SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H12/0095/94 Received:26-JAN-94 Type:PERMISSION RENEWAL

Name: Mr J Louth
"Domino"
Lowgate
Lutton
Spalding, Lincs

Agent: Hix & Son
28 Church Street
Holbeach
Spalding
Lincs, PE12 7LL

Description: Residential development (Renewal of H12/0443/90)

Location : OS Part 3239, Off Lowgate Lutton
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) Detailed drawings to a scale of not less than 1/100 showing the siting, design, and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
(i) the positions, heights and species of existing trees;
(ii) proposals for felling or retention of existing trees;
(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the

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

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

attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

3 Before any development is commenced the approval of the Local Planning Authority is required to:

(i) a *specification of the type of construction proposed for roads and/or footways;

(ii) a programme for the making up of the roads and/or footways;

(iii) details of the method and means of disposal of surface water;

(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);

(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

4 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

5 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

6 The development shall provide for a high degree of visual interest in terms of layout and the design of the individual dwellings.

Reason: In the interests of visual amenity.

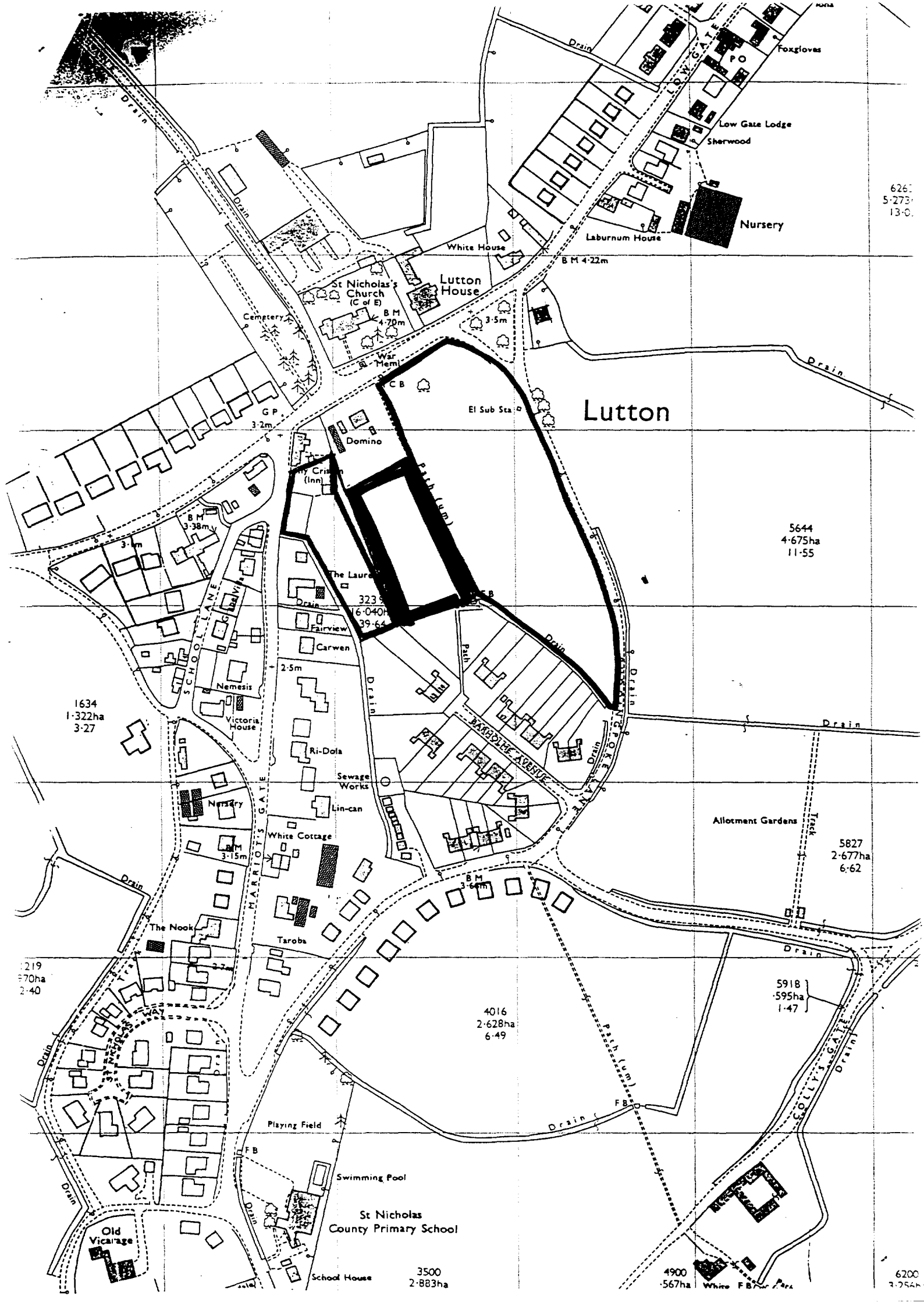
Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Planning and Building Control Services
03-AUG-94 H12/0095/94

