APPLICATION NO. : H16/1126/91

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S O
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DIST

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1126/91 Received:19-NOV-91 Type:FULL

Name: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Agent: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Description: Residential development, plots 52-81, Phase 7 (30 plots), terraced houses and bungalows
Location : Phase 7 Off Aalsmeer Rise Holland Park 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 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The approved scheme of landscaping and/or screening 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. The trees, shrubs or bushes 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 date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

3 Before the development of Plots 67 and 72 takes place the applicant shall submit to and agree with the Local Planning Authority details of the construction of the acoustic fence along the southern boundary of the site, and such fence as may be approved shall be erected before any of the dwellings on these plots are occupied.

Reason: In the interests of the amenities of future occupants.

4 Walls and fences shall be erected in accordance with the details shown on the submitted plans before any dwellings on plots abutting such walls or fences are occupied, or in the case of walls or fences abutting areas of car parking space, before the parking areas are commenced to be used.

Reason: In the interests of the amenities of future occupants and the locality in general.

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)

10/2

SOUTH HOLLAND DISTRICT COUNCIL

5 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

6 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.

7 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.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on the 30 January 1992, in respect of surfacing treatment to the Highway.

B Smith.

Director of Planning and Building Control Services
07-FEB-92 H16/1126/91

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1126/91

Date Registered 19 NOV 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE HOMES
BROADGATE HOUSE
WESTON HILLS
SPALDING
LINCS PE12 6DB

Tel. No. (0406) 380532

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

PHASE 7 OFF AALSMEER RISE, HOLLAND PARK, SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT PLOTS 52 - 81 PHASE 7 (30 PLOTS)
TERRACED HOUSES AND BUNGALOWS

Please complete

Signed..... Alan J. Finch .....

I attach * Four copies of all plans
*an ownership certificate (see t
*a fee of £552.00 + £2.00 = £554.00 If yc incl

Date. 19TH. NOVEMBER. 1991.. Prev

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 [✓] → 3, 4 and 5 and an Ownership Certificate

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 previous permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

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

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: 30 (THIRTY)

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	PLEASE REFER TO INDIVIDUAL HOUSE TYPE PLANS 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:	) SEE
D. Please state type and colour of roofing materials.	) SCHEDULE)

5. GENERAL INFORMATION Please complete each section

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

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? 1⅓ SPACE PER ONE BED; 1½ SPACE PER TWO BE

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 of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of: TO SOAKAWAYS / S.W SEWER
B. For estate developments, please state how highway surface water will be disposed of
C. Please state whether a land drain will be affected: NO
D. Foul sewerage will be disposed of to:

Mains sewer ✓ Cesspool Septic tank

OTHER MATTERS Please complete

	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 footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping 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.	NO	→ Date: Consultee(s):

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary. PLEASE REFER TO ACCOMPANING CORRESPONDENCE

OWNERSHIP CERTIFICATES

PLEASE COMPLETE THREE SECTIONS.

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

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	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.** 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 Alan J. Finch (Applicant/~~Agent~~) Date 19.11.91

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 Alan J. Finch Applicant/~~Agent~~) Date 19.11.91

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 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed Date

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

Cem

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1126/91 Type: FULL

Applicant: Broadgate Homes
Tel: 0406 380532

Agent: Broadgate Homes
0406 380532

Description: Residential development, plots 52-81, Phase 7 (30 plots), terraced houses and bungalows
Location: Phase 7 Off Aalsmeer Rise
Holland Park
Spalding
Lincs

Valid date: 19-NOV-91
Target dates:
To case officer 24-NOV-91 ?
Inspected by 29-NOV-91
Extra contacts 04-DEC-91
Report if not clear by 24-DEC-91

Terminal date: 14-JAN-92
Target Committee: 02-JAN-92
Report deadline: 19-DEC-91

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 30 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	25-NOV-91	09-DEC-91
Cllr Mrs A M Newton	0775 762210	25-NOV-91	09-DEC-91
Cllr R C West	0775 760231 (Of	25-NOV-91	09-DEC-91

L C C – OBS Attached Jec 05/12/91

Owner/occupier, Fane Acre/Aalsmeer Rd, Spalding 04-DEC-91 23-DEC 91

SITE DETAILS

Grid ref: 523420 321780
OS Sheets: 219 Parcel:

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 5[illegible]

Receipt Issued ..... No. [illegible]

Date First Received 19 [illegible]

REGISTRATION

REFERENCE ..H16/1126/91.....

Cross-Ref ..R.....KL..

Date 20-11-91

VALIDATION Date 21/11/91

Type ....Full.... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..30..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☑ Reason Re-submission of H16/0787/91 £2208

Correct fee £ 760 Additional £ ..4.. PAID Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date..21.11.

Index Sheets 21.7 OS Nos ..... Grid Ref 5[illegible] 3[illegible]

Ward ...1... Parish ...[illegible]BUILDING

Inside IBD ..NO Inside LP Area..YES

TR Rural ☐ CA ☐
TR Bypass ☐ LB ☑ Grade
Level crossing ☐ TPO ☑
Footpath ☐ Other:

Linked to site.....Ref....123. Linked to property.....Ref.....

Planning Records:
Earlier apps

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

Casual/informal play areas should be provided in addition to equipped play areas and will generally not be necessary on developments of less than 50 dwellings.

PLANNING ISSUES

1 The application is for 30 dwellings comprising: 13 No one bedroomed houses; 14 No two bedroomed houses and 3 No two bedroomed bungalows arranged off a small cul-de-sac andserved by two parking courts.

2 The development is similar to previously approved phases of the larger Horseshoe Road development. The main issue is considered to be the necessity or otherwise to provide an equipped area of childrens play space as mentioned by the Ward Member.

CONCLUSIONS

1 The development is considered to be acceptable in terms of layout and design considerations and has been submitted following discussions with the department after the withdrawal of an earlier unsatisfactory proposal.

2 Turning to the issue of play space as raised by the Ward Member. Relevant extracts from the recently approved policy are repeated above. In this respect however it should be remembered that the developer has already provided a substantial area of central public open space (approximately 4 acres) elsewhere in the estate, in accordance with the original development brief for the site.

3 The developer has also provided for an area of childrens play space on an earlier phase to the north which will be within 200 metres of the dwellings now under consideration. In view of this I do not consider that there is an overriding need to provide an additional area of play space in relation to this phase. If members disagree however, I can advise that the Parks Superintendent has confirmed that the area of amenity space shown on the plans would be suitable for use as a childrens play space.

RECOMMENDATION -

A. That the application be considered by the Plans Sub-Committee.

B. That subject to the views of the Plans Sub-Committee, the Director of Planning & Building Control Services be authorised to grant permission, subject to the following conditions:-

1 SC27 - (Implementation Of Planting).

2 Before the development of plots 67 to 72 takes place the applicant shall submit to and agree with the Local Planning Authority details of the construction of the acoustic fence along the southern boundary of the site, and such fence as may be approved shall be erected before any of the dwellings on these plots are occupied.

3 Walls and fences shall be erected in accordance with the details shown on the submitted plans before any dwellings on plots abutting such walls or fences are occupied, or in the case of walls or fences abutting areas of car parking space, before the parking areas are

commenced to be used.

4 C2 - (Road Construction)...to be approved.

5 C2(a) - (Road Construction).

6 C3 - (Surface Water Run-Off).

Reasons

1 Standard.

2 In the interests of the amenities of future occupants.

3 In the interests of the amenities of future occupants and the locality in general.

4 C2.

5 C2(a).

6 C3.

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58. PLANNING APPLICATIONS (Continued)

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

Plan No. and Applicant	Proposal
H11/1249/91 Sandra Worts	Advertisement consent for proposed fascia sign with logos at Fenland House, 39-41 Market Place, Long Sutton.

(It was also agreed that legal proceedings be initiated under the provisions of Section 224 of the Town and Country Planning Act 1990 against the persons displaying the sign in contravention of the Town and Country Planning (Control of Advertisement) Regulations 1989 if the unauthorised sign is not removed within a period of one month from the date of the decision notice.)

H22/1279/91 J Hurrey	O.A.	Residential development including means of access (Registered as H22/0910/91) at 222 Broadgate, Weston Hills.

(c) **Applications Deferred**

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

Plan No. and Applicant	Proposal
H21/1079/91 Mr & Mrs K Butters	Conversion and extension of existing outbuilding to residential use at Greyfriars, Tydd Gote.

(Pending a site inspection to establish (i) if the proposed dwelling can be satisfactorily sited within the curtilage of Greyfriars and (ii) consider the effect of the development upon the Conservation Area and the setting of the listed building called Greyfriars.)

H21/1080/91 Mr & Mrs K Butters	Listed building consent for conversion and extension of existing outbuilding to residential use at Greyfriars, Tydd Gote.

(Pending a site inspection to establish (i) if the proposed dwelling can be satisfactorily sited within the curtilage of Greyfriars and (ii) consider the effect of the development upon the Conservation Area and the setting of the listed building called Greyfriars.)

H09/1107/91 Mr D Bridger	O.A.	2 No building plots including highway improvements at Little Common Lane, Holbeach Clough.

(Pending a site inspection to (i) assess the suitability of the site for the proposal and (ii) be better aware of on site conditions.)

(Councillor T.G.M. Tyler declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

H16/1126/91 Broadgate Homes	Residential development, plots 52/81, Phase 7 (30 plots), terraced houses and bungalows off Aalsmeer Rise, Holland Park, Spalding.

(To enable the Plans Sub-Committee to consider the application in greater detail.)

*((i) To establish if the proposed dwelling can be satisfactorily sited within the curtilage of Greyfriars and (ii) to consider the effect of the development upon the Conservation Area and the setting of the listed building called Greyfriars.)

H09/1107/91
Mr D Bridger

O.A. 2 No building plots including highway improvements at Little Common Lane, Holbeach Clough. (See page 32 of the schedule of the Director of Planning and Building Control Services submitted to the Planning Committee on 21st January, 1992.)

*(To (i) assess the suitability of the site for the proposal and (ii) be better aware of on-site conditions.)

H09/1332/91
J Pateman & A Candler

O.A. Building plot at Creewood Close, Holbeach. (See page 48 of the schedule of the Director of Planning and Building Control Services submitted to the Planning Committee on 21st January, 1992.)

*(To assess the suitability of the site for the proposed development.)

H16/0954/91
Mr & Mrs P Chapman

New bungalow with siting of a temporary caravan until building complete. (Outline planning H16/1519/88) on land adjoining 99 Pinchbeck Road, Spalding. (See page 50 of the schedule of the Director of Planning and Building Control Services submitted to the Planning Committee on 21st January, 1992.)

*(To assess the suitability of the site for the proposed development.)

H11/1135/91
Broadgate Builders

Change of use from Class A1 (shop) to Class A3 (Food & Drink) at 14 Market Street, Long Sutton. (See page 52 of the schedule of the Director of Planning and Building Control Services submitted to the Planning Committee on 21st January, 1992.)

