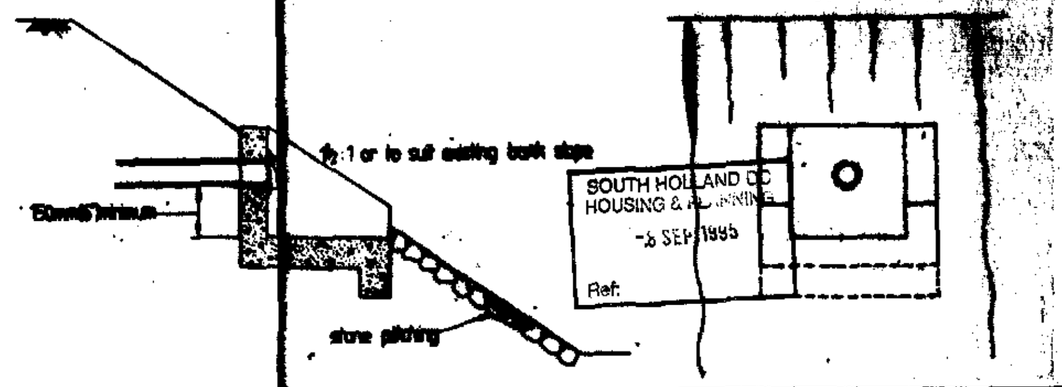
B. 05.09.95 : Sections amended to Highways requirements. RLB
A : 28.7.95 : SECTIONS AMENDED TO SUIT NEW ROAD LAYOUT











NOTE:
To be constructed of reinforced concrete, having dimensions to suit site conditions.
Flap valve if required to be of cast iron and double hung.

TYPICAL LAYOUT OF OUTFALL HEADWALL

Proposed residential development
at :-
The Delph
Long Sutton
for :-
Land and Building Consultancy
Lincolnshire County Council

AMENDED PLAN
Ref.

Road Sections

Maldrum Lee & Co
Architects, Quantity Surveyors, Project Management & Cost Consultants
Issuing Office

Date: June 1995
Scale: 1:50 VERTICALLY, 1:500 HORIZONTALLY
Drawing No: 12464/10 B

B. 08.09.95 Sections amended to Highways requirements. RGB
A. 28.7.95. SECTIONS AMENDED TO SUIT NEW ROAD LAYOUT

Ordnance Datum

Chainage

Pipe Levels

Sand Levels

Invert Levels

Chamber

Ordnance Datum

Chainage

Pipe Levels

Sand Levels

Invert Levels

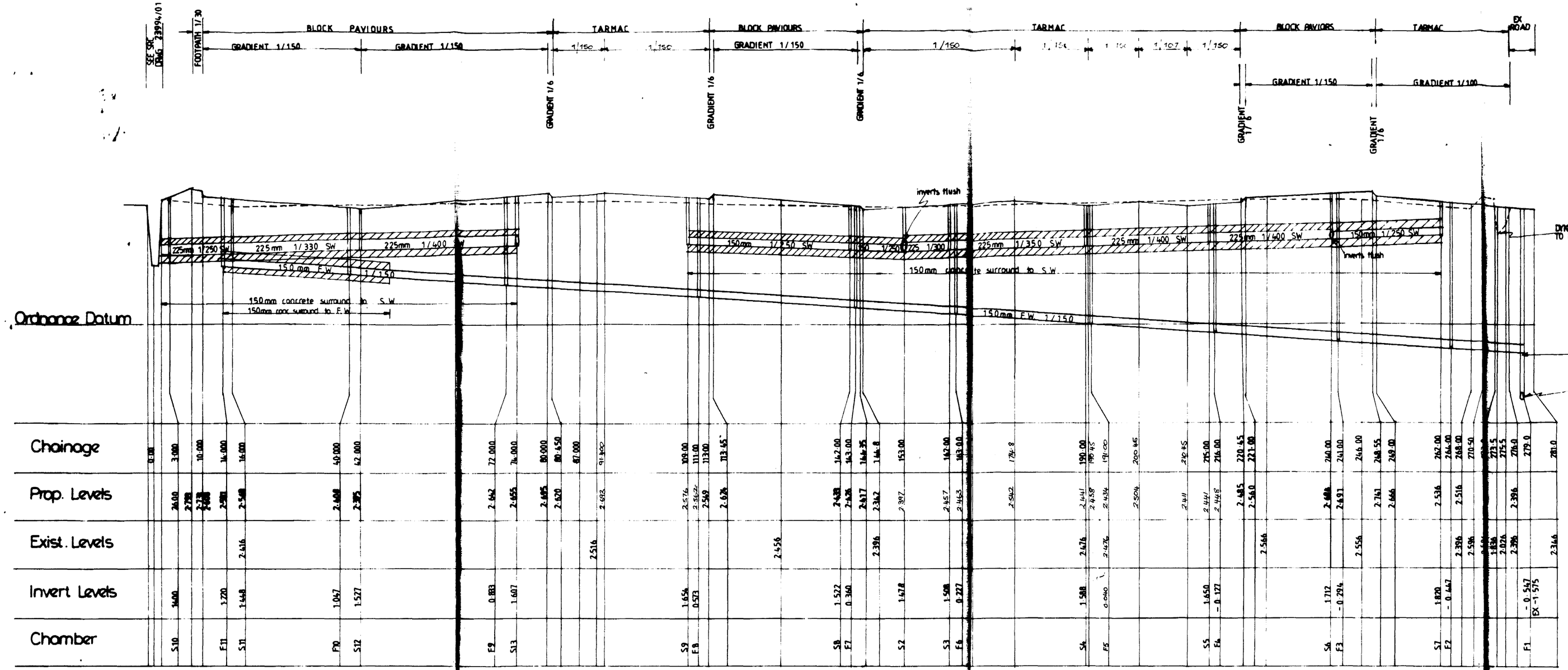
Chamber

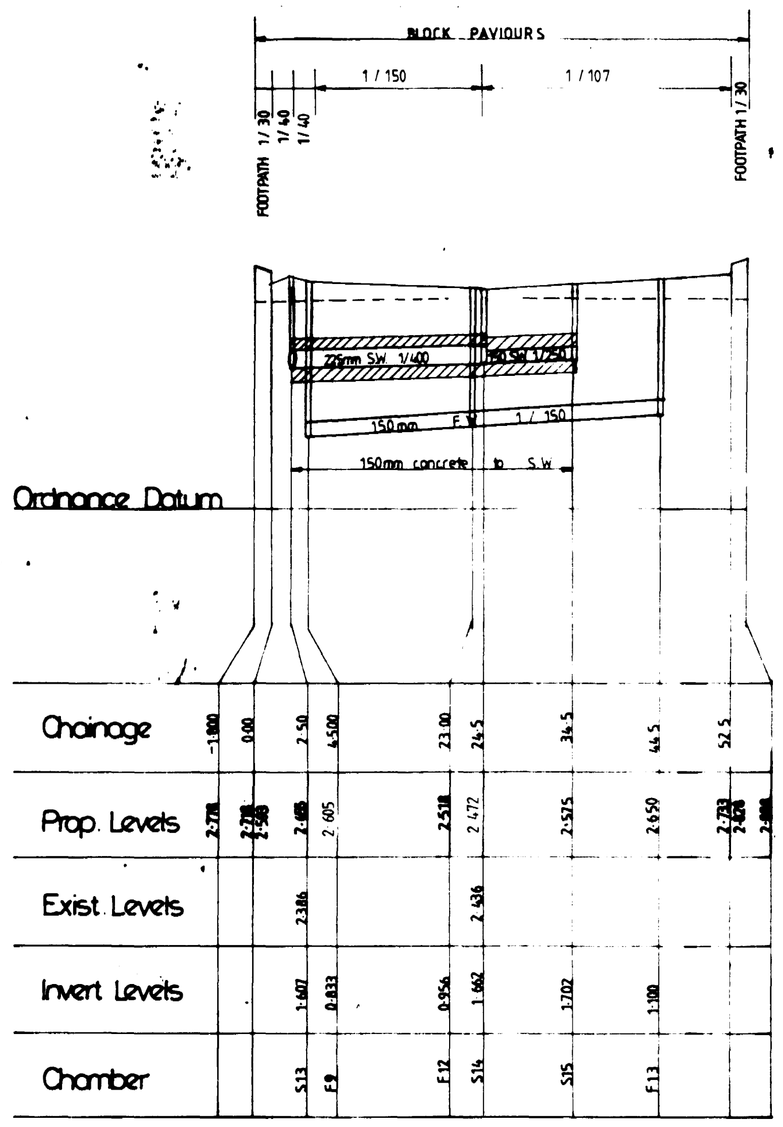
TYPICAL LAYOUT OF OUTFALL HEADWALL

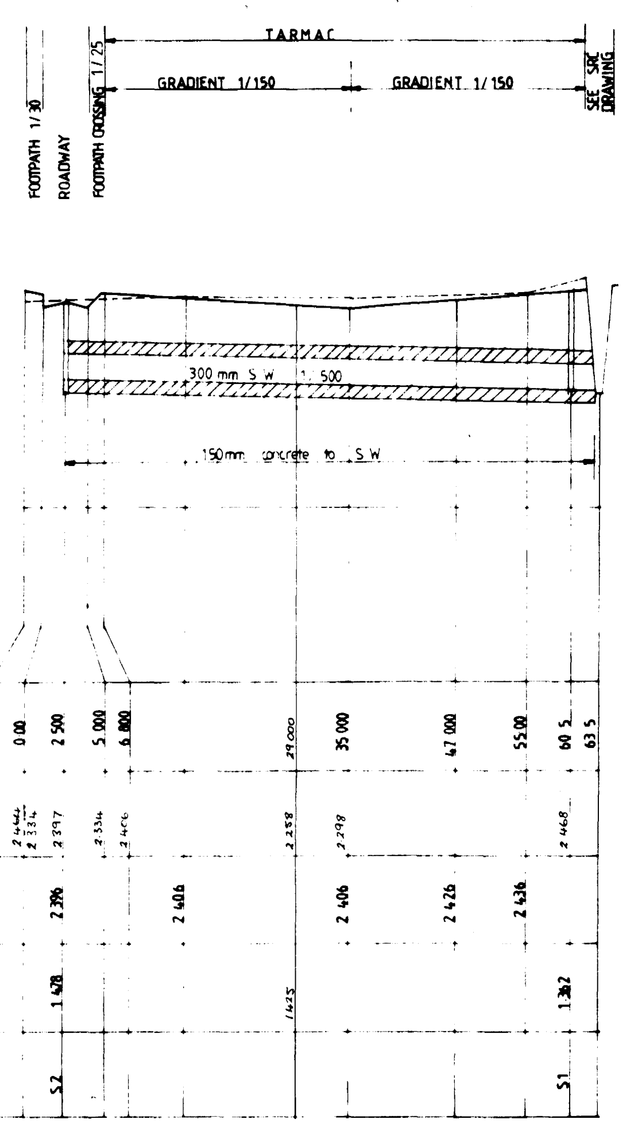
Proposed residential development
at
The Delph
Long Sutton
for
Land and Building Consultancy
Lincolnshire County Council

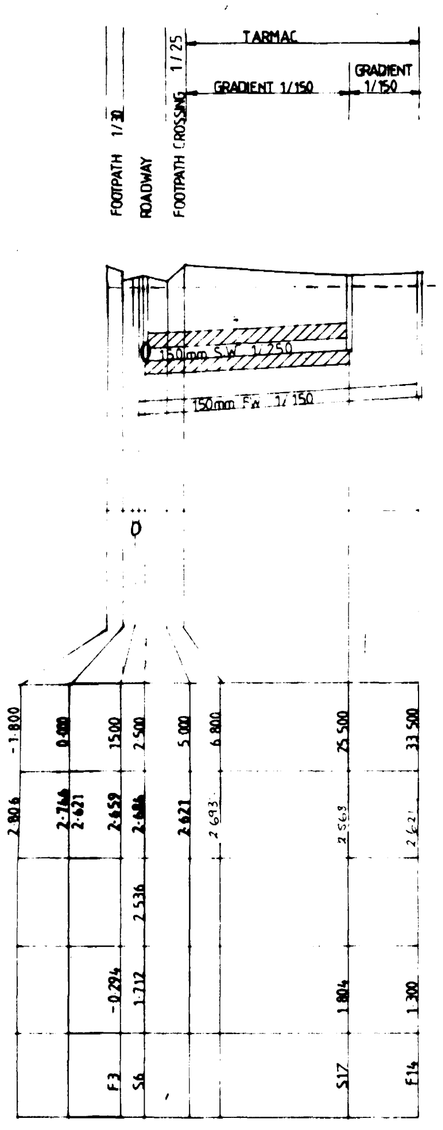
AMENDED PLAN

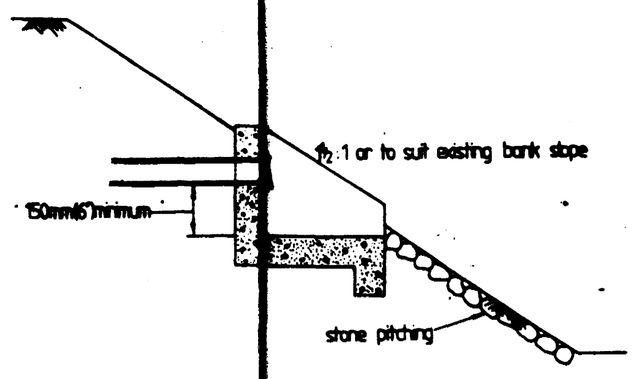
Road Sections

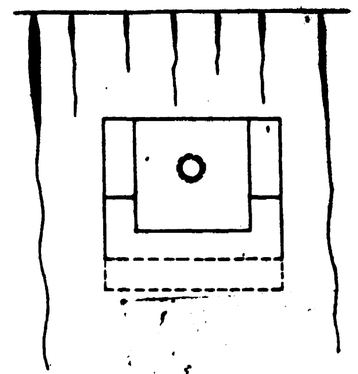












NOTE:
To be constructed of reinforced concrete, having dimensions to suit site conditions.
Flap valve if required to be of cast iron and double hung.

TYPICAL LAYOUT OF OUTFALL HEADWALL

Ref: 1016193

Proposed residential development
at :-
The Delph
Long Sutton
for :-
Land and Building Consultancy
Lincolnshire County Council

Road Sections

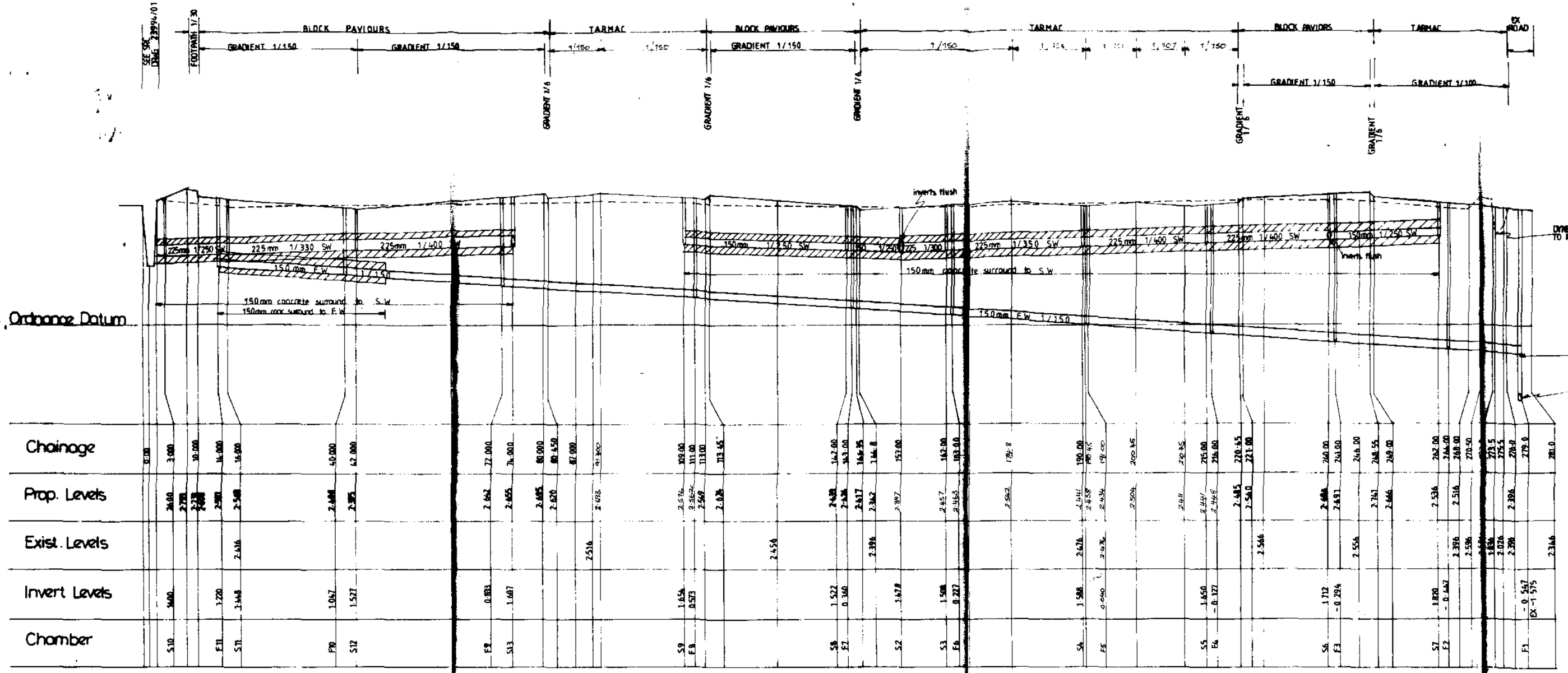
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

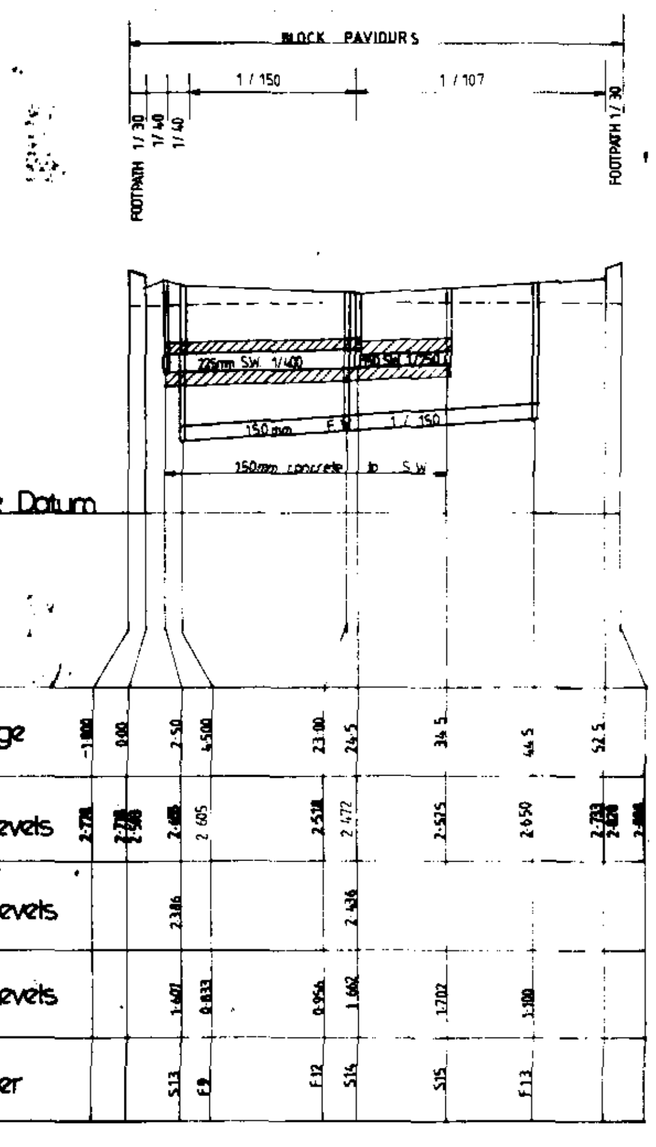
Issuing Office:
Boston (0205) 364795
Skegness (0754) 767066
Grantham (0476) 590129

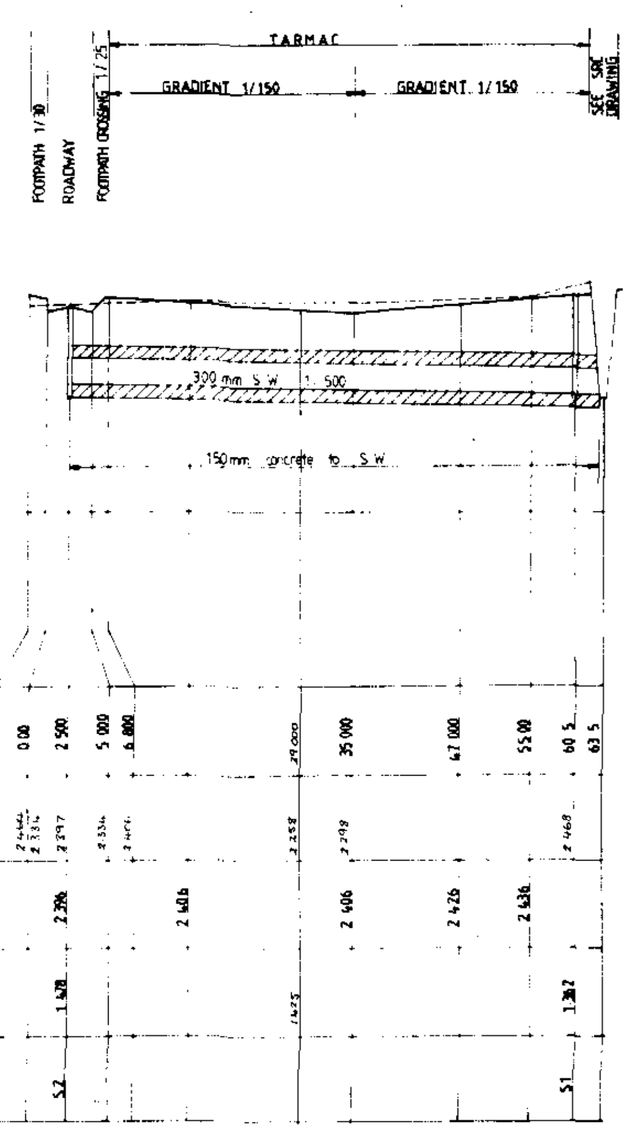
Date: June 1995
Drawn by: DW
Scale: 1:50 VERTICALLY, 1:500 HORIZONTALLY
Checked by:
Drawing No.: 12464/50
Revision: C

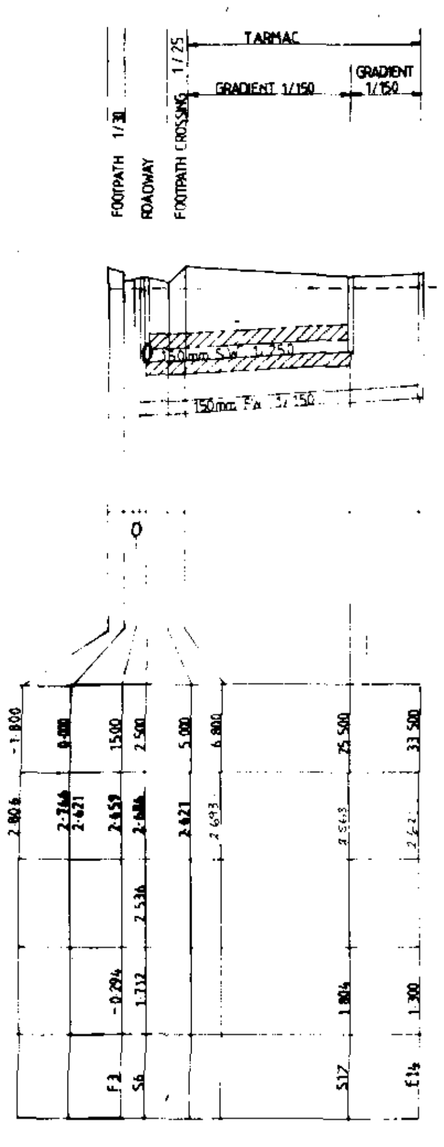
Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

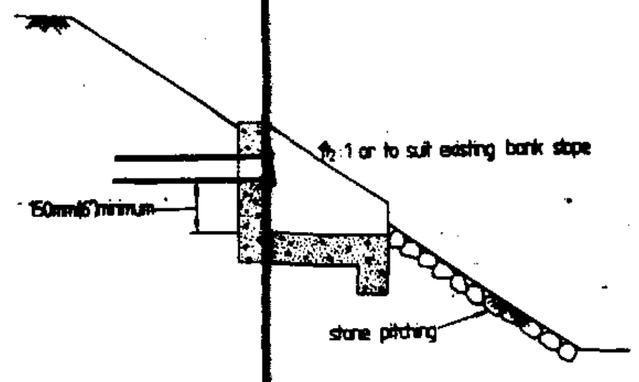
C. 29.09.95 Levels to foot paths revised. DCB
B. 05.09.95 Sections amended to Highways requirements DCB
A. 28.7.95 SECTIONS AMENDED TO SUIT NEW ROAD LAYOUT

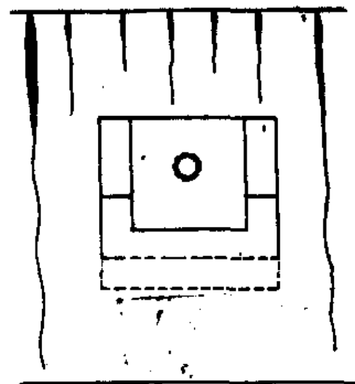












NOTE:
To be constructed of reinforced concrete, having dimensions to suit site conditions.
Flap valve if required to be of cast iron and double hung.