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

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

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



Foxgloves
P O
Low Gate Lodge
Sherwood
Nursery
Laburnum House
White House
B M 4·22m
St Nicholas's Church (C of E)
Lutton House
B M 4·70m
3·5m
Cemetery
War Meml
C B
El Sub Sta
Lutton
G P
3·2m
Domino
Path (um)
B M 3·38m
5644
4·675ha
11·55
The Laure
Drain
Fairview
Carwen
2·5m
Nemesis
Victoria House
1634
1·322ha
3·27
Ri-Dola
Sewage Works
Lin-can
Nursery
White Cottage
B M 3·15m
Allotment Gardens
Track
5827
2·677ha
6·62
The Nook
Taroba
4016
2·628ha
6·49
5918
·595ha
1·47
Playing Field
F B
Swimming Pool
St Nicholas County Primary School
Old Vicarage
School House
3500
2·883ha
4900
·567ha
6200

DC INSTRUCTION SHEET

APPLICATION REF: H12/0095/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐ All

Publicity: >>

Departure	.....
Setting of LB	.....
Public Right of Way	.....
Discretionary	.....

Consultations:

County	.....
E Heritage	.....
Societies	..... G ROW

Press
PC
WM
Residents

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

Extra Consultations:

Transport TRA	D/Transp A15	..... G* T15
	D/Transp A18	.....
	B Rail	.....
Environment/ Drainage WAT	Env Services	.....
	NRA	.....
	IDB	.....
	Env Assess	☐ G ENV (See separate sheet)
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:

Case Officer: John Blaulock

Senior Officer Confirmed .....M Date...1/2/94 Recorded DC....

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) ✓ Refuse (or adverse)

Signed ..... Date..... 9/5/94

Notes:

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

CONDITIONS/REASONS:

DRAFT DECISION AS PER H12/0443/90.

PLUS ADDITIONAL CONDITION

THE DEVELOPMENT SHALL PROVIDE FOR A HIGH DEGREE OF VISUAL INTEREST IN TERMS OF LAYOUT AND THE DESIGN OF THE INDIVIDUAL DWELLINGS.

REASON

IN THE INTERESTS OF VISUAL AMENITY.

9/3/94

Condition monitoring:

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

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

ADMIN RECORD SHEET

Initial

Submitted Fee £70

Receipt No P3789

Date first Rec'd 26 JAN 1994

Registration

Reference H12/0095/94

Cross-Ref —

Date 27/1/94

Validation

TYPE REN

Site area
No of dwellings
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 £70
- Nil fee
- Discounted
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 154 OS Plots
Grid ref 543303 254300

Ward K Parish LUTTON

Inside IBD YES Inside LP area NO

Constraints:

- CA Cons Area
- LB Listed – Grade:
- ARC Archaeology
- AM Ancient Mon
- SSI Special Int
- TR Rural
- BP TR proposed 67m
- LC Level Cross
- FP Footpath (4)
- TPO Tree Pres

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

Linked to site Ref 341

Linked to property Ref

- Dist Bound
- Other:

Planning Records:
Earlier apps
443/90
198/92
311/91
469/90

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H12/0095/94

PERMISSION RENEWAL

Applicant: Mr J Louth
Tel:

Agent: Hix & Son
0406 422777

Description: Residential development
(Renewal of H12/0443/90)

Location: OS Part 3239, Off Lowgate
Lutton
Spalding
Lincs

Valid date:	26-JAN-94	Terminal date:	23-MAR-94
Target dates:		Target Committee:	08-MAR-94
To case officer	02-FEB-94	Report deadline:	22-FEB-94
Inspected by	09-FEB-94	Agreed TD Ext:	
Extra contacts	16-FEB-94	Case Officer:	
Report if not clear by 02-MAR-94		J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: FP

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		03-FEB-94	24-FEB-94
Clerk to Lutton PC	0775 724941	02-FEB-94	16-FEB-94
Cllr D A Tennant		02-FEB-94	09-FEB-94
Cllr E J Clarey	0406 363141	02-FEB-94	09-FEB-94
Cllr M D Booth	0406 350034	02-FEB-94	09-FEB-94