*(To assess the suitability of the site and premises for use under Class A3 of the Town and Country Planning (Use Classes) Order 1987.)

*Denotes reason for site inspection.

4. Estate development - To consider the following application:-

Plan No. and Applicant	Proposal
H16/1126/91 Broadgate Homes	Residential development, plots 52/81, Phase 7 (30 plots), terraced houses and bungalows off Aalsmeer Rise, Holland Park, Spalding. (See page 36 of the schedule of the Director of Planning and Building Control Services submitted to the Planning Committee on 21st January, 1992.)

B SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1126/91

Applicant: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Agent: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Description: Residential development, plots 52-81, Phase 7 (30 plots), terraced houses and bungalows

Location: Phase 7 Off Aalsmeer Rise Holland Park
Spalding Lincs

Type: FULL

Date received: 19-NOV-91

25-NOV-91

Dear Cllr Mrs A M Newton

NOTIFICATION TO WARD MEMBER

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

As applications can be determined under delegated powers in many cases, please let me know by 05-DEC-91 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr Mrs A M Newton
234 Pennygate
Spalding
Lincs
PE11 1LN

PJU

S.H.D.C. PLANNING DEPT.
RECEIVED
-6 DEC 1991

Attention of
DPO NRM
DOPO BS
AOP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES/NO
by
date

I request that this application be considered by Planning Committee, because there is no mention of plans of play area and equipment. We have allowed a large number of dwellings to be built and the Council should be satisfied of provision for open space and play areas.

Signed: A M Newton

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

PLOTS 52 - 81 PHASE 7 HOLLAND PARK

PROPOSED EXTERNAL MATERIALS SPECIFICATION

ROOF TILES

MARLEY MODERN SMOOTH GREY WITH RED RIDGES

FACING BRICKS

BUTTERLEY ARLESEY LAMBOURN MULTI STOCK WITH BAGGERIDGE LAMBENT CREAM STOCK INSET PANELS TO FRONT ELEVATIONS, OF BUNGALOWS ONLY (PLOTS 52, 55 & 56)

FEATURE BOUNDARY WALLS TO BE AS MAIN BRICK

EXTERNAL TIMBER

ALL EXTERNAL JOINERY TO BE IVORY PAINTED

19TH NOVEMBER 1991
ALAN J. FINCH

19 NOV 1991
1126/91

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: AJF/hmr

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

19th November 1991

Dear Sir,

Re: Residential Development Plots 52 - 81
Phase 7 Holland Park, Spalding

I submit for your consideration a full Planning Application for the above development proposal. A similar proposal (ref H16/0787/91) has been withdrawn due to technical problems and it has been agreed with Mr A Pickering that the fee paid under the previous application will be carried over to this submission and supplemented by a fee of £552.00 to cover the additional plots.

With regard to the application itself several meetings have taken place with members of the Planning Department, Parks Department and Highways in order that this revised scheme will not suffer from the same problems encountered by the original scheme i.e confusion in the Parks Department as to suitability of open space areas.

I feel confident that the resultant proposal is totally satisfactory and that it should enable the Planning Department to process the application without delay. However, should there be any aspect of the scheme that you must discuss please do not hesitate to contact me.

Yours faithfully,
BROADGATE HOMES (SPALDING) LIMITED

Alan J Finch.

19 NOV 1991
1126/91

ALAN J.FINCH

Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: HEP/E1/7B

Your Ref: DJR/H16/1126/91

Date: 31st January 1995

Director of Planning,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE

Dear Sir,

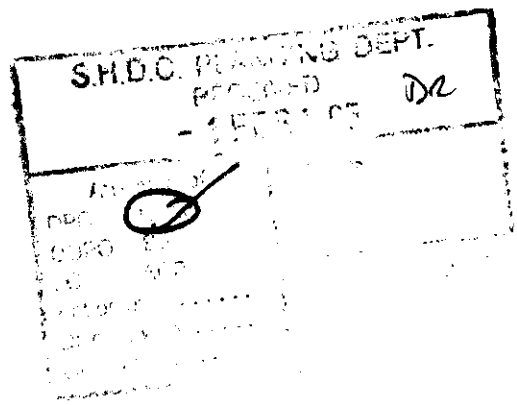
Re: Traffic Calming Feature At Entrance To Breda Court, Spalding

I have received the enclosed letter from Lincolnshire County Council.

We have decided to remove the block paved traffic calming feature rather than spoil the street scene with additional signs and road markings. As the feature was shown on our layout at detailed planning stage, I thought it appropriate to inform you of our decision.

Yours faithfully,

Howard Price



Steve
Please may I have the file.
DR. 2/2.

DR XCB
inspected 2/2.
Letter to be dropped.

Directors: D.D. Bissett-Clarke (Managing), H.R. Price (Development), N.J. Rayner ACMA, AIMgt, MAAT (Financial)
Company Secretary: Mrs. W.A. Rayner. Registered Office as above. Registered in England No: 1242542

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

My Ref: MH/DEVT/2/AM

Broadgate Builders (Spalding) Ltd
Broadgate House
Weston Hills
SPALDING
Lincs
PE12 6DB

For further information contact
Mr M Heaton
Telephone Lincoln (01522) 553113

23 January 1995

RECEIVED
28 JAN 1995
HOUSING

Dear Sirs

HOLLAND PARK - SPALDING - PHASE 7B

I have been informed by my Divisional Surveyor that on Phase 7B of the above named site, traffic calming has been installed (location shown on enclosed plan) which has not been approved by this Authority.

For this area of traffic calming to remain there are a number of works which are required to ensure compliance with the Department of Transport Specifications:-

1. The top of the traffic calming ramps require to be a minimum of 2.5 metres in length and not 1.8 metres as at present.

2. The ramps to the top of the traffic calming require to be a minimum of 600mm long with 2 No thermoplastic triangles on the traffic approach side of the ramps.

3. Traffic calming ahead illuminated signs will be required.

Until the traffic calming is amended I will require some temporary ramp ahead signs installing.

I await your comments on this matter.

Yours faithfully

Director of Highways and Planning

24368.d51

Printed on Recycled Paper

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

REGISTER COPY TO EARLIER PERMISSION
Previous permission: H16/1126/91
Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0484/92 Received:27-APR-92 Type:CONDITION COMPLIANCE

Name: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Agent: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Description: Detailed design for surface water run-off Condition 7

Location : Plots 52-81 Phase 7
Holland Park Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

10-JUN-92 H16/0484/92

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/1126/91

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0496/92 Received:29-APR-92 Type:CONDITION COMPLIANCE

Name: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs

Agent: Broadgate Homes
Broadgate House
Weston Hills
Spalding
Lincs

Description: Details of acoustic fence, rear of Plots 67-72
(in respect of condition 3 of application H16/1126/91)

Location : Plots 52-81, Phase 7 Aalsmeer Rise
Holland Park Spalding Lincs.

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

08-JUN-92 H16/0496/92

Miss J Ward,
7 Rembrandt Way,
Spalding,
Lincs.
PE11 3HX.

Mr D Roberts

DJR/JJ H16/1126/91

08 Feb 1993

Dear Sir,

H16/1126/91 - BROADGATE HOMES
PHASE 7 - PLOTS 52-81, TERRACED HOUSES AND BUNGALOWS.

I write in reply to your earlier letter dated 20th January 1993, with reference to the above.

I can advise that the site has been investigated and that Plot 55 appears to have been built in accordance with the approved plans.

It would appear therefore that there are no grounds for my Department to take any action in respect of the matters raised.

I hope this is of assistance.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

①

7 Rembrandt Way
Spalding
Lincs
PE11 - 3HX.

Mr Bryan Smith
Planning Dept.
Council offices
Priory Road
Spalding
PE11 - 2XE,

S.H.D.C. PLANNING DEPT.
RECEIVED
22 JAN 1993 DR

20-1-92...

Dear Sir,

After our recent Conversation, I have sent you copies of the estate, I have shaded in our property, Plot 61, My complaint is that the bungalow, Broadgates are building in front of our house. Seems alot closer than the plan, also it will block out Sunlight to our lounge, which I am not very happy about. I am wondering if there is anything that can be done about this Situation?

I have been in touch with my

② Solictor but he said we could not do alot, and he told us to get in touch with the council to see if we can resolve this problem.

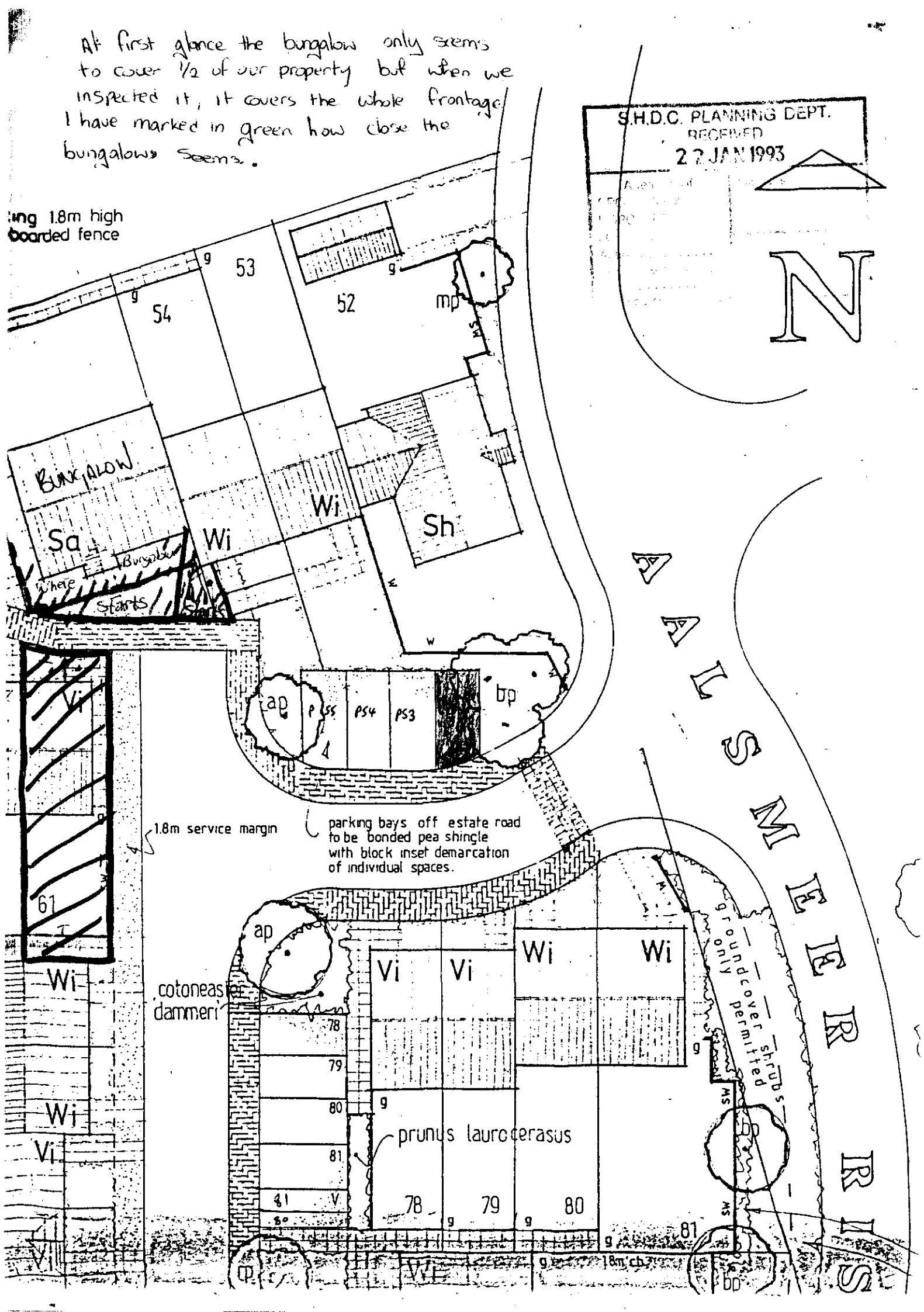
If you please let me know where I stand with this problem it would be very much appreciated.

