SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/0192/93

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development
(8 bungalows and 15 houses)

Location: Chapel Gate
Sutton St James
Spalding
Lincs

Type: FULL

Date received: 22-MAR-93

05-JAN-96

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Housing and Planning Services

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

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)



) CONST

7 8 9 10 11

17 18 19 20 21 22 23 24 25 26 27 28

600 620 640 660 680 700 720 740 760 780 800 820 840 860 880 900 920 940 960 980 1000 1020 1040 1060 1080

2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500

= 0·3048 metre

BOUNDARIES 141

England & Wales

Site of antiquity

Culvert

Direction of water flow

Electricity pylon

ETL Electricity Transmission Line

County

District

London Borough

Civil Parish / Community (Wales)

ED Bdy Electoral Division

Ward Bdy Ward

Boro Const Bdy / Co Const Bdy Parly Constituency

Scot

Burgh Bdy

Dist Bdy

Burgh Const & Ward Bdy / Co Const Bdy

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H20/0192/93

Date Registered 03 MAR [illegible]

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

KINGS QUALITY HOMES
HOLBEACH MANOR
FLEET ROAD
HOLBEACH
LINCOLNSHIRE PE12 7AX

Tel. No.

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

ROBERT DOUGHTY
32 HIGH STREET
HELPRINGHAM
SLEAFORD
LINCOLNSHIRE NG34 ORA
Tel. No. 052921 646
(Personal contact name) ROBERT DOUGHTY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

CHAPEL GATE, SUTTON ST JAMES, LINCOLNSHIRE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL DEVELOPMENT (8 BUNGALOWS AND 15 HOUSES)

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £2760..... If you consider no fee is payable include a written explanation instead.

Signed..... Date. 26 FEBRUARY 1993.....

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 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: 23

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	
B. Please state size of any new structure:- (a) max. height:	PLEASE REFER TO DESIGN SHEETS sq. metres
(b) max. length:	" " metres
(c) max. width:	" " metres
C. Please state type and colour of materials for facing external walls:	PLEASE REFER TO SCHEDULE
D. Please state type and colour of roofing materials.	" "
E. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

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

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: CHAPEL GATE
Will there be — Individual access(es) [ ] New estate road [✓]

C. What provision will be made for garages or parking within the site? — PLEASE REFER TO PLAN 148/54/1

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	SOAKAWAYS
B. For estate developments, please state how highway surface water will be disposed of	SHIDB DRAIN
C. Please state whether a land drain will be affected	NO
D. Foul sewerage will be disposed of to:	KLARGESTER BIO DISC

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):
Is this application related to a previous submission	NO	→ 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.

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

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.** 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 ..... (Applicant/Agent) Date 26 FEBRUARY 1993

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 ..... (Applicant/Agent) Date 26 FEBRUARY 1993

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 .....

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

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	24-MAR-93
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer JOHN BLACKLOCK Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by
Date

Notice posted by GS
Date 29/3/93

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: ..... WITHDRAWN 4/1/96

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

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

ADMIN RECORD SHEET

Initial

Submitted Fee £ 2760.

Receipt Issued P2342.

Date first Rec'd 03 MAR 1993

Registration

Reference H20/0192/93

Cross-Ref R

Date 4/3

Validation

TYPE FULL.

Earliest permission

Site area

No of dwellings 23.

Floorspace

Description Visibility Splays on road frontage
Details of driveway levels refused No
[illegible] site.

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 2760

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 293.

OS No's

Grid ref 5 [illegible] 3 [illegible]

Ward N

Parish SSJ

Inside IBD YES

Inside LP area NO

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Linked to site

Ref 1170

Linked to property

Ref

Planning Records:
Earlier apps 593/89
644/89

B Reg Records:
Already submitted - Ref
Request
Requested

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference:

Our Reference: 148/54 JRB/KHA

Tel: (0529 21) 646/7
Fax: (0529 21) 358

20 August 1993

Director of Planning
South Holland District Council
2nd Floor
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Dear Sir

KINGS QUALITY HOMES.
PROPOSED RESIDENTIAL DEVELOPMENT : SUTTON ST JAMES.

Further to our meeting on the 3 August 1993 and subsequent telephone conversations, please find enclosed copies of our planning amendment to replace those plans submitted on the 19 March 1993 on the above site.

As discussed at the meeting the scale and form of the proposed development has been reduced to only eleven units from the previous scheme of twenty three. The low density form of the proposals allows for generous amounts of open space within the layout with large rear and front gardens and private garage contained within each individual plot.

I look forward to your positive response bearing in mind the constructive nature of our discussions.

Yours faithfully

Robert Doughty

SOUTH HOLLAND D.C.
PLAN DEPT.
23 AUG 1993
REF 0192/93

DPBLS

SITE STATEMENT - LAND TO REAR OF JOHNSONS MILL, SUTTON ST JAMES

0644/89 EXPIRED - Outline planning permission approved on 10 August, 1989. Indicative layout providing for 61 dwellings, including bungalow/terrace and semi-detached forms. Noise survey available.

0853/92 WITHDRAWN - Full planning application by Kings Quality Homes for 7 bungalows and 58 houses. Submitted 7 September, 1992 and withdrawn on 8 March, 1993. Noise survey available.

0192/93 CURRENT - Full planning application submitted on Kings Quality Homes and currently awaiting decision - scheme for 8 bungalows and 15 houses.

BRIAN SI 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

H20/0192/93

FULL

Applicant: Kings Quality Homes
Tel:

Agent: Robert Doughty
0529 21 646

Description: Residential development
(8 bungalows and 15 houses)

Location: Chapel Gate
Sutton St James
Spalding
Lincs

Valid date:	22-MAR-93	Terminal date:	17-MAY-93
Target dates:		Target Committee:	20-APR-93
To case officer	29-MAR-93	Report deadline:	06-APR-93
Inspected by	05-APR-93		
Extra contacts	12-APR-93	Case Officer:	
Report if not clear by	26-APR-93	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: 23 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MAJ	30-MAR-93	20-APR-93
Clerk to Sutton St J 0406 22161	21-APR-93	05-MAY-93
Dir of Environmental	21-APR-93	05-MAY-93
Clerk to Sutton St J	13-MAY-93	27-MAY-93 } amended plans.
Cllr Mrs E O Hall-Pa 0945 700 829	21-APR-93	28-APR-93

SITE RECORD

P.T.O

Grid ref: 539600 318150
OS Sheet: 283 Parcel:

BRIAN [illegible]TH 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

H20/0192/93
FULL

Applicant: Kings Quality Homes — Agent: Robert Doughty
Tel: — 0529 21 646

Description: Residential development
(8 bungalows and 15 houses)

Location: Chapel Gate
Sutton St James
Spalding
Lincs

Valid date: 22-MAR-93 — Terminal date: 17-MAY-93
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To case officer 29-MAR-93 — Report deadline: 06-APR-93
Inspected by 05-APR-93
Extra contacts 12-APR-93 — Case Officer:
Report if not clear by 26-APR-93 — J BLACKLOCK

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	Sent	Expiry	
Site/Press Advert MAJ	30-MAR-93	20-APR-93	
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Cllr Mrs E O Hall-Pa 0945 700 829	21-APR-93	05-MAY-93	
Dir of Environmental	21-APR-93	05-MAY-93	

L.C.C. - Highways to comment on Amended Plans 13/5/93

SITE DETAILS

Grid ref: 539600 318150
OS Sheets: 283 — Parcel:

BRIAN S[illegible]TH 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

H20/0192/93

FULL

Applicant: Kings Quality Homes
Tel:

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0529 21 646

Description: Residential development
(8 bungalows and 15 houses)

Location: Chapel Gate
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Report deadline: 06-APR-93

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 23 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton St J 0406 22161	24-MAR-93	07-APR-93
Cllr Mrs E O Hall-Pa 0945 700 829	24-MAR-93	07-APR-93
Dir of Environmental	24-MAR-93	07-APR-93
Site/Press Advert MAJ	30-MAR-93	20-APR-93

L C C
~~Com take etc 25/3/93~~
See H/A/37 dated 1/4/93

SITE DETAILS

Grid ref: 539600 318150
OS Sheets: 283 Parcel:

BUILDMARK
The new home warranty
Only from NHBC

Kings Quality Homes

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: 01406 423388
Fax: No. 01406 426237

Your Ref:

Our Ref: JHK/TJ.

3rd January, 1996.

ACTION
Attention of DCM
Discuss with
Copy to
File Ref
Comments

FOR THE ATTENTION OF MR. N. MIDLEN,

Development Control Manager,
South Holland District Council,
Housing and Planning Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

51

DCM

Dear Mr. Midlen,

RE:- RESIDENTIAL DEVELOPMENT - CHAPELGATE, SUTTON ST. JAMES.

Thank you for your letter of 27th December, 1995. I would like to confirm that we wish application H20/0192/93 to be withdrawn.

Should you have any queries please do not hesitate to contact me.

With best wishes.

Yours sincerely,

John H. King,
Director,
Kings Quality Homes.

Mr J H King,
Kings Quality Homes,
Holbeach Manor,
Fleet Road,
Holbeach,
Lincs.
PE12 7AX.

Mr J Blackburn

JB/JJ H20/0192/92

27 Dec 1995

Dear Sir,

RESIDENTIAL DEVELOPMENT - CHAPELGATE, SUTTON ST JAMES.

With reference to the above, could you please confirm in writing that you would now wish application H20/0192/92 to be withdrawn.

Yours faithfully

J Blackburn
Development Control Manager

BUILDMARK
The new home warranty

Kings Quality Homes

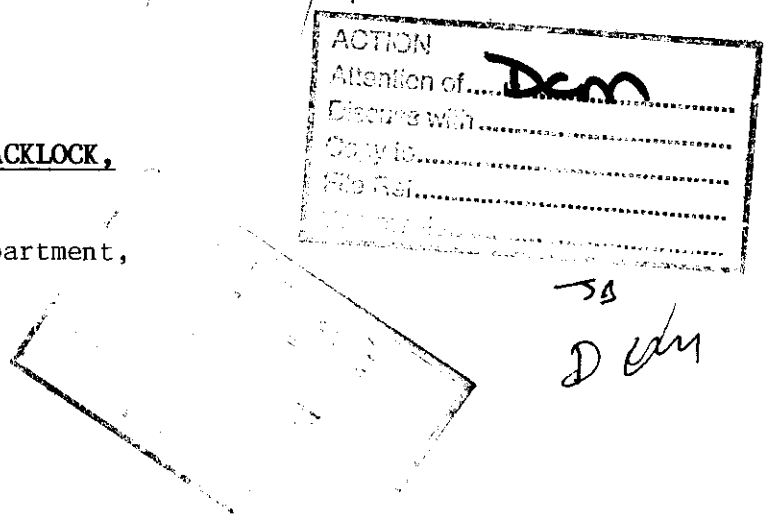
HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: 01406 423388
Fax: No. 01406 426237

Your Ref:

Our Ref: JHK/TJ. HMK/TJ.

21st September, 1995.

H20/0192/93



FOR THE ATTENTION OF MR. J. BLACKLOCK,

South Holland District Council,
Housing & Planning Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

Dear Mr. Blacklock,

RE:- RESIDENTIAL DEVELOPMENT - SUTTON ST. JAMES.

Thank you for your letter of 19th September.

I am so pleased that a satisfactory solution has been reachd and it will certainly be a pleasure to increase our business in this area.

Many thanks for your help.

With best wishes.

Yours sincerely,

Terri Judd (miss)

P.P. **John H. King,**
Director,
Kings Quality Homes.

C.C. MR. G. R. MERCHANT.

Mr C R Merchant,
Unit 3,
12a Park Road,
Holbeach.
Spalding.
Lincs.

Mr J Blacklock

JB/JJ B20/0192/95

13 Sep 1995

Dear Sir,

RESIDENTIAL DEVELOPMENT - CHAPELGATE, SUTTON ST JAMES.

With reference to the above, I enclose a letter to Mr John King which I trust you will find self-explanatory.