L.C.C - Obs Attached CS 3/2/94

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: PBP/LST/PL.782

YOUR REF: JB/JJ/H12/0095/94

DATE: 22nd July, 1994

SUBJECT: PLANNING APPLICATION NO. H12/0095/94
RESIDENTIAL DEVELOPMENT PART OS 3239 OFF LOWGATE, LUTTON

Would you please note that the Supplemental Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration

DS in IBs Absence
Please attend to
if your

S.H.D.C. PLANNING DEPT.
RECEIVED
25 JUL 1994

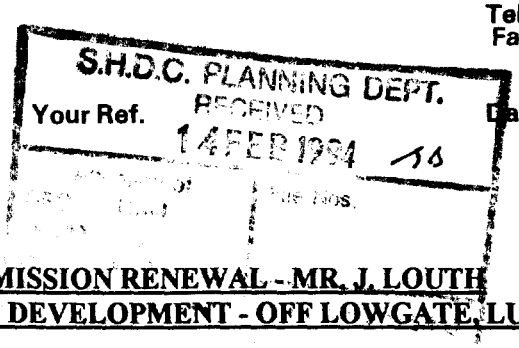
DOP

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/PAK/95/94/FES **Your Ref.** **Date** 10 February 1994

Dear Sirs,

PERMISSION RENEWAL - MR. J. LOUTH
RESIDENTIAL DEVELOPMENT - OFF LOWGATE, LUTTON.

The District Planning Officer has informed me that you are seeking to renew the outline permission given on the site reference H12/0443/90 which I wrote to you about on the 13th June 1990.

I enclose a copy of that letter for your current file and with particular reference to the penultimate paragraph would draw to your clients attention that the contribution rate referred to has been reviewed and is currently £7040 per acre of new impermeable surface drained by a direct outfall; this figure also being subject to fees as set out below.

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

MINIMUM CHARGE £35

I am forwarding a copy of this letter to the Director of Planning so that he is aware my former observations still apply.

Yours faithfully,

JJ Elsey

ENGINEER TO THE BOARD

Hix and Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

NRA GB

S.H.D.C. PLANNING DEPT.
RECEIVED
- FEB 1994

H09/0091/94

Nicholas Pogson
Mansion House
45 High Street
Holbeach, Spalding
Lincs, PE12 7DY

Nicholas Pogson
Mansion House
45 High Street
Holbeach, Spalding
Lincs, PE12 7DY

Change of use from restaurant to residential

Mansion House 45 High Street
Holbeach Spalding, Lincs
Type FULL

Date Received 25-JAN-94

H09/0092/94

Nicholas Pogson
Mansion House
45 High Street
Holbeach, Spalding
Lincs, PE12 7DY

Nicholas Pogson
Mansion House
45 High Street
Holbeach, Spalding
Lincs, PE12 7DY

Change of use from restaurant to residential

Mansion House 45 High Street
Holbeach Spalding, Lincs
Type LISTED BUILDING

Date Received 25-JAN-94

H18/0093/94

Regalbourne Ltd
87 Newland Street
Witham
CM8 1AD

Gerald Dixon RIBA DipTp
197A East End Road
London
N2 0LZ

Substitute dwelling types on plots 550, 569, 574-5

Falklands Road Sutton Bridge
Spalding Lincs
Type FULL

Date Received 25-JAN-94

H16/0094/94
NC

Mr & Mrs R Steels
2 Amstel Close
Lincs

East Midlands Design Assoc.
Lincs

First floor and garage extensions

2 Amstel Close Spalding
Lincs
Type FULL

Date Received 25-JAN-94

H12/0095/94
See Previous Observations

Mr J Louth
"Domino"
Lowgate
Lutton
Spalding, Lincs

Hix & Son
28 Church Street
Holbeach
Spalding
Lincs, PE12 7LL

GB

Residential development (Renewal of H12/0443/90)

OS Part 3239, Off Lowgate Lutton
Spalding Lincs
Type PERMISSION RENEWAL

H/12/0443/90

Date Received 26-JAN-94

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H12/0095/94.

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

OS Pt 3239, Off Longgate, Luttons.

3. Name, classification and number of road

TTT

4. Date application referred 3-2-94

5. State whether outline, detailed application etc.

Permission Renewal.

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

Residential Dev't

(Renewal of H12/0463/90).

7. Delete as appropriate

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

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

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

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

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

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3789
Date received : 26-JAN-94

Received from

Hix & Son

Address

28 Church Street
Holbeach
Spalding

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

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

H12/0095/94

HIX & SON

Chartered Surveyors,
Auctioneers, Valuers and Estate Agents.

