FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H18/0465/93 Received:19-MAY-93 Type:CONDITION COMPLIANCE

Earlier Permission: H18/0713/92

Name: Lincolnshire Rural Housing As.
1 West End
Spilsby
Lincs

Agent: NCHA Ltd (Architects)
12/14 Pelham Road
Sherwood Rise
Nottingham

Description: Landscaping details submitted (Condition 3 of H18/0713/92)

Location : Off Church Gate Road Sutton Bridge
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:

Director of Planning and Building Control Services
16-JUN-93 H18/0465/93

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

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)

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H18/0465/93

Date registered 19 MAY 1993

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Lincolnshire Rural Housing Ass.
1 West End
Spilsby
Tel. No. Lincs

NAME AND ADDRESS OF AGENT

(if form completed by agent)
NCHA Ltd (Architects).
13/14 Pelham Road
Sherwood Rise
Tel. No. (Contact) Nottingham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Off Church Gate Road, Sutton Bridge

Please complete

EARLIER APPLICATION No.

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

H18/0713/92

Please complete

I attach the necessary plans and apply for approval as described below

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

Please complete the section below.

This form is for approval of additional details. For approval of reserved matters you should not use this form — ask for Planning Application forms.

If a condition restricts activity in some way, and you wish to remove that restriction, you should not use this form — ask for Planning Application forms.

If a condition requires activity to be carried out in a certain way, you do not normally need to apply for approval, unless the condition specifically requires it.

2. The application is for approval of details required by a condition (✓)

State which details are submitted

Landscaping

State drawing no's relating to the current submission

State condition no. under which this application is required 3

OFFICE USE ONLY

Checking Officer:

	Yes	No
Application Acceptable	☐	☐
Consult Required	☐	☐
Enclosures Required		

ADMIN

Date Consult Sent

.....

Notes:

Signature ..... Date .....

Case Officer:

Notes:

	Yes	No
Condition Compliance Details Finally Accepted	☑	☐

Details Accepted if different from Box 2:

Signature ..... Date 15/6/93

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 19-5-93

Registration

Reference H/18/0465/93

Cross-Ref /

Date 20-5

Validation

TYPE C COMP

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐

Fee ☐
Fee (not free) ☐

Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ NIL

Nil fee ☐
Discounted ☐

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 231 OS Plots
Grid ref 547950 321030

Ward
Parish

Inside IBD
Inside LP area

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 ☐
TPO Tree Pres ☐

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

Linked to site Ref 1349
Linked to property Ref

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

713/92 with rmf

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by
Date

Site Notice posted by
Date
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

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 Recommendation

Approve (or equiv) NM

Refuse (or equiv)

Signed NM 14/6 Date 14/6

Notes:

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

Conditions/Reasons: (cont overleaf)

Mr C R Black
Mowbeck Construction Ltd
FUS House
Main Street
Buckminster
Grantham
Lincolnshire
NG33 5RS

D M Fairchild

DMF/SJS 340
H18/0465/93
CRB/SJ

11 November 1993

Dear Mr Black

Six bungalows - off Church Gate, Sutton Bridge, Spalding, Lincs - Proposed wild flower area

Thank you for your letter of 9 September 1993, concerning the above. I apologise for the delay in replying.

The wildflowers you choose are closely related to the management that you are prepared to give the site, and the soil type present.

In areas which will be partially shaded by deciduous trees for much of the year species such as Violet (*Viola riviniana*), Primrose (*Primula vulgaris*), Yellow Archangel (*Lamiastrum galeobdolon*), Wood Anemone (*Anemone nemorosa*), Bluebell (*Hyacinthoides non-scripta*), Snowdrop (*Galanthus nivalis*), Foxglove (*Digitalis purpurea*) and Nettle-Leaved Bellflower (*Campanula trachelium*) may be planted. There may be an opportunity to plant species such as Foxglove and Nettle-leaved Bell flower in the edge of the band of tree and shrub planting. To maintain a rich floristic diversity in the partially shaded area, which is likely to have fertile soils, care must be taken to ensure the flora does not become dominated by Stinging Nettle (*Urtica dioica*), although some nettle patches in sunny areas could be left to provide food for various species, including the larvae of Small Tortoiseshell, Peacock and Red Admiral butterflies.