TYPICAL LAYOUT OF OUTFALL HEADWALL

1016/93

Proposed residential development at :-
The Delph
Long Sutton
for :-
Land and Building Consultancy
Lincolnshire County Council

Road Sections

c. 29.09.95 Levels & footpaths revised. DW
B. 08.09.95 sections amended & highway requirements DW
A. 28.7.95 SECTIONS AMENDED TO SUIT NEW ROAD LAYOUT

Meldrum Lee & Gillatt
Architects, Quantity Surveyors Management & Cost Consultants
Issuing Office:
Boston (0205) 364793
Skegness (0754) 763066
Grantham (0476) 590129

Date: June 1995
Drawn by: DW
Scale: 1:50 VERTICALLY, 1:500 HORIZONTALLY
Checked by:
Drawing No.: 12464/50
Revision: C

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

Chainage

Pipe Levels

Elec. Levels

Invert Levels

Chamber

Chainage

Pipe Levels

Elec. Levels

Invert Levels

Chamber

TYPICAL LAYOUT OF OUTFALL HEADWALL

Proposed residential development

Long Sutton

for -

Technical Building Consultancy

Lincolnshire County Council

Road Sections

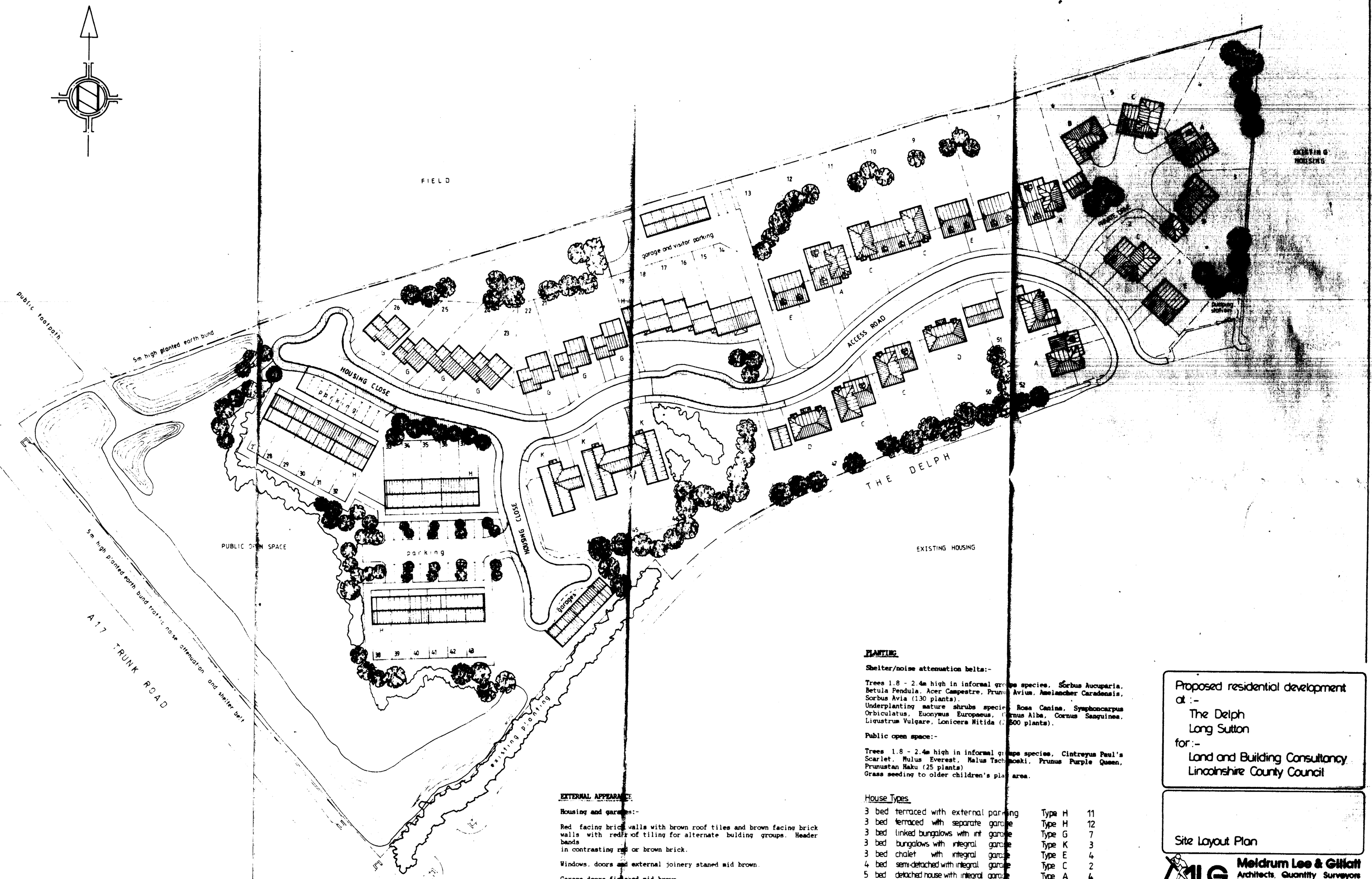
Meldrum Lee & Gilliatt

June 1995

1:50 @ A1

1:100 @ A3

12662/50



EXTERNAL APPEARANCE

Housing and garages:-

Red facing brick walls with brown roof tiles and brown facing brick walls with red/r of tiling for alternate bulding groups. Header bands
in contrasting red or brown brick.

Windows, doors and external joinery staned mid brown.

Garage doors finished mid brown.

Boundary fences:-

Houses rear gardens vertical lap board stained mid brown. (front gardens staked)

ROADS AND PATHS

Generally tarmac

Concrete block paviors - red brown

PLANTING

Shelter/noise attenuation belts:-

Trees 1.8 - 2.4m high in informal groups species, Sorbus Aucuparia, Betula Pendula, Acer Campestre, Prunus Avium, Amelanchier Caradensis, Sorbus Avia (130 plants).
Underplanting mature shrubs species Rosa Canina, Symphoncarpus Orbiculatus, Euonymus Europaeus, Cornus Alba, Cornus Sanguinea, Liqustrum Vulgare, Lonicera Nitida (1,500 plants).

Public open space:-

Trees 1.8 - 2.4m high in informal groups species, Cintreyus Paul's Scarlet, Mulus Everest, Malus Tschonoski, Prunus Purple Queen, Prunustan Haku (25 plants)
Grass seeding to older children's play area.

House Types

3 bed	terraced with external parking	Type H	11
3 bed	terraced with separate garage	Type H	12
3 bed	linked bungalows with int garage	Type G	7
3 bed	bungalows with integral garage	Type K	3
3 bed	chalet with integral garage	Type E	4
4 bed	semi-detached with integral garage	Type C	2
5 bed	detached house with integral garage	Type A	4
4 bed	detached house with integral garage	Type C	4
5 bed	detached house with separate garage	Type B	3
4 bed	detached house with separate garage	Type D	2
		Total	52

Proposed residential development at :-
The Delph
Long Sutton
for :-
Land and Building Consultancy
Lincolnshire County Council

Site Layout Plan

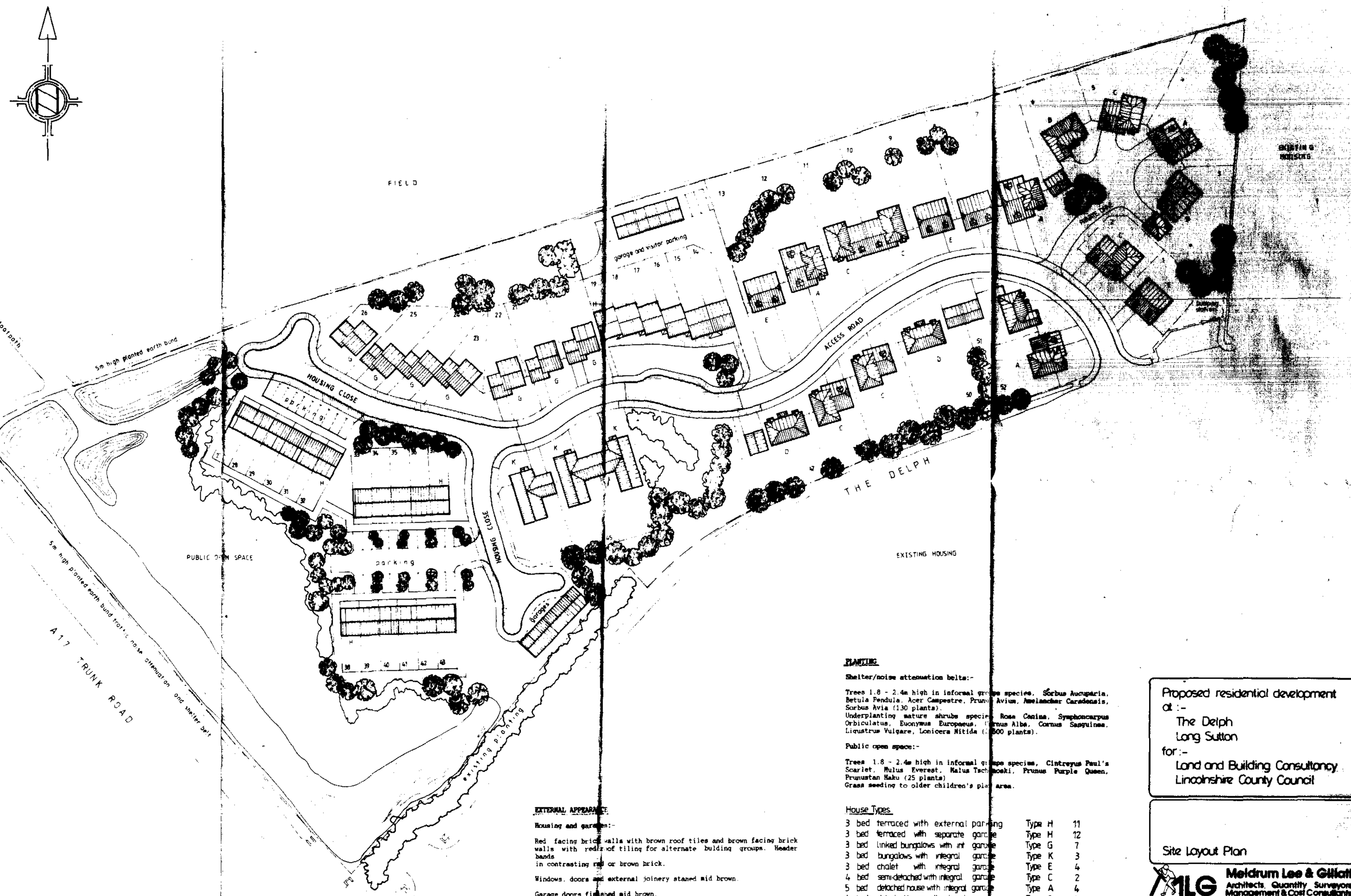
MLG Meldrum Lee & Gillatt
Architects, Quantity Surveyors Management & Cost Consultants

Issuing Office:
Boston (01205) 364795
Skegness (01754) 767066
Grantham (0476) 590139

Date: June 1995
Drawn by: DW
Scale: 1:500
Checked by:
Drawing No.: 12464/51
Revision:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

A0 ADMEL 813181-B



EXTERNAL APPEARANCE

Housing and garages:-

Red facing brick walls with brown roof tiles and brown facing brick walls with red roof tiling for alternate building groups. Header bands
in contrasting red or brown brick.

Windows, doors and external joinery stained mid brown.

Garage doors finished mid brown.

Boundary fences:-

Houses rear gardens vertical lap board stained mid brown. (front gardens staked)

ROADS AND PATHS

Generally tarmac

Concrete block paviors - red brown

PLANTING

Shelter/noise attenuation belts:-

Trees 1.8 - 2.4m high in informal groups species. Sorbus Aucuparia, Betula Pendula, Acer Campestre, Prunus Avius, Amelanchar Canadensis, Sorbus Avia (130 plants).
Underplanting mature shrubs species Rosa Canina, Symphoncarpus Orbiculatus, Euonymus Europaeus, Cornus Alba, Cornus Sanguinea, Ligustrus Vulgare, Lonicera Nitida (2500 plants).

Public open space:-

Trees 1.8 - 2.4m high in informal groups specims, Cintreyus Paul's Scarlet, Malus Everest, Malus Tschonoski, Prunus Purple Queen, Prunustan Haku (25 plants)
Grass seeding to older children's play area.

House Types

3 bed	terraced with external parking	Type	H	11
3 bed	terraced with separate garage	Type	H	12
3 bed	linked bungalows with int garage	Type	G	7
3 bed	bungalows with integral garage	Type	K	3
3 bed	chalet with integral garage	Type	E	4
4 bed	semi-detached with integral garage	Type	C	2
5 bed	detached house with integral garage	Type	A	4
4 bed	detached house with integral garage	Type	C	4
5 bed	detached house with separate garage	Type	B	3
4 bed	detached house with separate garage	Type	D	2
		Total		52

Proposed residential development at :-
The Delph
Long Sutton
for :-
Land and Building Consultancy
Lincolnshire County Council

Site Layout Plan

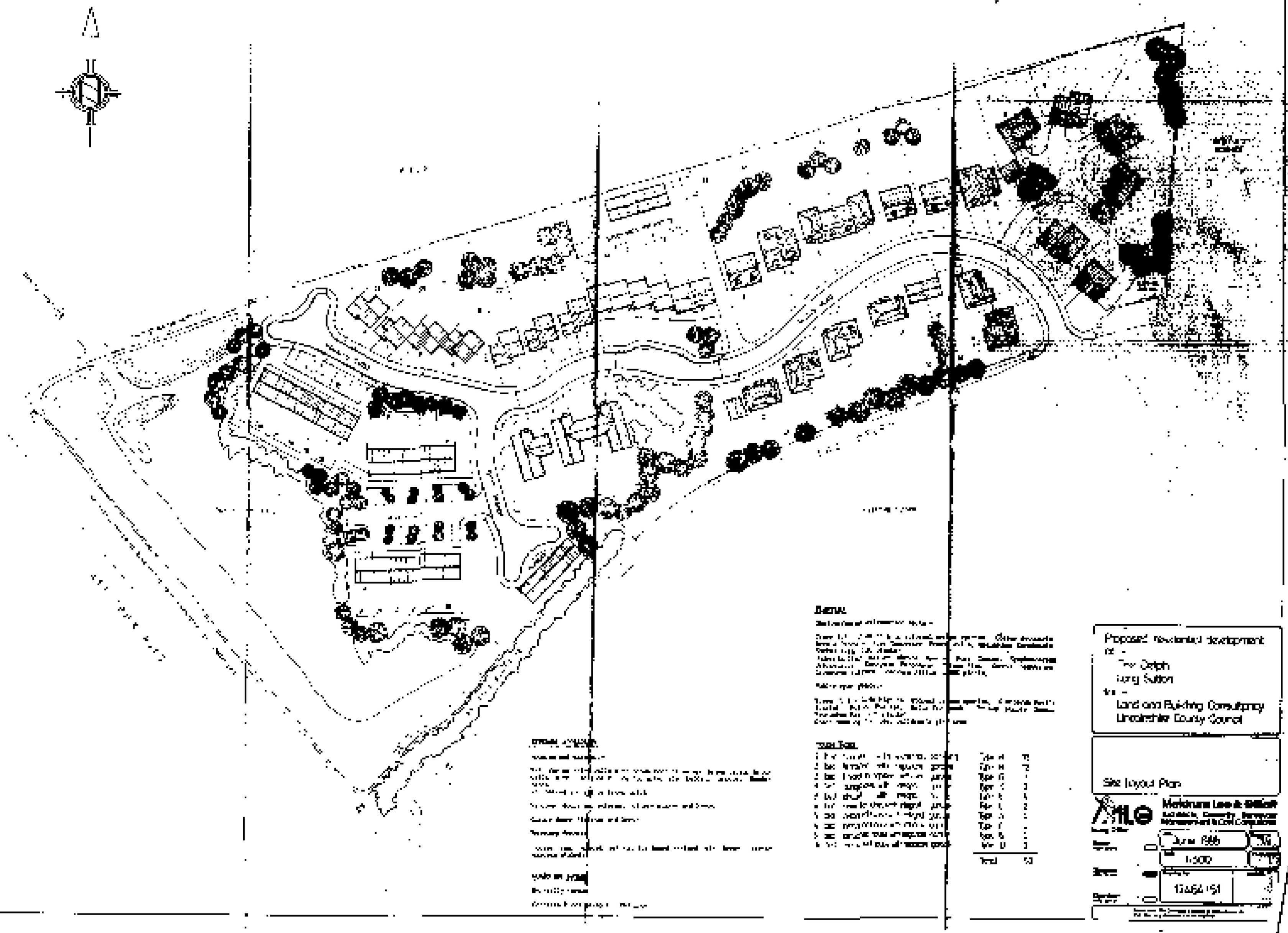
MLG
Meldrum Lee & Gilliatt
Architects, Quantity Surveyors Management & Cost Consultants

Issuing Office:
Boston (01205) 364793
Skegness (01754) 767666
Grantham (01476) 590129

Date: June 1995
Drawn by: DW
Scale: 1:500
Checked by:
Drawing No.: 12464/51
Revision:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

AM ADMEL 913161 B



Proposed residential development
at -
Tow Delph
Long Sutton
for -
Land and Building Consultancy
Lincolnshire County Council

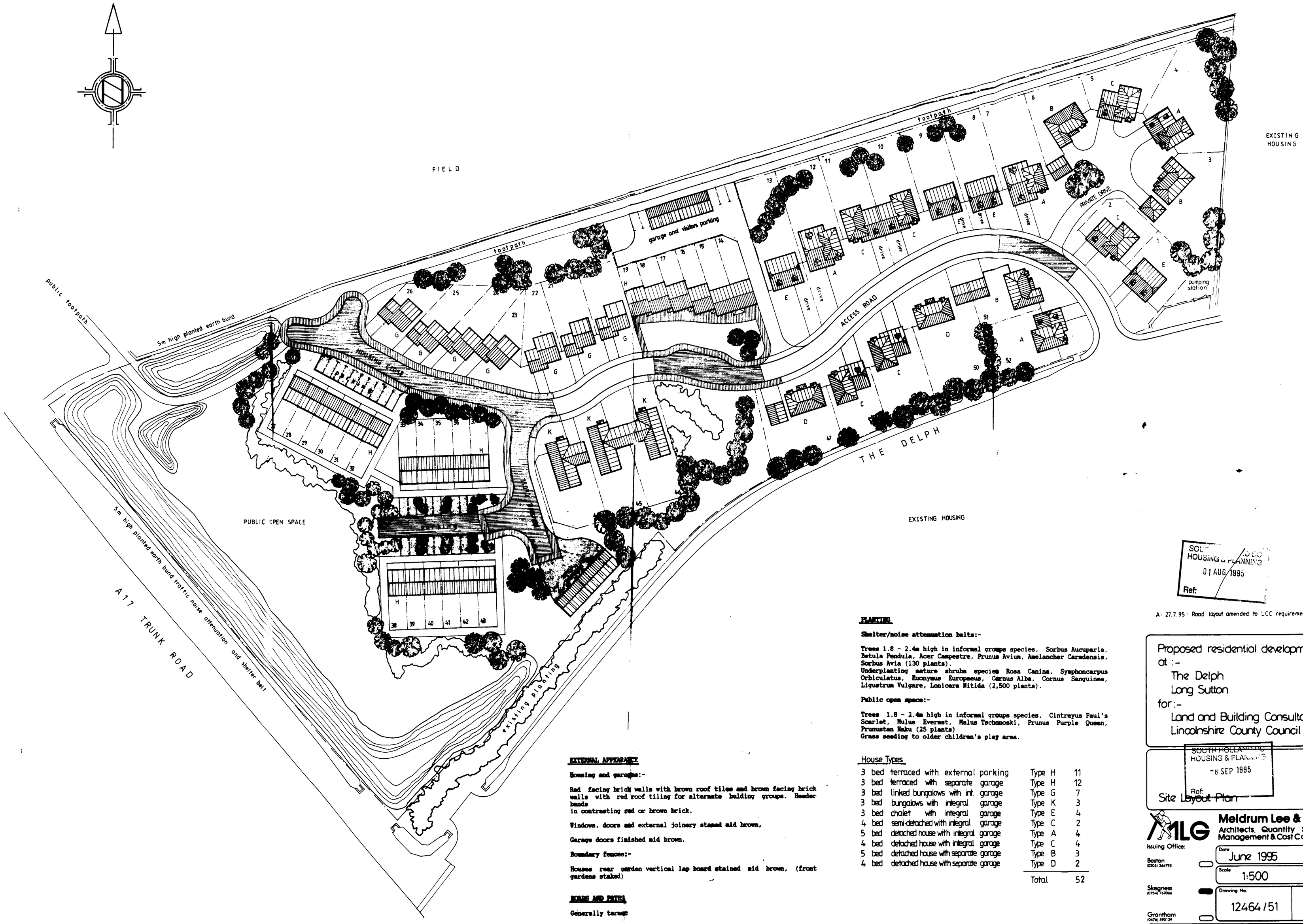
Site Layout Plan

Mewburns Lee & Elliott
Architects, Property Surveyors
Management & Civil Consultants

June 1986

1:500

13464/51



EXTERNAL APPEARANCE

Housing and garages:-

Red facing brick walls with brown roof tiles and brown facing brick walls with red roof tiling for alternate bulding groups. Header bands
in contrasting red or brown brick.