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

28 CHURCH STREET, HOLBEACH,
Lincolnshire, PE12 7LL

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

Our Ref: RHF/6036/5700/SEC **Date** 25th January 1994 **Your Ref:** H12/0443/90

The District Planning Officer
South Holland District Council
Priory Road
SPALDING
Lincolnshire, PE11 2XE

Dear Sir

Renewal of Outline Planning Permission
Residential Development
O.S. Part 3239, of Lowgate, LUTTON, Spalding, Lincolnshire
- Mr. J. Louth
Reference : H12/0443/90

We should be grateful if you would renew the above Outline Planning Permission on behalf of our client, Mr. J. Louth, for a further period and enclose herewith our cheque amounting to Seventy Pounds (£70.00) to cover the Renewal Fee together with a copy of the Ownership Certificate submitted with the original application dated 19th December 1989.

Yours faithfully

SOUTH ... D.C.
20 ...
REF 0095/94.

Encl

A FIMBRA MEMBER

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS

Use the notice at the bottom of the page only when necessary.

26 JAN 1994

1 APPLICANT'S INTEREST
Please state interest (e.g. owner, prospective purchaser)

OWNER/OCCUPIER

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**. You can use the notice at the bottom of the form to send to the owner. (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 p.p. MR. J. LOUTH ~~Applicant~~/Agent) Date 19th December 1989

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 p.p. MR. J. LOUTH ~~Applicant~~/Agent) Date 19th December 1989

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.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at .....

Take notice that application is being made to South Holland District Council by .....

for planning permission for .....

If you should wish to make representations about the application, you should make them in writing within 21 day from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spaldin Lincolnshire.

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Open site - No change in physical circumstances from previous permission

Inspected by JMB
Date 11/2/94

Site Notice posted by JR
Date 11/2/94.
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

OK - Renew section 106
- Check consent re land at behind Jolly Coupin PH.

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: Principal Planning Officer (DC) To: Director of Administration
Planning and Building
Control Services

Our Ref: JB/JJ H12/0095/94 Your Ref:

Date: 09 Mar 1994

RESIDENTIAL DEVELOPMENT - OS PART 3239 OFF LOWGATE, LUTTON.

With reference to the above, I write to advise you I propose to grant planning permission subject to a Section 106 Obligation relating to future access provision over the adjoining land to the east.

The application is in fact a renewal of planning permission H12/0443/90 which was granted subject to a Section 106 Obligation on the same terms as proposed above (your ref PC/MJP/PL 411 refers).

To assist you in preparing the necessary documentation I enclose:-

a) A copy of the application letter and certificate.

b) 6 copies of a site plan.

c) A draft decision notice.

N Midlen
Principal Planning Officer
Development Control

Enc.

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-K/443/90/JAM **Your Ref.** **Date** 13 June 1990

Dear Sirs,

OUTLINE PLANNING APPLICATION - MR. J. LOUTH
RESIDENTIAL DEVELOPMENT OFF LOWGATE, LUTTON

Further to my letter of the 18th May 1990 and previous telephone conversations regarding your above clients project, I would remind you that I am still awaiting confirmation from you regarding surface water disposal.

As you will be aware, no Board's watercourse adjoins the site which drains via the private dyke that commences at the South Eastern corner and flows to my Board's Gedney Roman Bank Drain situated some 300 metres to the East. You will doubtless recall your letter of the 14th April 1988 reference RHF/5212/JJK that confirmed this drainage route in respect of the adjoining approved outline application for residential development and also your subsequent telephone conversation with my assistant Mr. Staines on the 24th January 1990 to the effect that increased surface water run-off from Mr. Louths land would be accommodated along the above described route. Please confirm this point at the earliest opportunity as you will no doubt appreciate there would seem to be no viable alternative outfall.

The following general advice is given for your clients consideration and the attention of prospective purchasers.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. However, although not under my Board's jurisdiction, I do not consider the installation of septic tank drainage systems would be prudent in this instance.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments. The contribution rate is currently £6,000 per acre of new impermeable surface drained via a direct outfall, although this figure is subject to periodic review. Full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

A copy of this letter is being forwarded to the District Planning Officer in order he is aware of my observations.

Yours faithfully,

pp ENGINEER TO THE BOARD

Hix & Son,
28 Church Street,
Holbeach,
Spalding, Lincs.

- Hix & Son 12/6/90
- DPO

CONDITIONS:—

Delete as appropriate

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

(ii) For other applications

(1) C 1

(2) C 2(a)

(3) C3

Delete as appropriate

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

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

(1) C 1

(2) C 2(a)

(3) C3.

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