Yours Sincerly

Allard (Miss.)

At first glance the bungalow only seems to cover ½ of our property but when we inspected it, it covers the whole frontage. I have marked in green how close the bungalows seems.

S.H.D.C. PLANNING DEPT.
RECEIVED
22 JAN 1993

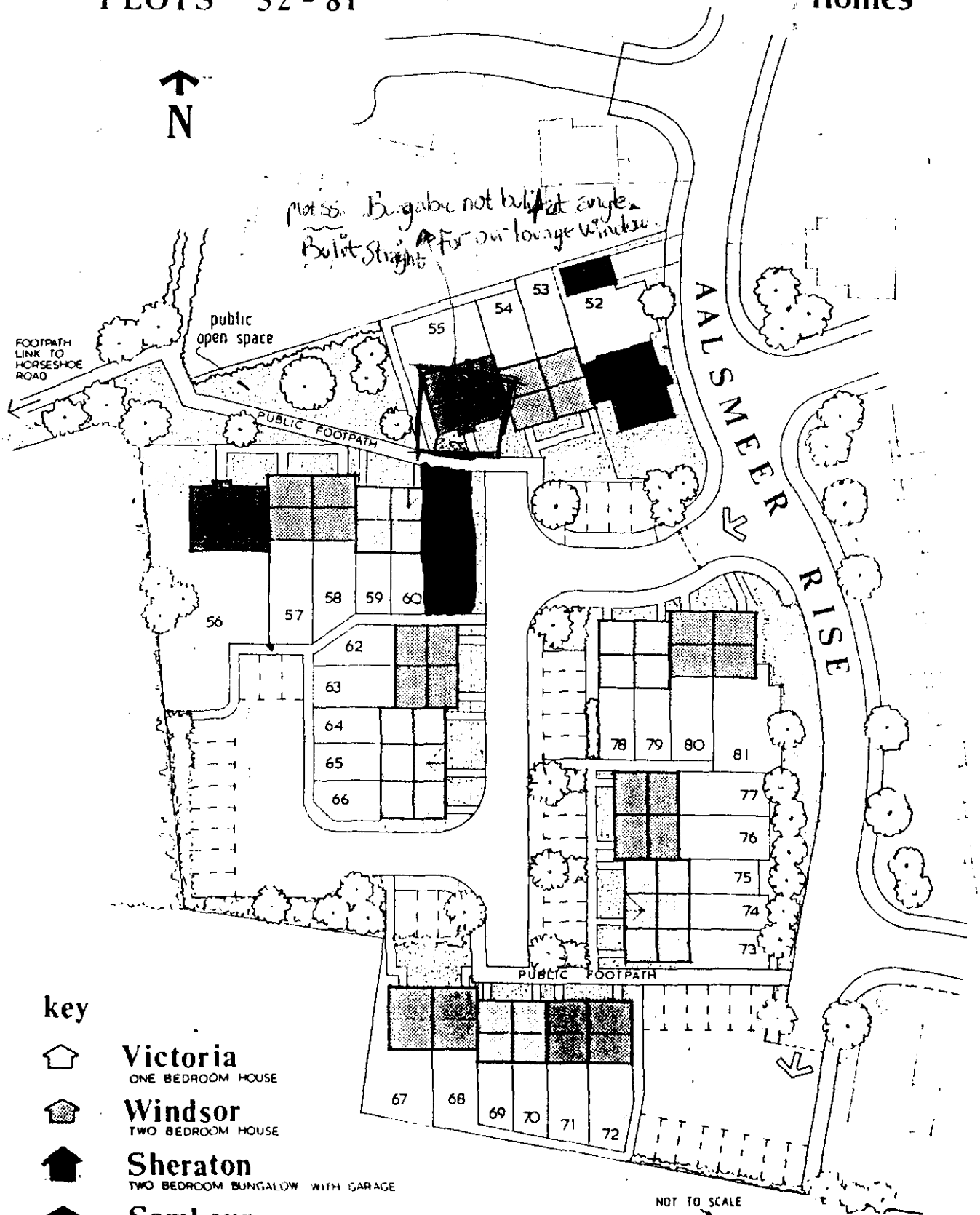


S.H.D.C. PLANNING DEPT.
RECEIVED
23 JAN 1993

AALSMEER RISE

PLOTS 52 - 81

Broadgate Homes



key

- **Victoria** — ONE BEDROOM HOUSE
- **Windsor** — TWO BEDROOM HOUSE
- **Sheraton** — TWO BEDROOM BUNGALOW WITH GARAGE
- **Sambourne** — TWO BEDROOM BUNGALOW

NOT TO SCALE

Produced for initial sales guidance only subject to alteration without prior notification

(NB: I have read this note at foot of page, but surely Broadgate's can't block our lounge Window View?)

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference #16/1126/91

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	3	4	2	1	7

2. Address or location

Phase 7, Holland Park, Spalding

3. Name, classification and number of road

UC

4. Date application referred 5/12/91

5. State whether outline, detailed application etc.

Full.

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

Residential Development, Plots 52-81

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 106 as shown overleaf.

Date: 5/12/91 Signed: J E Emerson
Director of Highways and Planning

CONDITIONS:–

Delete as appropriate

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

(ii) For other applications

(1) C2 – – – to be approved

(2) C2(a)

(3) C3

(4)

Delete as appropriate

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

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

(1) C2

(2) C2(a)

(3) C3

Note/ It has been agreed to try, in this one instance, the use of 6 conc block footways with a standard carriageway construction (black bituminen macadam) as an experiment.

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

Broadgate Builders
(Spalding) Ltd,
Broadgate House,
Weston Hills,
Spalding.
Lincs.
PE12 6DB.

Mr D Roberts

DJR/JJ H16/1126/91

HEP/E1/7B

07 Feb 1995

Dear Sir,

RE: TRAFFIC CALMING FEATURE AT ENTRANCE TO BREDA COURT, SPALDING.

With reference to your letter dated 31st January 1995 in respect of the above. I have inspected the traffic calming feature in company with Mr Briggs of the County Highway Authority, and would advise as follows.

Although the new plans for this development did indicate a change of surface treatment at the junction, the plans did not indicate that this feature would take the form of a raised surface. In view of this, I would have no objections if the paved strip was reduced in height or finished to be flush with the adjacent highway carriageway. Although this would not physically impede traffic speed, the resultant change in surface treatment should be sufficient to indicate to drivers that they were approaching a cul-de-sac, where speeds ought to be reduced. A similar feature exists at the entrance to the private drive to the north of Breda Close.

I hope this is of assistance, and look forward to hearing from you further if necessary on this matter.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: AJF/hmr

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

SOUTH HOLLAND DC
PLANNING DEPT
30 JAN 1992
REF .....

For the attention of Mr D.J. Roberts

Dear Sir,

Re: H16/1126/91 Plots 52 - 81 Phase 7 Holland Park, Spalding

I understand that the above application is to be considered by the Plans Sub-Committee on the 3rd February 1992.

At Planning Committee on 21st January 1992 certain comments were made with regard to the demarcation of this development at its junction with the estate road to be named Aalsmeer Rise. It is desirable to deter non-resident traffic within this cul-de-sac and also to reduce traffic speed into the area.

I feel that the road design itself will prohibit excessive vehicle speed. The internal layout to this development with details such as the brick walling to the access will give a sense of enclosure and privacy which will deter casual traffic entering the site.

At a preliminary meeting with Highways and the Planning Department the prospect of using a variety of materials were discussed. Coloured macadam was considered unsuitable by Highways and thefore the resultant scheme is a trial basis use of tarmac road with 45° splay kerbing and block paved footpaths. The parking bays will be provided in bonded pea gravel, surfacing which will reduce significantly the 'black areas' within the development.

Having considered the comments made by Committee I feel confident that careful study of the scheme already proposed will provide an imaginative alternative of hard landscaping. However, in an attempt to further enhance the scheme I propose a block paved rumble strip at the entrance to strengthen the physical definition of a change in character of development. This strip would co-incide with both the change in footpath material and perambulator crossing to be provided.

continued....

Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

NHBC REGISTERED NUMBER 20090

continued....

I enclose four copies of a site plan showing this proposal for the Committee to consider.

Yours faithfully,

ALAN J. FINCH

PLANNING AMENDMENT

For office use only

Application No. 1716/1126/91

Date registered 30 JAN 1992

Case Officer DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

30/1/92

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

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.

State whether amendment has been requested by the Council ☐

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

Please complete

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

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

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

OFFICE USE ONLY

To D.C. 31/1/92

Validation	Adequate detail Acknowledged	☐ ..... HL	Confirmed .....
Liaison with Building Control	Outside parameters	☐ HL	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	.....	

		Principal D.C. Check	Case Officer
		.....	.....
A. Post Decision	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. Current Application	Same char/desc. (refer to Admin.)	YES / NO	YES / NO
	Publicity/residents required	NO / YES	NO / YES
	Too significant	NO / YES	NO / YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes: 1 copy & receipt

Signed: .....

Date: .....

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH, M.R.T.P.I., DISTRICT PLANNING OFFICER
COUNCIL OFFICES, CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCS. PE11 1DB. Tel. SPALDING 761161

COUNCIL OFFICES, PRIORY ROAD, SPALDING, LINCOLNSHIRE, PE11 2XE - TEL: SPALDING 761161

APPLICATION REF: H16/1126/91/A1 DATE AMENDMENT RECEIVED: 28 February 1992

APPLICANT: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding
Lincolnshire

AGENT:

DESCRIPTION OF ORIGINAL DEVELOPMENT: Erect 30 terraced houses and bungalows

LOCATION: Plots 52-81, Phase 7, Holland Park, Spalding, Lincolnshire

AMENDMENT SUBMITTED: Amendment to brick type as per submitted materials schedule (Change of main brick)

20 March 1992

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This notice does not convey any approval under the Building Regulations.

