FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H15/0852/92 Received:07-AUG-92 Type:SEC 73 MODIFICATION

Name: Mr & Mrs R P Ames
The Old Plough
Quadring Fen
Spalding
Lincs PE11 4RA

Agent: Mr & Mrs R P Ames
The Old Plough
Quadring Fen
Spalding
Lincs PE11 4RA

Description: Removal of first occupancy clause(Condition 4 of planning permission H15/0514/89)
Location : Adjacent Old Plough South Drove Quadring Spalding

South Holland District Council hereby gives notice that PERMISSION HAS BEEN REFUSED for the proposal, for the following reason(s):

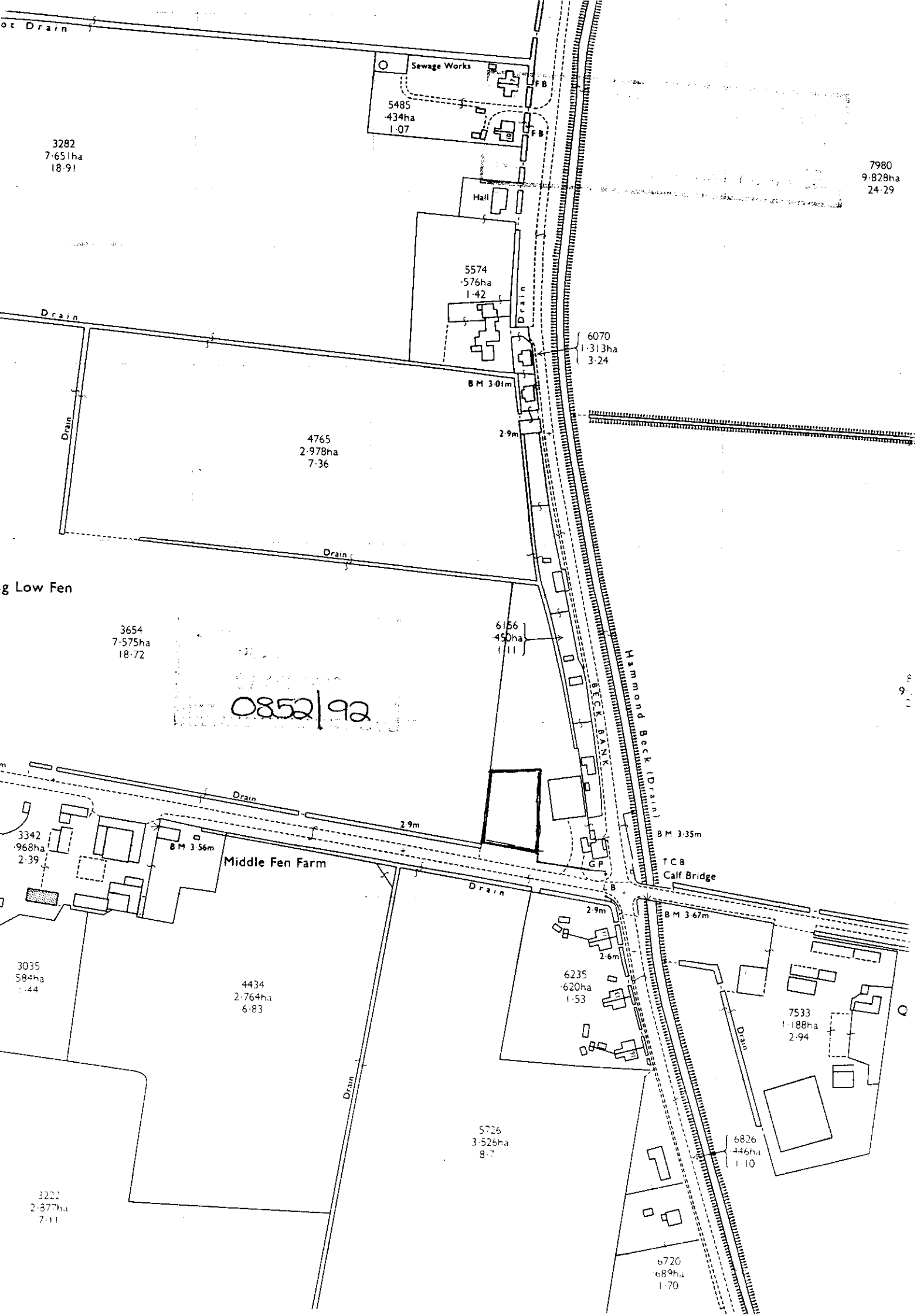
1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