If a wildflower meadow effect is required in the open 'wild area' marked on the landscape plan of planning application H18/0465/93, a natural mix of grasses could be planted including species such as:

Sweet Vernal (*Anthoxanthum odoratum*)
Yorkshire Fog (*Holcus lanatus*)

Cont/...

Cont/...

Yellow Oat Grass (*Trisetum flavescens*)
Meadow Foxtail (*Alopecurus pratensis*)
Soft Brome (*Bromus hordeaceus*)
Red Fescue (*festuca rubra*).

Commercial grassland mixes which are selected for high productivity are unsuitable as they will compete with the herb species present. Species such as Rye Grass (*Lolium perenne*) or (*Lolium italicum*) should not be used.

Typical herb species suitable for a meadow include:

Common Birds' Foot Trefoil (*Lotus corniculatus*)
Common Knapweed (*Centaurea nigra agg.*)
Field Scabious (*Knautia arvensis*)
Greater Burnet (*Sanguisorba officinalis*) (tends to thrive in damp soil conditions)
Greater Knapweed (*Centaurea scabiosa*)
Harebell (*Campanula rotundifolia*)
Lady's Bedstraw (*Galium verum*)
Mallow (*Malva sylvestris*)
Ox-eye Daisy (*Leucanthemum vulgare*)
Pepper-saxifrage (*Silaum silaus*)
Pignut (*Cononopodium majus*)
Ragged Robin (*Lychnis flos-cuculi*) (tends to thrive in damp soil conditions)
Selfheal (*Prunella vulgaris*)
Toadflax (*Linaria vulgaris*)
Tufted Vetch (*Vicia cracca*)
Yarrow (*Achillea millefolium*).

Around the periphery of the grassland area taller plants such as Agrimony (*Agrimonia eupatoria*), Great Mullein (*Verbascum thapsus*), and possibly the tall form of Evening Primrose (*Oenothera sp.*) (which although not a native species, is naturalised in some places), could be planted.

The management of the meadow area depends largely on the species you wish to proliferate and their relative flowering heights. Lower growing plants being less likely to flower if overshadowed by tall grasses.

According to a leaflet entitled "Wildflower Gardening", by the Royal Society for Nature Conservation. There are two main types of meadow management:

"(1) Summer Meadows; these tall meadows grow throughout the summer and are cut only once (after the seed has shed in the autumn).
(2) Spring Meadows; these meadows are cut in June and October allowing shorter flowers to bloom".

Cont/...

Cont/...

The John Chambers Wildflower seeds catalogue suggest that 'during the first year after sowing the sward should be cut every 1½ to 2 months (or as necessary) in order to prevent the grass from overgrowing the slower growing wild flowers, in following years, cut in early spring (before growth starts) and in October, after all wildflower seeds have been shed."

In a meadow situation herb species tend to grow best, where soils are less nutrient rich, and there is less competition from grass species. Cut grass must always be removed, as if allowed to rot on the ground will raise the nutrient levels in the soil, enabling the grass species to grow particularly vigourously, out competing the slower growing herb species.

It may be that the Lincolnshire Trust for Nature Conservation at: Banovallum House, Manor House Street, Horncastle, Lincs, LN9 5HF. Telephone: (0507) 526667, could advise you further on suitable wildflower species and their optimum management.

Wildflower seeds are available from a number of seed firms, many sell mixtures of seeds for specific situations. A selection of such firms are listed below:

Landlife Wildflowers Ltd
The Old Police Station
Lark Lane
Liverpool
L17 8UU

Telephone: 051 728 7011
Fax: 051 728 8413

John Chambers' Wildflower Seeds
15 Westleigh Road
Barton Seagrave
Kettering
Northamptonshire
NN15 5AJ

Telephone: (0933) 652562
Fax: (0933) 652576

Emorsgate Seeds
Terrington Court
Popes Lane
Terrington St Clement
Norfolk
PE34 4NT

Telephone: 0553 829028
Fax: 0553 829028

Should you require further advice please contact Miss D M Fairchild of the Planning Department on Extension 4275.