Windows, doors and external joinery stained mid brown,

Garage doors finished mid brown.

Boundary fences:-

Houses rear garden vertical lap board stained mid brown, (front gardens staked)

ROADS AND PATHS

Generally tarmac

Concrete block gaviors - red brown

PLANTING

Shelter/noise attenuation belts:-

Trees 1.8 - 2.4m high in informal groups species, Sorbus Aucuparia, Betula Pendula, Acer Campestre, Prunus Avium, Amelancher Caradensis, Sorbus Avia (130 plants).
Underplanting mature shrubs species Rosa Canina, Symphoncarpus Orbiculatus, Euonyeus Europeeus, Cornus Alba, Cornus Sanguinea, Ligustrum Vulgare, Lonicera Nitida (2,500 plants).

Public open space:-

Trees 1.8 - 2.4m high in informal groups species, Cintreyus Paul's Scarlet, Malus Everest, Malus Tschonoski, Prunus Purple Queen, Prunustan Haku (25 plants)
Grass seeding to older children's play area.

House Types

3 bed	terraced	with external parking	Type H	11
3 bed	terraced	with separate garage	Type H	12
3 bed	linked bungalows	with int. garage	Type G	7
3 bed	bungalows	with integral garage	Type K	3
3 bed	chalet	with integral garage	Type E	4
4 bed	semi-detached	with integral garage	Type C	2
5 bed	detached house	with integral garage	Type A	4
4 bed	detached house	with integral garage	Type C	4
5 bed	detached house	with separate garage	Type B	3
4 bed	detached house	with separate garage	Type D	2
			Total	52

SOUTH HOLLAND DC
HOUSING & PLANNING
01 AUG 1995
Ref:

A: 27.7.95 : Road layout amended to LCC requirements

Proposed residential development
at :-
The Delph
Long Sutton
for :-
Land and Building Consultancy
Lincolnshire County Council

SOUTH HOLLAND DC
HOUSING & PLANNING
-8 SEP 1995
Ref:

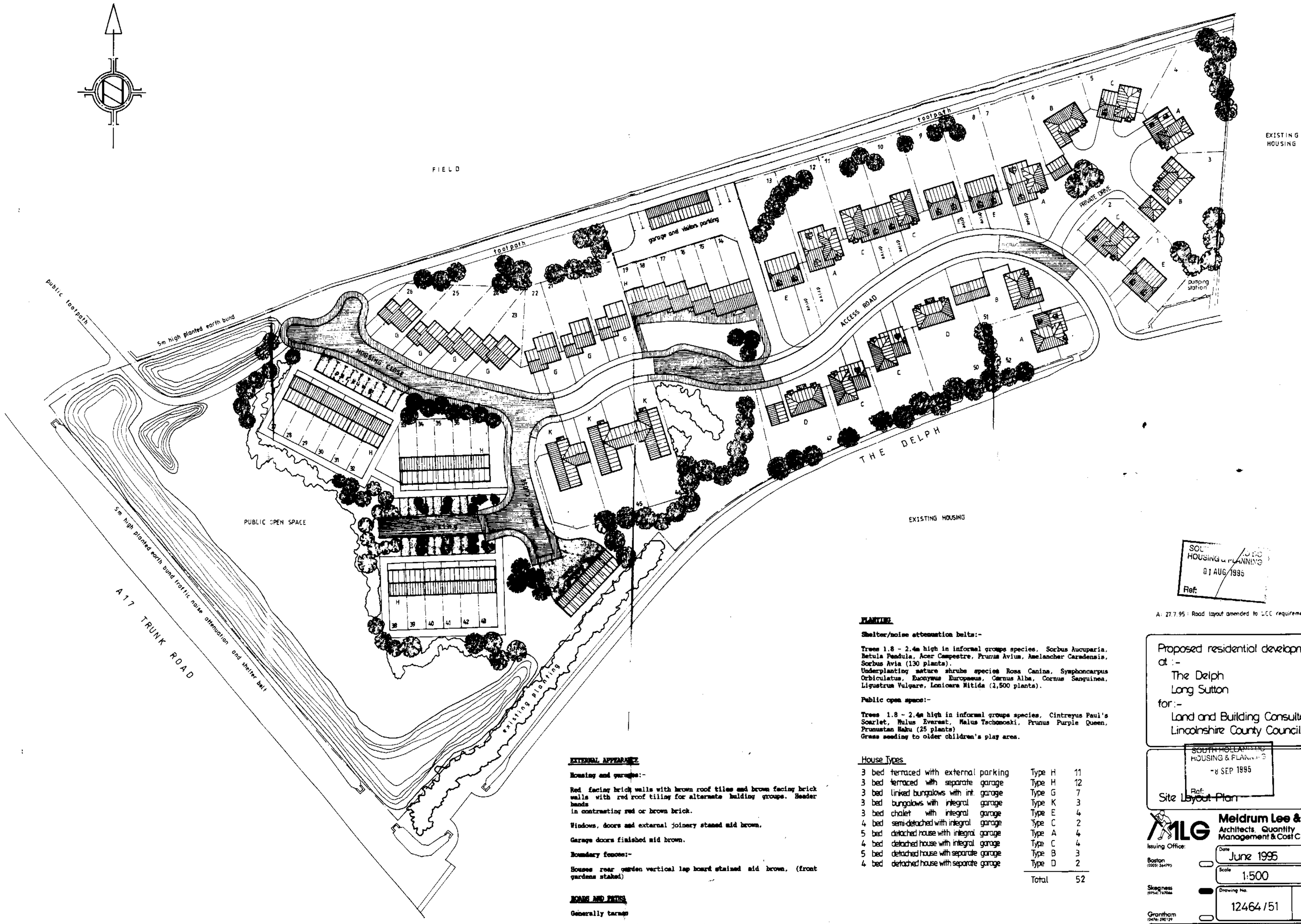
Site Layout Plan

MLG
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants
Issuing Office:
Boston (0205) 364793
Skegness (0754) 767066
Grantham (0476) 590129

Date: June 1995 | Drawn by: DW
Scale: 1:500 | Checked by:
Drawing No.: 12464/51 | Revision: A

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

A 912161/8



EXISTING HOUSING

EXTERNAL APPEARANCE

Housing and garages:-

Red facing brick walls with brown roof tiles and brown facing brick walls with red roof tiling for alternate building groups. Header bands in contrasting red or brown brick.

Windows, doors and external joinery stained mid brown.

Garage doors finished mid brown.

Boundary fences:-

Houses rear garden vertical lap board stained mid brown. (front gardens staked)

ROADS AND PATHS

Generally tarmac

Concrete block paviors - red brown

PLANTING

Shelter/noise attenuation belts:-

Trees 1.8 - 2.4m high in informal groups species, Sorbus Aucuparia, Betula Pendula, Acer Campestre, Prunus Avium, Amelancher Caradensis, Sorbus Avia (130 plants).
Underplanting mature shrubs species Rosa Canina, Symphoncarpus Orbiculatus, Euonymus Europaeus, Cornus Alba, Cornus Sanguinea, Ligustrum Vulgare, Lonicera Nitida (2,500 plants).

Public open space:-

Trees 1.8 - 2.4m high in informal groups species, Cintreyus Paul's Scarlet, Malus Everest, Malus Tschonoski, Prunus Purple Queen, Prunustan Haku (25 plants)
Grass seeding to older children's play area.

House Types

3 bed	terraced	with external parking	Type H	11
3 bed	terraced	with separate garage	Type H	12
3 bed	linked bungalows	with int. garage	Type G	7
3 bed	bungalows	with integral garage	Type K	3
3 bed	chalet	with integral garage	Type E	4
4 bed	semi-detached	with integral garage	Type C	2
5 bed	detached house	with integral garage	Type A	4
4 bed	detached house	with integral garage	Type C	4
5 bed	detached house	with separate garage	Type B	3
4 bed	detached house	with separate garage	Type D	2
			Total	52

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
01 AUG 1995
Ref:

A: 27.7.95 : Road layout amended to LCC requirements.

Proposed residential development at :-
The Delph
Long Sutton
for :-
Land and Building Consultancy
Lincolnshire County Council

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
-8 SEP 1995
Ref:

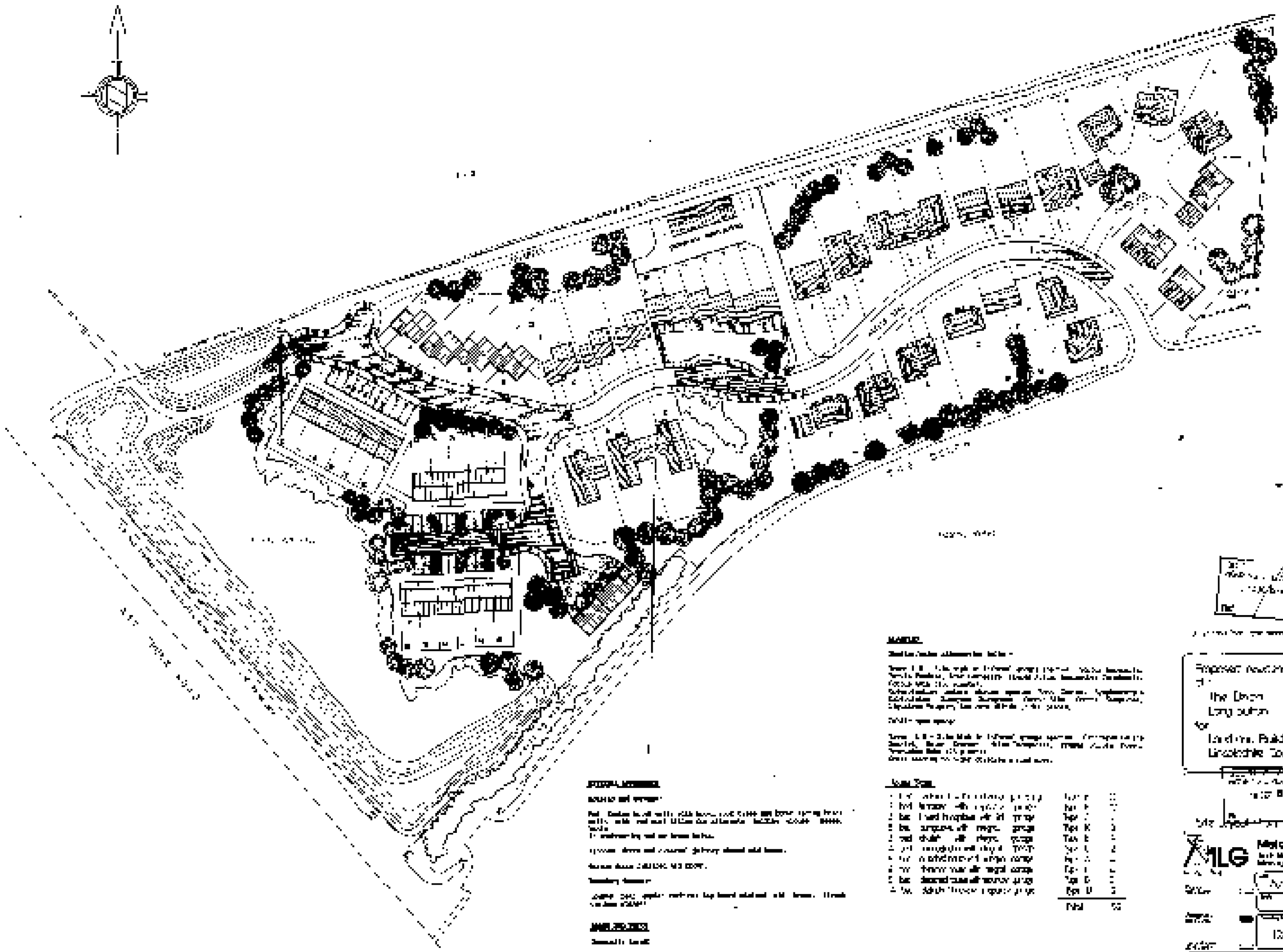
Site Layout Plan

MLG
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants
Issuing Office:
Boston (0205) 364795
Skegness (07547) 67066
Grantham (0476) 590129

Date: June 1995 | Drawn by: DW
Scale: 1:500 | Checked by:
Drawing No.: 12464/51 | Revision: A

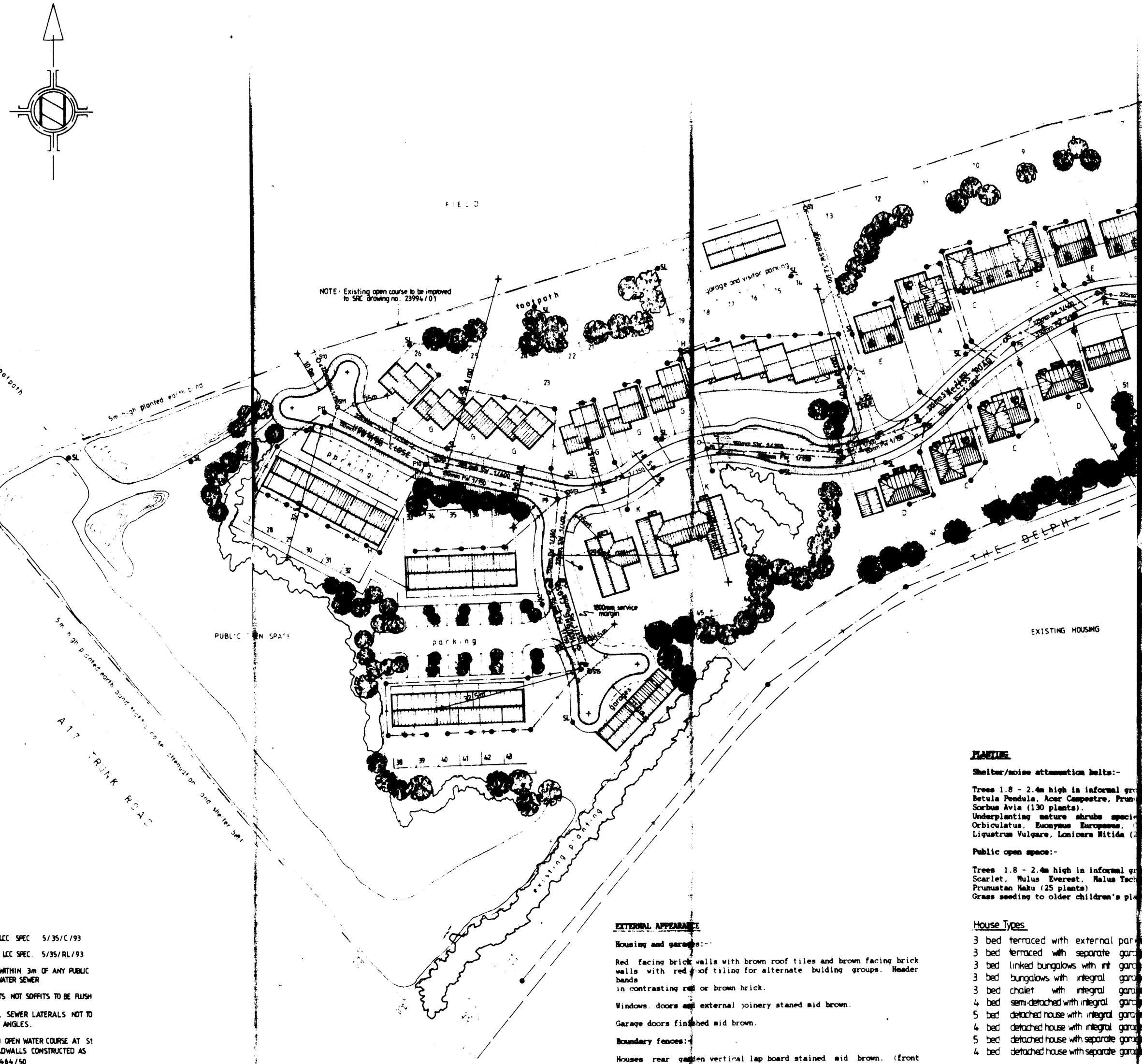
Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

913181/6



Proposed residential development
at
The Drove
Long Sutton
for
Lincolnshire Building Consultancy
Lincolnshire County Council

Malcolm Lee & Gillett
Chartered Surveyors
Scale 1:500
Date 12/04/01
Drawing No. A



NOTES

1. BLOCK PAVIOURED AREAS
2. ● SL STREET LIGHTING COLUMN TO LCC SPEC 5/35/C/93
3. ● SL STREET LIGHTING COLUMN TO LCC SPEC. 5/35/RL/93
4. NO BUILDING TO BE ERECTED WITHIN 3m OF ANY PUBLIC UTILITY, FOUL OR SURFACE WATER SEWER
5. SURFACE WATER SEWER INVERTS NOT SOFFITS TO BE FLUSH
6. JUNCTIONS FROM INDIVIDUAL SEWER LATERALS NOT TO ENTER MAIN SEWER AT RIGHT ANGLES.
7. SURFACE WATER OUTLETS TO OPEN WATER COURSE AT S1 AND S10 ARE TO HAVE HEADWALLS CONSTRUCTED AS DETAILED ON DRWG.NO. 12464/50
8. DWELLINGS TO HAVE INDIVIDUAL SURFACE WATER SOAKAWAY

EXTERNAL APPEARANCE

Housing and garages:-

Red facing brick walls with brown roof tiles and brown facing brick walls with red roof tiling for alternate bulding groups. Header bands in contrasting red or brown brick.

Windows, doors and external joinery stained mid brown.

Garage doors finished mid brown.

Boundary fences:-

Houses rear garden vertical lap board stained mid brown. (front gardens staked)

ROADS AND PATHS

Generally tarmac

Concrete block paviors - red brown

PLANTING

Shelter/noise attenuation belts:-

Trees 1.8 - 2.4m high in informal groups species, Betula Pendula, Acer Campestre, Prunus Avium, Sorbus Avia (130 plants).
Underplanting mature shrubs species Rosa Canina, Orbiculatus, Euonymus Europeaus, Liqustrum Vulgare, Lonicera Hitida (

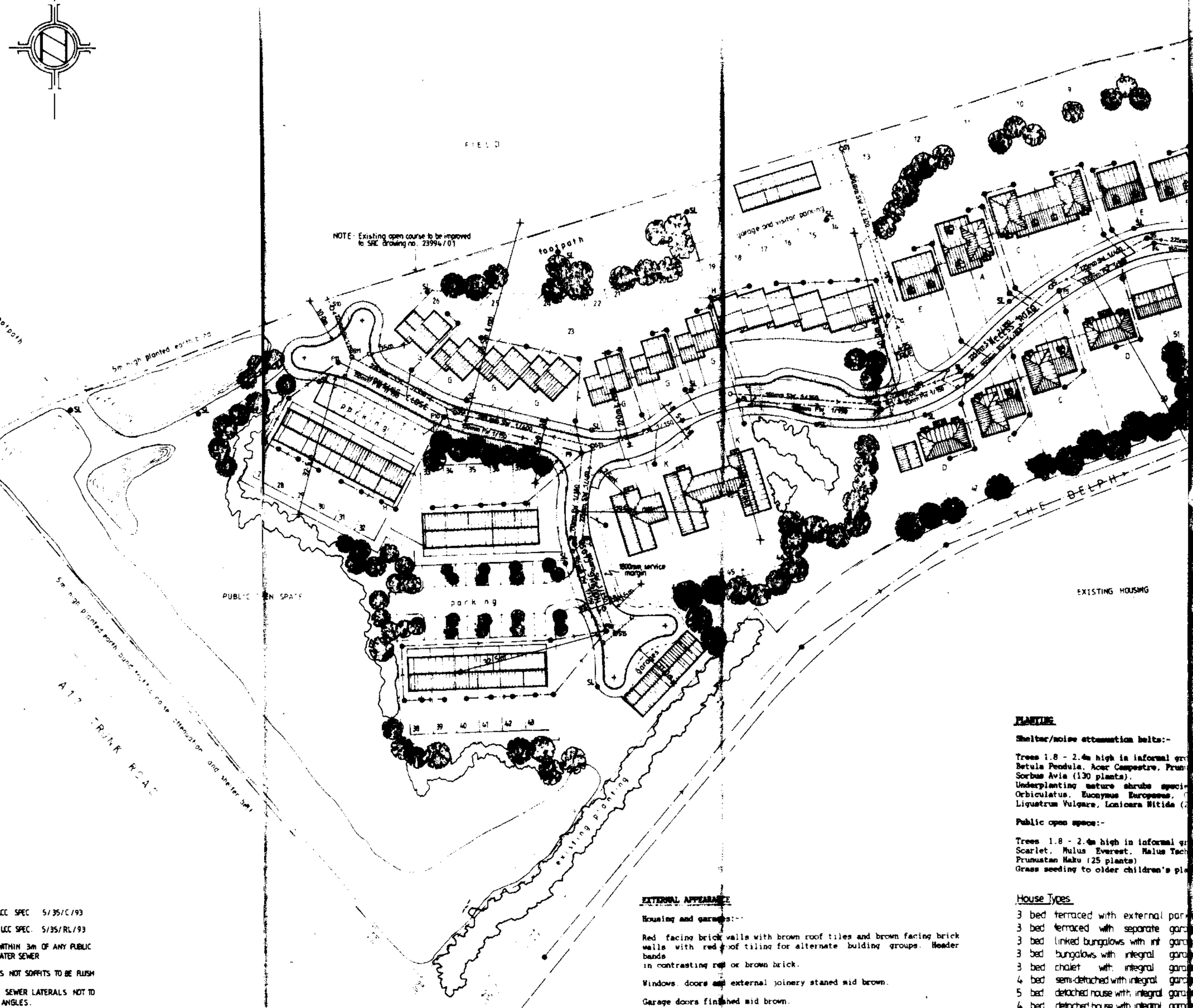
Public open space:-

Trees 1.8 - 2.4m high in informal groups species, Scarlet, Malus Everest, Malus Prunustan Haku (25 plants)
Grass seeding to older children's play areas.