Yours faithfully

N Midlen
Development Control Manager

Enc.

Mr J H King,
Kings Quality Homes,
Holbeach Manor,
Fleet Road,
Holbeach,
Lincs.
PE12 7AX

Mr J Blacklock

JB/JJ H20/0192/93

13 Sep 1995

Dear Sir,

RESIDENTIAL DEVELOPMENT - CHAPELGATE, SUTTON ST JAMES.

I write with reference to my letter dated 30th March 1995 in respect of the above, and in particular to the last paragraph of that letter.

Could you please confirm, in writing, whether you would now wish application ref: H20/0192/93 to be withdrawn.

Yours faithfully

N Midlen
Development Control Manager

BUILDMARK
The new home warranty
Only from NHBC

Kings Quality Homes

Your Ref:

Our Ref: JHK/TJ.

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: 01406 423388
Fax: No. 01406 426237

5th September, 1995.

FOR THE ATTENTION OF MR. BLACKLOCK,

Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XQ.

SHDC
-6 SEP 1995
Housing & Planning
Received

Dear Mr. Blacklock,

RE:- SUTTON ST. JAMES DEVELOPMENT.

I would just like to confirm the meeting that you have arranged with our Mr. Merchant for 9.30 a.m. next Tuesday, September 12th.

As you are aware it is important for our business that this site is developed and we certainly wish to solve any previous problems that you felt may have occured as follows.

North of Site.

1). Change Plots 4 to 10 and 26 to 29 from houses to bungalows.

South of Site.

2). Change plots 17, 19 and 20 from houses to bungalows.

Perhaps you will kindly speak with your Mr. John Chapman before Tuesday as these alterations cover all the suggestions that both he and our own Accoustic Experts have suggested.

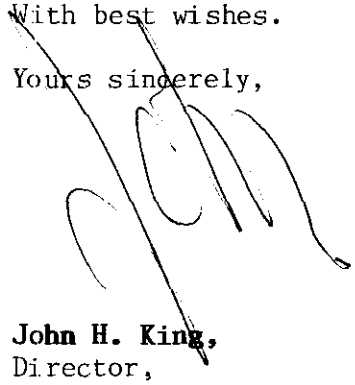
We have now owned this site for three years during which time it has accumalated interest charges of £ 500.00 per weekso perhaps you will kindly bear in mind my own feelings on the matter and I trust that things can happen without too many further delays.

P.T.O.

Continued ....

With best wishes.

Yours sincerely,



John H. King,
Director,
Kings Quality Homes.

C.C. Mrs E. O. Hall-Patch.
C.C. Mr. B. Alcock, Chairman Of Planning, S.H.D.C.
C.C. Mr. J. Pearl, Chairman Of S.H.D.C.
C.C. Mr. R. Smith.
C.C. Mr. G. R. Merchant.

Mr J M King,
Kings Quality Homes,
Holbeach Manor,
Fleet Road,
Holbeach,
Lincs.
PE12 7AY.

Mr J Blacklock

JB/JT H20/0.92/93
H20/3995/94

30 Mar '995

Dear Mr King,

RESIDENTIAL DEVELOPMENT - CHAPELGATE, SUTTON ST JAMES.

Thank you for your letter dated 23rd March 1995 in connection with the above.

I am sorry if you found Mr Blacklock's letter unhelpful but the letter was not expressing a personal view or preference but simply advising you, through your Agent, of the Sub-Committee's resolution.

I can assure you no copy of this letter was sent to Mr Johnson or the Ward Councillor, Mrs E Hall-Patch but as you are probably aware, Councillor Mrs Hall-Patch was present at the Sub-Committee meeting and is therefore conversant with the terms of the Sub-Committee's resolution. (A copy of the Sub-Committee's resolution is enclosed).

The resolution, however, does not preclude you from investigating the other means of noise attenuation, namely on-site measures and I understand, in fact, that your Agent Mr Gerrehant is attending to this matter.

I note you consider that Mr Johnson has been given an undue advantage but I would stress that it was not the intention of the Authority to place you in an invidious position.

Rather, the Authority was concerned to ensure that negotiations could proceed on a realistic basis, at a saving in time and expense to you and this Authority. That such an approach necessarily places a pressure upon the co-operation of Mr Johnson is an unavoidable fact but it is one which the Authority considered had to be set against the extent if the processing of your application was to be undertaken in a meaningful way.

No doubt your Agent, Mr Merchant, will be contacting us regarding revisions to the layout. Might I suggest therefore that this be done at the earliest opportunity as clearly there are implications concerning on site noise attentuation measures which need to be addressed at the earliest opportunity.

In this regard, I would also suggest that application H20/0192/93 be withdrawn: as it provides for on site noise attentuation measures in a layout similar to that provided for in application H20/0996/94 there would appear to be no advantage in pursuing its determination. Since Mr Merchant has succeeded Robert Doughty Associates as your Agent with respect to planning matters, I would appreciate a letter from him withdrawing application H20/0192/93.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

Dear Mr. King

APPLICATION No(s): [illegible]

[illegible]

28/3/95.

Spoke to Bob Merchant who said :—

(A) 0996/94 — ON SITE NOISE ATTENUATION NOW BEING PURSUED.

(B) would ask his client to withdraw 0192/94 as it includes duplication of on site noise attenuation works element.

BUILDMARK
The new home warranty
Only from NHBC

Kings Quality Homes

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: 01406 423388
Fax: No. 01406 426237

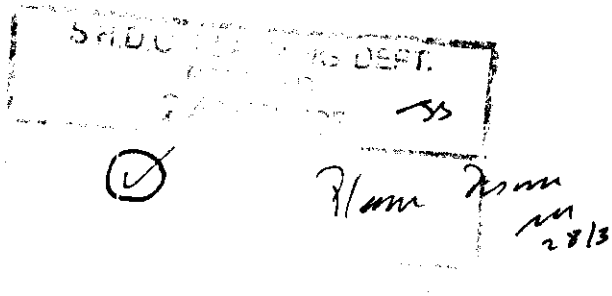
Your Ref:

Our Ref: JHK/TJ.

23rd March, 1995.

FOR THE ATTENTION OF MR. J. BLACKLOCK,

South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XQ.



Dear Mr. Blacklock,

RE:- RESIDENTIAL DEVELOPMENT - CHAPELGATE, SUTTON ST. JAMES.

Mr. Merchant has passed onto me a copy letter which was sent to him on March 6th.

Unfortunately, this has been very unhelpful as Mr. Johnson has either seen a copy of this letter or has been informed by the Ward Member of it.

The position is this, no one has ever heard any noise from the grain stores but we will assume there is some during harvest time with lorries.

Mr. Johnson would rather that no building is allowed near his premises, this is understandable as he is now looking over a nice field instead of properties.

I have seen Mr. Johnson several times and he agreed to certain works to be carried out on his premises so that any possible noise would be eliminated.

Now he knows that without his signature on paper the Planning Committee will not grant permission, you have left him in a position where he dictates what happens and when.

As you know he is well informed by the Ward Member and this is to my disadvantage.

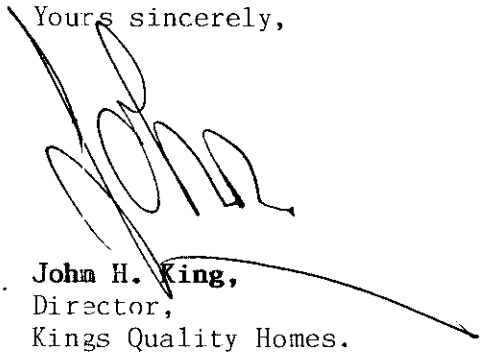
Perhaps you could suggest to me how I can build on the land now that you have put control of it in Mr. Johnsons hands.

P.T.O.

Continued ....

With best wishes.

Yours sincerely,



John H. King,
Director,
Kings Quality Homes.

BUILDMARK
The new home warranty
Only from NHBC

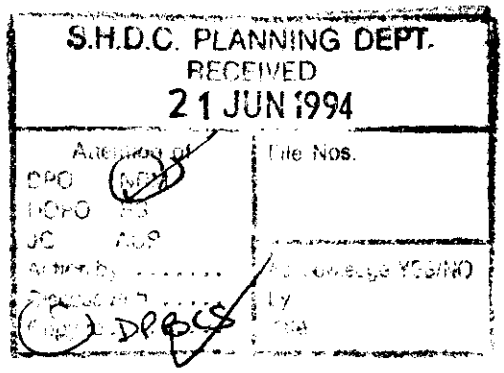
Kings Quality Homes

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: 0406 423388
Fax No. 0406 426237

Your Ref:

Our Ref: JHK/TJ.

20th June, 1994.



FOR THE ATTENTION OF MR. N. MIDLEN,

Principal Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

Dear Mr. Midlen,

RE:- RESIDENTIAL DEVELOPMENT - SUTTON ST. JAMES.

Thank you for your letter of 16th June, regarding the above mentioned site.

Your help in this matter is very much appreciated and I must commend whoever thought such an imaginative layout through.

I am finding that whenever your Department or yourself are involved in the design layout of a site it always looks and sells well.

Once again many thanks.

With best wishes.

Yours sincerely,

John H. King,
Director,
Kings Quality Homes.

C.C. **Mr. C. J. Simpkins, Chief Executive.**

Mr J H King,
Kings Quality Homes,
Holbeach Manor,
Fleet Road,
Holbeach,
Lincs,
PE12 7AX.

Mr J Blacklock

JB/EJ H20/0192/93

16 Jun 1994

Dear Mr King,

RESIDENTIAL DEVELOPMENT - SUTTON ST JAMES.

Thank you for your letter dated 23rd May 1994 in connection with the above.

Since receiving your letter, Mr Blacklock has spoken to your Agent, Mr R Merchant, and given his a suggested layout plan which has been prepared in this office.

Subject to various amendments which Mr Blacklock has suggested to Mr Merchant, the layout plan should form the basis of an acceptable proposal.

May I add that the plan has been prepared as a gesture of goodwill to enable matters to proceed to a satisfactory conclusion.

Nevertheless, you will appreciate, I am sure, that this Authority cannot undertake such design work as a matter of course and therefore, to delays concerning agreement of layouts are to be avoided in the future, the requisite design expertise must necessarily be brought to bear before Officers of my Department are called upon to offer comment.

Yours sincerely

A Midlen
Principal Planning Officer
Development Control

BUILDMARK
The new home warranty

Kings Quality Homes

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: 0406 423388
Fax No. 0406 426237

Your Ref:

Our Ref: JHK/TJ.

23rd May, 1994.

FOR THE ATTENTION OF MR. N. MIDLEN,

Senior Planning Officer
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE21 2XE.

S.H.D.C. PLANNING DEPT.
RECEIVED
25 MAY 1994
Do when appropriate

Dear Mr. Midlen,

I wondered if you could kindly help me.

I have owned the site at Sutton St. James for over two years and in that time I have had numerous meetings regarding the site with Mr. Smith and Mr. Blacklock.

I think that we now have a proposal which is based on the Guinness Trust Housing at Dersingham which is an Award Winner.

I would appreciate your speaking with Mr. Merchant with a view to submitting a detailed application.

With best wishes.

Yours sincerely,

John H. King,
Director,
Kings Quality Homes.

32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

Telephone
0529 421 646/7
Facsimile
0529 421 358

For the attention of Mr J Blacklock

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

Robert Doughty Consultancy

Lincoln House
56/58 Clasketgate
Lincoln
LN2 1JZ

Telephone
0522 542330
Facsimile
0522 542331

28 February 1994

Dear Sir

KINGS QUALITY HOMES
NEW HOUSING AT SUTTON ST JAMES

I am instructed to write and ask that you hold this application in abeyance for two to three months or until such time when my clients contact you on this application again.

Yours faithfully

Robert Doughty

c.c. Mr J H King, Kings Quality Homes

S.H.D.C. PLANNING DEPT.

Your reference	H20/0192/93
Our reference	148 57 RD AKD
Please contact	Helpringham Office

Planning
Architecture
Landscape Architecture

Principal, Robert Doughty
Dip TP, MRTPI
Dip LD, ALI

VAT Reg No 364 7780 17

28/2/94.