Director of Planning and Building Control Services
21-OCT-92 H15/0852/92

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

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

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


ot Drain
Sewage Works
F B
F B
5485
·434ha
1·07
3282
7·651ha
18·91
7980
9·828ha
24·29
Hall
5574
·576ha
1·42
Drain
Drain
6070
1·313ha
3·24
B M 3·01m
Drain
2·9m
4765
2·978ha
7·36
Drain
g Low Fen
3654
7·575ha
18·72
6156
·450ha
1·11
0852/92
BECK BANK
Hammond Beck (Drain)
Drain
2·9m
B M 3·35m
T C B
Calf Bridge
G P
L B
3342
·968ha
2·39
B M 3·56m
Middle Fen Farm
Drain
2·9m
B M 3·67m
2·6m
3035
·584ha
1·44
4434
2·764ha
6·83
6235
·620ha
1·53
7533
1·188ha
2·94
Drain
Drain
5726
3·526ha
8·7
6826
·446ha
1·10
3222
2·877ha
7·11
6720
·689ha
1·70

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H15/0852/92

Date Registered 07 AUG 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. & MRS. R. P. AMES

THE OLD PLOUGH
QUADRING FEN
SPALDING
LINCS
PE11 4RA
TEL: SPALDING (0775) 750 433

Tel. No.

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

SITE ADJACENT TO THE OLD PLOUGH, SOUTH DROVE, QUADRING FEN,

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Removal of first occupancy clause

Please complete

Signed B P Ames D. V. Ames Date 7th August 92

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £55 If you consider no fee is payable include a written explanation instead.

Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works ☐ ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application ☐

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ☐

A. Please state Reference Number of outline permission. B. Please state which reserved matters are dealt with in this application. **Now complete Part 4 only**	

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. ☐

A. Please state reference Number of previous permission B. Please state Condition Number referred to **Now complete an Ownership Certificate**	

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. ☑

A. Please state Reference Number of pervious permission B. Please state Condition Number referred to C. Please state variation required **Now complete an Ownership Certificate.**	H15/514/89 4

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. If building works are proposed, please state extra floor space to be created:	N/A. sq. metres
B. Please state size of any new structure:- (a) max. height:	metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	
D. Please state type and colour of roofing materials.	
E. Has a survey of the site been undertaken? State Yes or No	☐

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

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

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 — N/A

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	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	☐	➡ Date: Consultee(s)
Is this application related to a previous submission?	☐	➡ Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER.

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

D.V. Ames

Signed ... D.V. Ames ..... (Applicant / ~~Agent~~) Date 7th Aug 1992

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 .... D.V. Ames ..... (Applicant / Agent) Date 7th Aug 1992

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 .....

THE OLD PLOUGH
QUADRING FEN
SPALDING
LINCS
PE11 4RA
TEL: SPALDING (0775) 750 433

7th Aug 1992.

Mr. Brian Smith, Director of Planning,
South Holland District Council,
Priory Road,
Spalding.

Dear Sir,

When we obtained permission to erect a dwelling for retirement the site was in peaceful open countryside. Since then, permission has been granted on the adjoining 25 acres for a huge Equestrian Centre including Livery Stables and Riding School. This will include an Indoor and Outdoor Menage and parking for thirty cars, with all the attendant noise and disturbance. The development is only twenty feet away divided by our wire fence with no screening. No screening has been planted since permission for the Equestrian Centre was granted. The house has now been built, and Phase 1 Stables, Open Menage, Car Park and Hay Barn will follow.

The attitude of the owner of the Equestrian Centre is aggressive and hostile. On first moving onto the site, he caused us considerable trouble by digging up our recently installed drainage and only partially restored it after pressure from the Black Sluice Drainage Board.

After a lifetime spent in business, we would not wish to live so near to such a development in retirement. Our site is not now on the edge of the village, or in open countryside, but is an infill plot. If the planning condition is not removed, the site will still be developed. We have spent a considerable amount of money on the site which we cannot afford to lose. It would be a hardship to have to build and live on the site for a short time, and then move to a quieter dwelling.

In conclusion, the site is not now an attractive proposition for retirement.