House Types

3 bed	terraced with external parking	Type H	11
3 bed	terraced with separate garage	Type H	12
3 bed	linked bungalows with int garage	Type G	7
3 bed	bungalows with integral garage	Type K	3
3 bed	chalet with integral garage	Type E	4
4 bed	semi-detached with integral garage	Type C	2
5 bed	detached house with integral garage	Type A	4
4 bed	detached house with integral garage	Type C	4
5 bed	detached house with separate garage	Type B	3
4 bed	detached house with separate garage	Type D	2
		Total	52

Proposed residential development
at:-
The Farm,
Long Sutton
for:-
Kirk and Kirk Partnership
Limited (Receivers)
Plan of proposed layout
Site Layout Plan
Date
Scale
Drawing no. 12464/01





NOTES.

1. BLOCK FAVOURED AREAS
2. ● SL STREET LIGHTING COLUMN TO LCC SPEC 5/35/C/93
3. ● SL STREET LIGHTING COLUMN TO LCC SPEC. 5/35/RL/93
4. NO BUILDING TO BE ERECTED WITHIN 3m OF ANY PUBLIC UTILITY, FOUL OR SURFACE WATER SEWER
5. SURFACE WATER SEWER INVERTS NOT SOFFITS TO BE FLUSH
6. JUNCTIONS FROM INDIVIDUAL SEWER LATERALS NOT TO ENTER MAIN SEWER AT RIGHT ANGLES.
7. SURFACE WATER OUTLETS TO OPEN WATER COURSE AT S1 AND S10 ARE TO HAVE HEADWALLS CONSTRUCTED AS DETAILED ON DRWG.NO. 12464/50
8. DWELLINGS TO HAVE INDIVIDUAL SURFACE WATER SOAKAWAY

EXTERNAL APPEARANCE

Housing and garages:-

Red facing brick walls with brown roof tiles and brown facing brick walls with red roof tiling for alternate building groups. Header bands in contrasting red or brown brick.

Windows, doors and external joinery stained mid brown.

Garage doors finished mid brown.

Boundary fences:-

Houses rear garden vertical lap board stained mid brown. (front gardens staked)

ROADS AND PATHS

Generally tarmac

Concrete block paviors - red brown

PLANTING

Shelter/noise attenuation belts:-

Trees 1.8 - 2.4m high in informal groups species, Betula Pendula, Betula Pendula, Acer Campestre, Prunus Avium, Sorbus Aria (130 plants).
Underplanting mature shrubs species, Ilex Aquifolium, Corylus Avellana, Crataegus Monogyna, Euonymus Europaeus, Prunus Spinosa, Ligustrum Vulgare, Lonicera Nitida (2000 plants).

Public open space:-

Trees 1.8 - 2.4m high in informal groups species, Malus Scarlet, Malus Everest, Malus Tschonoskii, Prunus Sargent Prunus Amanogawa, Prunus Hakuo (25 plants)
Grass seeding to older children's play area.

House Types

3 bed	terraced with external parking	Type H	11
3 bed	terraced with separate garage	Type H	12
3 bed	linked bungalows with int garage	Type G	7
3 bed	bungalows with integral garage	Type K	3
3 bed	chalet with integral garage	Type E	4
4 bed	semi-detached with integral garage	Type C	2
5 bed	detached house with integral garage	Type A	4
4 bed	detached house with integral garage	Type C	4
5 bed	detached house with separate garage	Type B	3
4 bed	detached house with separate garage	Type D	2
		Total	52

Proposed residential development
at -
The Delph,
Long Sutton
for -
Lord of the Manor Limited
Lincolnshire

Plans of external works

Site Layout Plan

Scale 1:500

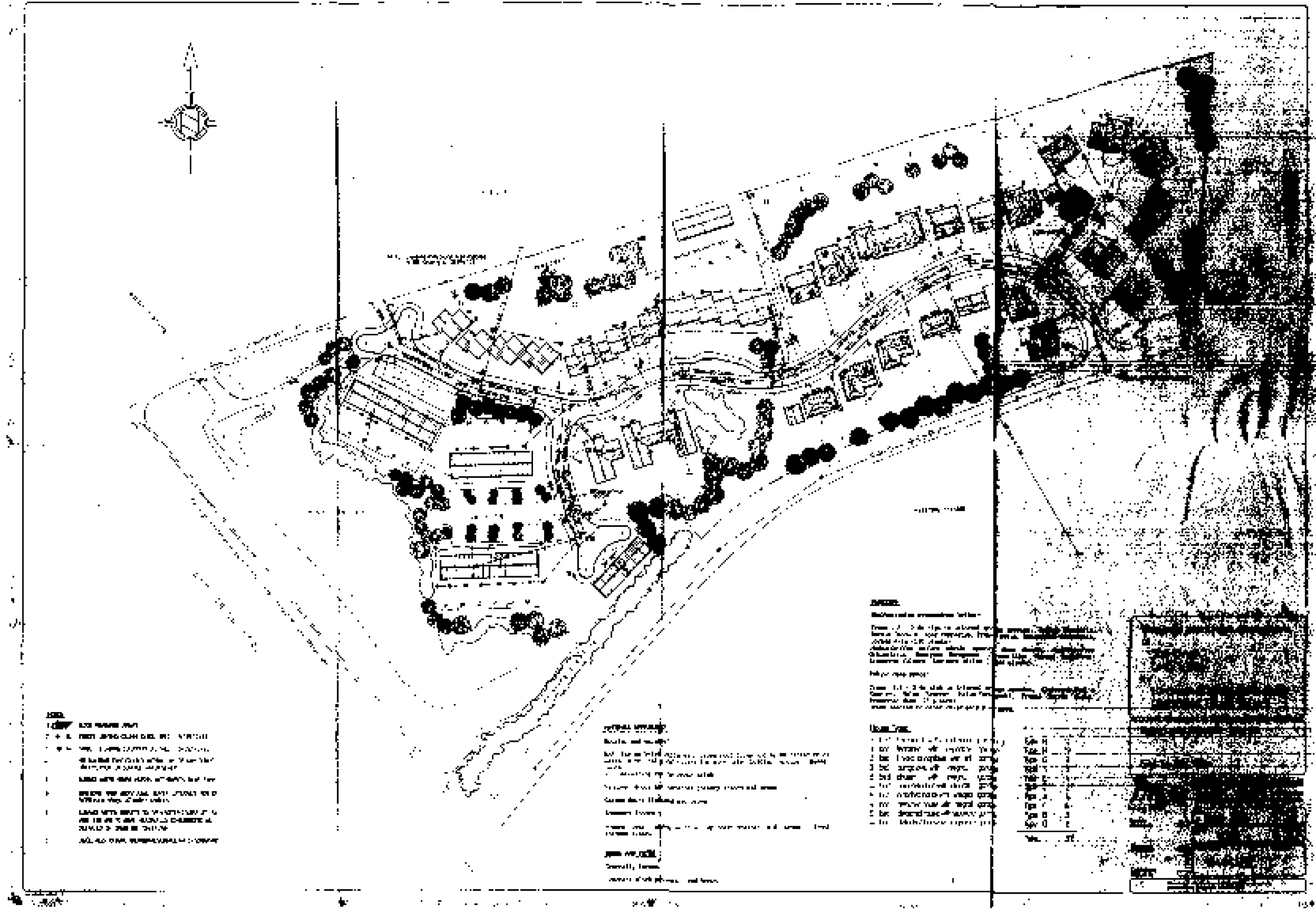
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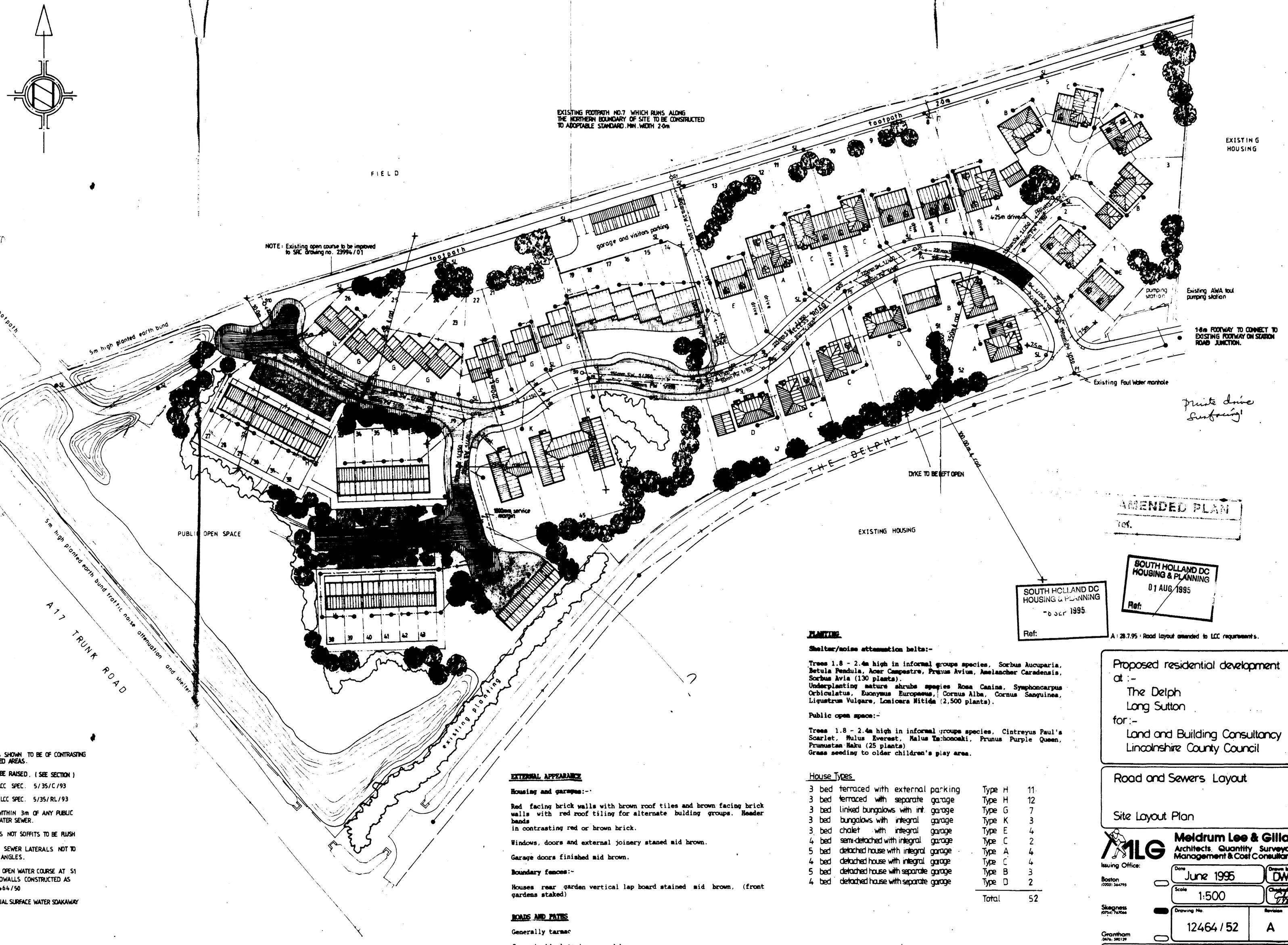
Date

Check

Drawing No. 12464/10

Revision





AMENDED PLAN
Ref.

SOUTH HOLLAND DC HOUSING & PLANNING
01 AUG 1995
Ref:

SOUTH HOLLAND DC HOUSING & PLANNING
-6 SEP 1995
Ref:

A : 28.7.95 : Road layout amended to LCC requirements.

NOTES

BLOCK PAVED PARKING AREAS SHOWN TO BE OF CONTRASTING COLOUR TO OTHER BLOCK PAVED AREAS.

BLOCK PAVOURED AREAS TO BE RAISED. (SEE SECTION)

● SL STREET LIGHTING COLUMN TO LCC SPEC. 5/35/C/93

● SL STREET LIGHTING COLUMN TO LCC SPEC. 5/35/RL/93

NO BUILDING TO BE ERECTED WITHIN 3m OF ANY PUBLIC UTILITY, FOUL OR SURFACE WATER SEWER.

SURFACE WATER SEWER INVERTS NOT SOFFITS TO BE FLUSH

JUNCTIONS FROM INDIVIDUAL SEWER LATERALS NOT TO ENTER MAIN SEWER AT RIGHT ANGLES.

SURFACE WATER OUTLETS TO OPEN WATER COURSE AT S1 AND S10 ARE TO HAVE HEADWALLS CONSTRUCTED AS DETAILED ON DRWG.NO. 12464/50

DWELLINGS TO HAVE INDIVIDUAL SURFACE WATER SOAKAWAY

EXTERNAL APPEARANCE

Housing and garages:-

Red facing brick walls with brown roof tiles and brown facing brick walls with red roof tiling for alternate bulding groups. Header bands
in contrasting red or brown brick.

Windows, doors and external joinery staned mid brown.

Garage doors finished mid brown.

Boundary fences:-

Houses rear garden vertical lap board stained mid brown, (front gardens staked)

ROADS AND PATHS

Generally tarmac

Concrete block paviors - red brown

PLANTING

Shelter/noise attenuation belts:-

Trees 1.8 - 2.4m high in informal groups species, Sorbus Aucuparia, Betula Pendula, Acer Campestre, Prunus Avium, Amelanchar Caradensis, Sorbus Avia (130 plants).
Underplanting mature shrubs species Rosa Canina, Symphoncarpus Orbiculatus, Euonymus Europaeus, Cornus Alba, Cornus Sanguinea, Ligustrum Vulgare, Lonicera Nitida (2,500 plants).

Public open space:-

Trees 1.8 - 2.4m high in informal groups species, Cintreyus Paul's Scarlet, Malus Everest, Malus Tschonoski, Prunus Purple Queen, Prunustan Haku (25 plants)
Grass seeding to older children's play area.

House Types

3 bed	terraced with external parking	Type H	11
3 bed	terraced with separate garage	Type H	12
3 bed	linked bungalows with int. garage	Type G	7
3 bed	bungalows with integral garage	Type K	3
3 bed	chalet with integral garage	Type E	4
4 bed	semi-detached with integral garage	Type C	2
5 bed	detached house with integral garage	Type A	4
4 bed	detached house with integral garage	Type C	4
5 bed	detached house with separate garage	Type B	3
4 bed	detached house with separate garage	Type D	2
		Total	52

Proposed residential development at :-
The Delph
Long Sutton
for :-
Land and Building Consultancy
Lincolnshire County Council

Road and Sewers Layout

Site Layout Plan

MLG Meldrum Lee & Gillat
Architects, Quantity Surveyor Management & Cost Consultanc

Issuing Office:
Boston (0205) 364795
Skegness (0754) 767066
Grantham (0476) 590129

Date: June 1995
Drawn by: DW
Scale: 1:500
Checked
Drawing No.: 12464/52
Revision: A

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect

EXISTING FOOTPATH NO.7 WHICH RUNS ALONG THE NORTHERN BOUNDARY OF SITE TO BE CONSTRUCTED TO ADOPTABLE STANDARD. MIN. WIDTH 2·0m

FIELD

NOTE: Existing open course to be improved to SRC drawing no. 23994/01

public footpath

5m high planted earth bund

footpath

garage and visitors parking

EXISTING HOUSING

Existing AWA foul pumping station

1·8m FOOTWAY TO CONNECT TO EXISTING FOOTWAY ON STATION ROAD JUNCTION.

Existing Foul Water manhole

private drive
Surfacing!

THE DELPH

DYKE TO BE LEFT OPEN

PUBLIC OPEN SPACE

EXISTING HOUSING

5m high planted earth bund traffic noise attenuation and shelter belt

A17 TRUNK ROAD

existing planting

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
01 AUG 1995
Ref:

SOUTH HOLLAND DC
HOUSING & PLANNING
-6 SEP 1995
Ref:

A : 28.7.95 - Road layout amended to LCC requirements.

NOTES

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DWELLINGS TO HAVE INDIVIDUAL SURFACE WATER SOAKAWAY

EXTERNAL APPEARANCE

Housing and garages:-

Red facing brick walls with brown roof tiles and brown facing brick walls with red roof tiling for alternate bulding groups. Header bands in contrasting red or brown brick.

Windows, doors and external joinery stained mid brown.

Garage doors finished mid brown.

Boundary fences:-

Houses rear garden vertical lap board stained mid brown. (front gardens staked)

ROADS AND PATHS

Generally tarmac

Concrete block paviors - red brown

PLANTING

Shelter/noise attenuation belts:-

Trees 1.8 - 2.4m high in informal groups species, Sorbus Aucuparia, Betula Pendula, Acer Campestre, Prunus Avium, Amelanchar Caradensis, Sorbus Avia (130 plants).
Underplanting mature shrubs species Rosa Canina, Symphoncarpus Orbiculatus, Euonymus Europaeus, Cornus Alba, Cornus Sanguinea, Ligustrum Vulgare, Lonicera Nitida (2,500 plants).

Public open space:-

Trees 1.8 - 2.4m high in informal groups species, Cintreyus Paul's Scarlet, Malus Everest, Malus Toshoensis, Prunus Purple Queen, Prunustan Haku (25 plants)
Grass seeding to older children's play area.

House Types

3 bed	terraced with external parking	Type H	11
3 bed	terraced with separate garage	Type H	12
3 bed	linked bungalows with int garage	Type G	7
3 bed	bungalows with integral garage	Type K	3
3 bed	chalet with integral garage	Type E	4
4 bed	semi-detached with integral garage	Type C	2
5 bed	detached house with integral garage	Type A	4
4 bed	detached house with integral garage	Type C	4
5 bed	detached house with separate garage	Type B	3
4 bed	detached house with separate garage	Type D	2
		Total	52

Proposed residential development at :-
The Delph
Long Sutton
for :-
Land and Building Consultancy
Lincolnshire County Council

Road and Sewers Layout

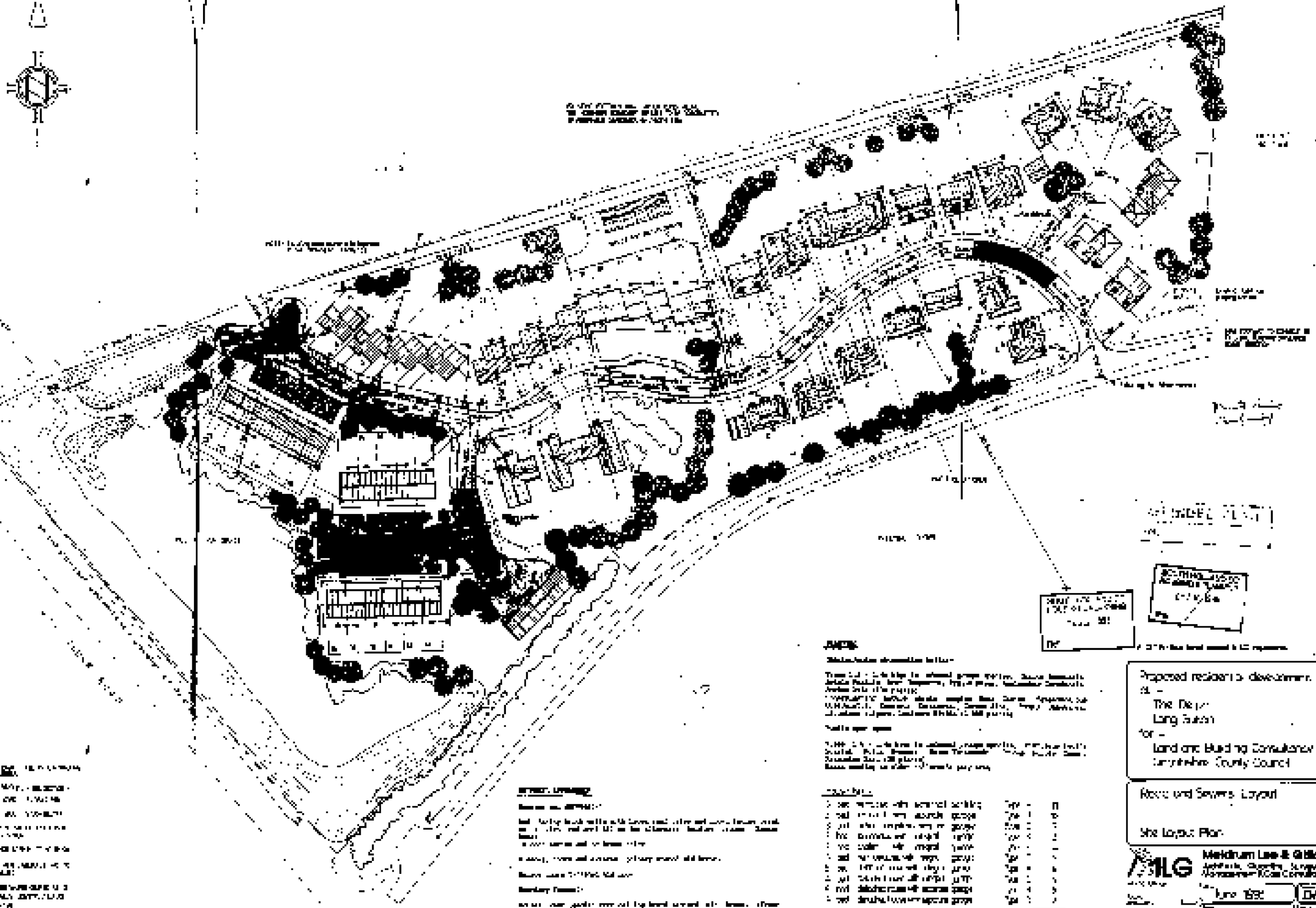
Site Layout Plan

MLG Meldrum Lee & Gillatt
Architects, Quantity Surveyors, Management & Cost Consultants

Issuing Office:
Boston (0205) 364799
Skegness (0754) 763566
Grantham (0476) 590129

Date: June 1995
Drawn by: DW
Scale: 1:500
Checked by: DW
Drawing No: 12464/52
Revision: A

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect



Proposed residential development
at –
The Depot
Long Sutton
for –
Land and Building Consultancy
Somerset County Council