Discussion with Ashley Rogers and Bob Mercer.

Agreed that applications be held in abeyance until new applications for residential development on site determined.

Agent / Applicant to send letter agreeing to 3 month period of abeyance.

JH.

Robert Doughty

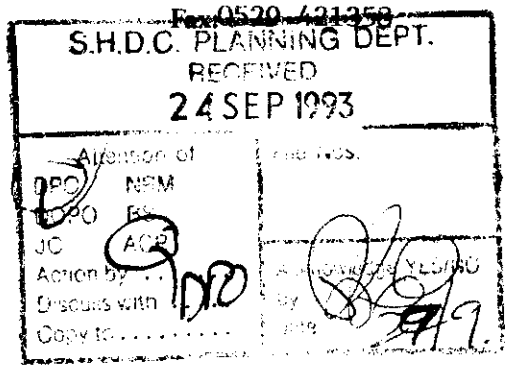
TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel: 0529 421646
Fax: 0529 421358

Your Reference: DPBCS/JJ/ H20/0192/93

Our Reference: 148 47 RD AKD



23 September 1993

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

Dear Mr Smith

KINGS QUALITY HOMES
PLANNING APPLICATION FOR 11 DWELLINGS BY AMENDMENT, SUTTON ST JAMES

I have your letter of 22 September advising me that the revised layout above cannot be treated as an amendment.

The decision you have reached here is a contradiction of the advice contained in your letter of 13 May regarding amendments being made as a result of negotiations brought about by you. The principle of these amendments were suggested by your officers, you will recall, at an earlier meeting.

I have sent the letter to my clients, but it will not have made their day by any stretch of the imagination. Hey and Croft decisions seem to have taken over from Council Policy and my clients really had nothing to do with that!

We will get back to you after consultations have taken place, meantime urge you to reconsider your decision regarding fees.

Yours sincerely

Robert Doughty

Please initial and pass on.

GJ. NCH JRB RD ANC AB IJH.
✓ ✓ ✓ ✓ ✓ – ✓

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING & BUILDING CONTROL DEPARTMENT

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

Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Your Contact: Mr A C Pickering
Our Ref: ACP/LAB/1810
Your Ref:
Date: 13 May 1993

Dear Sir

Amendments To Planning Applications Prior To Decision.

You will be pleased to learn that the Council's Planning Committee have agreed to allow greater flexibility in the way proposed amendments to planning applications are handled, in order to free up our ability to negotiate change. The net result will mean that fresh applications, with a potential requirement for a further fee, are likely to be required in fewer cases.

A guidance leaflet on the new policy will be produced as soon as possible, but in the meantime I can summarise the changes by saying that if an alteration is suggested by this department, even if further consultations will be necessary and even if a formal application for the same change would have needed a further fee, then it is still possible that we will now be able to deal with the change as an alteration at no extra cost. How this works will become clearer as we put the policy into practice.

All that we will be asking of you in return, is to agree an extension of the terminal date on such applications, in order to allow time for any reconsultations which may be necessary and for reassessing the proposal. This will apply for all amendments, whether initiated by yourselves or suggested by the Department, and will be reflected in our correspondence. Such an extension does not of course imply that a decision will be delayed for the length of time stated, and we would envisage no difference from previous practice in terms of determination

RECEIVED 21 MAY 1993

Planning & Building Control Department
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

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

periods, except in those cases where our new ability to accept an amendment will of course save time compared with requiring a fresh application.

I am sure you will appreciate that the Local Planning Authority is not bound to accept any amendments at all, and that therefore the changes in policy and procedure which we are making are wholly in the favour of our customers, so that jointly we may achieve the best form of development in each case.

Yours faithfully

B Smith MRTPI
Director of Planning and Building Control Services

PROPOSED RESIDENTIAL DEVELOPMENT, SUFFOLK ST, [illegible]

The further modifications which I have in mind relate to the following:-

(a) The length of road. This could be shortened to allow for a more extensive use of private drives serving plots 6 - 11, and therefore a greater "openness" in the layout at that point.

(b) Linkages between buildings. I note that with the exceptions of plots 2 and 3, 10 and 11 there is little apparent visual/physical continuity between the separate dwelling units and I would suggest that perhaps by using in some instances the garages, (e.g. plots 8 and 9) and in others screen walling/fencing a more effective linking of what are ostensibly discreet building blocks could be achieved.

(c) From a landscaping point of view although I am not familiar with what demarcates the boundaries of the site nevertheless I believe there is a need to address part of the western boundary and most certainly the whole of the southern boundary in terms of a scheme comprising trees and hedge planting, if only to achieve a more appropriate "rounding off" of the development.

Perhaps when you have had time to discuss these matters with your Client you will advise me whether or not you wish to proceed with the amended proposal.

Yours sincerely

R Smith
Director of Planning and
Building Control Services

bmc.

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

Application No: H20/0192/93 Date Received: 23.8.93

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs PE12 7AX

Agent: Robert Doughty
Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description of Original Development: Residential development (8 bungalows and 15 houses)

Location: Chapel Gate, Sutton St James

Amendment Submitted: Reduction in dwelling numbers

Drawing Nos: 148/54/101 to 148/54/108 & 148/54/BR/SG & 148/54/BR/DG

22 September 1993

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
AMENDMENT TO PROPOSED DEVELOPMENT

I have received details of the above development which you wish to have accepted in lieu of those previously submitted. However, I consider that the changes are too significant to be treated merely as an amendment and that therefore a fresh application for planning permission should be submitted (forms enclosed).

This does not imply that permission will or will not be forthcoming in respect of such a revised application, and you are reminded that approval under the Building Regulations may also be required for the revised proposal.

Yours faithfully

Director of Planning and Building Control Services

Note: Please refer to letter dated 22 September 1993.

amd. 3

PLANNING AMENDMENT RECORD SHEET

		ADMIN	DC
Validation:	~~Inadequate~~/Inappropriate Valid as Amendment	HLL	✓

Clarification/Details required:

.....

DC Assessment

		Senior Officer	Case Officer
Post	Immaterial	☐	☐
	New Application needed	☐	☐
	Confirmed:	.....	.....
Current	Amendment in principle?	~~Yes~~/No	Yes/No
	Same desc/char? (fee test)	~~Yes~~/No	Yes/No >
	Initiated by LPA?		Yes/No
	Dev objectives paramount?	Yes/No	

Checklist

Fee Liaison?

Site inspect?

BC Liaison?

Reconsults/ Publicity on Application?

Authorised to proceed

Details accepted, if less than amendment requested:

Reconsults etc:

PC
WM
Press
Residents
Other

Rejected: 13/9.

NOTES/Advice/Rejection Reason:

~~PREE~~ SEE LETTER

Include on Notice ☐

Mr [illegible] Knightly
[illegible] High Street
[illegible]
[illegible]
[illegible]

D Smith

DPR S/[illegible]
A20/01-02/[illegible]

15 Aug 199[illegible]

Dear Mr [illegible]ightly

RE: PROPOSED RESIDENTIAL DEVELOPMENT [illegible], [illegible]

Further to our recent meeting with yourself and Mr. King, I enclose a plan which shows the location of the Council's current sewage [illegible] works and other adjoining land owned by the Council.

I understand that the works has been [illegible] in recent times, and has only a relatively short time of spare capacity. However, you may wish to [illegible] the potential of the situation with Mr. Andy [illegible] of the [illegible] Department, given that an [illegible] may be to [illegible] the [illegible] of [illegible] the [illegible] of land [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] policy.

In the meantime, I assume that you will be [illegible] a scheme of development that is consistent with the [illegible] of the [illegible] policy as discussed with both myself and Mr. [illegible].

Yours sincerely

[illegible] SMITH
DIRECTOR OF PLANNING AND
[illegible]ING CONTROL SERVICES.

Enc

H20/192/93: RESIDENTIAL DEVELOPMENT AT SUTTON ST. JAMES
NOTE OF MEETING WITH MR. DOUGHTY AND MR. J. KING
ON 13TH AUGUST 1993

1. Reference was made to the earlier meeting with DPBCS and J. Blacklock and to the subsequent amended layout that followed on from meeting.

2. After much discussion, there seemed to be a common understanding reached over the interpretation of policy and Mr. Doughty advised his client that it would be appropriate to redraft the proposal on the basis of a scale of development that was contained within the current IBD and could be independent of any subsequent proposal if submitted on the remaining land owned by Mr. King.

REVISED?

3. On the subject of a larger scale of development, it was suggested that some discussions with Housing and Property Services Dept. could identify whether or not there was a case for uprating existing sewage disposal works to serve additional land both Council and Kings. The argument being that if such an improved facility could also benefit or offer the opportunity for a significant number of existing properties to be sewered in the future the "planning gain" could justify a departure from policy.

4. DPBCs undertook to raise matter with Housing Depart and advise Mr. Doughty in due course.

5. Question of an additional fee raised by any amended proposal.

DPBCS
16.8.93

H20/0192/93: Res development at Sutton St James.
Notes of meeting with Mr Doughty & Mr J. King 13.8.93

① Reference was made to the earlier meeting with DBO and J. Blackbeck and to the subsequent amended layout that followed on from meeting.

② After much discussion there seemed to be a common understanding reached over the interpretation of policy & Mr Doughty advised his client that it would be appropriate to reclassify the proposal on the basis of a scale of development that was contained within the current FBD and could be independent of any subsequent proposal if submitted on the remaining land owned by King.

③ On the subject of a longer scale of development it was suggested that some discussions with ~~Dept~~ Planning & Property Services Dept could identify ~~the potential~~ whether or not there was a case for upgrading existing S/D roads to serve ~~additional~~ land both Council & Kings The argument being that ~~by~~ such an improved facility could also benefit or offer the opportunity for a significant number of existing properties to be serviced in the future the "planning gain" could justify a departure from Policy.

④ DBO undertook to pursue matters with Planning Dept and advise Mr Doughty in due course

⑤ Payment of an additional fee would be by ~~amended~~ proposal!

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel: (0529 21) 646/7
Fax: (0529 21) 358

Your Reference:

Our Reference: 148 54 GJ AKD

29 July 1993

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

Dear Sir

KINGS QUALITY HOMES
SUTTON ST JAMES

Please find enclosed a copy of the revised draft layout for the above development upon which it is hoped discussions can be based for your forthcoming meeting with Robert Doughty and John King.

Yours faithfully

Robert Doughty

S.H.D.C. PLANNING DEPT.
RECEIVED
30 JUL 1993

S/D works - D Stimpson

SOUTH HOLLAND D.C.
PLAN DEPT
30 JUL 1993
REF .....

Robert Doughty

CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7 **Fax (0529 21) 358** **V.A.T. Reg. No. 364 7780 17**

URGENT FAX MESSAGE

TO: Brian Smith

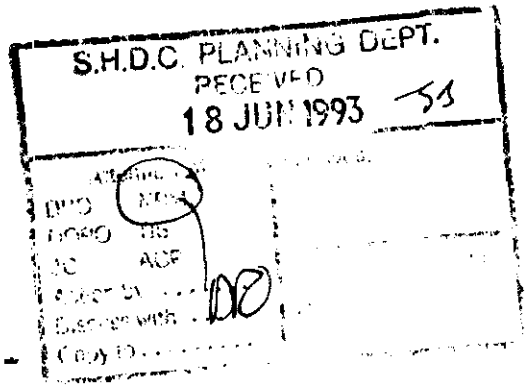
FROM: Robert Doughty

DATE: 18/6/93

NUMBER: 0775-710772

NO. OF PAGES (to follow): 4

MESSAGE: Sutton St James Layout for Kings Quality Homes as promised



Seen by JAB
28/7/93

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/0192/93

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development (8 bungalows and 15 houses)

Location: Chapel Gate Sutton St James
Spalding Lincs

Type: FULL

Date received: 22-MAR-93

13-MAY-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 27-MAY-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton St James PC
Kelling Lodge
Old Main Road
Fosdyke, Boston, Lincs
PE20 2BU

S.H.D.C. PLANNING DEPT.
RECEIVED
28 MAY 1993
Attention of
DPO NPM
DOPO BS
AC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

FOR PARISH COUNCIL USE ONLY

Comments: The views of the Parish Council are, that to extend the kerb of the new area up to the road side in front of the Shop would be dangerous, as there are as many as 10 cars parked outside the Shop at one time, and would only make them park further on to the road, causing a hazard.