Yours faithfully,

R. P. & D. V. Ames.

0852/92

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features Paddock | Other

Inspected by PJH
Date 18-8

Notice posted by PJH
Date 18-8

Resident Notices required

Sent | Delivered

Case Officer Conclusions

Grass Paddock between applicants business site + existing dwelling + Mr Haywards Equestrian Centre.
Leylandii on boundary with equestrian Centre + some planting to road frontage

RECOMMENDATION

COMMITTEE

Departure from Policy ✓

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded YES ST 19-8

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

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

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PJM 12-8

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

Case Officer PJM

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 55 P1518

Receipt Issued

Date first Rec'd 07 AUG 1992

Registration

Reference H15/0852/92

Cross-Ref

Date 10-AUG-92

Validation

TYPE MOD

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 55

Additional Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 32

OS No's

Grid ref 518570 332450

Ward C

Parish Guadring

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site [illegible]

Ref 724

Linked to property

Ref

Planning Records: 278/90
Earlier apps 514/89
351/89

B Reg Records:
Already submitted - Ref
Request
Requested

730. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

Plan No. and Applicant	Proposal
H01/0890/92 Mr & Mrs B Pearce	House and garage on land adjacent to 26 Backgate, Cowbit.
H06/0861/92 Anglian Water Services	Installation of additional GRP equipment kiosk and 6 metre free-standing radio mast, adjacent existing control kiosk on Main Road SPS, opposite layby A17, Gedney.
H03/0906/92 South Holland District Council	Installation of package sewage treatment plant and control kiosk at No.1 Near Church, Littleworth Drove, Deeping St Nicholas.
H16/0846/92 H Hargrave & Co Ltd	Extension to form tray wash with store at Horseshoe Road, Spalding.

(b) **Applications Refused**

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services:-

Plan No. and Applicant		Proposal
H23/0872/92 Diocese of Lincoln	O.A.	Parsonage house including details of siting and means of access in grounds of existing Vicarage, Parson's Lane, Whaplode Drove.
H09/0240/92 Lincoln Diocesan Trust and Board of Finance	O.A.	Parsonage House with vehicular access from Church Street at Vicarage Garden, Church Street, Holbeach.
H09/0893/92 Mrs J Tatam	O.A.	Bungalow and garage at "Caerleon", Foxes Low Road, Holbeach.

(c) **Applications Deferred**

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

H06/0612/92 Mr C Gilbert	O.A.	Residential development at Marsh Road, Gedney Drove End.

(Pending a site inspection to assess the characteristics of the site and locality and the suitability of the site for the proposal.)

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

H15/0852/92 Mr & Mrs R P Ames	Removal of first occupancy clause (Condition 4 of planning permission H15/0514/89) adjacent to Old Plough, South Drove, Quadring.

(Pending a site inspection to assess if the siting of the property can reasonably be regarded as in-filling.)

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 19th October, 1992.

PRESENT

Councillors:

Mr. T. Bray - Vice-Chairman (In the Chair)

Mr. J. Clark	Mr. J.R. Pearl	Mr. D.S. Venni
Mr. E.N. Davies	Mr. M.S.L. Rollinson	Mr. R.C. West
Mrs. E.O. Hall-Patch	Mr. T.G.M. Tyler	

The Director of Planning and Building Control Services, the Deputy Director of Environmental Services and the Committee Assistant.

Apologies for absence were received from or on behalf of Councillors W.D. Skells, B. Alcock, R.C.P. Cowan, B.J. Davies, J.A. Dobney, N.P. Judge, M.B.E., A.E. Naylor and M.C. White.

771. MINUTES

The Minutes of the meeting held on 28th September, 1992 were signed by the Chairman as a correct record.

772. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No. and Applicant		Proposal
H06/0612/92 Mr C Gilbert	O.A.	Residential development at Marsh Road, Gedney Drove End.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H15/0852/92 Mr & Mrs R P Ames	Removal of first occupancy clause (condition 4 of H15/0514/89) adjacent to Old Plough, South Drove, Quadring.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H16/0805/92 Mr R Branton	Sectional concrete garage at 2 St Pauls Road, Spalding.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services.

H16/0873/92 Patterson Properties	Pair of semi-detached houses at 22 Wygate Road, Spalding.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(Councillor R.C. West requested that his vote against the above decision be recorded.)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H15/0852/92 Received:07-AUG-92 Type:SEC 73 MODIFICATION

Name: Mr & Mrs R P Ames
The Old Plough
Quadring Fen
Spalding
Lincs PE11 4RA

Agent: Mr & Mrs R P Ames
The Old Plough
Quadring Fen
Spalding
Lincs PE11 4RA

Description: Removal of first occupancy clause(Condition 4 of planning permission H15/0514/89)
Location : Adjacent Old Plough South Drove
Quadring Spalding

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

Authorised to issue:

20-OCT-92 H15/0852/92 AD..M.....DC..M.....