Yours faithfully

B. Smith.

Director of Planning and Building Control Services

N25

PLANNING AMENDMENT

For office use only

Application No. H16/1126/91/A1

Date registered 28 FEB 1992

Case Officer P.U.

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE HOMES
BROADGATE HOUSE
BROADGATE
WESTON HILLS, SPALDING, LINCS.
Tel. No. (0406) 380532

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

—

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOTS 52-81 PHASE 7 HOLLAND PARK SPALDING.

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H16/1126/91

Building Regulation reference relating to same development.

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.
State whether amendment has been requested by the Council ☐

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

Please complete

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

Signed Alan J. Finch Date 28.2.92

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

ERECT 30 TERRACED HOUSES & BUNGALOWS

As **NOW PROPOSED**, if different

—

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

AMENDMENT TO BRICK TYPE AS PER SUBMITTED MATERIALS SCHEDULE (CHANGE OF MAIN BRICK).

State drawing no's of the current submission

N/A.

State Officer dealing with the application, if known.

MR. P. UDY

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

NONE.

OFFICE USE ONLY

To D.C. .....

Validation	Adequate detail Acknowledged	☐	Confirmed .....
		..... KL	
Liaison with Building Control	Outside parameters	☑ KL	Confirmed 28/2
	Referred to case officer	.....	Officer .....
	Amended plans received	☐	No further action .....
	Amended plans needed	☐	Reference .....
	New application needed	☐	
	New submission requested	.....	
	Indexed	..... KL	

		Principal D.C. Check	Case Officer
		.....	.....
A. Post Decision	Immaterial/acceptable as amendment	☐	☑
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. Current Application	Same char/desc. (refer to Admin.)	YES NO	YES NO
	Publicity/residents required	NO YES	NO YES
	Too significant	NO YES	NO YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes:

Signed: ..... Date: 18-3.....

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

PLOTS 52 - 81 PHASE 7 HOLLAND PARK

PROPOSED EXTERNAL MATERIALS SPECIFICATION

ROOF TILES

MARLEY MODERN SMOOTH GREY WITH RED RIDGES A/1

FACING BRICK only change

BELTON CAVENDISH PURPLE MULTI MIXTURE WITH BAGGERIDGE LAMBENT CREAM STOCK INSET PANELS TO FRONT ELEVATIONS, OF BUNGALOWS ONLY (PLOTS 52, 55 & 56)

FEATURE BOUNDARY WALLS TO BE AS MAIN BRICK

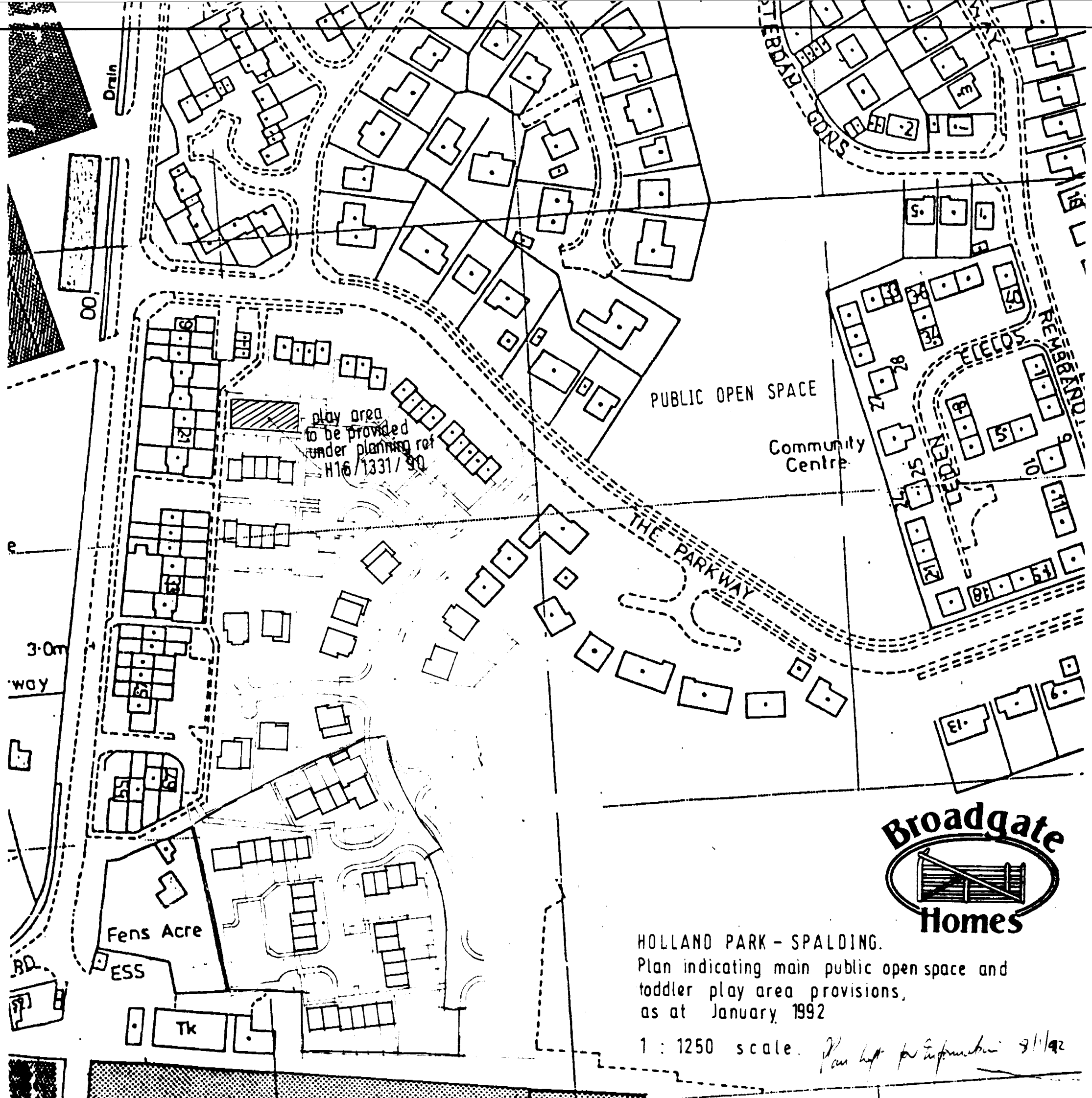
EXTERNAL TIMBER

ALL EXTERNAL JOINERY TO BE IVORY PAINTED

SOUTH HOLLAND D.C.
PLAN DEPT
? ? DEC 1992
REF ...1.126/91.1.

19TH NOVEMBER 1991
ALAN J. FINCH

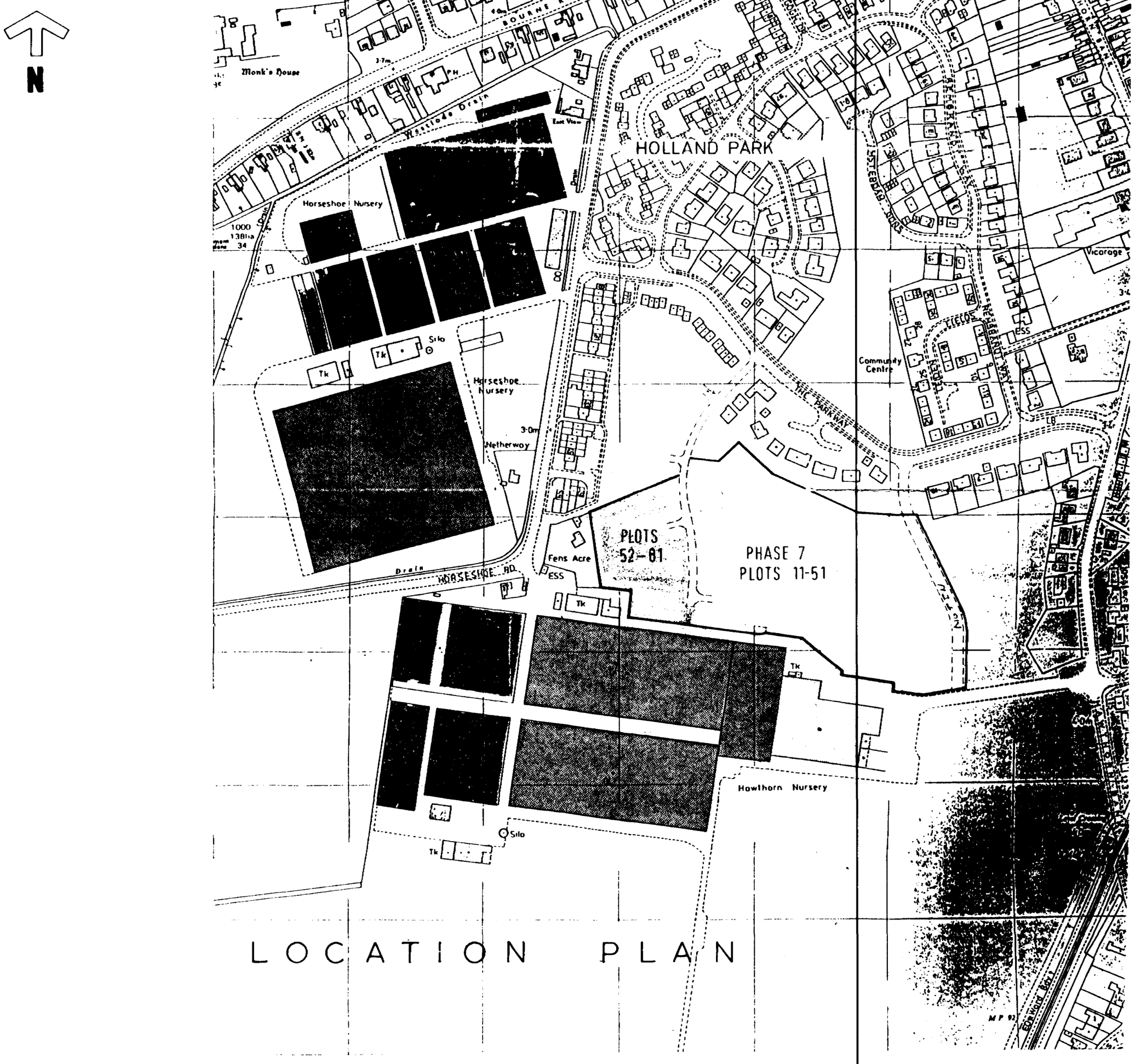
REVISED 28TH FEBRUARY 1992 - (MAIN FACING BRICK CHANGE)



Broadgate Homes

HOLLAND PARK - SPALDING.
Plan indicating main public open space and toddler play area provisions, as at January 1992

1 : 1250 scale.