Signed: J E Gamm.

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference:

Our Reference: 148 54 RD AKD

Tel: (0529 21) 646/7
Fax: (0529 21) 358

24 May 1993

S.H.D.C. PLANNING DEPT.
RECEIVED
24 MAY 1993
55
File Nos.
DPO NPM
DMPO SS
TC ACP
Action by ... DR
Discuss with ...
Copy to ...
Acknowledge YES/NO
by
Date

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

Dear Mr Smith

KINGS QUALITY HOMES
PROPOSED HOUSING AT SUTTON ST JAMES

You will be aware that we had a meeting with your Mr Blacklock on Friday 21 May to discuss our application on the above site for 21 dwellings, which has been with you since 19 March this year.

At the meeting Mr Blacklock indicated that the application was not likely to receive your support, yet I clearly remember you advising my client, after the earlier application for 65 units had been refused, to submit an application for 20 or so houses and you felt then that you would be able to recommend it for approval.

I cannot believe you would try to mislead my clients into parting with a second large application fee here if you thought the application would go down, but in order for me to report accurately to my clients and for them to be able to make a valued judgement on next steps to be taken, I should be obliged if you would now let me have your reasoning for the suggested extent of development in written form, together with a copy of your sketch layout of improvement.

Yours sincerely

Robert Doughty

21/5/93. Meeting with Robert Doughty / Glyn James. — John Clapperton present

---

(A). Advised Agent that there were no ~~Structural~~ Infrastructure problems — any problems which did arise ~~could~~ could be dealt with by way of negative conditions.

(B). Advised Agent of timeline for foreground — concern over issue of scale and effect on character of village. Agent countered by saying scale had been reduced ~~at~~ to meet numbers suggested by LPA.

(C) Advised Agent that whilst lower numbers had been discussed they had to make sense on the ground: merely to place 23 dwellings on the site without proper landscaping or consideration for self contained layout was not enough.

(D) Advised that, in any event, properties and ~~should~~ should be dispersed with in the interests of securing a better appearance/layout as in ~~in~~ the street scene. Agent strongly opposed the removal of these two plots.

(E). Revised scheme of August plan and advised that LPA considering deletion of large part of the site. Publication date of plan is September / 1993. + combined electricity agent / developer

should afford at earliest opportunity. Intended new road to provide to develop residentially (as attached plan) but should that LPA owned not also rigidly to an inviable line.

(f) Shown Agent as suggested layout (enclosed ex file) and indicated that this layout :-

(a) provided for a variety of house types & storeys & larger properties

(b) could, if necessary, accomodate a higher number of dwellings

(c) has only enclosed adjacent open entity to which we have access, our right.

(d) made an acceptable layout to the street scene by allowing for an improved main into the site.

(e) Allowed for access to adjacent land

(g) Agent advised that he considered the condo were being watched : his layout had been prepared on the understanding LPA owned except a pleased discrepant owned correct with the client.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H20/0192/93

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	3	9	6	1	8	1

2. Address or location

Chapel Gate, Sutton St James

3. Name, classification and number of road

II

4. Date application referred 25-3-93

5. State whether outline, detailed application etc.

Full

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

Residential Development

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

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

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

Date: 12/5/93 Signed: [signature]
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) C 2(a)

(3) C3

(4) C4 - Before ... shall be constructed ~~on~~ in accordance with the amended plan and the estate road ... 30m ...

Delete as appropriate

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

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

(1) C2

(2) C 2(a)

(3) C3

(4) C4

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

BRIAN .TH 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

NB: Amended plans have been received

Application no: H20/0192/93

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development (8 bungalows and 15 houses)

Location: Chapel Gate Sutton St James
Spalding Lincs

Type: FULL

Date received: 22-MAR-93

21-APR-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 06-MAY-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton St James PC
Kelling Lodge
Old Main Road
Fosdyke, Boston, Lincs
PE20 2BU

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 MAY 1993

Attention of	File Nos.
DPO NHM	
DDPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

FOR PARISH COUNCIL USE ONLY

Comments: We are pleased to see the height of the Bank on the N/E has been increased, but we also asked for a hard-core road to Bells Drove, and a larger recreation area which are not mentioned on this plan, so we are unable to approve.

Signed: J E Fenn

Chairman of the Parish Council.

Robert Doughty

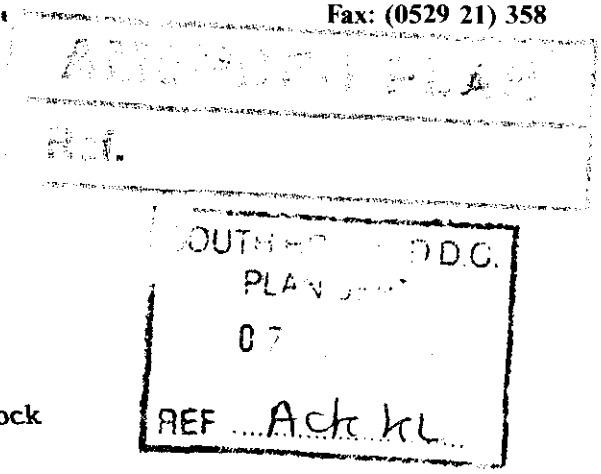
TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel: (0529 21) 646/7
Fax: (0529 21) 358

Your Reference:

Our Reference: 148 54 GJ AKD



5 May 1993

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

For the attention of Mr J Blacklock

Dear Sir

KINGS QUALITY HOMES - SUTTON ST JAMES

Please find enclosed 4 copies of the planning amendment for the above development incorporating the amendments requested by Lincolnshire County Highways.

Yours faithfully

Glynne James

PLANNING AMENDMENT

For office use only

Application No. H20/192/93

Date registered 07 MAY 1993

Case Officer JB

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire PE12 7AX

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent) Robert Doughty
Chartered Town Planner and Landscape Architect
32 High Street
Helpringham
Sleaford, Lincolnshire. NG34 ORA
Tel. No.0529 21 646 (Contact) Glynne James

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE Chapel Gate, Sutton St James Spalding, Lincolnshire.

Please complete

EARLIER APPLICATION No.

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

H20/0192/93

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? XXX / 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 Glynne James Date 4 May 1993

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

Residential development (eight bungalows and fifteen houses)

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)

Road entrance junction details and cul-de-sac footpath.
Extension to L.C.C. requirements of junction with Chapel Gate.

Substitution of service margin by footpath

State drawing no's of the current submission

148/54/1a Rev B. 148/54/2a Rev B. 148/54/B (Rev B)

State Officer dealing with the application, if known.

Mr J Blacklock

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

Design, siting, landscape

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 26.4.93

OUR REF: JC/SS/PC

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

Planning Application H20/0192/93
Residential development, Chapelgate, Sutton St. James

I write further to the revised plan (A) and whilst the noise attenuation measures are an improvement the overall planning and noise scenario remains as in my memorandum of the 29th March, 1993.

Director of Environmental Services

53

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

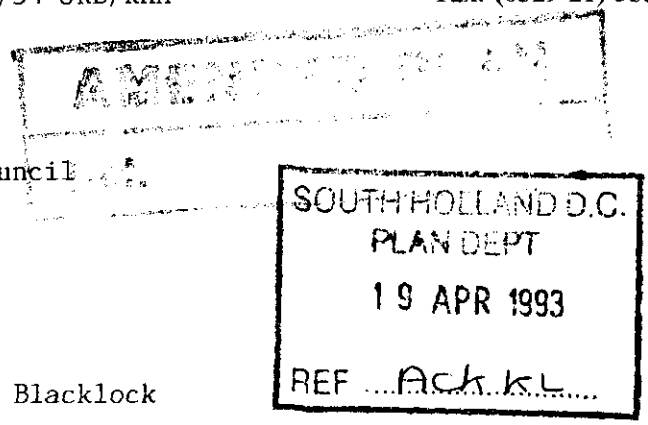
32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel: (0529 21) 646/7
Fax: (0529 21) 358

Your Reference: H20/0192/93

Our Reference: 148/54 JRB/KHA

16 April 1993



Director of Planning
South Holland District Council
2nd Floor
Priory Road
SPALDING
Lincolnshire
PE11 2XE

For the attention of Mr J Blacklock

Dear Sir

KINGS QUALITY HOMES
PROPOSED RESIDENTIAL DEVELOPMENT: CHAPELGATE, SUTTON ST JAMES

Please find enclosed copies of revised drawing, number 148/54/3 which has been amended following further discussion with our noise attenuation consultant.

The height of the bunding in the north-eastern corner has been raised to three metres and the positioning of the acoustic fencing has been slightly altered to provide an even more effective noise attenuation barrier.

Your comments on the noise atternation measures proposed and the development as a whole would be gratefully received.

Yours faithfully

James R Blakey

NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333 Fax (0733) 270231
R. Wedley
Clerk and Chief Executive
When calling or telephoning on this matter please ask for: Mr. Hunt
Our Ref: WRH/MLW/A5SH
Your Ref:

N.R.A.—ANGLIAN REGION
HARVEY [illegible] LINCOLN
25 MAR 1993
FILE
Act Inf
O.M.
(adm.)
Act Inf

24th March, 1993.

S.H.D.C. PLANNING DEPT.
RECEIVED
14 APR 1993
Acknowledged
DPO NRM
Board
Answer by
Please reply
Copy to

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

Dear Sir,

Planning Application No. H20/0192/93
Residential Development at Chapel Gate, Sutton St. James.

I refer to the above application submitted to your council and enclose a copy of my Board's requirements in respect of the proposed development.

The Board's Village Drain runs along the western boundary of the site.

It appears, therefore, that Clauses 1, 3, 4, 5 and 6 of the aforementioned requirements may apply in respect of the proposed development.

The drawing No. 148/54/2a does not indicate the size and invert level/s of the surface water outfall pipe/s nor the calculated maximum discharge. Likewise the same information relating to the Klargester Bio Disc unit is not shown.

Until this information is available it is not proven that the outfall pipes will not be below existing drain/dyke bed levels nor that the increased run-off will cause flooding downstream.

Under the circumstances I would request that the application is deferred until the above information is available.

...../Contd.

Technical Engineer
W. R. HUNT
Operations Engineer
S. H. MORRIS

Contd/.....

Notwithstanding the above, my Board will require a contribution in accordance with the enclosed note, towards dealing with the increased rate of discharge from the impervious areas created by the development when flow regulation works are undertaken on the site.

Yours faithfully,

Technical Engineer.

Copy to Kings Quality Homes.
Robert Doughty.
NRA - Planning Engineer.

NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333 Fax (0733) 270231
R. Wedley
Clerk and Chief Executive
When calling or telephoning on this matter please ask for: Mr. Hunt
Our Ref: WRH/MLW
Your Ref:

BOARD'S STANDARD REQUIREMENTS

Planning Application No. H20/0192/93
Proposed Development at Chapel Gate, Sutton St. James.

Under Section 28 of the Land Drainage Act, 1976 and Byelaws approved by the Ministry of Agriculture, Fisheries and Food, the following requirements **must** be complied with :-

1. No building, hedges, fences, trees, hardstandings, septic tanks or other structure may be placed within 9 metres of the edge of a Board's watercourse without the previous consent of the Board. This width must be left completely clear and the Developer must advise prospective purchasers of this requirement in order that they do not inadvertently contravene the Board's Byelaws.

2. The installation of services, (i.e. electricity, water foul sewer, gas, telephone) over or under a Board's watercourse will require the prior consent of the Board and appropriate details must be submitted to the Board for approval.