Yours sincerely

D.M. Fairchild

pp. J Curnock
Principal Planning Officer
(Local Plans)

1/90
0465/93
601/93 Bricks + tiles.

MOWBECK
CONSTRUCTION

MOWBECK CONSTRUCTION LIMITED
FUS House, Main Street, Buckminster, Grantham, Lincs. NG33 5RS.
Telephone: 0476 861070 Fax: 0476 861020

CRB/sj
9 September 1993

South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs

For the attention of Ms D Fairchild

Dear Madam

6 BUNGALOWS, OFF CHURCH GATE,
SUTTON BRIDGE, SPALDING, LINCS

As part of the above contract we have an area of land in which to plant wild flowers. We understand that you could provide details of a suitable mix of wild flowers etc that could be used on this project.

We look forward to hearing from you.

Yours faithfully
MOWBECK CONSTRUCTION LIMITED

C R BLACK

S.H.D.C. PLANNING DEPT.
RECEIVED
13 SEP 1993
Attention of
DPO
SPO
ACP
File Nos.

Printed on 100% recycled paper

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

H18/0465/93
CONDITION COMPLIANCE

Applicant: Lincolnshire Rural Housing As. Agent: NCHA Ltd (Architects)
Tel:

Description: Landscaping details submitted
(Condition 3 of H18/0713/92)

Location: Off Church Gate Road
Sutton Bridge
Spalding
Lincs

Valid date:	19-MAY-93	Terminal date:	14-JUL-93
Target dates:		Target Committee:	13-JUL-93
To case officer	26-MAY-93	Report deadline:	29-JUN-93
Inspected by	02-JUN-93		
Extra contacts	09-JUN-93	Case Officer:	
Report if not clear by	23-JUN-93	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry

SITE RECORD

Grid ref: 547850 321030
OS Sheet: 231 Parcel:

3.17 SHRUBS AND PLANTING

3.17.1 Plants and planting generally
All plants are to be guaranteed home grown, or shall have been lined out for not less than one year if imported. All plants and planting are to be BS4428:1969 General Landscape Operations:BS 3936, Part 4 Nursery Stock and Part 5 Forest Trees unless specified otherwise. They shall be free from pests and disease or damage of any kind. The Contractor shall supply full details of origin of seed and stock if requested by the Employers Agent. All plant material shall be dormant. Material that has burst bud will not be accepted.

3.17.2 Plants to be approved
Samples of all the specified plants shall be submitted to the Employers Agent by the Contractor prior to the commencement of planting works.

3.17.3 Container Grown Stock
All stock which is specified and/or supplied container grown will have been grown on so as to have a root system well established within the container.

3.17.4 Tree stakes
Tree stakes shall be peeled, pointed round larch stakes (60-80mm diameter) Pressure impregnated with preservative. Approximately 3.5m to allow up to 900mm more than clear stem height.

3.17.5 Tree ties
Rubber tree ties shall be used.

3.17.6 Heavy Standards
a. These shall be trees prepared according to and conforming in all respects with the recommendations of BS 5236:1975 (Paragraph 4). They shall have a sturdy, straight stem of minimum length 1.8m measured from ground level to the first branch. Stem circumference 1m above the root collar shall be between 120mm and 140mm. Overall height shall be between 3.6m and 4.2m.

b. Heavy standard trees will have a single reasonably straight leader and well balanced branching head.

3.17.7 Standard Trees
Trees shall be at least twice transplanted have a sturdy, reasonably straight stem at least 1.8m in height from ground level to the lowest branch and a minimum stem circumstance of 80mm when measured 1m from the root collar. The tree shall have a straight leader and evenly branched head. Overall height shall be 2.7m and 3.0m.