Roads and Sewers Layout

Site Layout Plan

MLG

Meldrum Lee & Gillard
Architects, Planning, Surveyors
Somerset Road Consultants

June 1992

1:500

12464/50

A

AMENDED PLAN

PLAN ONE

SOUTH BOSTON AND DC HOUSING DEVELOPMENT

Proposed residence development
on
The Delphi
Long Island
for
Lord and Sunday Company
Lincolnshire Dairy Queen

Flood and Seismic Impact

Site Layout Plan

Table

Type H	11	
Type H	12	
Type G	7	
Type K	3	
Type A	4	
Type C	3	
Type B	2	
Type D	2	

Existing Railway Station

Extension of Bypass

Proposed Footpath

Proposed Bus Stop

Proposed Cycle Route

AMENDED PLAN

(DRAWN ON FILE)

SOUTH WEST AND DC
HOUSING DEVELOPMENT
6 JUN 1985
FILED

Proposed residential development
at
The Delph
Long Sutton
for
Lord and Bunting Group Limited
Lincolnshire Property Developers

Flood and Sewage Layout

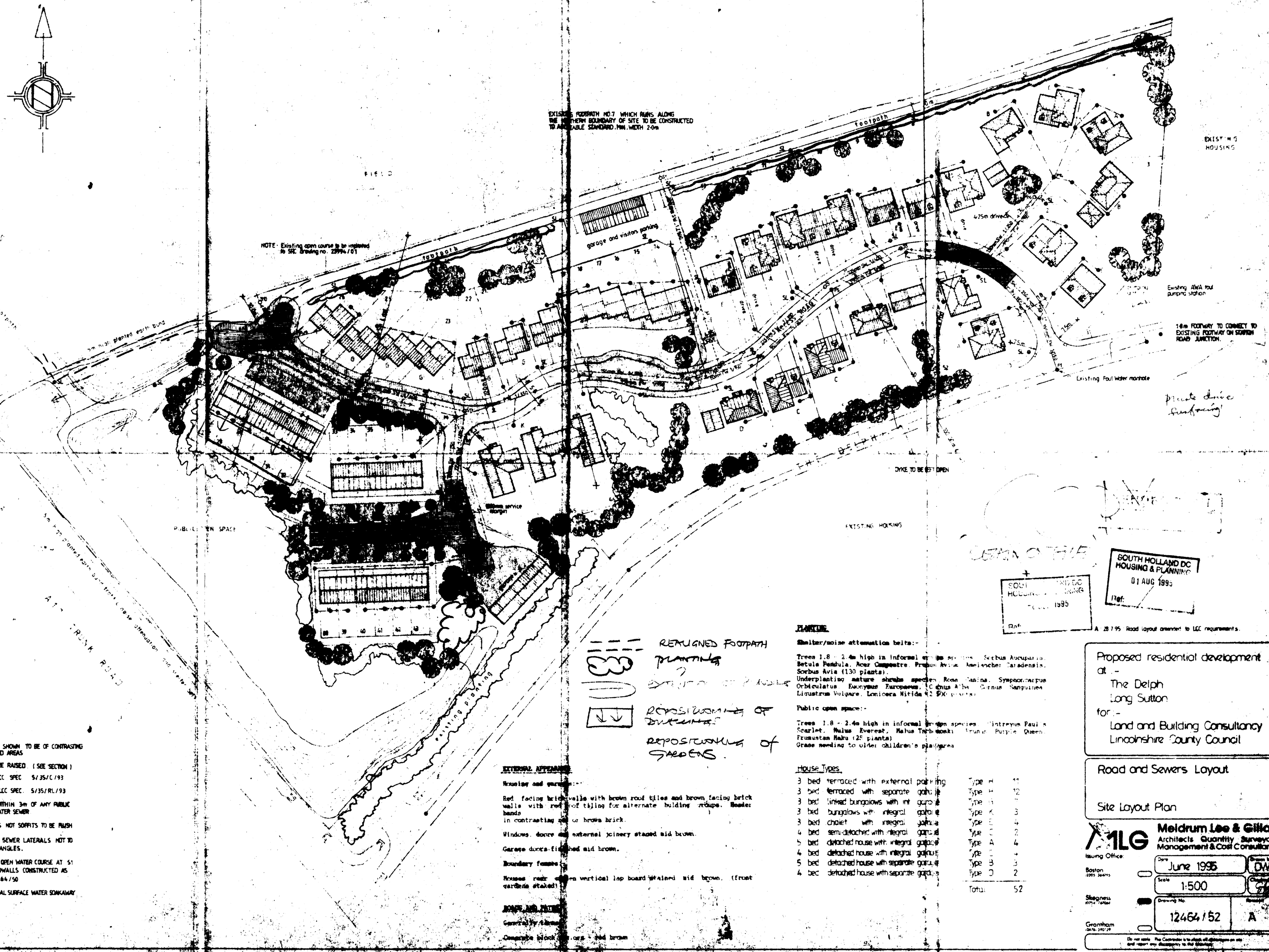
Site Layout Plan

Table

Type A	1	2
Type B	2	3
Type C	3	4
Type D	4	5
Type E	5	6
Type F	6	7
Type G	7	8
Type H	12	9
Type J	11	10

Revised Proposal
Amendment
Extension of Bungalow
Proposed Garage
Proposed Dwelling
Proposed Development of
Spalding





NOTES

BLOCK PAVED PARKING AREAS SHOWN THUS TO BE OF CONTRASTING COLOUR TO OTHER BLOCK PAVED AREAS

BLOCK PAVOURED AREAS TO BE RAISED. (SEE SECTION)

SL STREET LIGHTING COLUMN TO LCC SPEC. S/35/C/93

SL STREET LIGHTING COLUMN TO LCC SPEC. S/35/RL/93

NO BUILDING TO BE ERECTED WITHIN 3m OF ANY PUBLIC UTILITY, FOUL OR SURFACE WATER SEWER

SURFACE WATER SEWER INVERTS NOT SOFFITS TO BE FLUSH

JUNCTIONS FROM INDIVIDUAL SEWER LATERALS NOT TO ENTER MAIN SEWER AT RIGHT ANGLES.

SURFACE WATER OUTLETS TO OPEN WATER COURSE AT S1 AND S10 ARE TO HAVE HEADWALLS CONSTRUCTED AS DETAILED ON DRWG NO 12464/50

DWELLINGS TO HAVE INDIVIDUAL SURFACE WATER SOAKAWAY

EXTERNAL APPEARANCE

Housing and garages:-

Red facing brick walls with brown roof tiles and brown facing brick walls with red roof tiling for alternate building groups. Header bands in contrasting red or brown brick.

Windows, doors and external joinery stained mid brown.

Garage doors finished mid brown.

Boundary fences:-

Houses rear gardens vertical lap board stained mid brown. (front gardens staked)

ZONE AND PITCH

General layout:-

Concrete block paviors - red brown

PLANTING

Shelter/noise attenuation belts:-

Trees 1.8 - 2.4m high in informal groups as follows: Sorbus Aucuparia, Betula Pendula, Acer Campestre, Prunus Avium, Amelanchier Canadensis, Sorbus Avia (130 plants).
Underplanting mature shrubs species: Rosa Canina, Symphoricarpus Orbiculatus, Euonyous Europaeus, Cornus Alba, Cornus Sanguinea Ligustrum Vulgare, Lonicera Nitida (2 000 plants)

Public open space:-

Trees 1.8 - 2.4m high in informal groups species: Pintreyun Paul's Scarlet, Malus Everest, Malus Tschonoski, Prunus Purple Queen, Prunustan Mahu (25 plants)
Grass seeding to older children's play area

House Types

3 bed terraced with external parking	Type H	11
3 bed terraced with separate garage	Type H	12
3 bed linked bungalows with int garage	Type	
3 bed bungalows with integral garage	Type K	3
3 bed chalet with integral garage	Type	4
4 bed semi-detached with integral garage	Type	2
5 bed detached house with integral garage	Type A	4
4 bed detached house with integral garage	Type	4
5 bed detached house with separate garage	Type B	3
4 bed detached house with separate garage	Type D	2
Total		52

SOUTH HOLLAND DC HOUSING & PLANNING
01 AUG 1995
Ref:

A 28.7.95 Road layout amended to LCC requirements.

Proposed residential development at :-
The Delph
Long Sutton
for :-
Land and Building Consultancy
Lincolnshire County Council

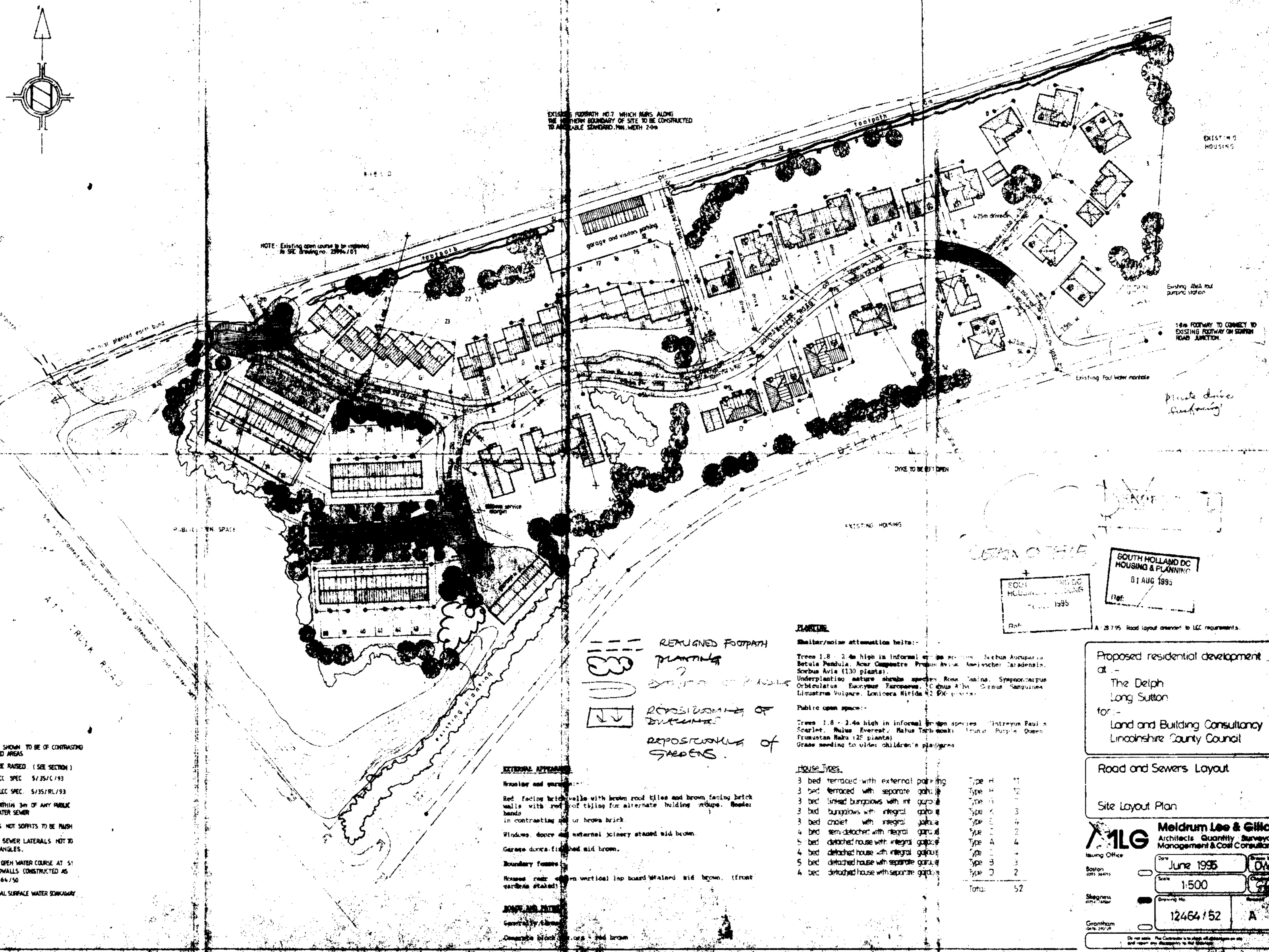
Road and Sewers Layout

Site Layout Plan

MLG
Meldrum Lee & Gillia
Architects Quantity Surveyor
Management & Cost Consultant
Issuing Office:
Boston
Skegness
Grantham

Date: June 1995
Drawn by: DW
Scale: 1:500
Drawing No: 12464/52
Revision: A

Do not scale. The Contractor is to check all dimensions on site and report any discrepancies to the Engineer.



NOTES

BLOCK PAVED PARKING AREAS SHOWN THUS ▨ TO BE OF CONTRASTING COLOUR TO FISHER BLOCK PAVED AREAS

BLOCK PAVOURED AREAS TO BE RAISED. (SEE SECTION)

SL STREET LIGHTING COLUMN TO LCC SPEC S/35/C/93

SL STREET LIGHTING COLUMN TO LCC SPEC. S/35/RL/93

NO BUILDING TO BE ERECTED WITHIN 3m OF ANY PUBLIC UTILITY, POOL OR SURFACE WATER SEWER

SURFACE WATER SEWER INVERTS NOT SOFFITS TO BE FLUSH

JUNCTIONS FROM INDIVIDUAL SEWER LATERALS NOT TO ENTER MAIN SEWER AT RIGHT ANGLES.

SURFACE WATER OUTLETS TO OPEN WATER COURSE AT S1 AND S10 ARE TO HAVE HEADWALLS CONSTRUCTED AS DETAILED ON DRWG NO 12464/50

DWELLINGS TO HAVE INDIVIDUAL SURFACE WATER SOAKAWAY

EXTERNAL APPEARANCE

Housing and garages:-

Red facing brick walls with brown roof tiles and brown facing brick walls with red roof tiling for alternate building groups. Header bands in contrasting red or brown brick

Windows, doors and external joinery stained mid brown.

Garage doors finished mid brown.

Boundary fences:-

Rosses rear screen vertical lap board Weland mid brown. (front gardens staked)

ROADS AND PATHS

Generally tarmac

Composite block paving - red brown

PLANTING

Shelter/noise attenuation belts:-

Trees 1.8 - 2.4m high in informal groups in species Sorbus Aucuparia Betula Pendula, Acer Campestre Prunus Avium Ameleanchier Canadensis, Sorbus Avia (130 plants).
Underplanting mature shrubs species Rosa Canina, Symphoricarpus Orbiculatus Euonyous Europaeus, Cornus Alba Cornus Sanguinea Ligustrum Vulgare, Lonicera Nitida (2 No species)

Public open space:-

Trees 1.8 - 2.4m high in informal groups species Crataegus Paul's Scarlet, Malus Everest, Malus Tschonoski Prunus Purple Queen Prunustan Mahs (25 plants)
Grass seeding to older children's playgrounds

House Types

3 bed	terraced with external parking	Type H	11
3 bed	terraced with separate garage	Type H	12
3 bed	linked bungalows with integral garage	Type K	1
3 bed	bungalows with integral garage	Type K	3
3 bed	chalet with integral garage	Type G	4
4 bed	semi-detached with integral garage	Type C	2
5 bed	detached house with integral garage	Type A	4
4 bed	detached house with integral garage	Type D	4
5 bed	detached house with separate garage	Type B	3
4 bed	detached house with separate garage	Type D	2
		Total	52

A 28.7.95 Road layout amended to LCC requirements.

USER OFFICE

SOUTH HOLLAND DC HOUSING & PLANNING 01 AUG 1995 Ref:

SOUTH HOLLAND DC HOUSING & PLANNING 1995 Ref:

Proposed residential development at :-
The Delph
Long Sutton
for :-
Land and Building Consultancy
Lincolnshire County Council

Road and Sewers Layout

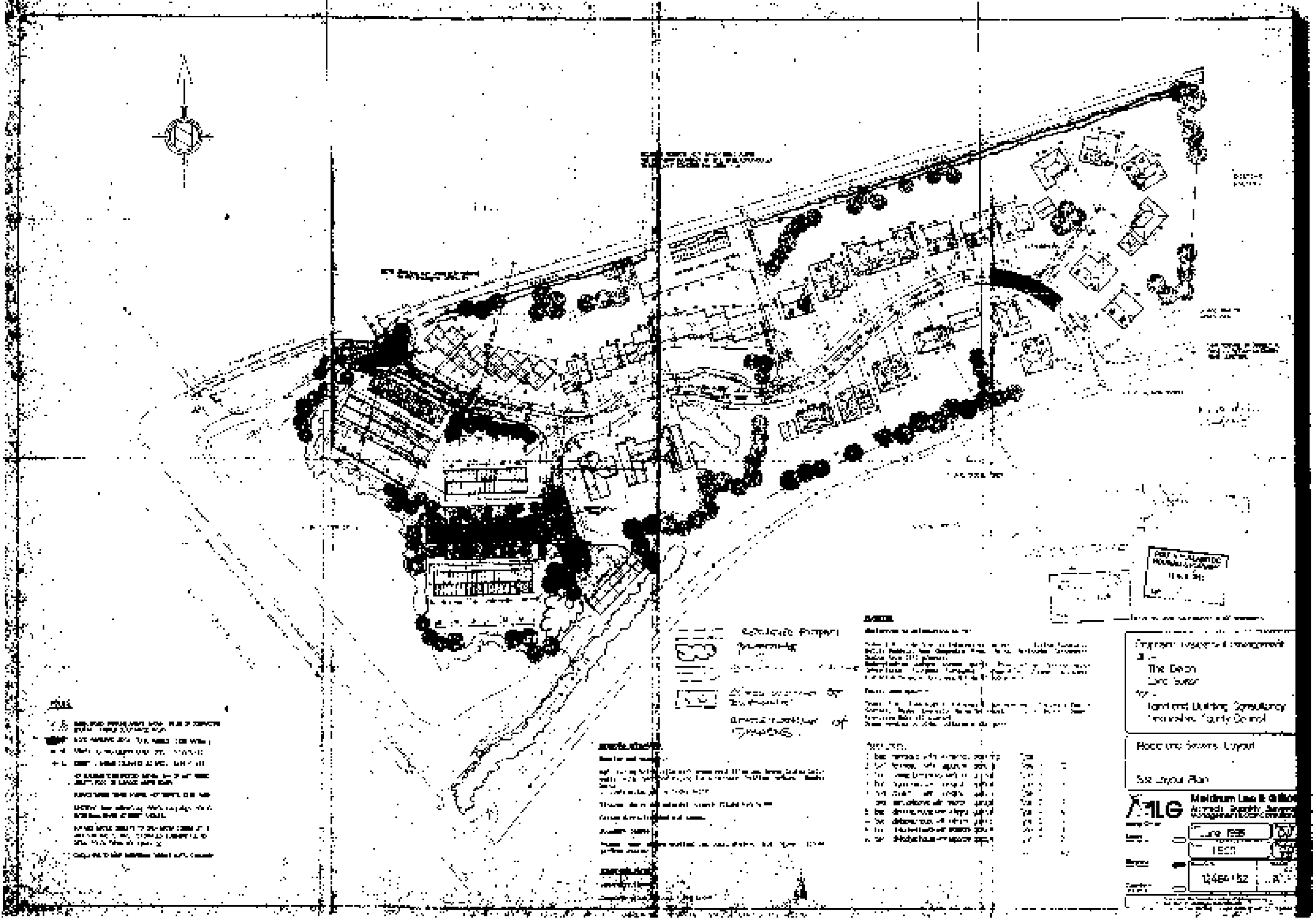
Site Layout Plan

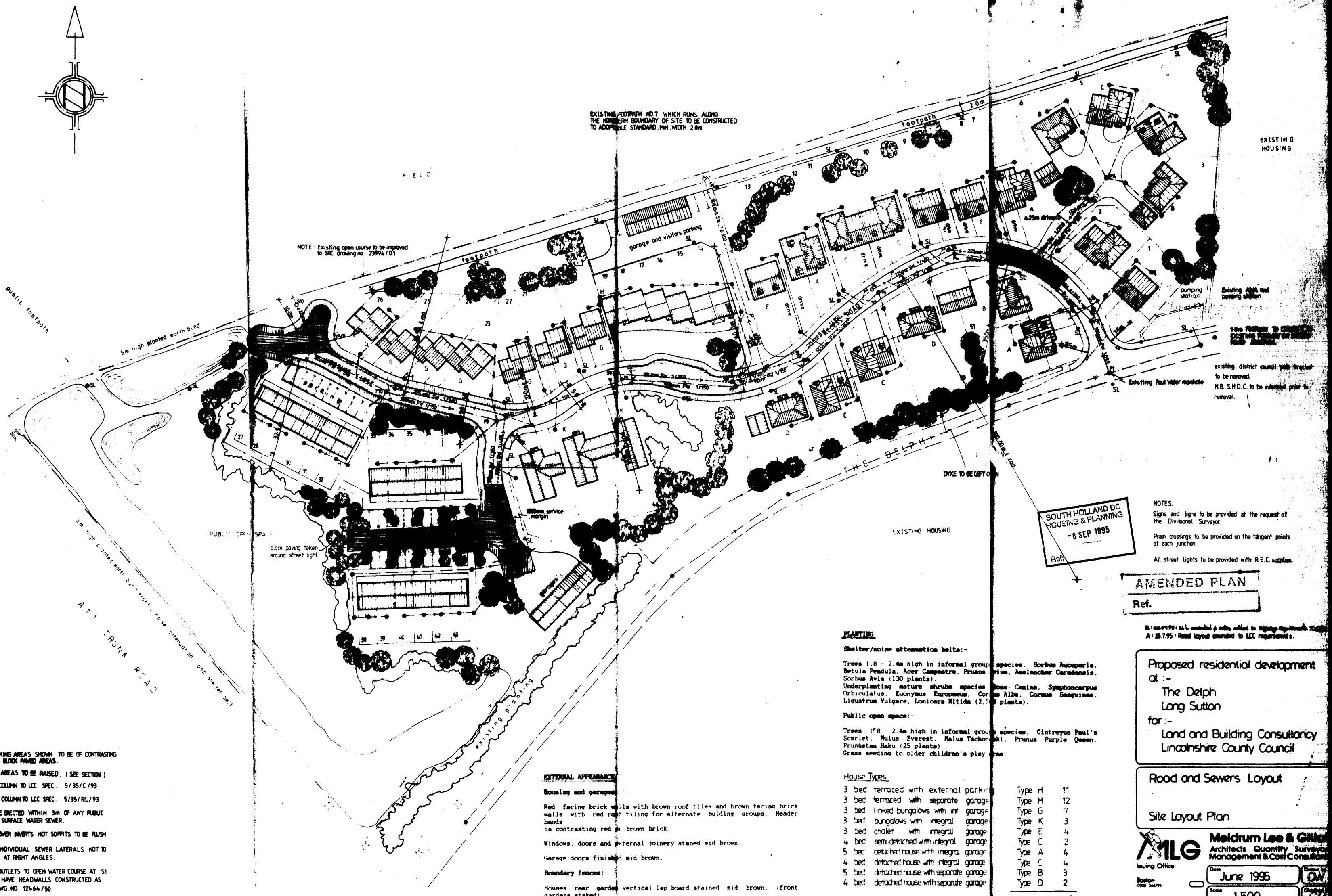
MLG Architects Quantity Surveyors Management & Cost Consultants

Issuing Office
Boston
Sleaford
Grantham

Date June 1995 Drawn DW
Scale 1:500 Checked
Drawing No 12464/52 Revision A

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Engineer.