3. Where the development involves the alteration (e.g. piping, filling, bridging) of **any** watercourse, the Board's consent in writing must be obtained.

   The approval of the District Council, where appropriate, the Highway Authority and the adjoining riparian owners will also be required for work involving the piping or filling in of privately owned dykes or ditches.

4. The Board's approval is required for the discharge of any surface water or treated effluent into **any** watercourse be it owned privately or by the Board. Full details must be submitted to the Board with an application for discharge consent and the Board's written consent must be received before any work is carried out. Where outfalls discharge to a privately owned and maintained watercourse, the applicant must also obtain the adjoining riparian owner's consent.

   The developer is advised to contact the Board at the earliest possible stage concerning the requirements of this clause to ensure that consent can be given and to establish any conditions which may be imposed. In certain cases it may be necessary for the applicant to carry out special works such as downstream improvements or flow regulation to deal with the increased rates of discharge which will result from this development.

5. Any outfall into a Board's open watercourse must be constructed using a suitable outfall unit which lies flush to the batter, or recessed so as not to damage mowers, and the batter below the outfall must be protected against erosion. The future maintenance of the outfall will rest with the owner and the Board will accept no responsibility for any damage caused during their drainage operations. Outfalls into a Board's or privately owned pipeline will require an approved manhole at the junction.

6. The applicant, his agent or the developer must inform the Board of the commencement of all work relating to these and any additional special requirements.

These notes are intended for guidance and not as a comprehensive summary of the Land Drainage Act and Byelaws. Copies of the Act and Byelaws are available for inspection at the Board's office.

Technical Engineer
W. R. HUNT

NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333 Fax (0733) 270231
R. Wedley
Clerk and Chief Executive

When calling or telephoning on this matter please ask for:
Our Ref:
Your Ref:

CONTRIBUTIONS

Under the above Drainage Board's Byelaws consent to discharge any surface water and/or treated effluent into **any** watercourse is required by the Board before any development can commence.

To cover the cost of dealing with the increased rate of discharge from the impervious area created by the development, the Board has resolved to require contributions from all developers as a condition of giving consent.

Unless flow regulation works are undertaken on the site, contributions will be required in accordance with the following: -

1. Single properties which discharge roof water to an open ditch or pipe and not a soakaway - £130. + V.A.T. per dwelling.

2. All other development contributions will be calculated at the rate of £11,099.54 + V.A.T. per impervious acre from 1st January, 1993. This figure will, however, be increased at 3 monthly intervals in accordance with the R.P.I.

3. Where private dykes require improvement to cater for development run-off the improvement must be carried out by the developer at his own cost. Details of the proposed improvement must be approved by the Board. If the developer encounters difficulties in obtaining consent from the adjoining owners to carry out such necessary work, the Board may be prepared to carry out such work using their powers under the Land Drainage Act, 1976, with the costs being recovered from the developer.

4. Contributions will be calculated and required by the Board upon commencement of the development.

Technical Engineer
W. R. HUNT
Operations Engineer

SHDC PLANNING DEPT.
13 APR 1993 55

7th April 1993

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

NRA

National Rivers Authority
Anglian Region

Our Ref: 93/1/SH/0090
Your Ref: H20/0192/93
Contact: G.THORNALLEY

Dear Sir,

Planning Application No. H20/0192/93

PROPOSAL: RESIDENTIAL DEVELOPMENT
LOCATION: CHAPEL GATE, SUTTON ST JAMES
APPLICANT: KINGS QUALITY HOMES

I refer to your consultation received on 31st March 1993.

This Authority has no objection to the proposed development, as submitted.

Advice to Planning Authority

The North Level Internal Drainage Board were consulted and their response letter is enclosed.

Advice to Applicant

An acceptable method of foul sewage treatment would be the provision of a private sewage plant.

The plant should be installed, operated and maintained in accordance with the manufacturers instructions as updated from time to time. Our formal Consent will be required under Schedule 10 of the Water Resources Act 1991 for any discharge of effluent for the plant, and such consent is not implied by these observations. We would require that a 'Consentee' be nominated by the developer who would be legally responsible for the correct future maintenance and discharge quality of any private treatment works.

contd ...

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

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

NRA

The granting of planning approval must not be taken to imply that consent has been given in respect of the above.

A copy of this letter is enclosed for you to forward to the applicant/agent.

Yours faithfully

R Morgan
Planning Engineer

Robert Doughty
32 High Street
Helpringham
Sleaford
Lincolnshire
NG34 0RA

J Blackbock

JB/SJS H20/019a.93

148/54/GJT/AKD

6 April 1993

Dear Sir

Residential development - Chapelgate, Sutton St James
- Kings Quality Homes

With reference to the above I enclose comments from the County Highways which I trust you will find self explanatory.

I would be pleased to received revised plans in due course.

Yours faithfully

J B Blackbock
Principal Planning Officer
(Development Control)

Enclosure

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/0192/93

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development (8 bungalows and 15 houses)

Location: Chapel Gate Sutton St James
Spalding Lincs

Type: FULL

Date received: 22-MAR-93

24-MAR-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 08-APR-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton St James PC
Lenton House
25 Albert Street
Holbeach, Spalding, Lincs
PE12 7DR

S.H.D.C. PLANNING DEPT.
RECEIVED
- 5 APR 1993

FOR PARISH COUNCIL USE ONLY

Agreed, subject to the following - Residency

Comments: The Bells Drove should be a no-through road for emergency purposes. Recreation space for the children should be located as shown on the amended plan. Street lighting to be provided to the satisfaction of the Parish Council as agreed with Planning Officers. Public meeting to be held on this to be 30 meeting be erected on this site.

Signed: J F James

Linco[illegible]ITH Dip TP MRTPI
Planning & Building Control Services
DEP[illegible]x Building Control Department,
[illegible] Offices,
[illegible]y Road, Spalding,
To[illegible]ncolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/0192/93

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development (8 bungalows and 15 houses)

Location: Chapel Gate Sutton St James
Spalding Lincs

Type: FULL

Date received: 22-MAR-93

24-MAR-93

Dear Cllr Mrs E O Hall-Patch

NOTIFICATION TO WARD MEMBER

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

As applications can be determined under delegated powers in many cases, please let me know by 03-APR-93 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

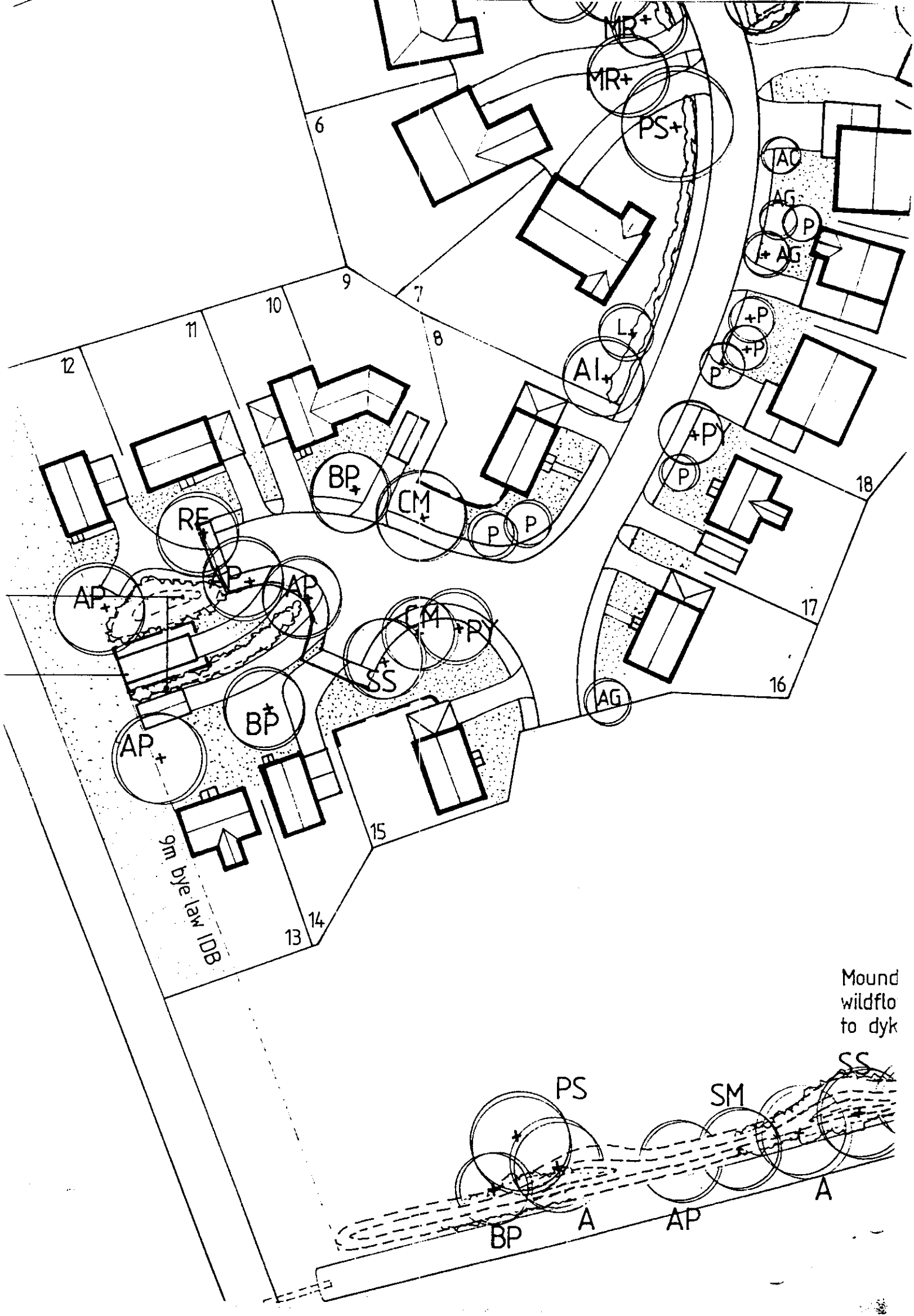
Cllr Mrs E O Hall-Patch
Garsington
277 Broadgate, Sutton St Edmund
Spalding, Lincs
PE[illegible]