3.17.8 Shrubs
All shrubs to be in accordance with BS 3936 Part 1:1980, and to be sizes as specified. Plants shall be first quality, hardy stock, may be multistemmed and shall have adequate fibrous root development.

3.17.9 Climbers
a. All climbers to be in accordance with BS 3936 Part 1:1980, and to be sizes as specified. Plants shall be first quality, hardy stock, may be multi-stemmed and shall have adequate fibrous root development.

b. All climbers will be pot grown.

3.17.10 Time of planting
When in the opinion of the Employers Agent weather or ground conditions are unsuitable e.g. severe frost, snow or water logging, or when wind constitutes a danger to root moisture, no planting will be allowed.

3.17.11 Root Protection
Roots must be protected from drying out at all times, in particular from time of lifting until planting and planting bags shall be used at all times on site to prevent from drying out.

3.17.12 Heeling in
Plants delivered to the Contractors base shall be heeled into the ground and protected by covering with straw or other approved means, from drying out or damage by frost.

3.17.13 Firming in
The cost of firming in after planting (before Spring growth commences) as may be directed , for example to correct wind-rock, shall be deemed to have been allowed for.

SOUTH HOLLAND D.C.
PLAN DEPT.
13 MAY 1993
REF 0465/93

3.17.14 Planting Operations for Standards

a. Each tree is to be supported by a round larch stake, 60mm minimum diameter at the top and pointed at the butt end:

b. Standards: Lengths shall be 2.6m
Feathered: Lengths shall be 1.6m

c. Trees are to be secured by means of nail on tree ties with rubber spacer between tree and stake ("tom tie" or similar approved). Nails to be 25mm large head galvanised nails.

3.17.15 Planting Pits for Trees

The contractor shall excavate planting pits which will have dimensions as follows:-

for Standards: a diameter of at least 1m and a depth of at least 300mm but always 150mm greater than the depth of the root system.

for Feathereds: 500mm diameter and 300mm minimum depth, or larger if necessary to enable the roots to be fully spread.

3.17.16 ~~Backfill material~~

Backfill material to tree pits shall comply with the reccommendations of BS 3882.

3.17.17 Peat

Before backfilling commences peat shall be incorporated into the backfill material. Moist peat complying with BS 4156 shall be incorporated at the rate of 1 part peat to 10 parts backfill material. Mixing shall take place before backfilling commences.

3.17.18 Fertilizer

Bonemeal shall be thoroughly mixed into the backfilling material at the rate of 600g of bone meal per m3. Mixing shall take place before backfilling commences.

3.17.19 Planting trees

a. After preparation of the hole the stake is to be driven into the subsoil slightly off centre, on the windward side of the hole so that a firm purchase into the subsoil is obtained. The tree shall be positioned vertically next to the stake in the centre of the hole with the roots evenly distributed over the hole. The tree shall be fixed at a height which results in the root system being 50mm deeper than the planting depth in the nursery relative to the surrounding soil.

b. As soil is spread over the roots, the tree shall be shaken to allow friable soil to fall between the roots. Firming shall take place as each 150mm layer of soil is spread over the roots. Consolidation by treading and firming with the heel of the foot shall be carried out until the hole is filled to the level of the surrounding soil. Further backfilling shall occur until the soil level is left 50mm above the level of the surrounding soil (this is to allow for settlement). This last layer is to be left unconsolidated and substantially free of stones and weeds. Standards are to be secured to the stake by ties at 750mm above ground level and 25mm from the top of the stake so that no part of the stem is in contact with the stake. (Stakes to standard trees shall not project higher than the height of the first branch as it leaves the stem).

c. Feathereds are to be secured to the stake with one tree tie at a height which is 25mm from the top of the stake. (The tree should be orientated to minimise side branch contact with the stake and minor branches may be cleanly cut off from the main stem to facilitate this).