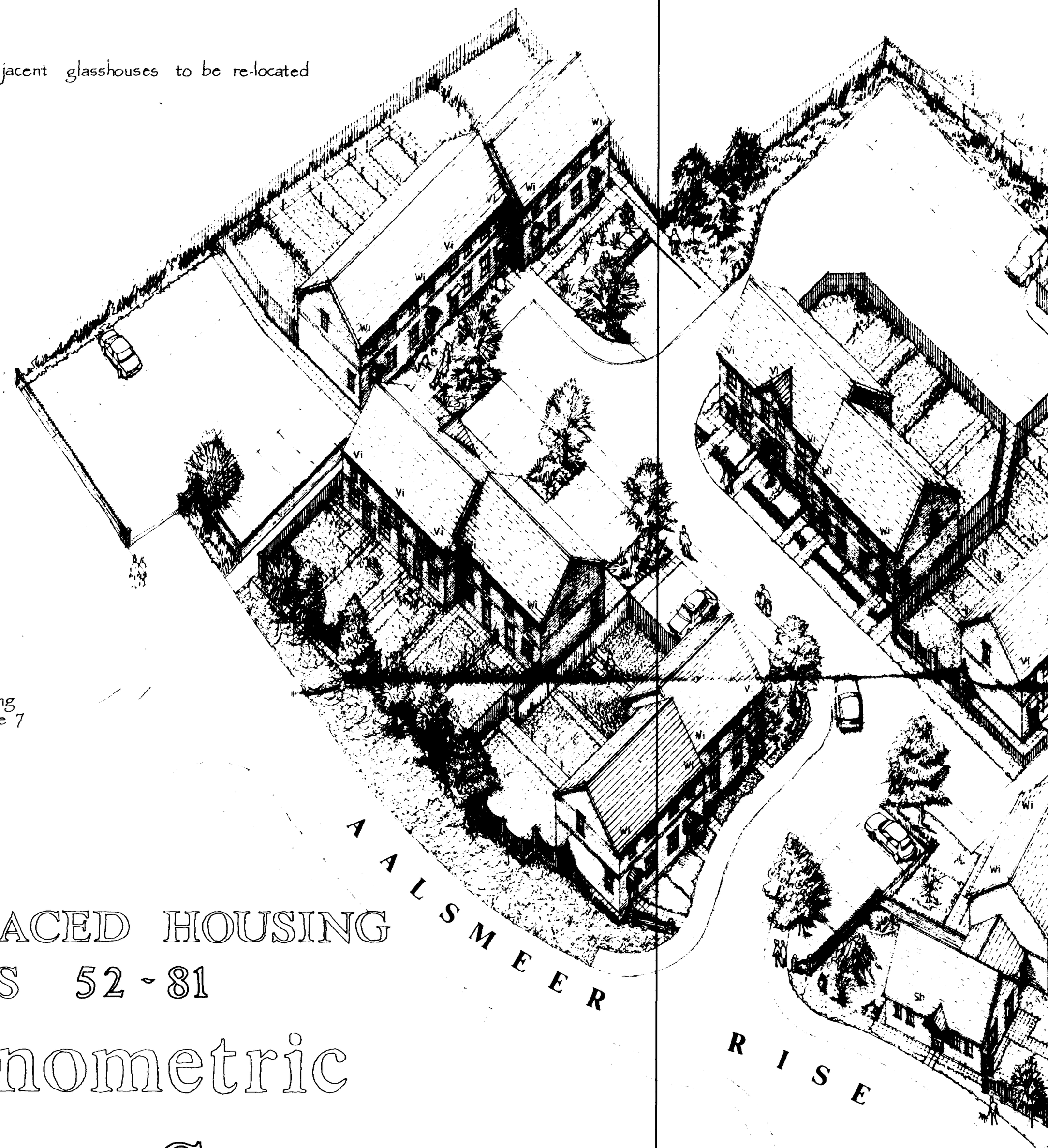


LOCATION PLAN

19 NOV 199
1126/9

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

adjacent glasshouses to be re-located



proposed housing
plots 11 - 51 phase 7

TERRACED HOUSING
PLOTS 52 - 81

axonometric

Phase Seven
HOLLAND PARK

Broadgate Homes

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERM

H O L L A N D P A R K

HORSESHOE ROAD

PHASE FIVE

PHASE SEVEN

PHASE SIX

Fens Acre

public footpath

2 Bed

delete

Alan J. Finch 10.12.91

REVISED SITE AREA

store

tank

one way

existing concrete footpath

PROPOSED 2.0m high TIMBER ACOUSTIC FENCE continuous to rear bdy's. supplementary tree planting screen as indicated