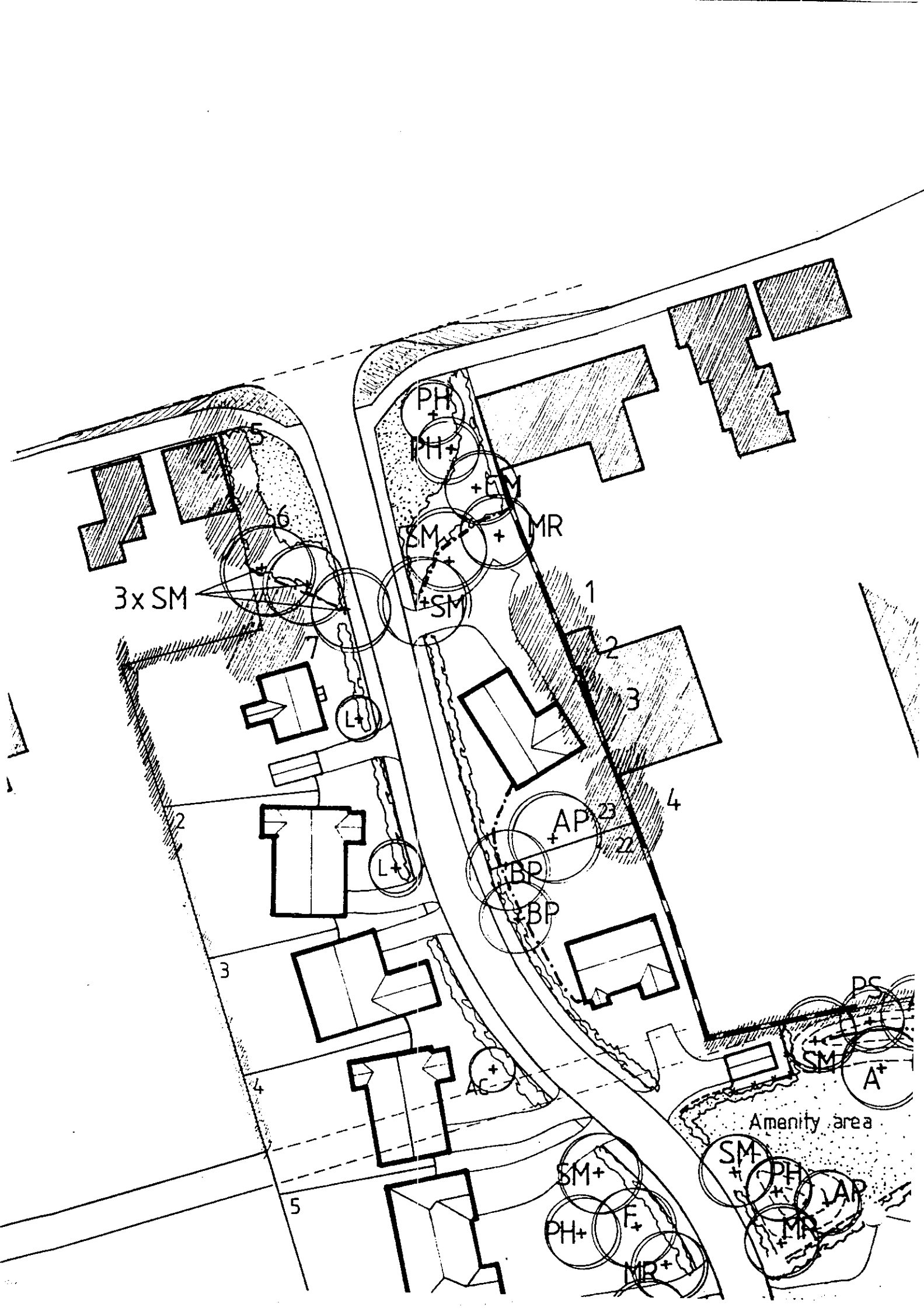
S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 APR 1993
File Nos.
DATA YES/NO

I request that this application be considered by Planning Committee, because

As an estate, I assume this will come to Plans Sub: In view of the history of this site, I would wish the Committee to consider this application.

Signed: E. Hall-Patch


MR+
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PS+
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Anglian Water

Anglian Water
Services Limited

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

Telephone 0522 557000
Facsimile 0522 557992

District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding Lincs
PE11 2XE

Our ref
SH/930024
Your ref DJH
H20/0192/93

30-MAR-93

Dear Sir,

Proposal : Residential development
Location : Chapel Gate, Sutton St James
Applicant: Kings Quality Homes

With regard to the above-mentioned Application, I would inform you that whilst Anglian Water have no objections to raise in principle to the proposals, I wish to make the following observations.

There are no foul or surface water facilities in the vicinity of the proposed development.

The existing water distribution system is unable to supply the proposed development and substantial off-site works may need to be undertaken at the expense of the developer.

If any further information is required concerning the above please contact my Senior Engineer (Planning) Mr. D. Hellier.

Yours faithfully,

P. Laws

Philip Laws
Customer Services Manager

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 APR 1993
Acknowledge YES/NO

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 29.3.93

OUR REF: JC/SS/PC

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

Planning Application H20/0192/93
Residential development, Chapelgate, Sutton St. James

I write in response to this revised application and presume that offsite noise attenuation measures are not now included as part of the submission.

In that case I would, therefore wish to reiterate my previous comments regarding the site and would suggest that subject to these dwelling allocations screening to a height of at least 2.5 metres is required along the north eastern boundary. (Plots 21 and 22)

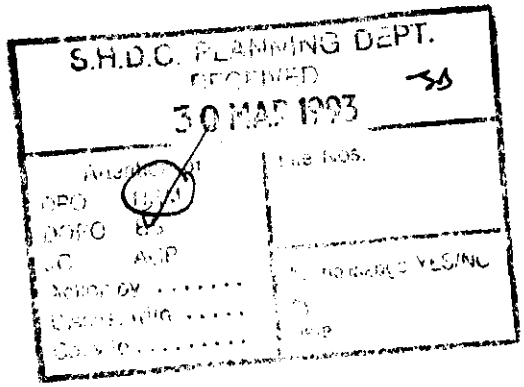
This would achieve a noise standard which meets your 10/73 planning criteria and daytime BS 4142 standard but there theoretically could still be complaints concerning the adjacent grain drier during the late evening and night from immediate dwellings.

I would remind you, however, that at such low background noise levels i.e., below 30dB(A) BS4142 should not be used and is merely a guide.

Additional noise attenuation measures at source as indicated in the noise assessments should still be the preferred option for both parties concerned.

I trust this information is of assistance to you.

pp Director of Environmental Services



PUBLIC NOTICES

GOODS VEHICLE OPERATOR'S LICENCE

ERIC N. PARKER MASONRY LTD, trading as Parker Fireplaces, of Boston Road, Holbeach, Lincs PE12 7LS is applying for a licence to use Boston Road, Holbeach, Lincs PE12 7LS as an operating centre for four goods vehicles and no trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

PLANNING APPLICATION

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

H11/0255/93
Longhurst Housing Assoc Ltd — FULL
Erect 19 two-bedroomed bungalows for the elderly
Land off Spring Gardens, Long Sutton, Spalding, Lincs.

H18/0236/93
Lincoln Co-operative Society — FULL
Extension to supermarket and new shop units to Winsover Road Frontage
Lincoln Co-op Supermarket, Winsover Road, Spalding, Lincs.

H18/0232/93
Simon Storage Group — FULL
Construct berth and fuel oil handling facilities together with site access road
Port Sutton Bridge, West Bank, Sutton Bridge, Spalding, Lincs.

H20/0192/93
Kings Quality Homes — FULL
Residential development (8 bungalows and 15 houses)
Chapel Gate, Sutton St James, Spalding, Lincs.

The following proposals do not accord with the provisions of the relevant Development Plan.

H14/0222/93
Patterson Properties — FULL
Six terrace cottages
Flaxmill Lane, Pinchbeck, Spalding, Lincs.

The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H14/0262/93
Cecil Francis Ltd — FULL
Proposed extension to fruit packing and grading
13 Knight Street/Bear Lane, Pinchbeck, Spalding, Lincs.

H14/0263/93
Mr C. M. Bowser — OUTLINE
Four dwellings - Knight Street and one dwelling - Bear Lane, including details of means of access.
Knight Street/Bear Lane, Pinchbeck, Spalding, Lincs.

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding, during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

S O U T H H O L L A N D DISTRICT COUNCIL

B. SMITH
Director of Planning and Building Control Services.

30 March, 1993.

7w5214 ©WVN

GOODS VEHICLE OPERATOR'S LICENCE

RICHARD LAUD, trading as Lauds Transport, of 24 South Fen Road, Bourne, Lincs PE10 0DN is applying to replace without change a licence to use 24 South Fen Road, Bourne, Lincs PE10 0DN as an operating centre for ten goods vehicles and 25 trailers.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area, Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

6w2WVN 5213 — 187/507 LF30-3

RE: MR DENNIS COOPER DECEASED
PURSUANT TO THE TRUSTEE ACT 1925

NOTICE IS HEREBY GIVEN that any person having a claim against or an interest in the estate of Mr Dennis Cooper deceased, late of The Forge, Tydd St Mary, Lincolnshire, who died on the 7th day of December, 1992 and whose Will was proved at the Leeds District Probate Registry on the 23rd day of March, 1993 by Mrs Annie May Cooper and Mr Peter Frederick Spence Brown, the Executors, is hereby required to send particulars in writing of their claim or interest to the undersigned, the Solicitors for the said Executors, on or before the 15th day of June, 1993, after which date the Executors will proceed to distribute the assets of the said deceased amongst the persons entitled thereto having regard only to the claims and interest of which they shall then have had notice.

Dated this 25th day of March, 1993.

MOSSOP & BOWSER,
Solicitors for the Executors.
The Churchyard,
Long Sutton, Lincolnshire.

6w2WVN 5213 — 187/507 LF 30-3

SOUTH HOLLAND CONTRACT SERVICES REFUSE SERVICE

FOR INFORMATION OF HOUSEHOLDERS

EASTER AND MAY BANK HOLIDAY COLLECTIONS

NO COLLECTION ON:	DOUBLE COLLECTION ON:
Friday 9th April 1993	Friday 16th April 1993
Monday 12th April 1993	Monday 9th April 1993
Monday 3rd May 1993	Monday 10th May 1993
Monday 31st May 1993	Monday 7th June 1993

S O U T H H O L L A N D DISTRICT COUNCIL 2w2WVN 5032

THE CHARITY OF ANN WILKINSON FOR ALMSHOUSES

A RESIDENCE IS AVAILABLE at 3A Gedney Road, Long Sutton, for a Spinster resident in the Parish of Long Sutton or the surrounding district.

Apply for details to Mossop & Bowser, Clerks to the Trustees, The Churchyard, Long Sutton, Lincolnshire, before 13th April, 1993.

6w2WVN 5213 — 187/507 LF 30-3

DISTRICT COUNCIL (SOUTH HOLLAND

TAXI SHARING SCHEI

NOTICE IS HEREBY given that the scheme will come into operation on 1st 1993, throughout the District of South H and will be operated by those taxi c voluntarily wishing to participate in the sch from authorised taxi ranks, by displayi 'shared taxi scheme' sign in the front winds of their vehicle. In addition, and further t public notice published in the Spalding Gua on Friday, 29th January, 1993, consent has also been given by Regional Railways Centi the above scheme to operate from the taxi ra Spalding Railway Station. Members of the p are advised that they are not obliged to acc shared hiring if they do not wish to do so and request the driver to accept an exclusive fare other taxis are available at the time of h and/or no other passengers require participate in the sharing scheme.
Hackney Carriage bylaw No. 8 relating to tot and byelaw No. 7e relating to the head of the rule shall not apply in respect of the offering shared service except that where two or r taxis on the same rank are offering the sh service, only the taxi nearest to the head o rank shall accept the hiring.

S O U T H H O L L A N D DISTRICT COUNCIL

R. COLE
Director of Administration

Council Offices
Priory Road
Spalding
Lincs PE11 2XE

25th March 19

6w5185 ©WVN

FARM & GARDEN

TURF-WEED treated, fertilised, Parklands and cultivated grades. For prices telephone Peterborough (0733) 205357.

green or gold, 2 to 3ft, £1.25 each. J. Collins, South Fen Nursery, South Fen Road, Bourne 422838 (closed Sundays).

LEYLANDII for the best hedge at Colona Nurseries, Old Brickyard Farm, Pennyhill. Tel Holbeach 0406 23935 0406 23164.

NEW petrol 20in rotary mowers, £118.50; 10 hp 36in tractors with collection, £998.50; 5 hp 22in S/P with collection, £399.90. Tel 0623 554515. Carr at cost. Westfield Garden Machinery.

OVERLAP FENCING, e.g: 6 x 6, £8.50 posts, sheds, trellis, etc. (0945) 585996.

ROTOVATOR Merry Tiller, 3 hp, good condition, £80; Ransome push lawnmower, £3. Steele, 24 Fishpond Lane, Holbeach.

SHED Sale: 6 x 4 £155, now £139; 8 x 6 £235, now £199, inclu delivery. All Shiplap, Other sizes available. S mer houses. Tel now (0 25032.

STEERAGE Hoe Sh Forged, sharpened, faced, new or worn st treated to give sharpening edge and 6 times longer life. bulb sterilisers, pla and cleaners for '93 se Secker Welding. Holb (0406) 23424.

ATTENTION glassh growers, hire of Ku tractor and driver rotovator, subsoiler plough. J. Coward, beach (0406) 23959.

LANCER Boss 2 t industrial gas fo £2,500; Lingarden grader, £1,400, 12 new rolls, pre-heated hor tural polythene, £49 Tel (0945) 772793.