3.17.20 Planting Operation for Shrubs

a. Sufficient soil shall be taken out of the beds to enable the roots of each plant to be fully spread.

b. Each shrub shall be placed in an upright position. The roots are to be spread out and carefully packed around with finely broken topsoil. As the soil is returned it shall be lightly consolidated and firmly heeled to ensure that no air pockets are left.

c. Bonemeal is to be spread on shrub planting at the rate of 75g/sm.

3.17.21 Planting Operation for Climbers

a. The centre of planting stations shall be 300mm from any wall or fence. The Contractor shall excavate planting stations 500mm in diameter and 500mm depth.

b. The bottom of each hole shall be pierced with the tines of a fork or similar implement to ensure root penetration and free drainage.

c. Peat and bonemeal are to be incorporated into the backfill material: peat at the rate of 1 part to 10 parts soil, bone meal at the rate of 600g of bonemeal per m3.

SOUTH HOLLAND D.C.
PLAN DEPT.
19 MAY 1993
REF 0465/93

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 D.C.
PLAN DEPT.
19 MAY 1993
REF 0465/93.

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H18/0713/92 Received:24-JUL-92 Type:FULL

Name: Lincolnshire Rural Housing Association
1 West End
Spilsby
Lincs

Agent: NCHA Ltd (Architects)
12/14 Pelham Road
Sherwood Rise
Nottingham
NG5 1AP

Description: Erection of 2 detached and 2 pairs of semi-detached bungalows

Location : Land off Church Gate Road Off A17 near Sutton Bridge 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 emergency access shall be laid out and surfaced to the satisfaction of the Local Planning Authority before the occupation of the dwellings hereby approved.

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

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 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.

.N SMITH Dip TP MRTPI
ector 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

5 Before the occupation of any of the dwellings hereby approved screen fencing of a height no less than 1.8 metres shall be erected to the satisfaction of the Local Planning Authority around the perimeter of the site in the position shown on the attached plan.

Reason: In the interests of residential amenity.

6 Before the occupation of the dwellings approved, the screen fencing in respect of their respective plots shall be erected to the satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

7 Notwithstanding the provisions of Class A of the Town and Country General Development Order 1988, none of the dwellings hereby approved shall be enlarged or altered.

Reason: In the interests of residential amenity.

8 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

9 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

10 Double glazing shall be installed to noise sensitive rooms as per the submitted drawings so as to provide a maximum internal L10 18 hour of 40dB(A).

Reason: In the interests of residential amenity.

11 No development shall commence on site until arrangements have been made to the satisfaction of the Local Planning Authority for the disposal of foul and surface water.

Reason: To ensure a satisfactory form of development in terms of drainage.

12 Before the commencement of the development hereby approved, full details shall be submitted to and approved by the Local Planning Authority of the proposed facing bricks and roofing tiles.

Reason: In the interests of visual amenity and because full details have

AN SMITH Dip TP MRTPI
rector 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

not been submitted with the application.

13 Before the occupation of any of the dwellings hereby approved, the existing buildings on the site shall be removed.

Reason: In the interests of visual amenity.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the letter and drawing 490148/02/A and 490148/03 received by the Planning Authority on 11 December, 1992.

sgd B SMITH
Director of Planning and Building Control Services

21-DEC-92 H18/0713/92

N.C.H.A. LTD. 12 - 14 PELHAM ROAD SHERWOOD RISE NOTTINGHAM NG5 1AP

ARCHITECTS TEL 0602 624244 – FAX 0602 691568

IB/JP

17 May 1993

South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE



For the attention of Miss D Fairchild

Dear Madam

Re: Land off Church Gate Road off A 17 near Sutton Bridge, Spalding, Lincs

Planning Approval ref H18/0713/92 for the erection of 2 detached and 2 pairs of semi-detached bungalows

I refer to the above Planning Approval and the soft landscaping condition attached to this approval and my letter/drgs. dated 14.5.93.