COLLECTION POINT

one way

PROPOSED CASH & CARRY

glasshouses

offices

open space

PUBLIC FOOTPATH

LIMEGATE

ALDERGATE

ASHGATE

WILLOWGATE

KEMPASGATE

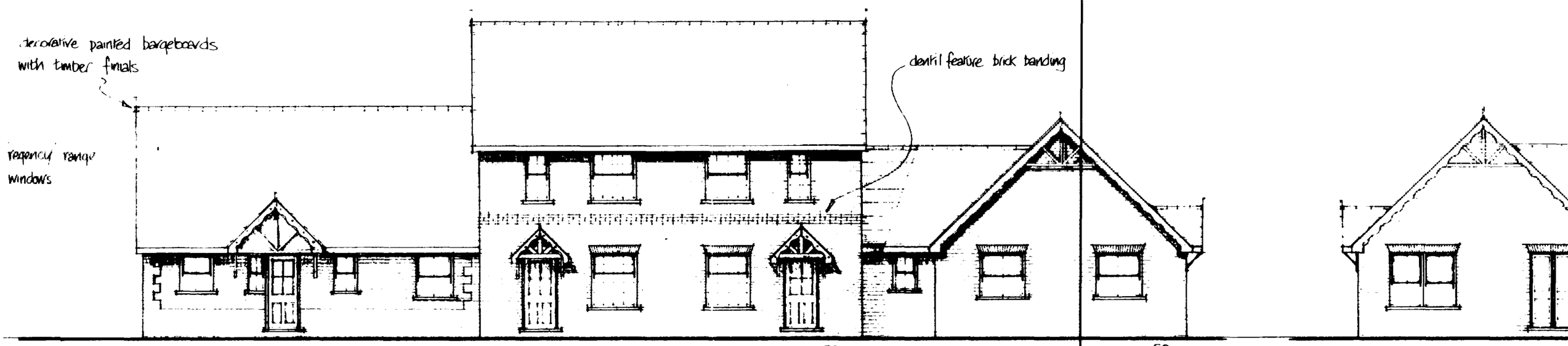
ROSEGATE

TULIPGATE

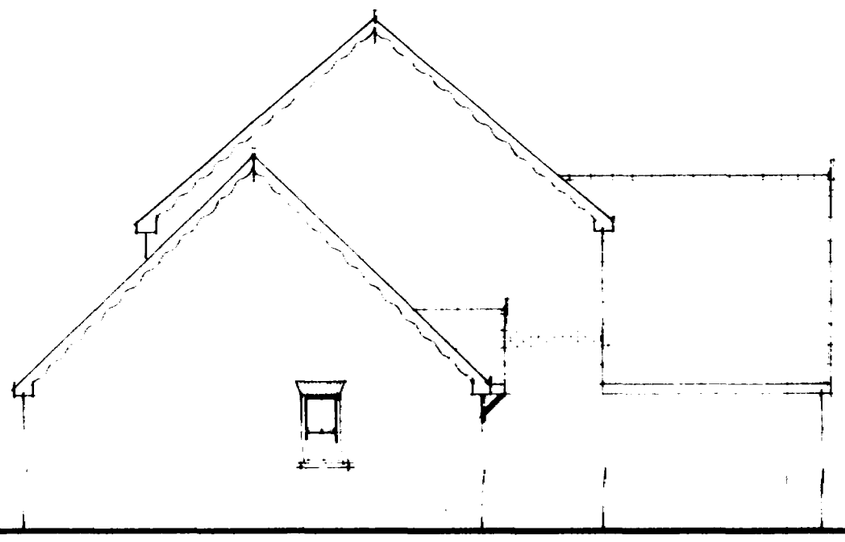
ASPENGATE

N

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERM

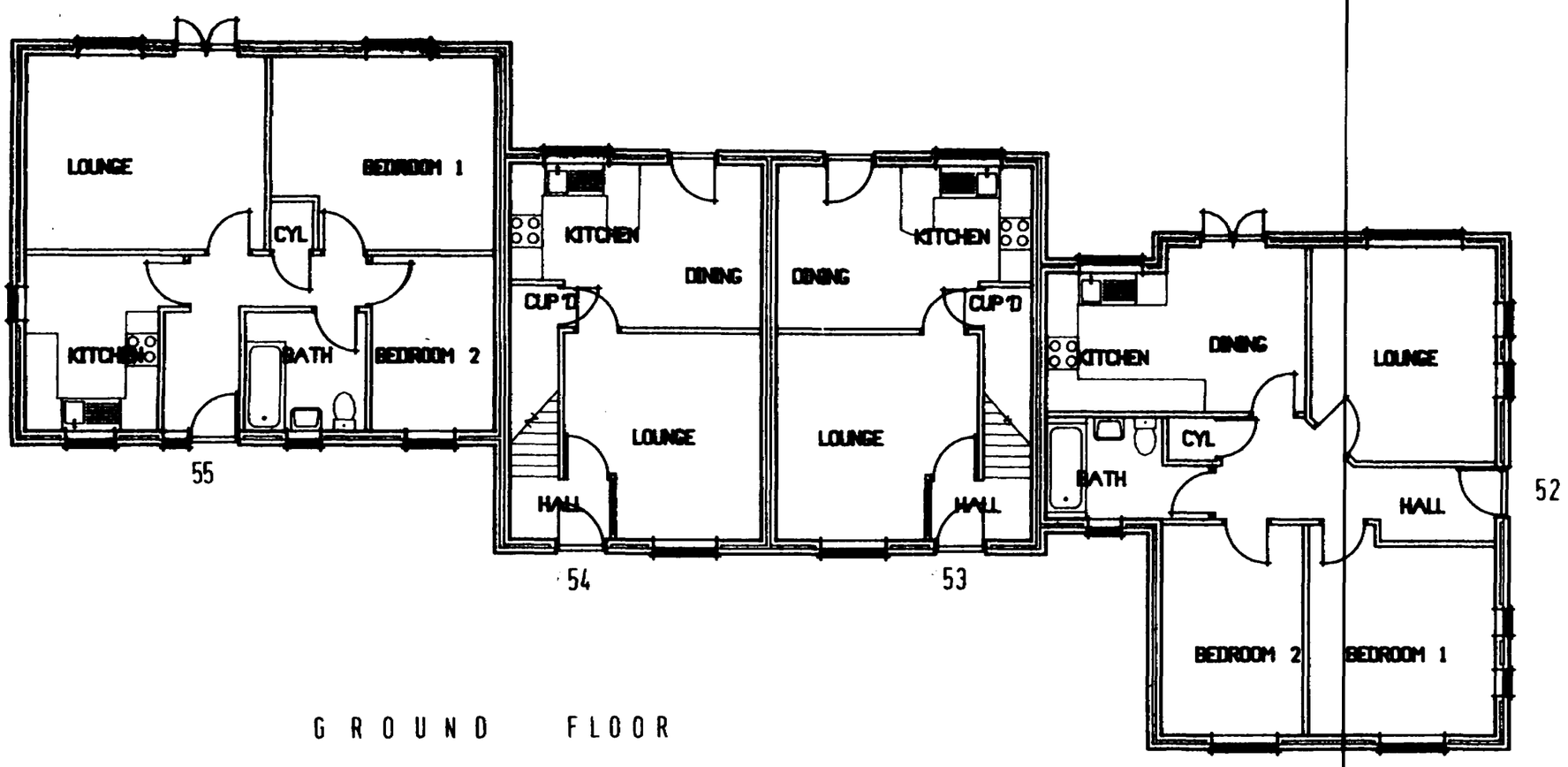


FRONT ELEVATION

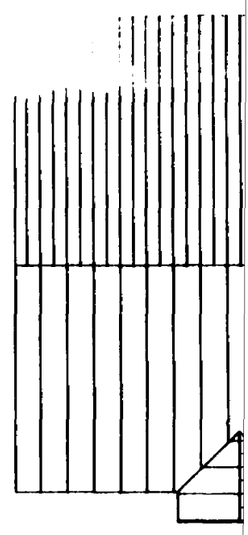


SIDE ELEVATION onto PLOT 55

PLOTS 52-55



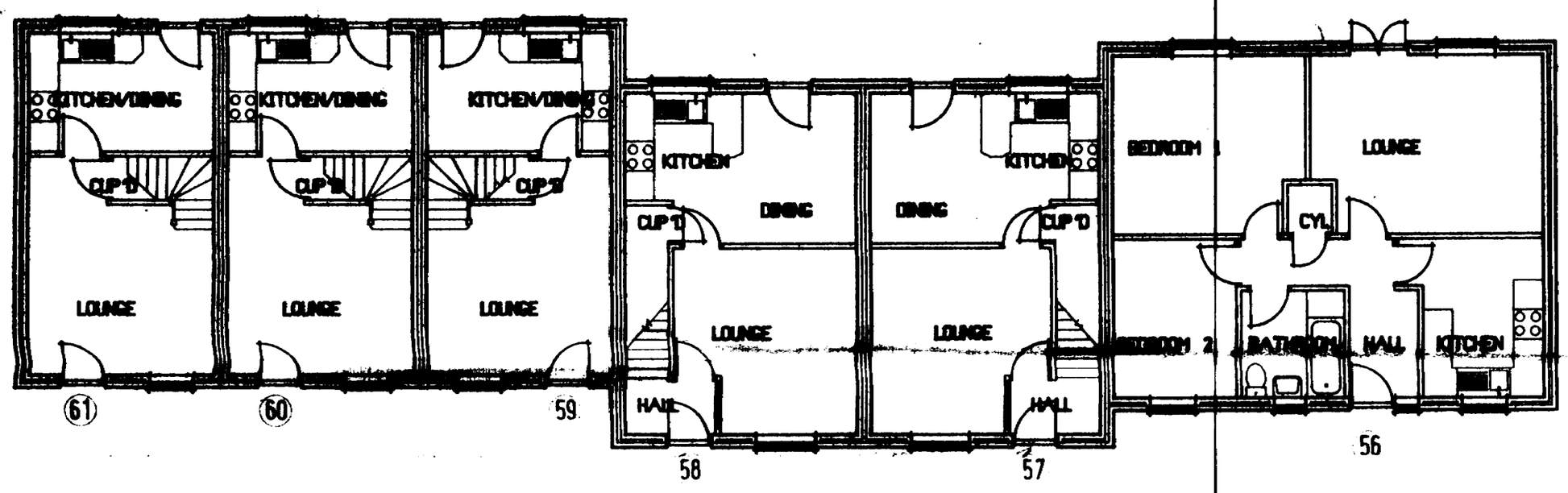
GROUND FLOOR



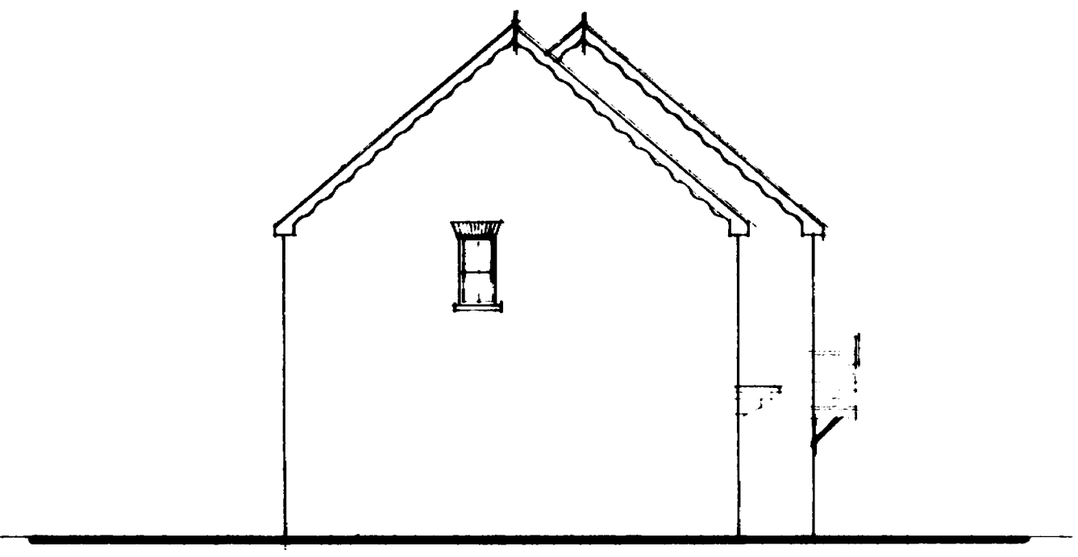
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F R O N T E L E V A T I O N



G R O U N D F L O O R



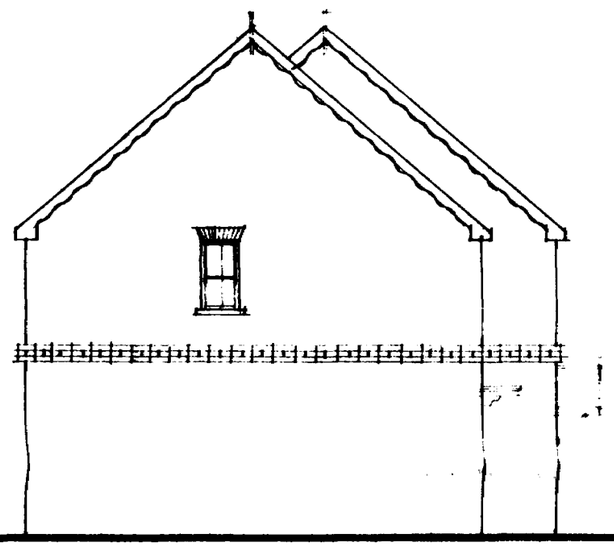
S I D E E L E V A T I O N onto P L O T 61