SOUTH HOLLAND DC
HOUSING & PLANNING
-8 SEP 1995
Ref:

AMENDED PLAN
Ref.

B : 22.09.95 : as L amended & cable added to lighting requirements.
A : 28.7.95 : Road layout amended to LCC requirements.

NOTES.
Signs and lights to be provided at the request of the Divisional Surveyor.

Pram crossings to be provided on the tangent points of each junction.

All street lights to be provided with R.E.C. supplies.

NOTES

BLOCK PAVED PARKING AREAS SHOWN THUS TO BE OF CONTRASTING COLOUR TO OTHER BLOCK PAVED AREAS.

BLOCK PAVOURED AREAS TO BE RAISED. (SEE SECTION)

● SL STREET LIGHTING COLUMN TO LCC SPEC. 5/35/C/93

● SL STREET LIGHTING COLUMN TO LCC SPEC. 5/35/RL/93

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SURFACE WATER SEWER INVERTS NOT SOFFITS TO BE FLUSH

JUNCTIONS FROM INDIVIDUAL SEWER LATERALS NOT TO ENTER MAIN SEWER AT RIGHT ANGLES.

SURFACE WATER OUTLETS TO OPEN WATER COURSE AT S1 AND S10 ARE TO HAVE HEADWALLS CONSTRUCTED AS DETAILED ON DRWG.NO. 12464/50

DWELLINGS TO HAVE INDIVIDUAL SURFACE WATER SOAKAWAY

EXTERNAL APPEARANCE

Housing and garages:-

Red facing brick walls with brown roof tiles and brown facing brick walls with red roof tiling for alternate bulding groups. Header bands
in contrasting red or brown brick.

Windows, doors and external joinery stained mid brown.

Garage doors finished mid brown.

Boundary fences:-

Houses rear gardens vertical lap board stained mid brown. (front gardens staked)

ROADS AND PATHS

Generally tarmac

Concrete block pavors - red brown

PLANTING

Shelter/noise attenuation belts:-

Trees 1.8 - 2.4m high in informal groups species. Sorbus Aucuparia, Betula Pendula, Acer Campestre, Prunus [illegible]rium, Amelanchier Canadensis, Sorbus Avia (130 plants).
Underplanting mature shrubs species Rosa Canina, Symphoncarpus Orbiculatus, Euonymus Europaeus, Cornus Alba, Cornus Sanguinea, Ligustrum Vulgare, Lonicera Nitida (2,5[illegible] plants).

Public open space:-

Trees 1·8 - 2.4m high in informal groups species. Cintreyus Paul's Scarlet, Malus Everest, Malus Techonoki, Prunus Purple Queen, Prunustan Haku (25 plants)
Grass seeding to older children's play area.

House Types

3 bed	terraced with external parking	Type H	11
3 bed	terraced with separate garage	Type H	12
3 bed	linked bungalows with int garage	Type G	7
3 bed	bungalows with integral garage	Type K	3
3 bed	chalet with integral garage	Type E	4
4 bed	semi-detached with integral garage	Type C	2
5 bed	detached house with integral garage	Type A	4
4 bed	detached house with integral garage	Type C	4
5 bed	detached house with separate garage	Type B	3
4 bed	detached house with separate garage	Type D	2
		Total	52

Proposed residential development at :-
The Delph
Long Sutton
for :-
Land and Building Consultancy
Lincolnshire County Council

Road and Sewers Layout

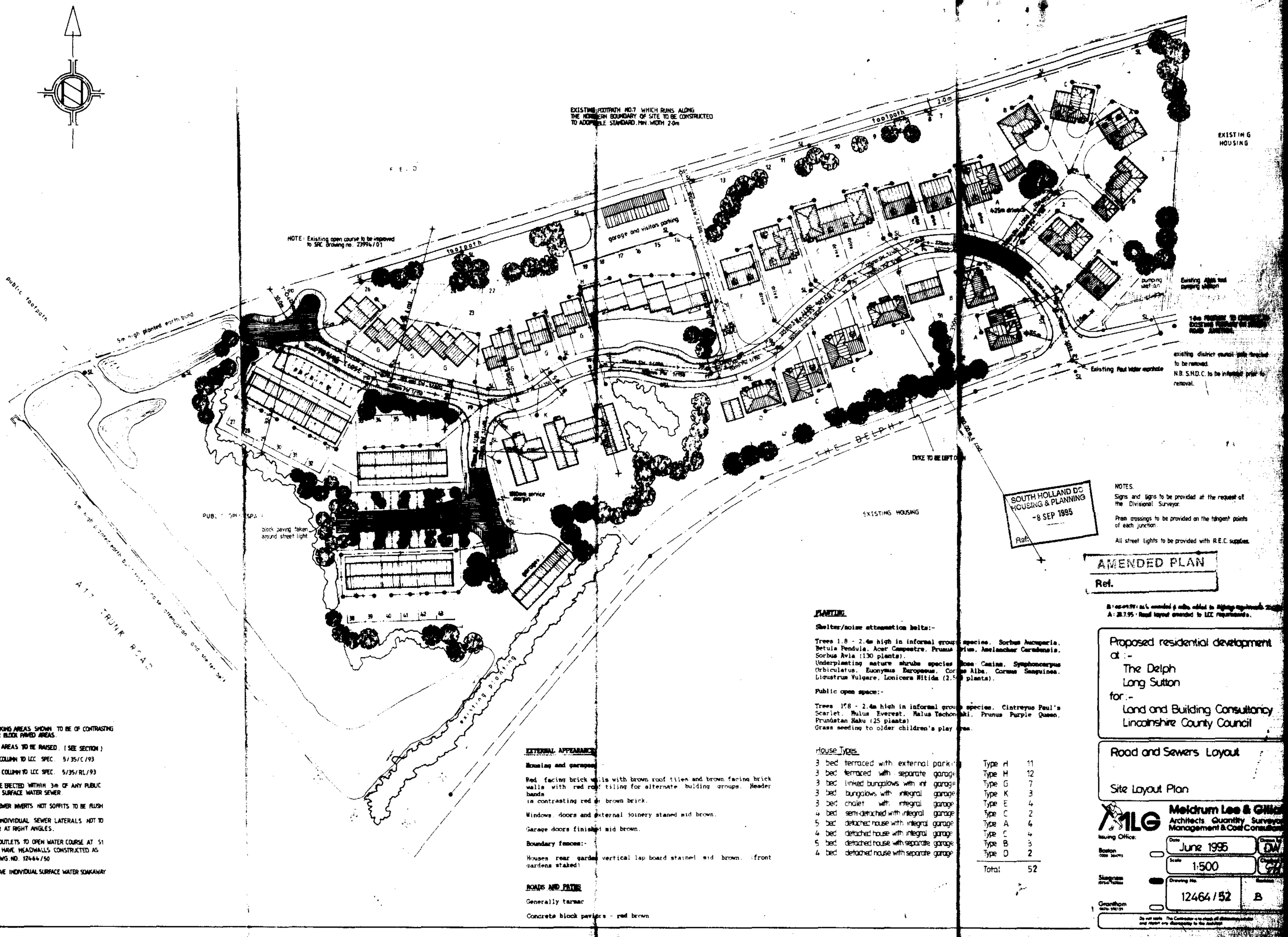
Site Layout Plan

MLG Meldrum Lee & Gillie
Architects, Quantity Surveyors, Management & Cost Consultants

Issuing Office:
Boston 0205 366793
Sleaford 0529 [illegible]
Grantham 0476 [illegible]

Date June 1995
Scale 1:500
Drawing No. 12464/52
Revision B

Do not scale. The Contractor is to check all dimensions before and report any discrepancy to the Architect.



SOUTH HOLLAND DC
HOUSING & PLANNING
-8 SEP 1995
Ref:

NOTES.

Signs and lights to be provided at the request of the Divisional Surveyor.

Pram crossings to be provided on the tangent points of each junction.

All street lights to be provided with R.E.C. supplies.

AMENDED PLAN

Ref.

B : 22.09.95 : as L amended & edits added to lighting requirements 25.09.95
A : 28.7.95 : Road layout amended to LCC requirements.

NOTES

BLOCK PAVED PARKING AREAS SHOWN THUS TO BE OF CONTRASTING COLOUR TO OTHER BLOCK PAVED AREAS.

BLOCK PAVIOURED AREAS TO BE RAISED. (SEE SECTION)

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● SL STREET LIGHTING COLUMN TO LCC SPEC. 5/35/RL/93

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DWELLINGS TO HAVE INDIVIDUAL SURFACE WATER SOAKAWAY

EXTERNAL APPEARANCE

Housing and garages:

Red facing brick walls with brown roof tiles and brown facing brick walls with red roof tiling for alternate bulding groups. Header bands in contrasting red or brown brick.

Windows, doors and external joinery stained mid brown.

Garage doors finished mid brown.

Boundary fences:-

Houses rear gardens vertical lap board stained mid brown. (front gardens staked)

ROADS AND PATHS

Generally tarmac

Concrete block paviors - red brown

PLANTING

Shelter/noise attenuation belts:-

Trees 1.8 - 2.4m high in informal groups species. Sorbus Aucuparia, Betula Pendula, Acer Campestre, Prunus [illegible]rium, Amelanchier Canadensis, Sorbus Avia (130 plants).
Underplanting mature shrubs species Rosa Canina, Symphoricarpus Orbiculatus, Euonymus Europeaus, Cor[illegible]s Alba, Cornus Sanguinea, Ligustrum Vulgare, Lonicera Nitida (2,5[illegible] plants).

Public open space:-

Trees 1.8 - 2.4m high in informal group species. Cintreyus Paul's Scarlet, Malus Everest, Malus Tschon[illegible]ki, Prunus Purple Queen, Prunustan Haku (25 plants)
Grass seeding to older children's play [illegible]eas.

House Types

3 bed	terraced with external parki[illegible]	Type H	11
3 bed	terraced with separate garage	Type H	12
3 bed	linked bungalows with int garage	Type G	7
3 bed	bungalows with integral garage	Type K	3
3 bed	chalet with integral garage	Type E	4
4 bed	semi-detached with integral garage	Type C	2
5 bed	detached house with integral garage	Type A	4
4 bed	detached house with integral garage	Type C	4
5 bed	detached house with separate garage	Type B	3
4 bed	detached house with separate garage	Type D	2
		Total	52

Proposed residential development at :-
The Delph
Long Sutton
for :-
Land and Building Consultancy
Lincolnshire County Council

Road and Sewers Layout

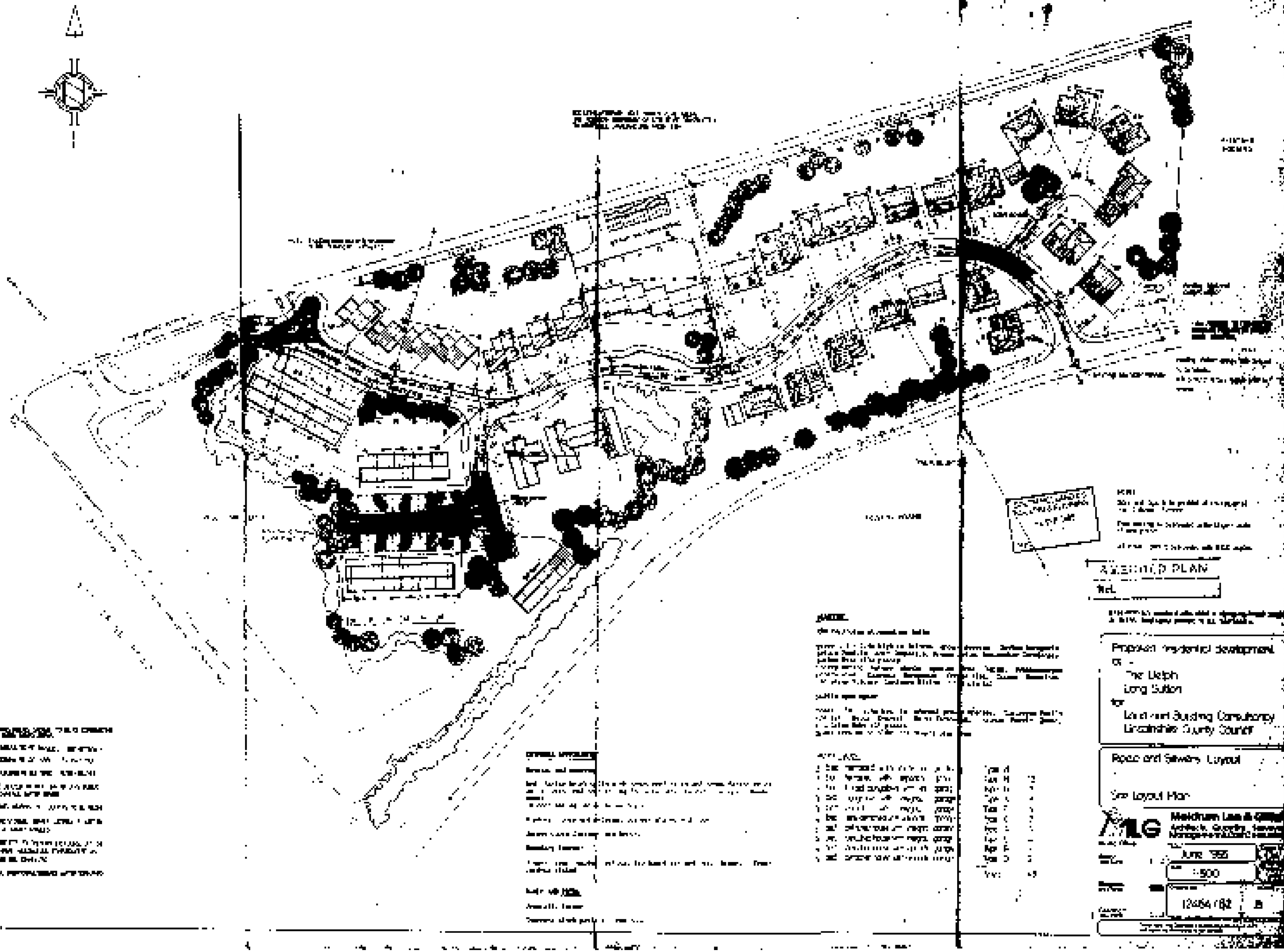
Site Layout Plan

MLG
Issuing Office:
Boston
Skegness
Grantham

Meldrum Lee & Gillie
Architects Quantity Surveyors Management & Cost Consultants

Date: June 1995
Scale: 1:500
Drawing No.: 12464/52
Revision: B

Do not scale. The Contractor is to check all dimensions before and report any discrepancy to the Architect



Proposed residential development
at -
The Delph
Long Sutton
for
Lindsey Building Consultancy
Lincolnshire County Council

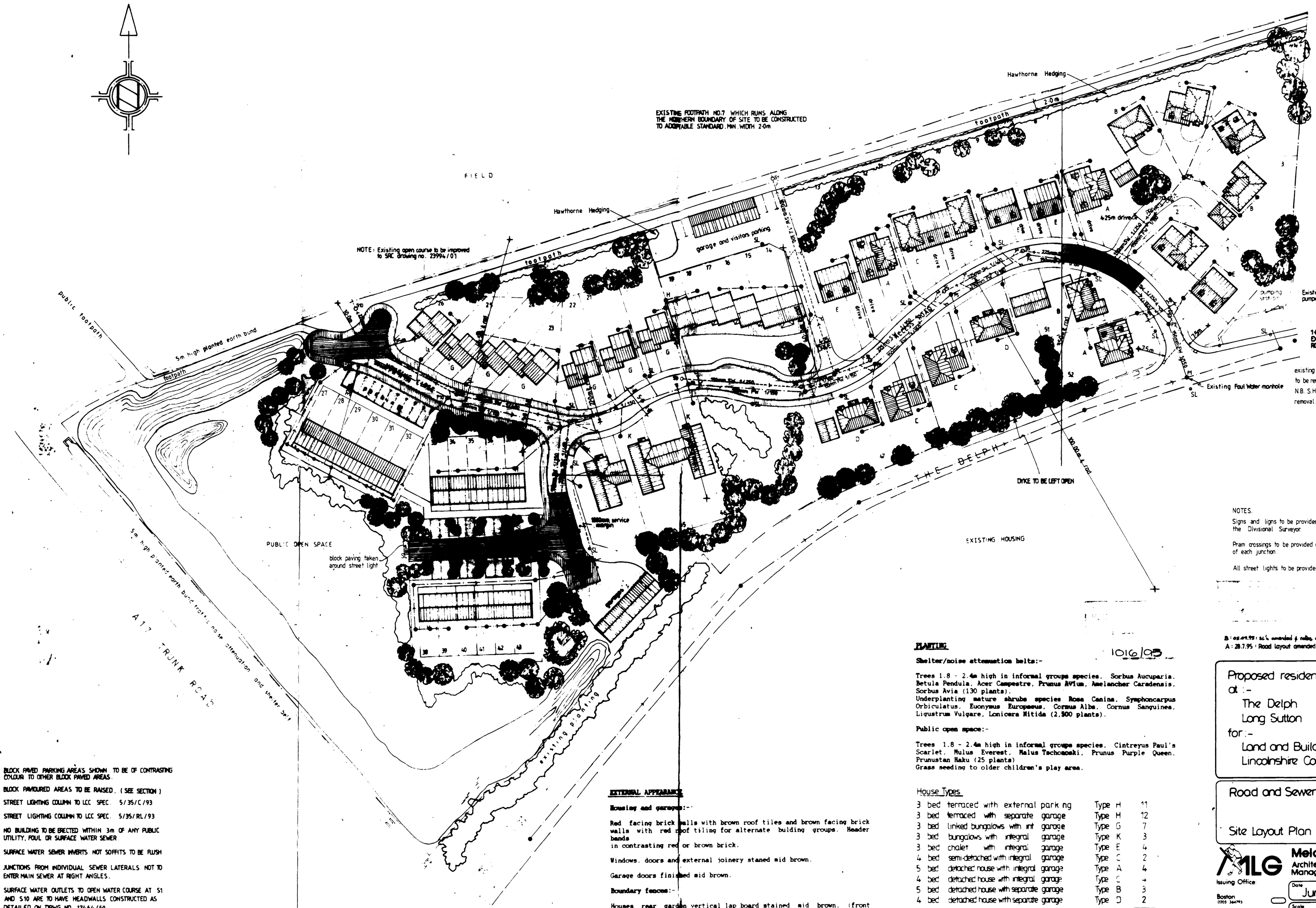
Roads and Sewers Layout

See Layout Plan

June '99

1:500

12464/B2 B



NOTES

BLOCK PAVED PARKING AREAS SHOWN TO BE OF CONTRASTING COLOUR TO OTHER BLOCK PAVED AREAS.

BLOCK PAVOURED AREAS TO BE RAISED. (SEE SECTION)

● SL STREET LIGHTING COLUMN TO LCC SPEC. S/35/C/93

● SL STREET LIGHTING COLUMN TO LCC SPEC. S/35/RL/93

NO BUILDING TO BE ERECTED WITHIN 3m OF ANY PUBLIC UTILITY, FOUL OR SURFACE WATER SEWER.

SURFACE WATER SEWER INVERTS NOT SOFFITS TO BE FLUSH

JUNCTIONS FROM INDIVIDUAL SEWER LATERALS NOT TO ENTER MAIN SEWER AT RIGHT ANGLES.

SURFACE WATER OUTLETS TO OPEN WATER COURSE AT S1 AND S10 ARE TO HAVE HEADWALLS CONSTRUCTED AS DETAILED ON DRWG.NO. 12464/50

DWELLINGS TO HAVE INDIVIDUAL SURFACE WATER SOAKAWAY

EXTERNAL APPEARANCE

Housing and garages:-

Red facing brick walls with brown roof tiles and brown facing brick walls with red roof tiling for alternate bulding groups. Header bands in contrasting red or brown brick.

Windows, doors and external joinery staned mid brown.

Garage doors finished mid brown.

Boundary fences:-

Houses rear garden vertical lap board stained mid brown. (front gardens staked)

ROADS AND PATHS

Generally tarmac

Concrete block paviors - red brown

PLANTING

10/6/95

Shelter/noise attenuation belts:-

Trees 1.8 - 2.4m high in informal groups species. Sorbus Aucuparia, Betula Pendula, Acer Campestre, Prunus Avium, Amelancher Caradensis, Sorbus Avia (130 plants).
Underplanting mature shrubs species Rosa Canina, Symphoncarpus Orbiculatus, Euonymus Europaeus, Cornus Alba, Cornus Sanguinea, Ligustrum Vulgare, Lonicera Nitida (2,500 plants).

Public open space:-

Trees 1.8 - 2.4m high in informal groups species. Cintreyus Paul's Scarlet, Malus Everest, Malus Tschonoski, Prunus Purple Queen, Prunustan Haku (25 plants)
Grass seeding to older children's play area.

House Types

3 bed	terraced with external park ng	Type H	11
3 bed	terraced with separate garage	Type H	12
3 bed	linked bungalows with int garage	Type G	7
3 bed	bungalows with integral garage	Type K	3
3 bed	chalet with integral garage	Type E	4
4 bed	semi-detached with integral garage	Type C	2
5 bed	detached house with integral garage	Type A	4
4 bed	detached house with integral garage	Type C	4
5 bed	detached house with separate garage	Type B	3
4 bed	detached house with separate garage	Type D	2
		Total	52

NOTES.

Signs and ligns to be provided at the request of the Divisional Surveyor.

Pram crossings to be provided on the tangent points of each junction.

All street lights to be provided with R.E.C supplies.

B : 05.09.95 : s.c.s amended & notes added to Highways requirements. DGR
A : 28.7.95 : Road layout amended to LCC requirements.