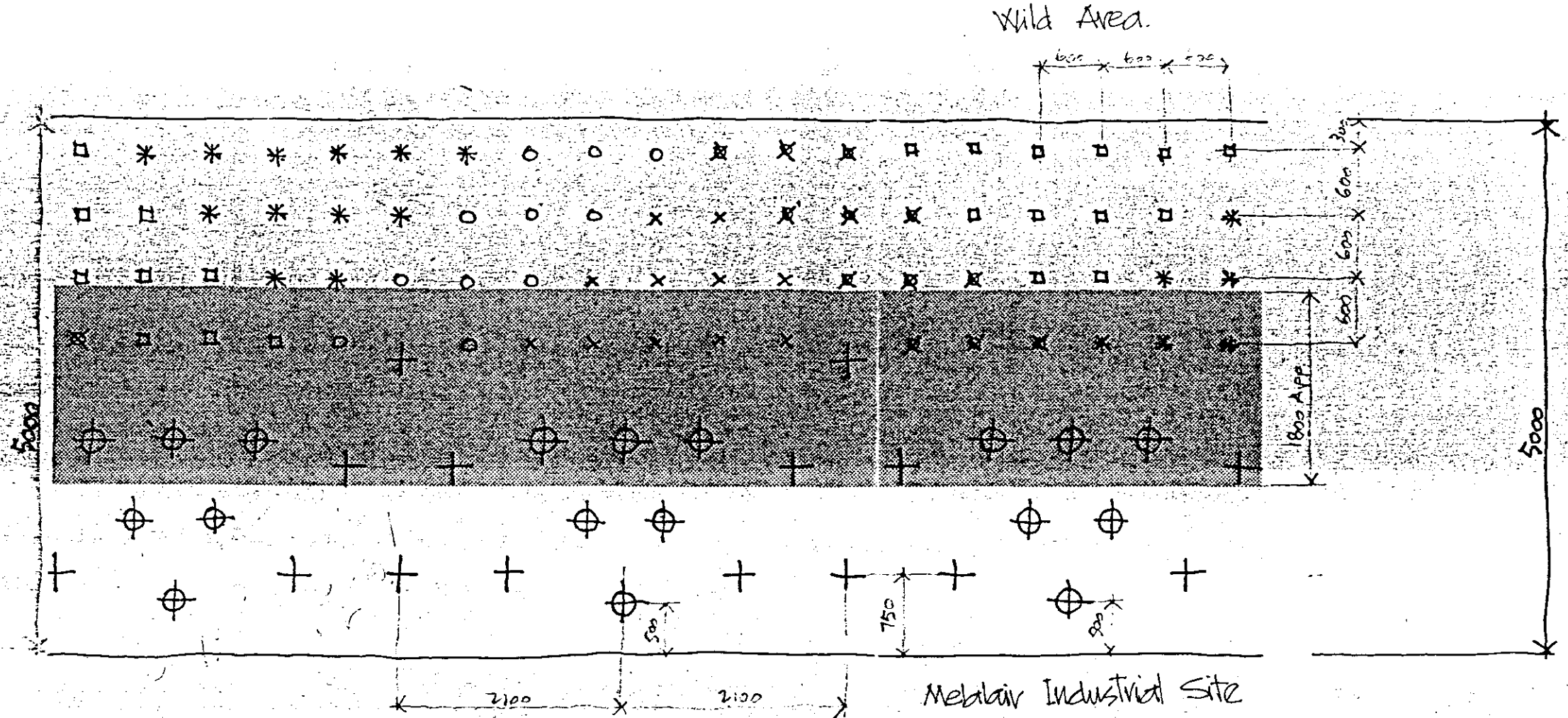
I now enclose 2no. copies of the soft landscaping drawings and specification for the proposed trees which are indicated on the drawings. As agreed during our telephone conversation on 17.5.93 I have increased the centres of the large screening trees to 4 metres.

I would now be pleased to receive your approval to these proposals at your earliest convenience.

Yours faithfully

Ian Broomhall.

Ian Broomhall M.B.I.A.T.



← belt of 5m. wide screen planting following extg. boundary to 'Metalair' industrial site, see drg. no. 490148/02 for layout.