PLOTS 56-61

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERM

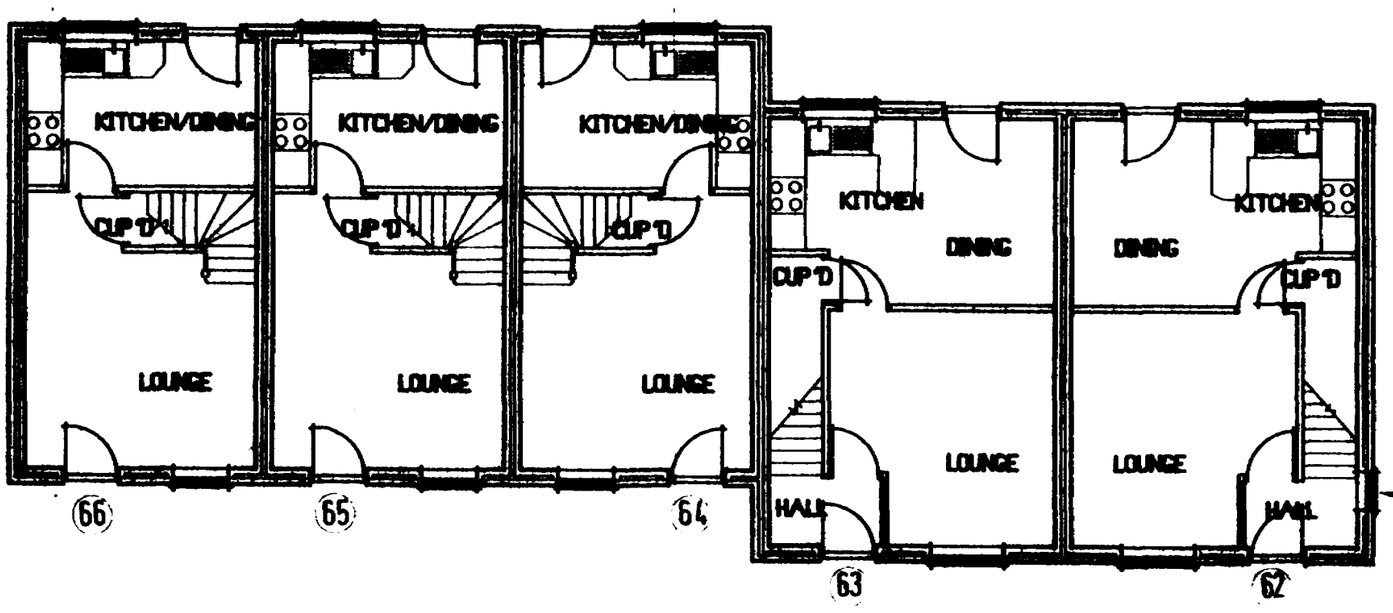


FRONT ELEVATION

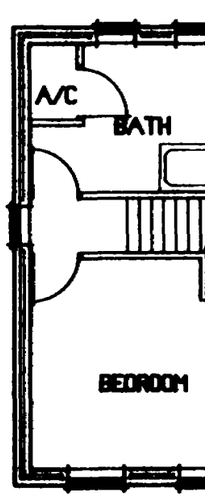


SIDE ELEVATION ONTO PLOT 66

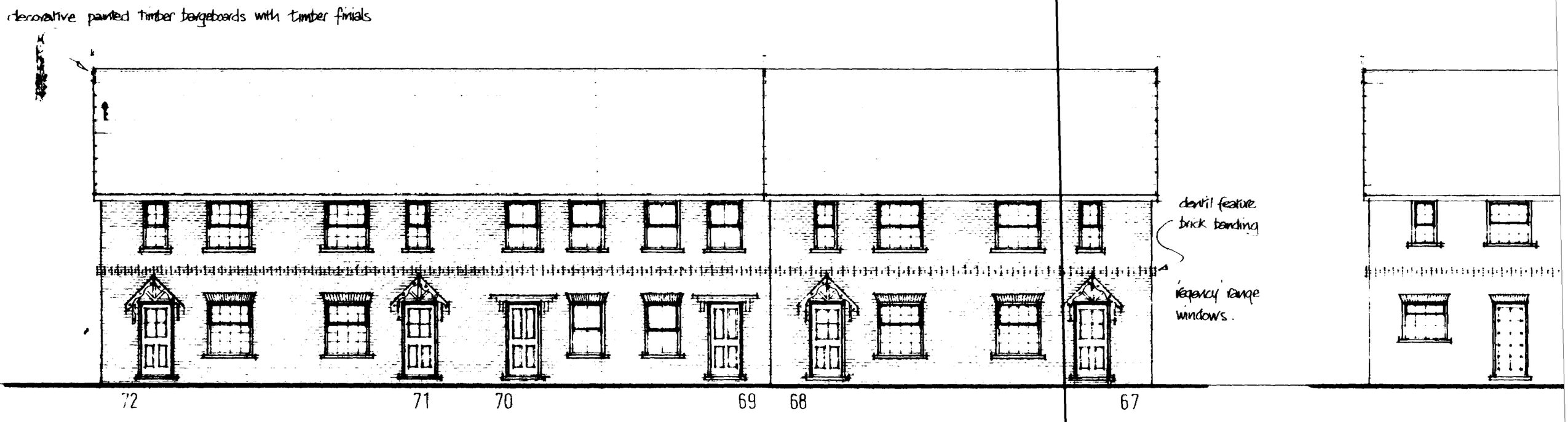
PLOTS 62-66



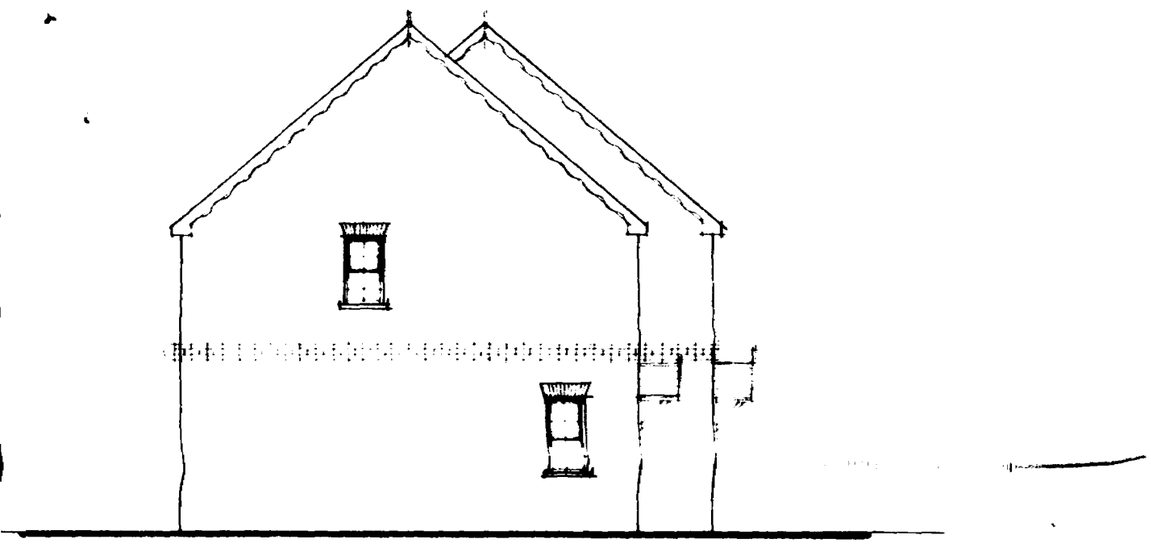
GROUND FLOOR



THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERM

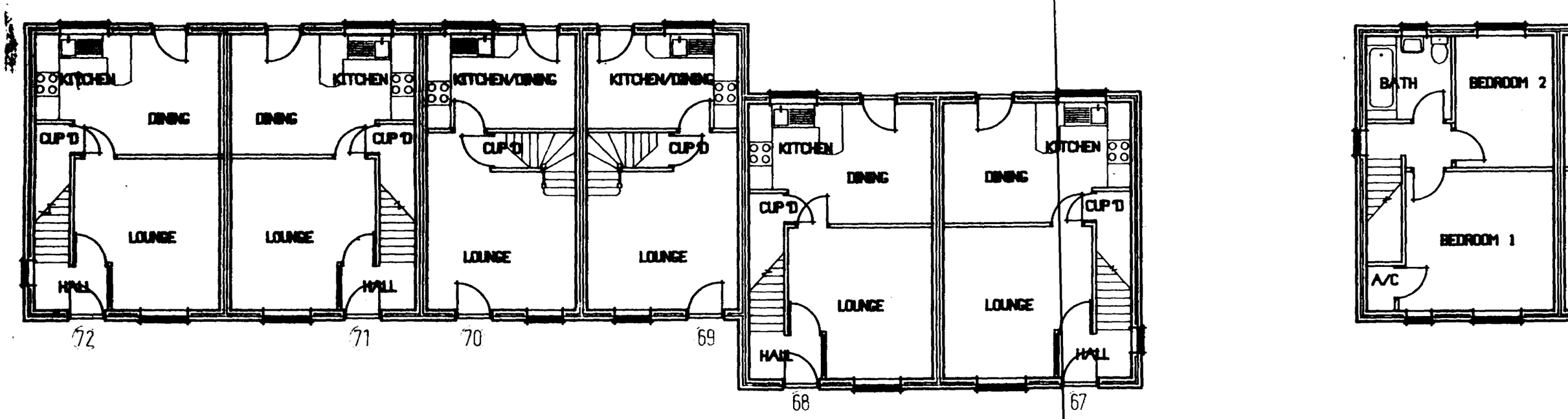


FRONT ELEVATION



SIDE ELEVATION onto PLOT 72

PLOTS 67-72



GROUND FLOOR

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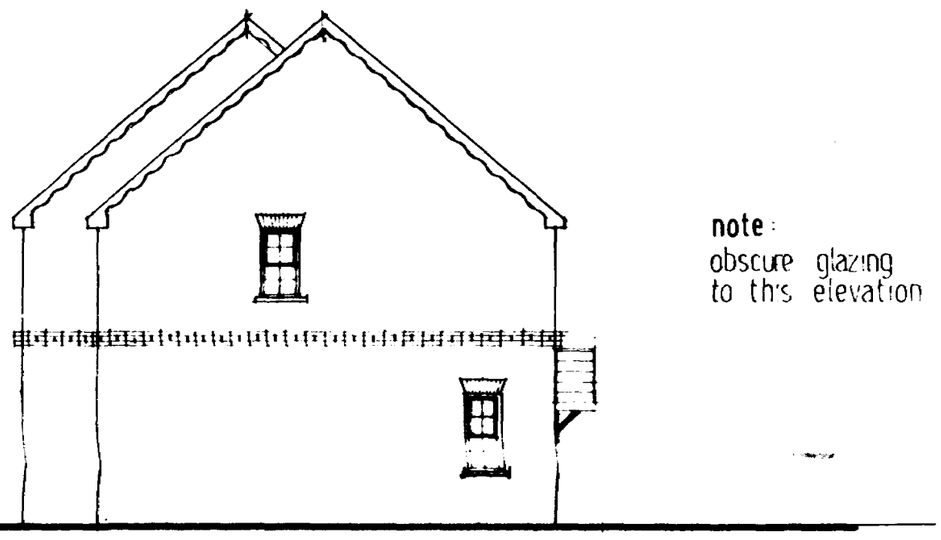
decorative painted timber bargeboards with timber finials