20/10

APPLICATION REFERENCE: H15/0852/92 DATE RECEIVED: 7 August 1992

APPLICANT: Mr & Mrs R P Ames
The Old Plough
Quadring Fen
Spalding
Lincolnshire

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 7 OCT 1992

TYPE: SEC 73 MOD

DESCRIPTION: Removal of first occupancy clause (Condition 4 of planning permission H15/0514/89)

LOCATION: Adjacent Old Plough, South Drove, Quadring

Parish Council: No response.

County Highways: No objections.

PLANNING POLICIES/DOE ADVICE

Lincolnshire County Structure Plan Policy 6A and 7A.
Planning Policy Guidance Note 7 - "The Countryside and the Rural Economy".

PREVIOUS DECISIONS
H15/0514/89 - Erection of single dwelling with garage - Granted.
H15/0278/90 - Erection of house with integral garage - Granted.

Information from Applicant: -
- Retirement dwelling.
- Was in peaceful open countryside, now equestrian centre next door with all attendant noise and disturbance.
- We would not wish to live so close to such a development in retirement.

- Site now an infill plot.
- If condition not lifted, the plot will still be developed.
- Spent considerable amount of money which cannot afford to lose.

PLANNING ISSUES

1 The application H15/0514/89 was granted planning permission, only after the site had been visited by the Sub-Committee.

2 The granting of planning permission was contrary to established planning policy and could only be given on the individual merits of the applicants case.

3 Since the applicants received planning permission the use of adjoining land for an equestrian centre has also been granted. This, it is now argued, reduces the appropriateness of the location for retirement.

4 The property has not been built.

CONCLUSIONS

1 The first occupancy condition was devised to ensure that the dwelling was, at least at first, occupied by those whose personal circumstances had persuaded the Committee to decide contrary to Planning Policy. Its removal because those circumstances no longer apply would be totally against the principles of the established planning policy of restricting dwellings to agricultural uses or local need cases. (Furthermore it is not considered that the plot is an infill plot).

RECOMMENDATION - Refuse permission

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

BRIA .MITH 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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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H15/0852/92 Type: SEC 73 MODIFICATION

Applicant: Mr & Mrs R P Ames
Tel: 0775 750433

Agent: Mr & Mrs R P Ames
0775 750433

Description: Removal of first occupancy clause(Condition 4 of planning permission H15/0514/89)
Location: Adjacent Old Plough
South Drove
Quadring
Spalding

Valid date: 07-AUG-92
Target dates:
To case officer 12-AUG-92
Inspected by 17-AUG-92
Extra contacts 22-AUG-92
Report if not clear by 11-SEP-92

Terminal date: 02-OCT-92
Target Committee: 15-SEP-92
Report deadline: 01-SEP-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Quadring PC 0775 820049	13-AUG-92	27-AUG-92
Cllr Mrs R Hunt MBE 0775 820291	13-AUG-92	27-AUG-92
Cllr M S L Rollinson	13-AUG-92	27-AUG-92
Site/Press Advert MIN	18-AUG-92	08-SEP-92

✓

L.C.C. No objections fe 26/8/92

Ten Foot Drain

Sewage Works

5485
·434ha
1·07

Hall

3282
7·651ha
18·91

5574
·576ha
1·42

6070
1·313ha
3·24

354/84

BM 3·01m

2·9m

Drain

4765
2·978ha
7·36

1363
3·162ha
7·81

Quadring Low Fen

3654
7·575ha
18·72

6156
·450ha
1·11

7980
9·828ha
24·29

0780
5·820ha
14·38

8052
9·322ha
23·04

Hammond Beck (Drain)

BM 3·35m

TCB
Calf Bridge

9935
3·396ha
8·39

SOUTH DROVE

BM 3·67m

Quadring Fen Farm

5235
·520ha
1·53

7533
1·188ha
2·94

Middle Fen Farm

BM 3·56m

3342
·968ha
2·39

3035
·584ha
1·44

4434
2·764ha
6·83

1333
7·043ha
17·40

5726