KEY:

- COTONEASTER SKOGHOLM. 600 CENTRES
- SPIREA ARGUTA. 600 CENTRES
- BERBERIS CANDIDULA. 600 CENTRES
- CYTISUS PRAECOX. 600 CENTRES
- CORNUS ALBA
- VIBURNUM OPULUS 'ROSEUM'. 750 CENTRES. 600/900 HIGH AT PLANTING
- PRUNUS LAUROCERASUS. 1m CENTRES. 900 HIGH AT PLANTING
  To be substituted every third group by:
  AUCUBA JAPONICA.
- TREE PLANTING BAND AT AVERAGE RATE OF ONE TREE / 4 METRES.
  RANDOM PLANTING IN GROUPS (SEE DWG N°02)
  50% BETULA PENDULA. 2m HIGH FEATHERED
  25% ALNUS GLUTINOSA HEAVY STD.
  25% SORBUS ARIA HEAVY STD.

NOTES:

1. FOR EXTENT OF PLANTING SCREEN SEE DWG N° 02

SOUTH HOLLAND D.C.
PLAN DEPT.
19 MAY 1993
REF. 0465/93

ref	date	desc
amendments		

N.C.H. Ltd 12-14 Pelham Rd Sherwood Rise Nc
ARCHITECTS tel 624244 fax65

job
Proposed bungalow development at Sutton Bridge, Lincs.

SCREEN PLANTING

scale	drawn	checked	date
	JM		5-93
job no	drg no		rev
490148	18		

existing vehicle washdown area

5m wide screen planting

5m wide screen planting all as per enclosed drwg. no 490148/18

Wild area

Wild Area

Area to be seeded with conservation mix for open habitat, all to be compatible with soil type. supplier to be approved by employer Wild flowers to be incorporated amongst wild grass

Wild Area

Wild Area

turfed lawn

turfed lawn

Bin collection

1100 high fencing to front gardens

see detail above

turfed lawn

turfed lawn

turfed lawn

turfed lawn

turfed lawn

1800 height fencing to all rear gardens

turfed lawn

turfed lawn

hatched area represents concrete grass pavers either Charcon grassgrid or Marshalls Mirrorslab F90

emergency access

Note * Grass pavers are for heavy duty vehicle use and require corresponding foundation, specification to be obtained from manufacturer of grass pavers

Foundation base to grass pavers to be all in accordance with manufacturers instructions

6.93m

1.2m

comparking tarmacadam

turfed lawn

1100 height timber fencing

6m radius

turfed lawn

turfed lawn

turfed lawn

rear gardens 1.8m height fencing

1100 height fencing to side & front gardens

Existing Trees to remain

Existing houses hatched

Existing gravel drive upgraded to adoptable standards

Existing garages

5.00m

4.8m

New access path 1200mm wide

Pedestrian access

Church gate

Existing trees

Existing chain link fence to remain

detail of low post & rail fence adjacent concrete grass pavers.

100

400

triangular arris 75 x 75 rails, ends shaped to fit mortises h.w. 15mm ⌀ fixings

← see drg. no. 490148/10 for details & layout of all fencing

north

Tree Planting schedule :-

T.1. T.2. T.4. | Betula Pendula STD

T.3 T.5. | Sorbus Aucuparia STD

T.6 T.9. | Crataegus Monogtyna STD

T.7. T.8. | Crataegus Oxyacantha STD

T.10. | Acer Campestre STD

T.11. | Betula Pendula STD

SOUTH HOLLAND D.C. PLAN DEPT. 19 MAY 1993 REF. S/458/93

All windows are doubled glazed with secondary glazing to front bedrooms of bungalows 5 & 6

N.C.H. Ltd 12-14 Parkview Big Shore Road Ripon

ARCHITECTS Tel 0765 [illegible]

Job: Proposed 6no.x2bed 3 person bungalows at Sutton Bridge Lincs. for Lincolnshire Rural Housing Association

Site layout

Details of grass pavers soft landscaping proposals

scale	drawn	checked
1:200		
job no	drg no	rev
490148	02	A