R. Delam

VAST RANGE OF T YOUNG PLANTS

NOW AND THROUGHO

Cash 'n' Carry or Gr

- Chrysanthemums
- Iv
- Pinks
- Fuchsias
- Garden 'Mums

88 SUTTON ROAD
Tel/Fax: 0945

LGD
30.3.93.

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Kings Quality Homes
is applying to the Council for planning permission for the following:

Reference No: H20/0192/93
Description: Residential development
(8 bungalows and 15 houses)

Location: Chapel Gate
Sutton St James
Spalding
Lincs

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours until 20-APR-93
Any observations should be sent to me by 20-APR-93 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

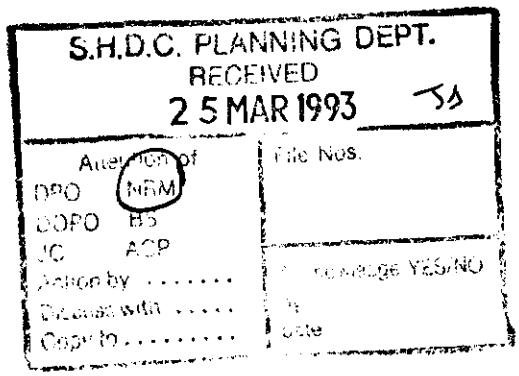
30-MAR-93

SOUTH HOLLAND DISTRICT COUNCIL

NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333 Fax (0733) 270231
R. Wedley
Clerk and Chief Executive
When calling or telephoning on this matter please ask for: Mr. Hunt
Our Ref: WRH/MLW/A5SH
Your Ref:

24th March, 1993.



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

Dear Sir,

Planning Application No. H20/0192/93
Residential Development at Chapel Gate, Sutton St. James.

I refer to the above application submitted to your council and enclose a copy of my Board's requirements in respect of the proposed development.

The Board's Village Drain runs along the western boundary of the site.

It appears, therefore, that Clauses 1, 3, 4, 5 and 6 of the aforementioned requirements may apply in respect of the proposed development.

The drawing No. 148/54/2a does not indicate the size and invert level/s of the surface water outfall pipe/s nor the calculated maximum discharge. Likewise the same information relating to the Klargester Bio Disc unit is not shown.

Until this information is available it is not proven that the outfall pipes will not be below existing drain/dyke bed levels nor that the increased run-off will cause flooding downstream.

Under the circumstances I would request that the application is deferred until the above information is available.

...../Contd.

Technical Engineer
W. R. HUNT
Operations Engineer
S. H. MORRIS

Contd/.....

Notwithstanding the above, my Board will require a contribution in accordance with the enclosed note, towards dealing with the increased rate of discharge from the impervious areas created by the development when flow regulation works are undertaken on the site.

Yours faithfully,

W. R Hunt

Technical Engineer.

Copy to Kings Quality Homes.
Robert Doughty.
NRA - Planning Engineer.

NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333 Fax (0733) 270231
R. Wedley
Clerk and Chief Executive
When calling or telephoning on this matter please ask for: Mr. Hunt
Our Ref: WRH/MLW
Your Ref:

BOARD'S STANDARD REQUIREMENTS

Planning Application No. H20/0192/93
Proposed Development at Chapel Gate, Sutton St. James.

Under Section 28 of the Land Drainage Act, 1976 and Byelaws approved by the Ministry of Agriculture, Fisheries and Food, the following requirements **must** be complied with :-

1. No building, hedges, fences, trees, hardstandings, septic tanks or other structure may be placed within 9 metres of the edge of a Board's watercourse without the previous consent of the Board. This width must be left completely clear and the Developer must advise prospective purchasers of this requirement in order that they do not inadvertently contravene the Board's Byelaws.

2. The installation of services, (i.e. electricity, water foul sewer, gas, telephone) over or under a Board's watercourse will require the prior consent of the Board and appropriate details must be submitted to the Board for approval.

3. Where the development involves the alteration (e.g. piping, filling, bridging) of **any** watercourse, the Board's consent in writing must be obtained.

   The approval of the District Council, where appropriate, the Highway Authority and the adjoining riparian owners will also be required for work involving the piping or filling in of privately owned dykes or ditches.

4. The Board's approval is required for the discharge of any surface water or treated effluent into **any** watercourse be it owned privately or by the Board. Full details must be submitted to the Board with an application for discharge consent and the Board's written consent must be received before any work is carried out. Where outfalls discharge to a privately owned and maintained watercourse, the applicant must also obtain the adjoining riparian owner's consent.

   The developer is advised to contact the Board at the earliest possible stage concerning the requirements of this clause to ensure that consent can be given and to establish any conditions which may be imposed. In certain cases it may be necessary for the applicant to carry out special works such as downstream improvements or flow regulation to deal with the increased rates of discharge which will result from this development.

5. Any outfall into a Board's open watercourse must be constructed using a suitable outfall unit which lies flush to the batter, or recessed so as not to damage mowers, and the batter below the outfall must be protected against erosion. The future maintenance of the outfall will rest with the owner and the Board will accept no responsibility for any damage caused during their drainage operations. Outfalls into a Board's or privately owned pipeline will require an approved manhole at the junction.

6. The applicant, his agent or the developer must inform the Board of the commencement of all work relating to these and any additional special requirements.

These notes are intended for guidance and not as a comprehensive summary of the Land Drainage Act and Byelaws. Copies of the Act and Byelaws are available for inspection at the Board's office.

Technical Engineer
W. R. HUNT
Operations Engineer
S. H. MORRIS

NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333 Fax (0733) 270231
R. Wedley
Clerk and Chief Executive
When calling or telephoning on this matter please ask for:
Our Ref:
Your Ref:

CONTRIBUTIONS

Under the above Drainage Board's Byelaws consent to discharge any surface water and/or treated effluent into **any** watercourse is required by the Board before any development can commence.

To cover the cost of dealing with the increased rate of discharge from the impervious area created by the development, the Board has resolved to require contributions from all developers as a condition of giving consent.

Unless flow regulation works are undertaken on the site, contributions will be required in accordance with the following: -

1. Single properties which discharge roof water to an open ditch or pipe and not a soakaway - £130. + V.A.T. per dwelling.

2. All other development contributions will be calculated at the rate of £11,099.54 + V.A.T. per impervious acre from 1st January, 1993. This figure will, however, be increased at 3 monthly intervals in accordance with the R.P.I.

3. Where private dykes require improvement to cater for development run-off the improvement must be carried out by the developer at his own cost. Details of the proposed improvement must be approved by the Board. If the developer encounters difficulties in obtaining consent from the adjoining owners to carry out such necessary work, the Board may be prepared to carry out such work using their powers under the Land Drainage Act, 1976, with the costs being recovered from the developer.

4. Contributions will be calculated and required by the Board upon commencement of the development.

Technical Engineer
W. R. HUNT
Operations Engineer
S. H. MORRIS

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT

32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Tel. Swaton (0529 21) 646/7
Fax (0529 21) 358

Your Reference

Our Reference H20/0192/93

148 54 GJ AKD

19 March 1993

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

For the attention of Mrs Audrey Maxwell

Dear Sir

KINGS QUALITY HOMES
SUTTON ST JAMES

Please find enclosed 4 copies of the revised drawing 148/54/1a and 2a indicating the additional information requested in your notice of 8 March 1993. I also confirm my conversation with Mr Blacklock that the drain in question is under the control of the North Level Internal Drainage Board and not the South Holland Internal Drainage Board as stated on the planning application.

Yours faithfully

pp Glynne James

SOUTH HOLLAND D.C.
PLAN DEPT
22 MAR 1993
REF 192/93

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 DISTRICT COUNCIL

Application no: H20/0192/93

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Robert Doughty
32 High Street
Helpringham
Sleaford
Lincs ~~NG34 0RA~~

SOUTH HOLLAND D.C.
PLAN DEPT
22 MAR 1993
REF .....

Description: Residential development
(8 bungalows and 15 houses)

Location: Chapel Gate
Sutton St James
Spalding
Lincs

Type: FULL

Date received: 03-MAR-93

08-MAR-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Visibility splays need to be shown on the road frontage and also details of the drainage runs referred to and the position of the Klargester Bio Disc on site.

Three plans are returned for your use.

Please return the additional copy of this letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2342
Date received : 03-MAR-93

Received from

Kings Quality Homes

Address

Holbeach Manor
Fleet Road
Holbeach
Spalding

Fee paid	£ 2760.00
VAT	£ 0.00
Total received	£ 2760.00

Cash/Cheque : Cheque

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

FILED

Robert Doughty

TOWN PLANNING • LANDSCAPE ARCHITECTURE • ARCHITECTURE

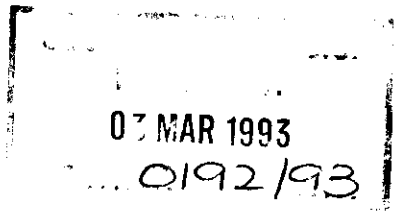
32 High Street, Helpringham, near Sleaford, Lincolnshire, NG34 0RA

Your Reference:

Our Reference: 148 54 JRB AKD

Tel: (0529 21) 646/7
Fax: (0529 21) 358

2 March 1993



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

Dear Sir

KINGS QUALITY HOMES
PROPOSED RESIDENTIAL DEVELOPMENT: CHAPELGATE, SUTTON ST JAMES

Please find enclosed our planning application on the above site.

The proposed development comprises twenty three dwellings with all but two being of a detached nature. This allows for the allocation of large front and rear gardens with each dwelling having its own private garage contained within its plot. The low density form of the layout embraces a variety of housetypes of both a single and two storey nature which are intended to satisfy a wide housing market.

The application also includes a comprehensive landscaping scheme which incorporates a generous amount of open space in the north eastern corner as well as a wealth of fencing and wall details. The matter of noise attenuation has been addressed by locating the dwellings away from the noise source and behind a two metre high close boarded acoustic fence.

Further measures include a landscaped mounding on which a 1.5 metre close boarded fence is incorporated in the north eastern corner and the turning of plot 21 to expose only a flank wall to the noise source. The positioning of further fencing and dense landscape planting on site is intended to further supplement these noise attenuation measures.

In addition to the on site measures, off site attenuation steps are also proposed on land in our clients ownership in the form of mounding and planting on the southern boundary. In the event our client would be prepared to enter into a Section 106 Planning Agreement to the effect that these measures would be carried out before any of the dwellings were occupied, if this was deemed necessary.

If you require any further information please do not hesitate to contact us.

Yours faithfully



James R Blakey

PLANNING AMENDMENT

For office use only

Application No. H20/0192/93

Date registered 23 AUG 1993

Case Officer

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

KINGS QUALITY HOMES
HOLBEACH MANOR
FLEET ROAD
HOLBEACH
LINCOLNSHIRE PE12 7AX

Tel. No.

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

ROBERT DOUGHTY CONSULTANCY
32 HIGH STREET
HELPRINGHAM
NEAR SLEAFORD LINCOLNSHIRE NG34 ORA

Tel. No. 052921 646 (Contact) GLYNNE JAMES

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	H20/0192/93
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 — YES

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

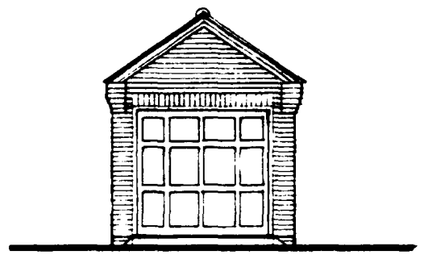
Please complete

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.

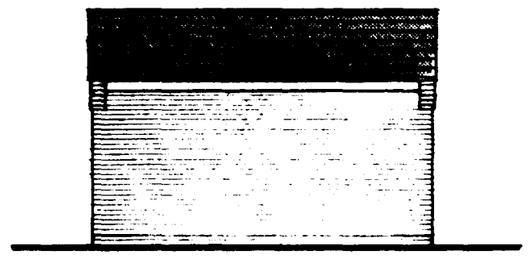
Signed ..... Date 18 AUGUST 1993

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	RESIDENTIAL DEVELOPMENT. (8 BUNGALOWS AND 15 HOUSES).
As **NOW PROPOSED**, if different	RESIDENTIAL DEVELOPMENT. (5 COTTAGES AND 6 HOUSES).
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	REDUCTION IN DWELLING NUMBERS.
State drawing no's of the current submission	148/54/101 TO 148/54/108 148/54/BR/SG 148/54/BR/DG
State Officer dealing with the application, if known.	MR J BLACKLOCK
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	REDUCTION IN DWELLING NUMBERS. PLEASE REFER TO PLAN 148/54/101. ACCESS.