dentil feature brick banding

regency style windows

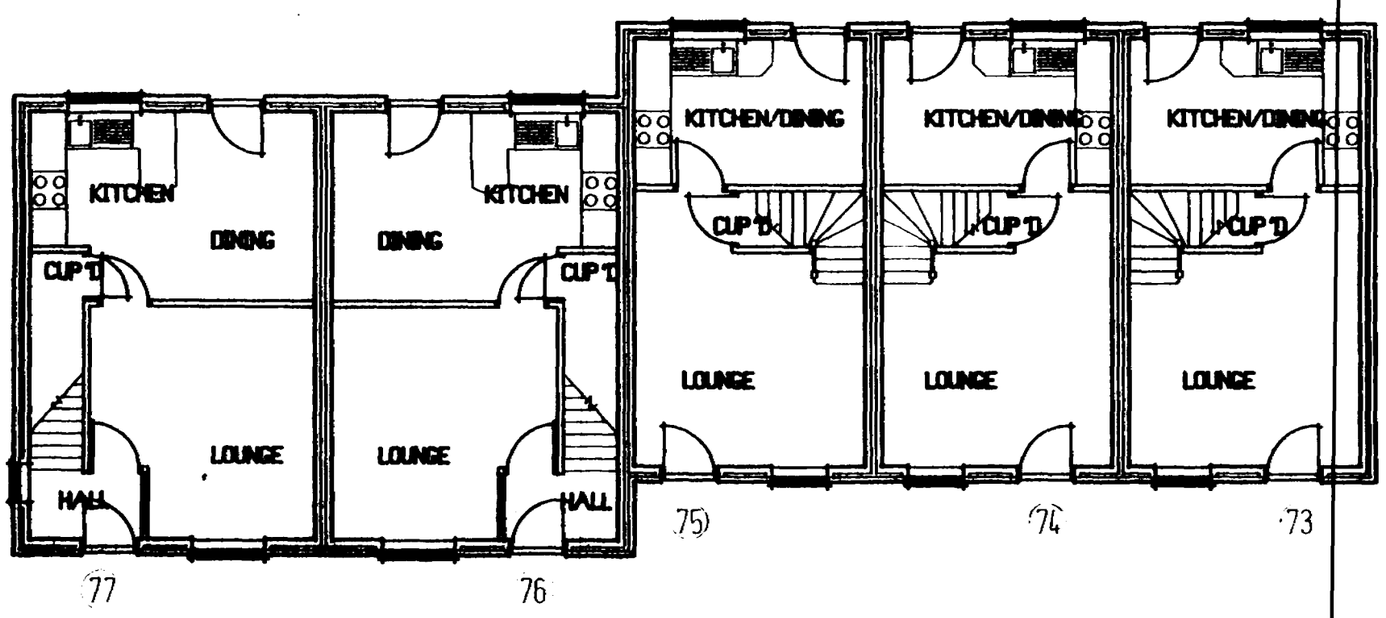


F R O N T E L E V A T I O N



note:
obscure glazing to this elevation

S I D E E L E V A T I O N onto PLOT 77

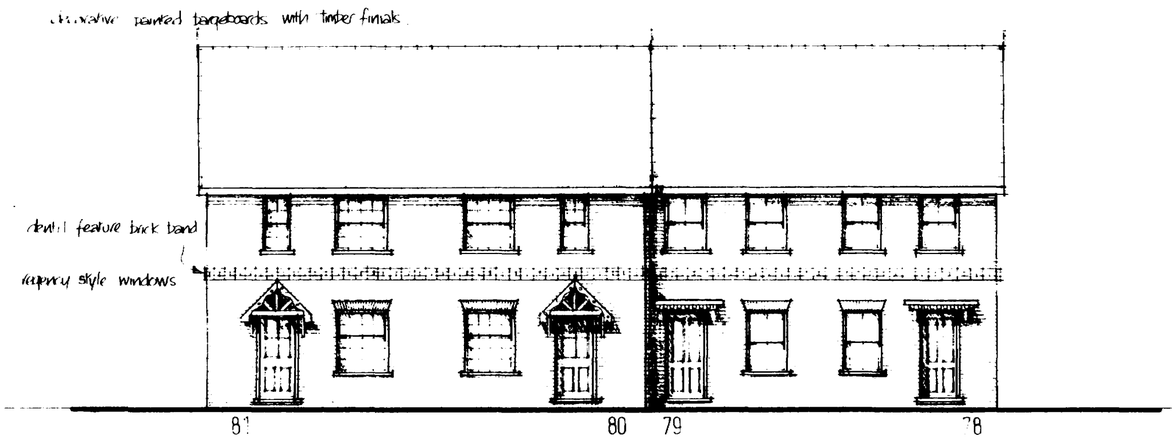


G R O U N D F L O O R

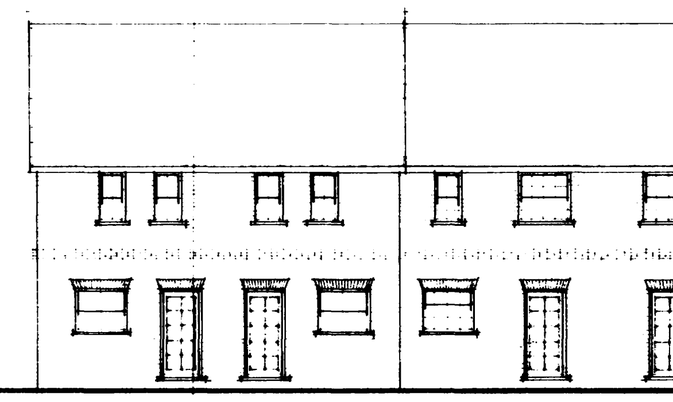
PLOTS 73-77

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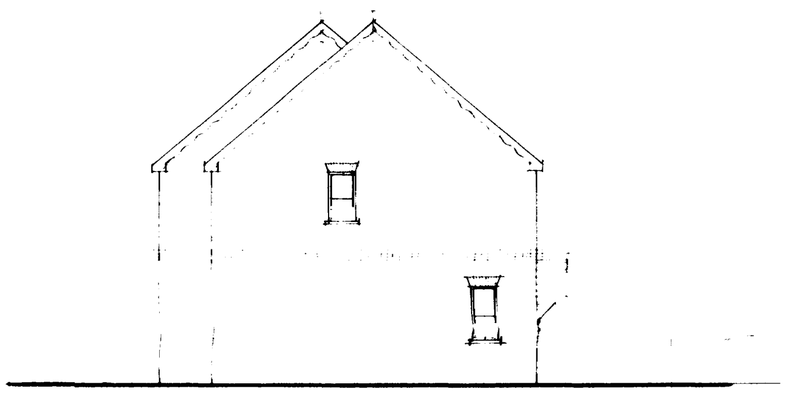
SUMMIT



FRONT ELEVATION

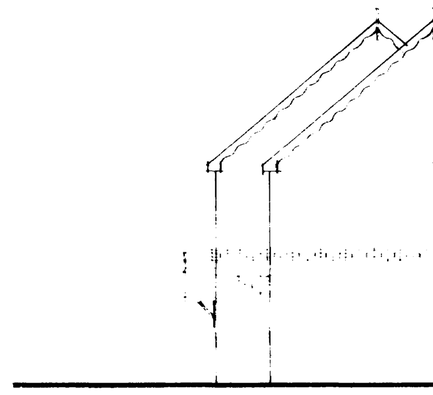


REAR ELEVATION

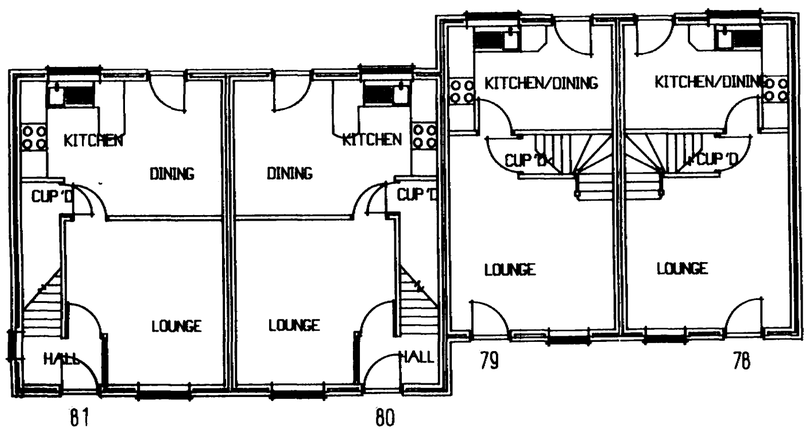


SIDE ELEVATION onto PLOT 81

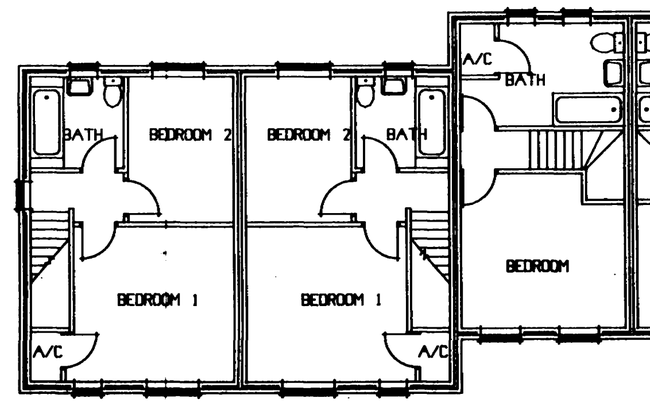
PLOTS 78-81



SIDE ELEVATION



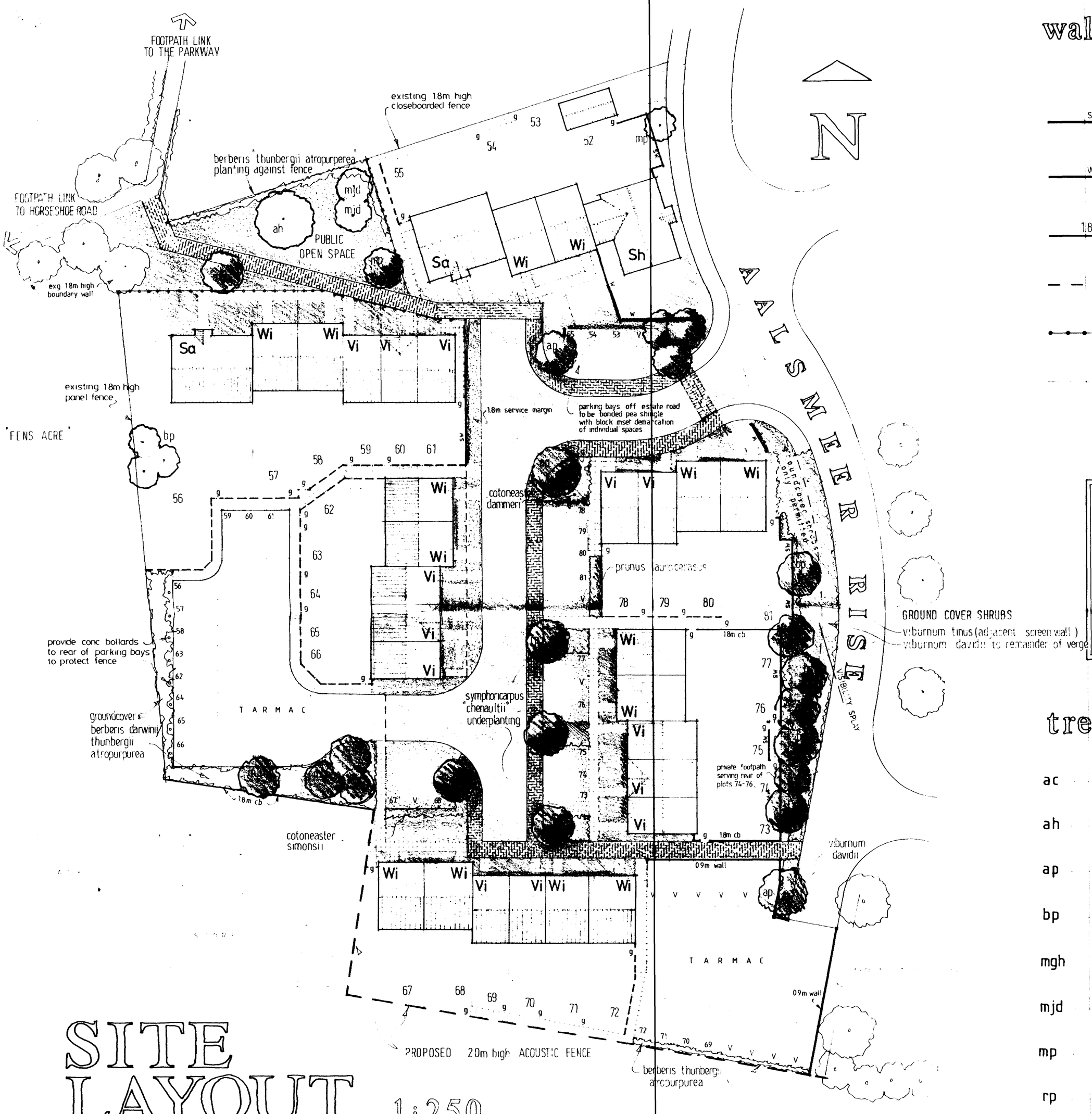
GROUND FLOOR



FIRST FLOOR

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MMIT



SITE LAYOUT

1:250

LANDSCAPE & FENCING PROPOSALS

wall & fencing typ

SW	18m high brick / timber feature scre
W	0.9m high wall (adj. plots 52 & 81)
1.8m cb	1.8m high timber closeboard fence
	1.8m high timber palisade fence
	0.9m high timber palisade fence
	0.45m high conc post & wire fence

HOUSE TY

Vi	Victoria	ONE BE
Wi	Windsor	TWO BE
Sh	Sheraton	TWO BE
Sa	Sambourne	TWO BE

tree schedule :

ac	ACER CAPPADOCICUM 'RUBRUM'	maple
ah	AESCULUS HIPPOCASTANUM	common
ap	ACER PLATANOIDES 'GOLDSWORTH PURPLE'	
bp	BETULA PENDULA	common silver birch
mgh	MALUS 'GOLDEN HORNET'	flowering c
mjd	MALUS 'JOHN DOWNIE'	flowering crab
mp	MALUS 'PROFUSION'	flowering cra
rp	ROBINIA 'PSEUDOACACIA'	false acacia

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