Proposed residential development at :-
The Delph
Long Sutton
for :-
Land and Building Consultancy
Lincolnshire County Council

Road and Sewers Layout

Site Layout Plan

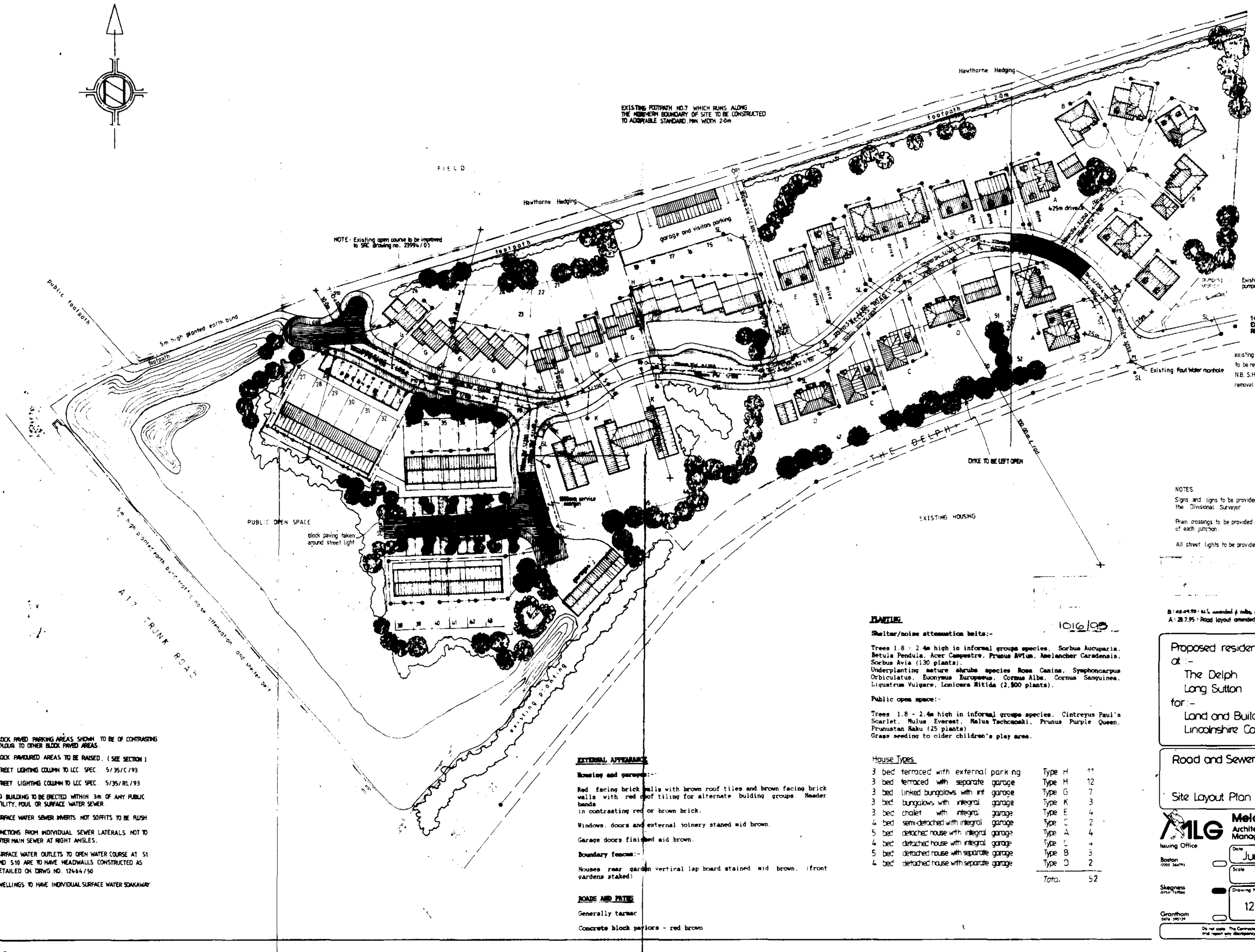
MLG Meldrum Lee & Gillard
Architects, Quantity Surveyors Management & Cost Consultants

Issuing Office:
Boston 01205 364793
Skegness 01754 767066
Grantham 0476 590129

Date: June 1995 | Drawn by: DW
Scale: 1:500 | Checked by:
Drawing No: 12464/52 | Revision: B

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect

A0 A0(0)1, 913101-0



NOTES

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BLOCK PAVOURED AREAS TO BE RAISED. (SEE SECTION)

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SL STREET LIGHTING COLUMN TO LCC SPEC. 5/35/RL/93

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ROADS AND PATHS

Generally tarmac

Concrete block paviors - red brown

PLANTING

10/6/95

Shelter/noise attenuation belts:-

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Public open space:-

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Grass seeding to older children's play area.

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3 bed	terraced with external parking	Type H	11
3 bed	terraced with separate garage	Type H	12
3 bed	linked bungalows with int garage	Type G	7
3 bed	bungalows with integral garage	Type K	3
3 bed	chalet with integral garage	Type E	4
4 bed	semi-detached with integral garage	Type C	2
5 bed	detached house with integral garage	Type A	4
4 bed	detached house with integral garage	Type C	4
5 bed	detached house with separate garage	Type B	3
4 bed	detached house with separate garage	Type D	2
		Total	52

NOTES.

Signs and ligns to be provided at the request of the Divisional Surveyor

Pram crossings to be provided on the tangent points of each junction.

All street lights to be provided with R.E.C supplies.

B : 02.09.99 : A.A. amended & notes added to highways requirements. DGR.
A : 28.7.95 : Road layout amended to LCC requirements.

Proposed residential development at :-
The Delph
Long Sutton
for :-
Land and Building Consultancy
Lincolnshire County Council

Road and Sewers Layout

Site Layout Plan

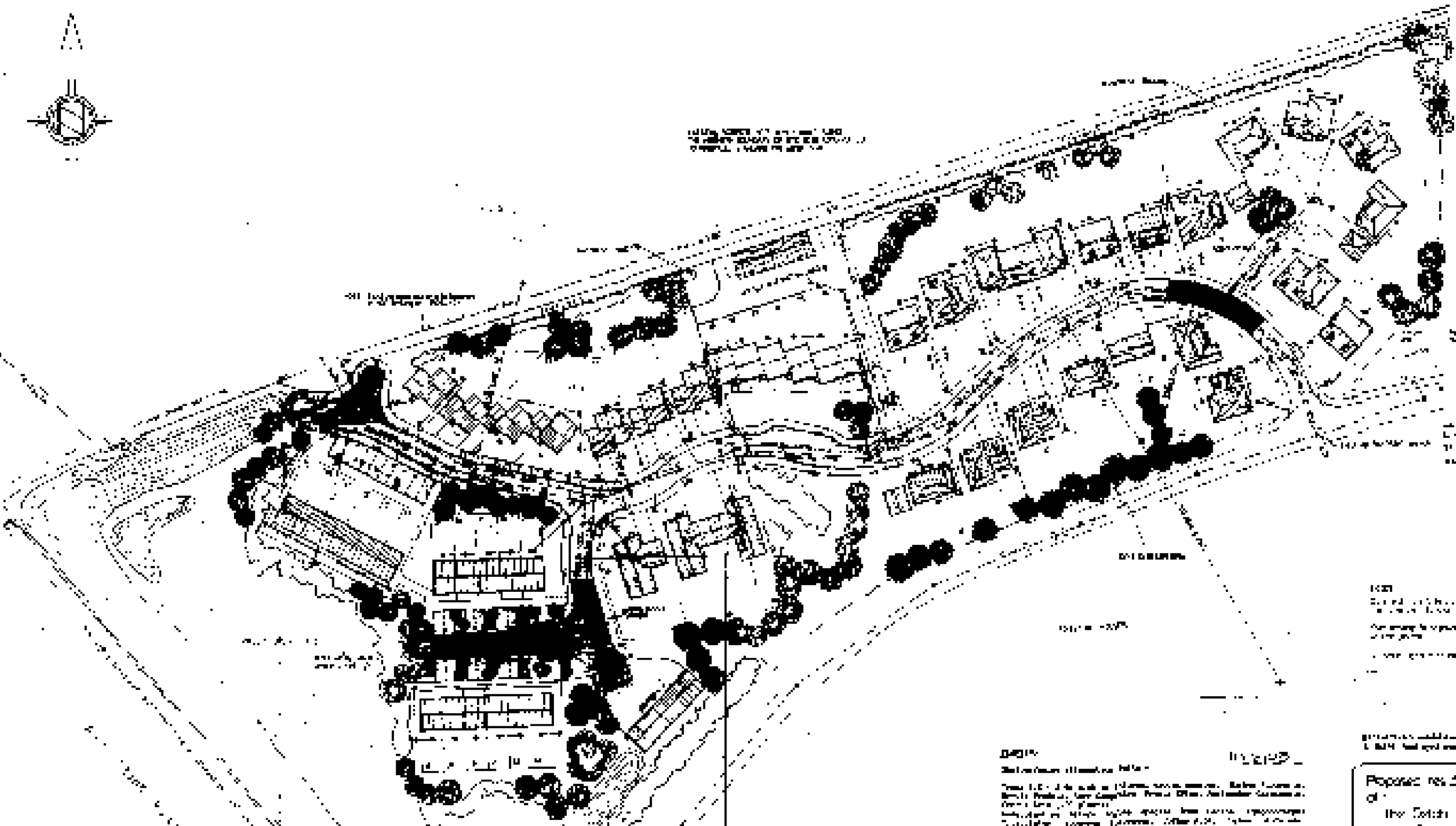
MLG
Meldrum Lee & Gillard
Architects Quantity Surveyors Management & Cost Consultants

Issuing Office
Boston 01205 366793
Skegness 01754 767066
Grantham 0476 590129

Date June 1995 | Drawn by DW
Scale 1:500 | Checked
Drawing No 12464/52 | Revision B

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect

AMENDED 012161-B



Proposed residential development
at
The Potato
Any Where
for
Land and Building Consultancy
Lincolnshire County Council

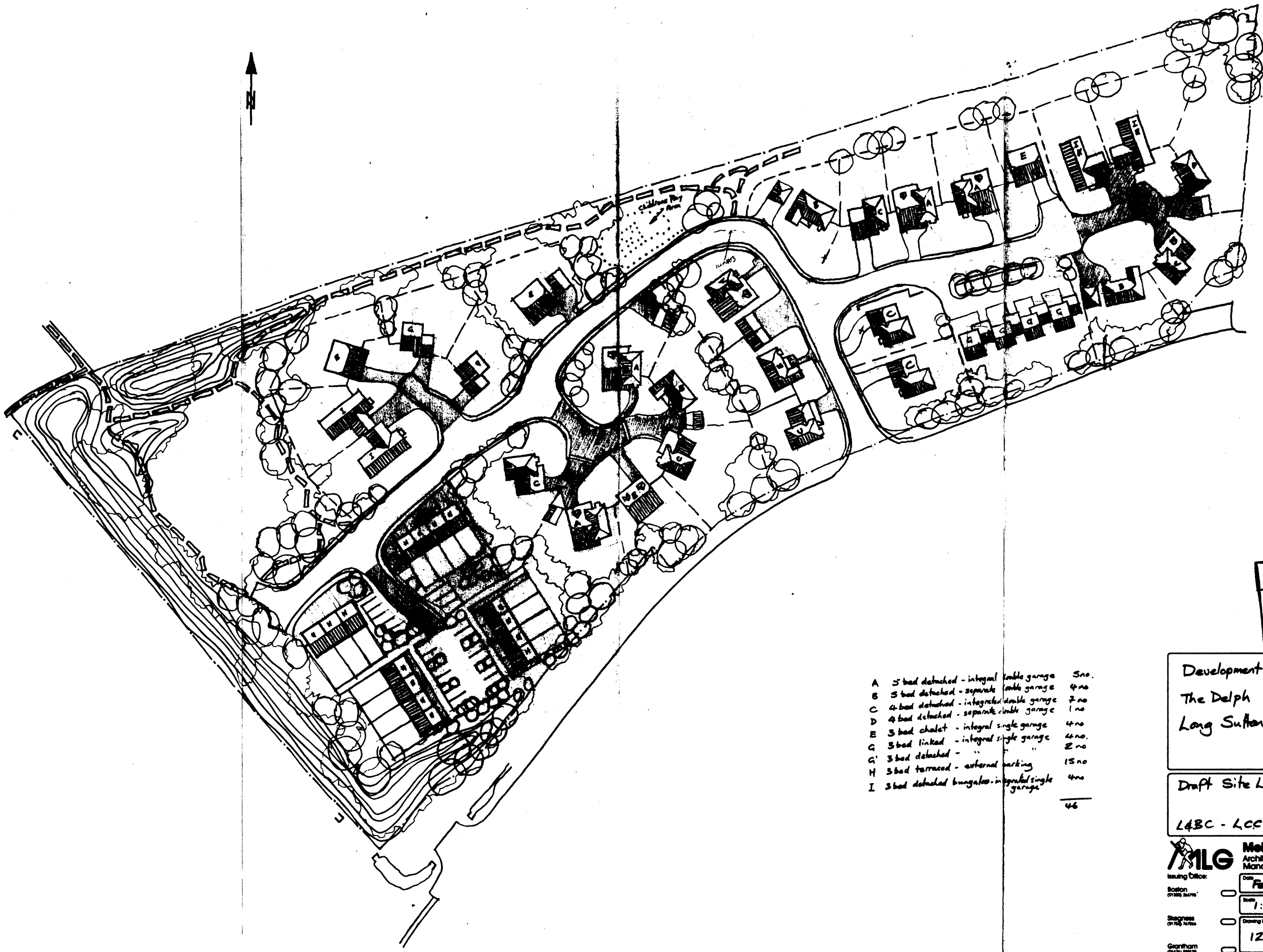
Roads and Sewers Layout

Malcolm Lee & Gillat

June '99 | DW

1:500

2404/02 | B



A	5 bed detached - integral double garage	5no.
B	5 bed detached - separate double garage	4no
C	4 bed detached - integrated double garage	7no
D	4 bed detached - separate double garage	1no
E	3 bed chalet - integral single garage	4no
F	3 bed linked - integral single garage	4no.
G	3 bed linked - " "	2no
G'	3 bed detached - " "	15no
H	3 bed terraced - external parking	4no
I	3 bed detached bungalow - integrated single garage	

46

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 FEB 1995
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Development Site
The Delph
Long Sutton

Draft Site Layout (Option)

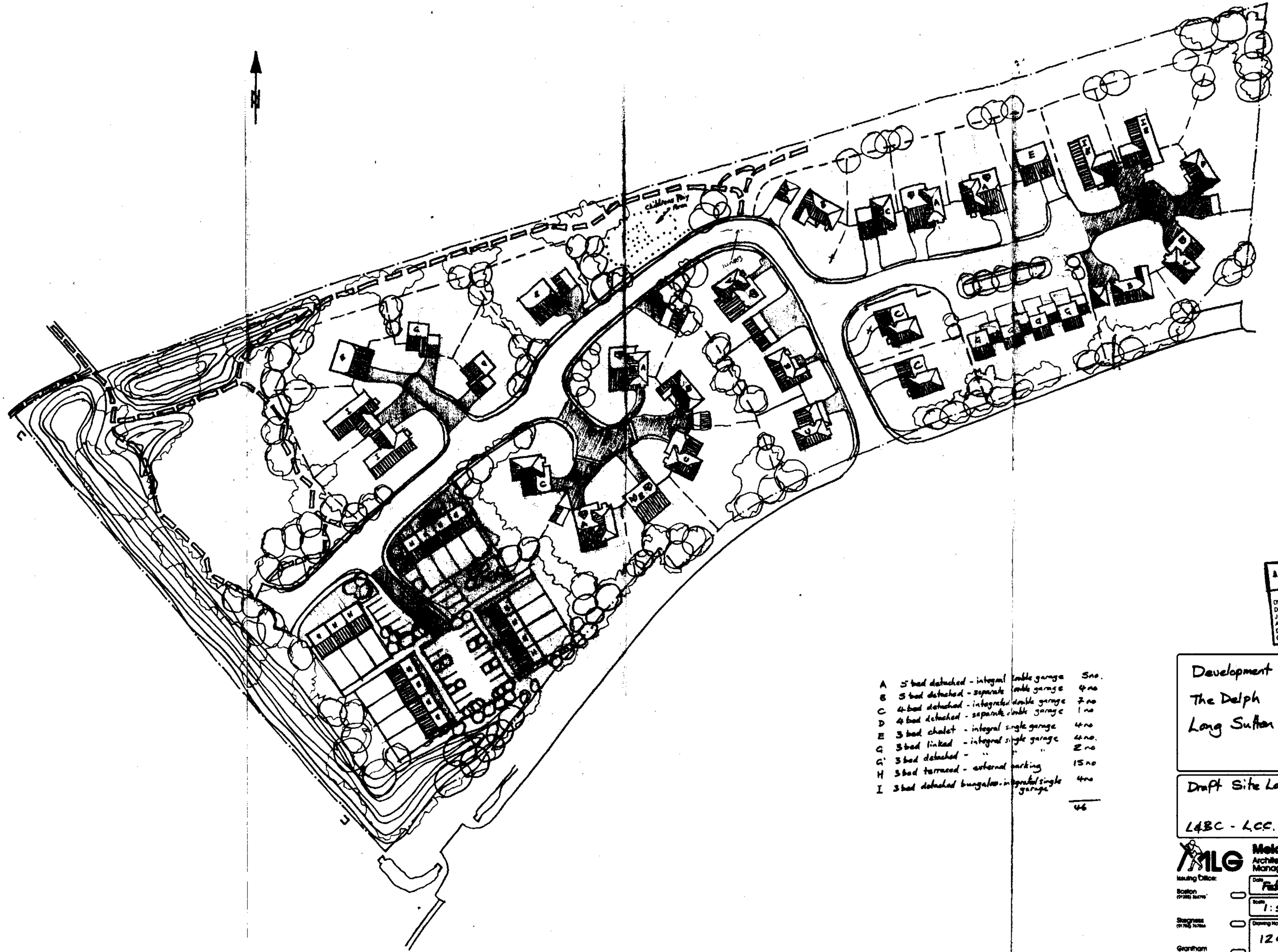
LABC - LCC.

Meldrum Lee & Gillatt
Architects, Quantity Surveyors, Management & Cost Consultants
Issuing Office:
Boston (01205) 354795
Skegness (01754) 767066
Grantham (01476) 590139

Date: Feb 95
Drawn: S
Scale: 1:500
Checked by:
Drawing No.: 12464/SK100
Revision:

Do not scale. The Contractor is to checked dimensions on site and report any discrepancy to the Architect.

AM ADMEL 360



A	5 bed detached - integral double garage	5 no.
B	5 bed detached - separate double garage	4 no
C	4 bed detached - integrated double garage	7 no
D	4 bed detached - separate double garage	1 no
E	3 bed chalet - integral single garage	4 no
F	3 bed linked - integral single garage	4 no.
G	3 bed linked - " "	2 no
G'	3 bed detached - " "	15 no
H	3 bed terraced - external parking	4 no
I	3 bed detached bungalow - integrated single garage	

46

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 FEB 1995
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Fax Nos.
Acknowledge YES/NO
by
date

Development Site
The Delph
Long Sutton

Draft Site Layout (Option)

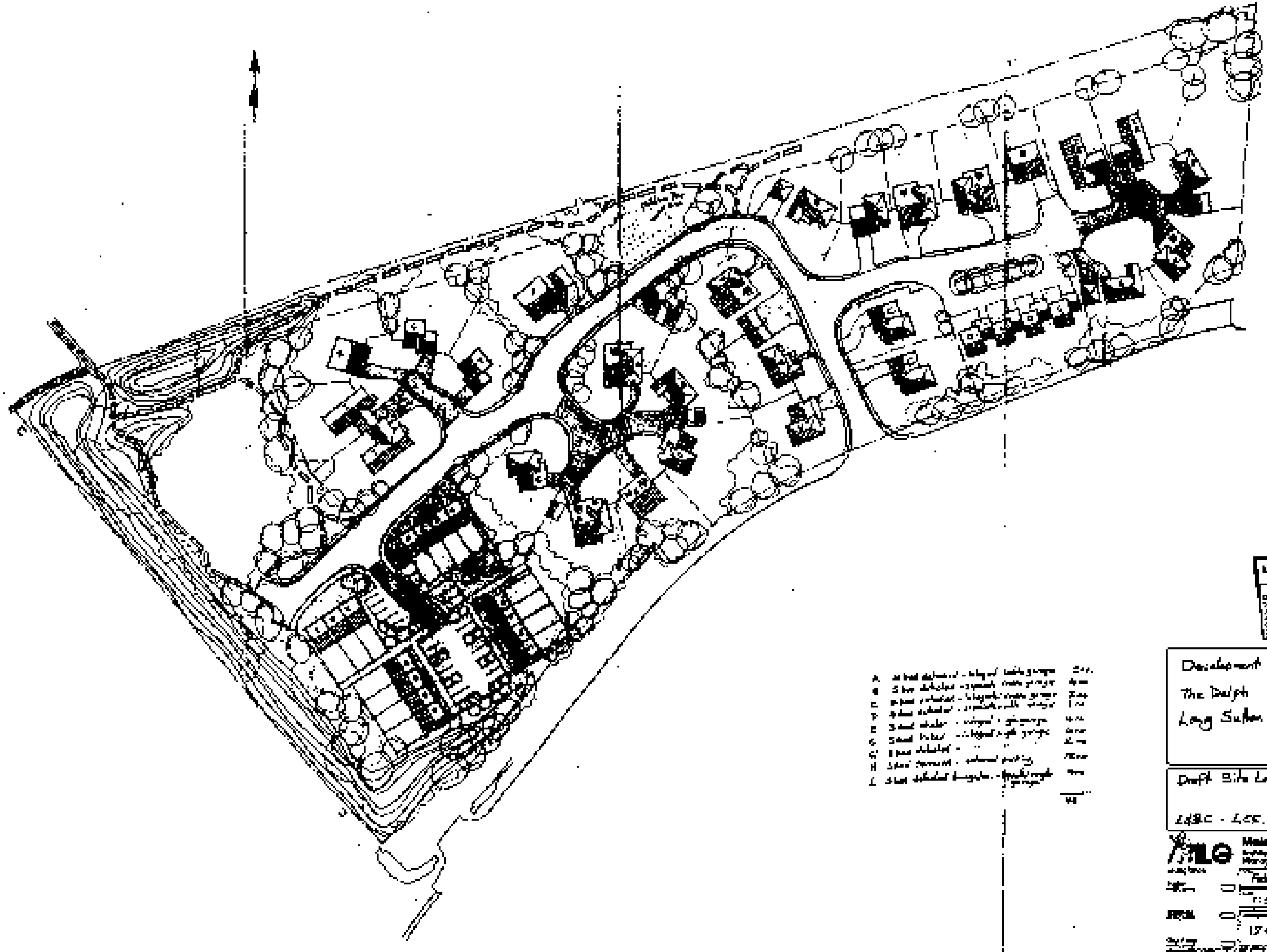
L4BC - L.C.C.

Meldrum Lee & Gillatt
Architects, Quantity Surveyors, Management & Cost Consultants
Issuing Office:
Boston (01205) 354775
Skegness (01754) 767666
Grantham (01476) 590139

Date: Feb 95
Drawn: JB
Scale: 1:500
Checked by:
Drawing No.: 12464/SK100
Revision:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

AM ADDED 200



Development Site

The Delph

Long Sutton

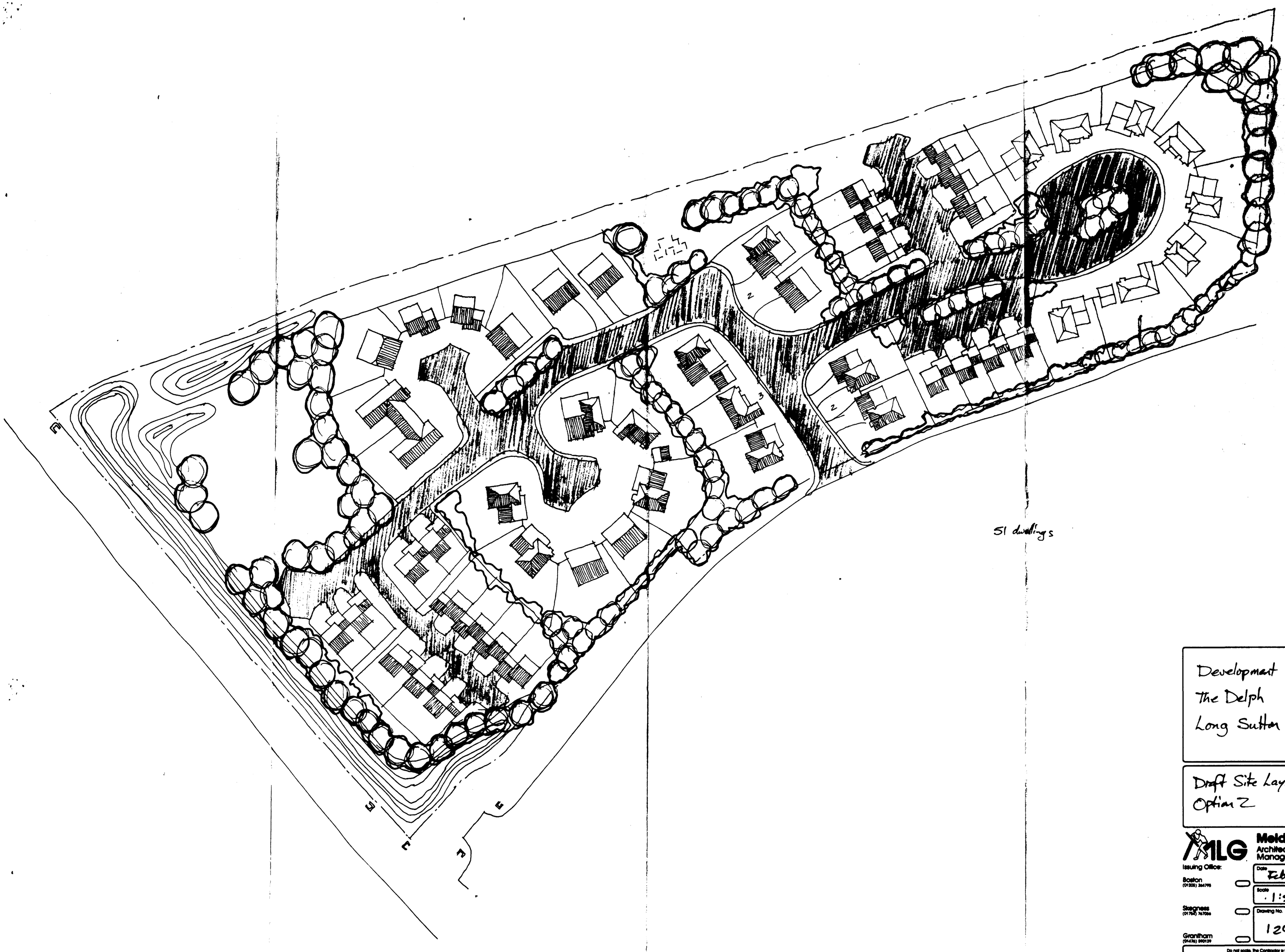
Draft Site Layout (Optio)

1:250 - 1:500

Feb 95

1:500

17.4.95/pmb



Development Site
The Delph
Long Sutton

Draft Site Layout
Option 2

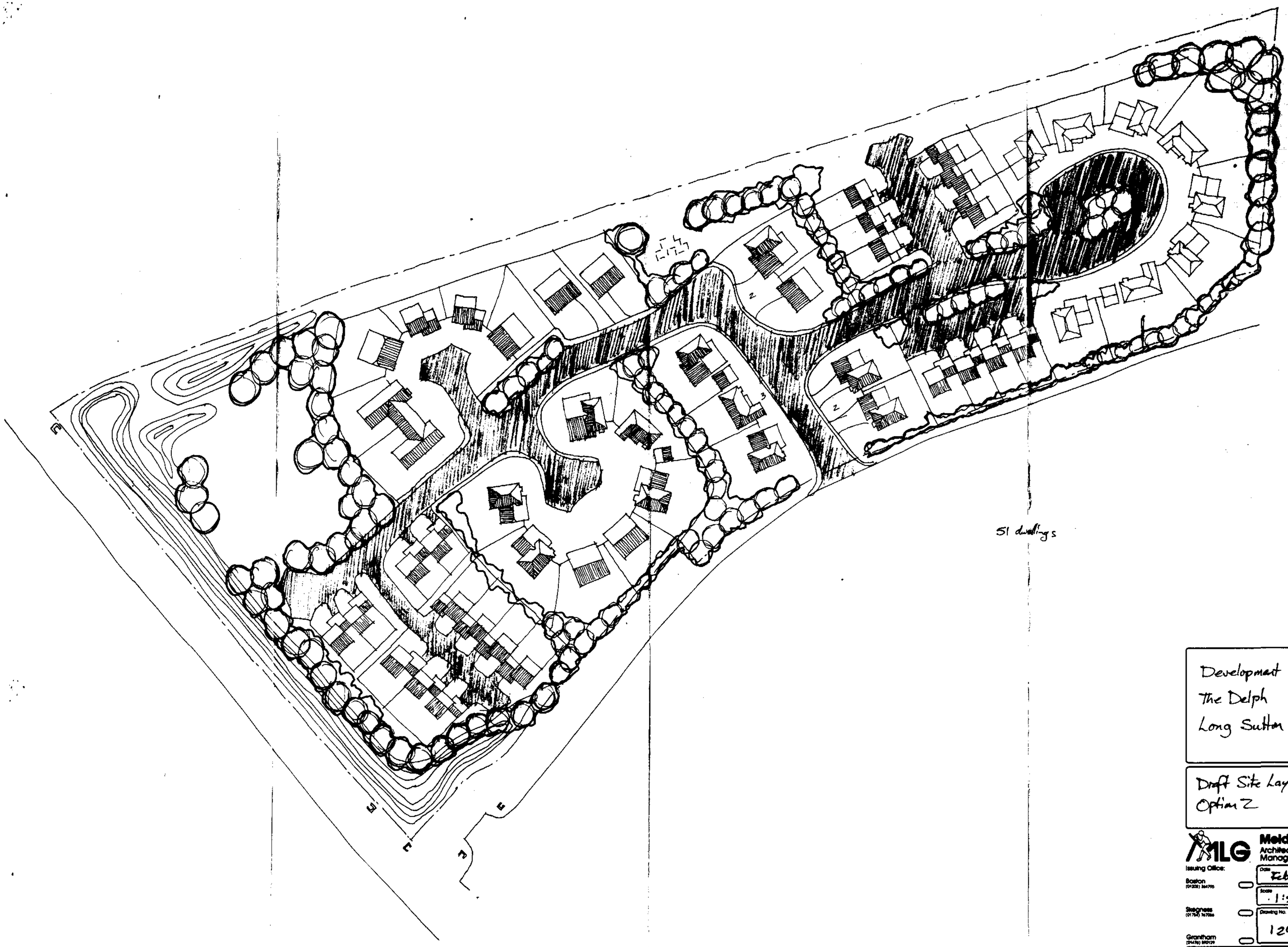
Meldrum Lee & Gilliatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (01205) 364799
Skegness (01754) 767086
Grantham (01476) 590129

Date: Feb 95
Drawn by:
Scale: 1:500
Checked by:
Drawing No.: 1246/GSK101
Revision:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

A4 ADMEL 300



Development Site
The Delph
Long Sutton

Draft Site Layout
Option 2

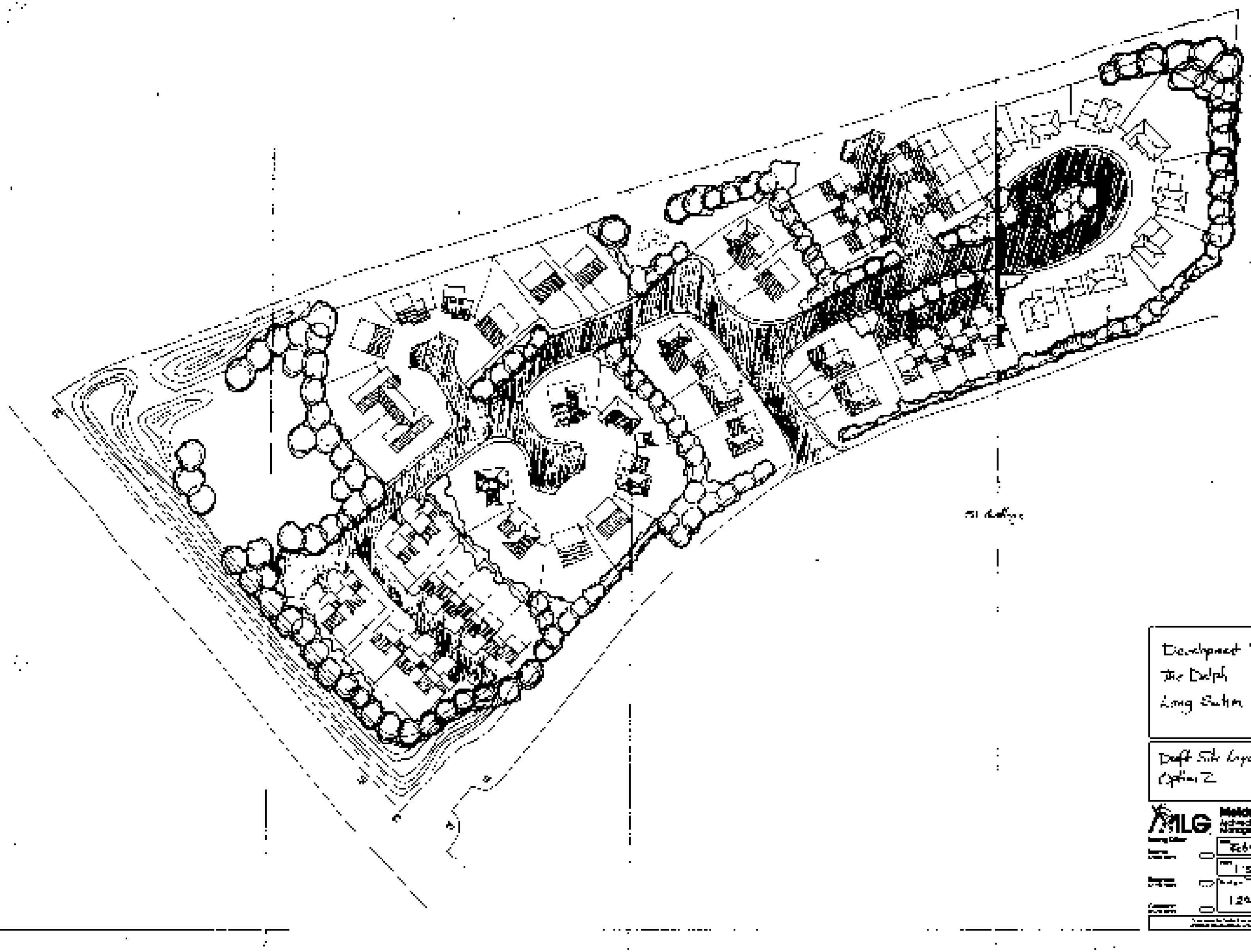
Meldrum Lee & Gilliatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (01205) 364795
Stegness (01754) 767066
Grantham (01476) 590129

Date: Feb 95
Drawn by:
Scale: 1:500
Checked by:
Drawing No.: 1246/PSK101
Revision:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

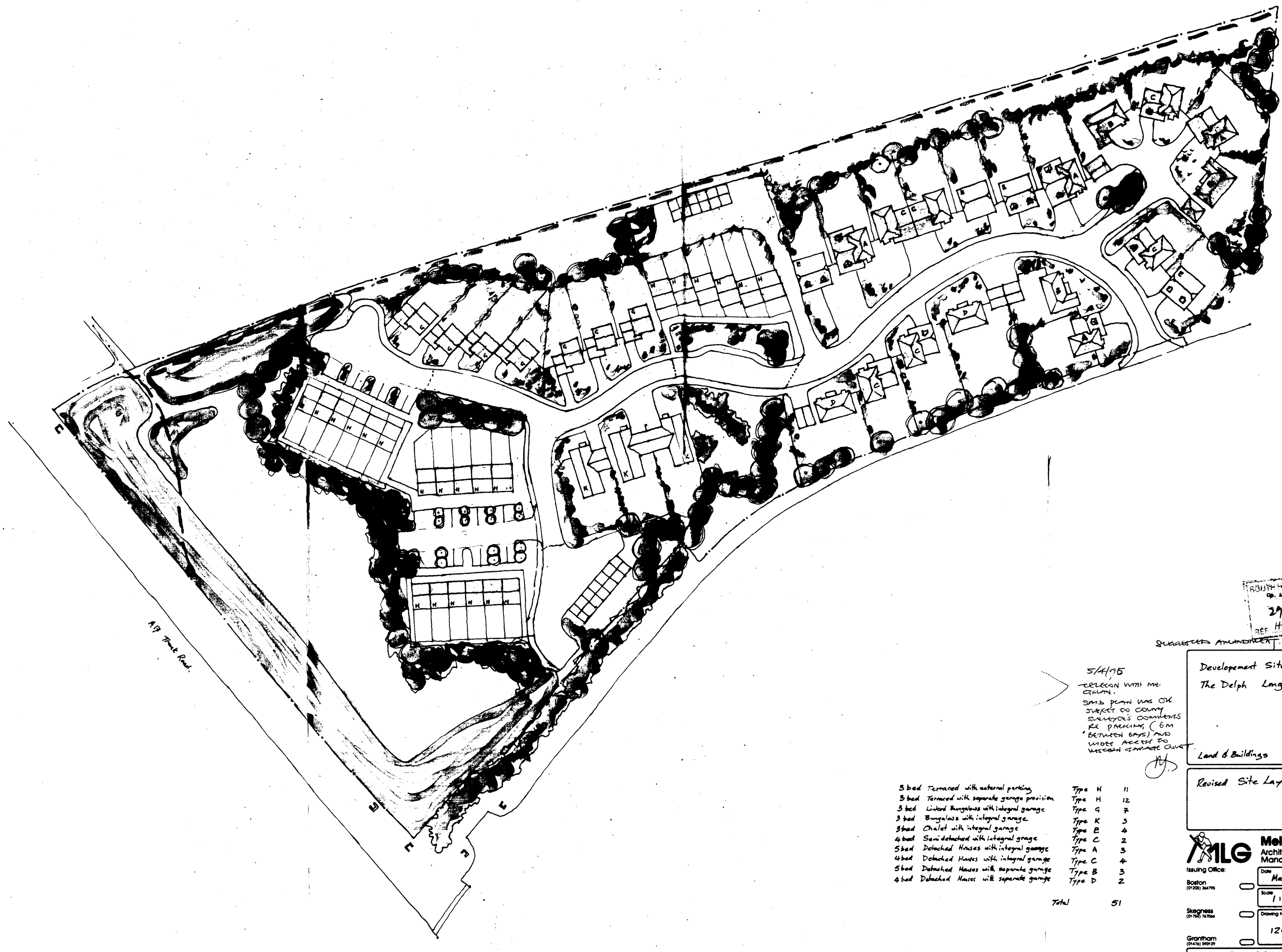
A4 AOMEL 388



Development Site
The Delph
Long Sutton

Draft Site Layout
Option 2

MLG



3 bed	Terraced with external parking	Type H	11
3 bed	Terraced with separate garage provision	Type H	12
3 bed	Linked Bungalows with integral garage	Type G	7
3 bed	Bungalows with integral garage	Type K	3
3 bed	Chalet with integral garage	Type B	4
4 bed	Semi detached with integral garage	Type C	2
5 bed	Detached Houses with integral garage	Type A	3
4 bed	Detached Houses with integral garage	Type C	4
5 bed	Detached Houses with separate garage	Type B	3
4 bed	Detached Houses with separate garage	Type D	2
	Total		51

SOUTH HOLLAND DISTRICT
Dp. Ad.
29
REF H/1/1076/93

SUGGESTED AMENDMENT.

5/4/95
TELECON WITH MR GILLON:
SAID PLAN WAS OK SUBJECT TO COUNTY SURVEYORS COMMENTS RE PARKING (6M * BETWEEN BAYS) AND UNDER ACCESS TO WESTERN GARAGE COURT.

Developement Site
The Delph Long Sutton

Land & Buildings L.C.C.

Revised Site Layout Sketch

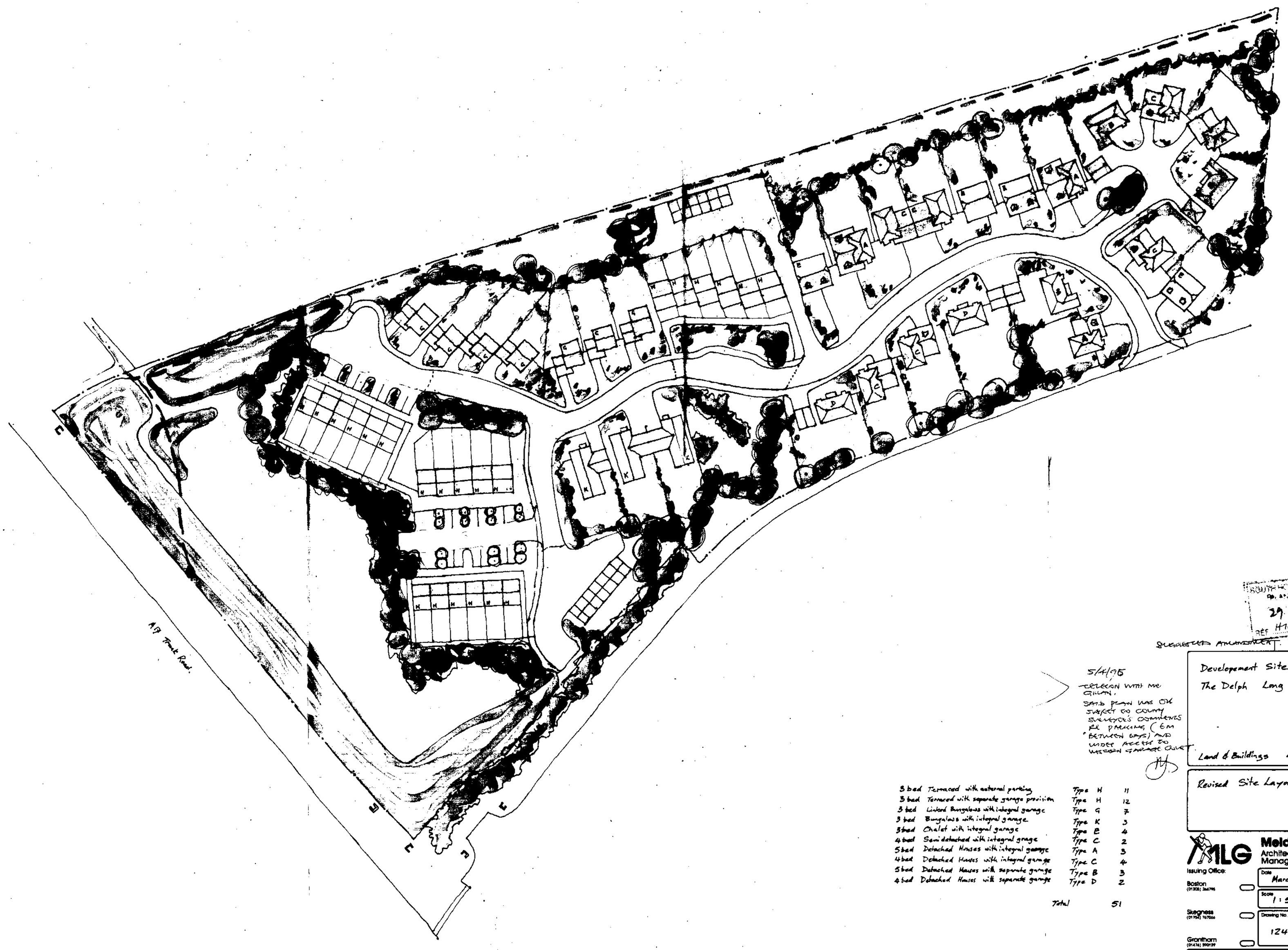
MLG
Meldrum Lee & Gillatt
Architects, Quantity Surveyors
Management & Cost Consultants

Issuing Office:
Boston (01205) 364795
Skegness (01754) 767066
Grantham (01476) 590129

Date March 1995 | Drawn by
Scale 1:500 | Checked by
Drawing No. 12464/SK101 | Revision

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect

AM ADMEL 300



3 bed	Terraced with external parking	Type H	11
3 bed	Terraced with separate garage provision	Type H	12
3 bed	Linked Bungalows with integral garage	Type G	7
3 bed	Bungalows with integral garage	Type K	3
3 bed	Chalet with integral garage	Type B	4
4 bed	Semi detached with integral garage	Type C	2
5 bed	Detached Houses with integral garage	Type A	3
4 bed	Detached Houses with integral garage	Type C	4
5 bed	Detached Houses with separate garage	Type B	3
4 bed	Detached Houses with separate garage	Type D	2
	Total		51

SOUTH HOLLAND DISTRICT COUNCIL
Dp. A.T.
29
REF H/1/1096/93

SUGGESTED AMENDMENT

5/4/95
- TELECON WITH MR GILLAM:
SAID PLAN WAS OK SUBJECT TO COUNTY SURVEYOR'S COMMENTS RE PARKING (6m * BETWEEN BAYS) AND WIDER ACCESS TO WESTERN CARRIAGE COURT.

Developement Site
The Delph Long Sutton

Land & Buildings L.C.C.

Revised Site Layout Sketch

MLG Meldrum Lee & Gillatt
Architects, Quantity Surveyors Management & Cost Consultants

Issuing Office:
Boston (01205) 366795
Skegness (01754) 767066
Grantham (01476) 590129

Date March 1995 | Drawn by
Scale 1:500 | Checked by
Drawing No. 12464/SK101 | Revision

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect

AM ADMEL 380