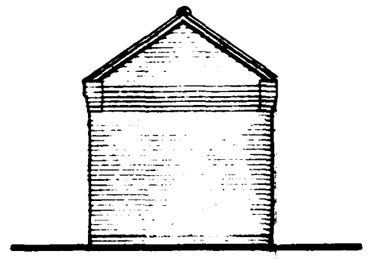
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. DO NOT SCALE



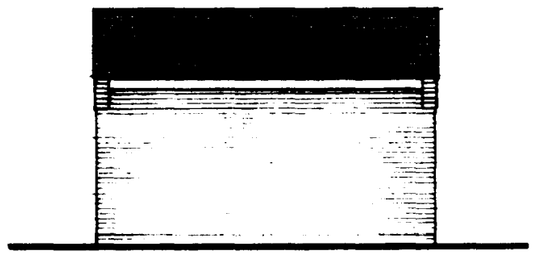
Front Elevation



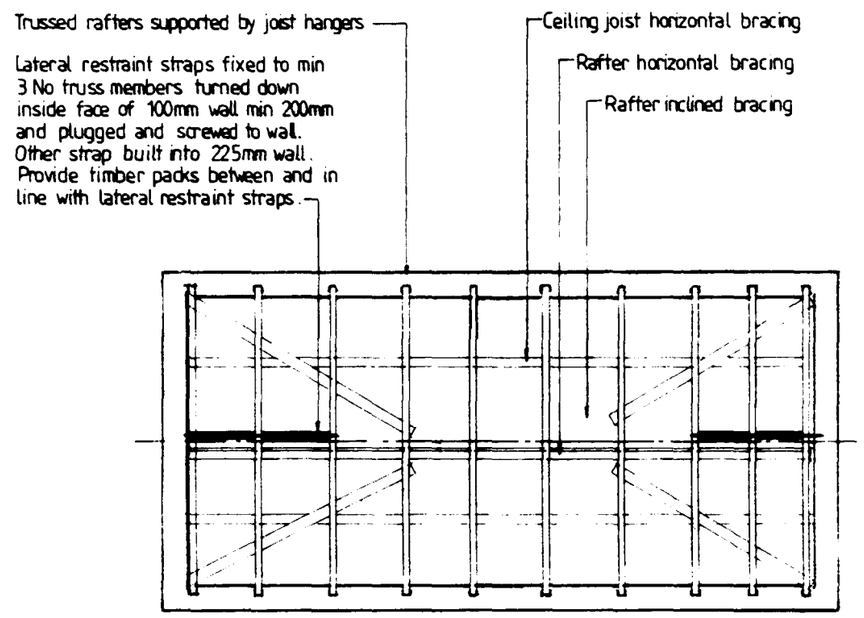
Side Elevation



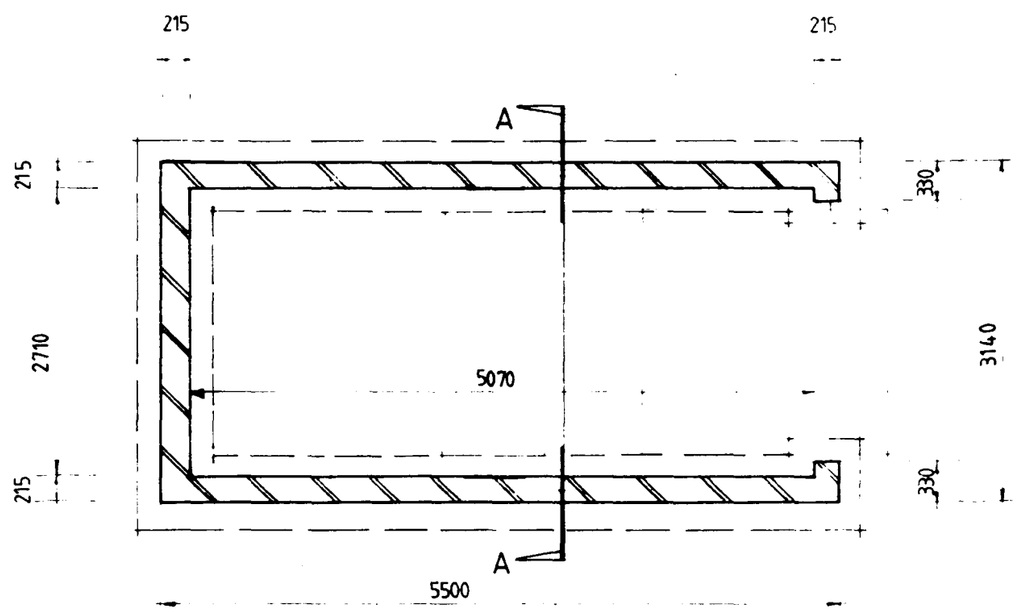
Rear Elevation



Side Elevation



Roof Plan



Floor Plan

FOUNDATIONS
Excavate for foundations to a depth agreed with the Local Authority Building Control Officer on site. Lay C20P concrete (1:2:4 by volume) a minimum of 225mm thick and 450mm wide under 100mm walls allow for piers.

GROUND FLOOR
Garage floor construction as main floor except sand/cement screed and floor insulation to be omitted and oversite concrete to have a steel float finish.

FOUNDATION WALLING
100mm walling below DPC to be either class B engineering brickwork or class A concrete blockwork in cement mortar (1:3). Allow for facing bricks below DPC but above ground level. Bricks below DPC to be 'L' designation and to BS 3921 generally.

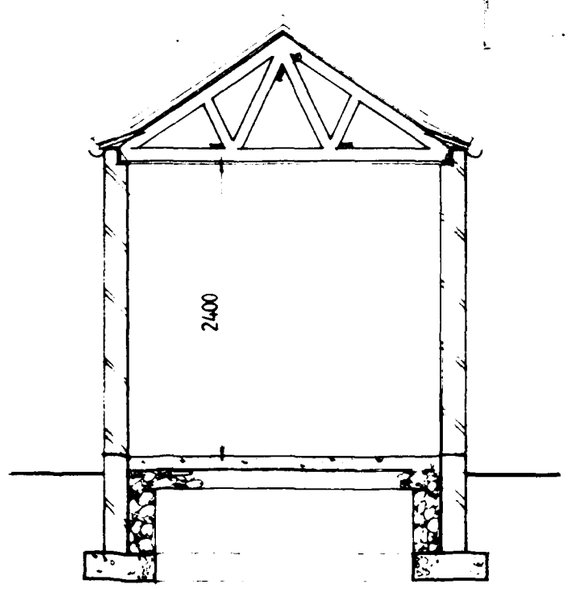
DAMP PROOF COURSES
100mm Hyload pitch polymer DPC a minimum of 150mm above ground level. 225mm wide DPC's to door jambs and piers.

WALLS
100mm walls in facing brickwork to match main dwelling. Provide piers in positions shown. Lintel over garage door to be an IG L9, 2550mm long.

ROOF
Roof construction as main roof to BS 5268:Part 3:1985. Trussed rafters supported on galvanised mild steel joint hangers. Provide bracing to AMD 5931. Provide Glidevale RV601F eaves ventilator to give equivalent of a 10mm gap. 12.5mm 'Supalux' to ceiling.

SURFACE WATER DRAINAGE
100mm half round pvc guttering and 63mm downpipes discharging into soakaways via Hepsleeve bends with adaptor into 100mm Supersleeve drains (min. fall 1:80) bedded and surrounded in pea gravel.

03 MAR 1993
0192/93



Section A-A

Robert Doughty
Chartered Town Planner & Landscape Architect
32 High Street Helpringham Sleaford Lincs NG34 0RA
Telephone Swaton (0529 21) 646/7

Revision	Details	Date
A	Construction revised to B Regs spec'n	21/9/92.
B	Revised eaves details and door style	27/1/93

Project
Kings Quality Homes
Single garage
Serving Plots 1,9,13,17,22

DRAWING
2 MAR 1993
ISSUED

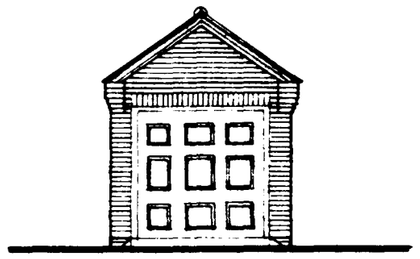
Drawing
Working Drawing

Drawing No.
148/54/BR/SG

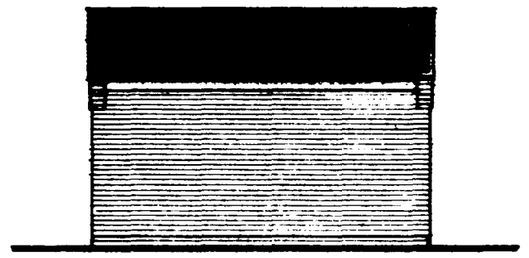
Date
April 91

Scale
1:50 & 1:100

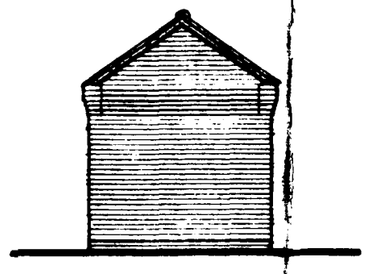
Drawn
P.A.C.



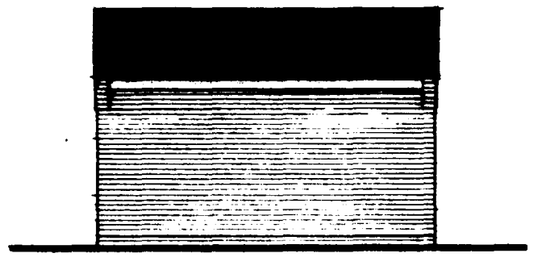
Front Elevation



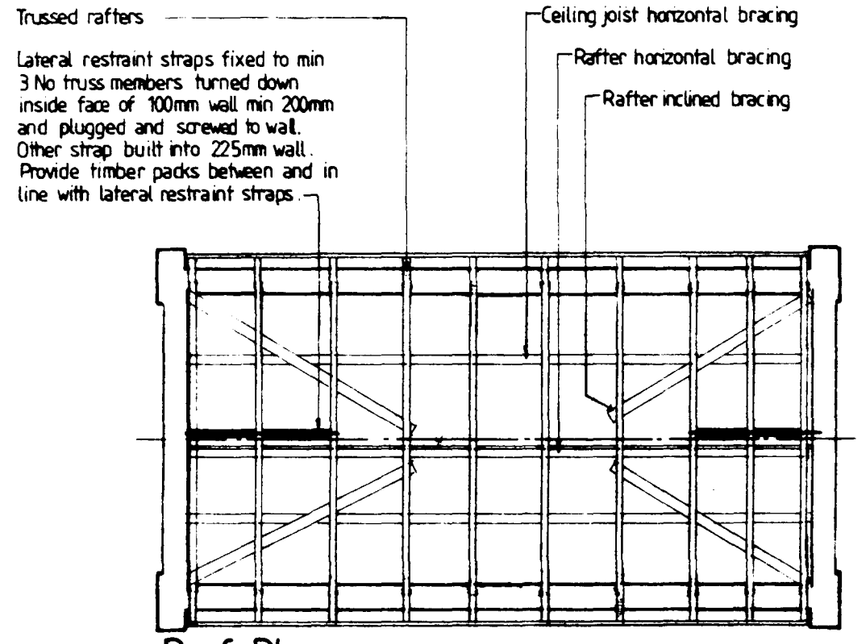
Side Elevation



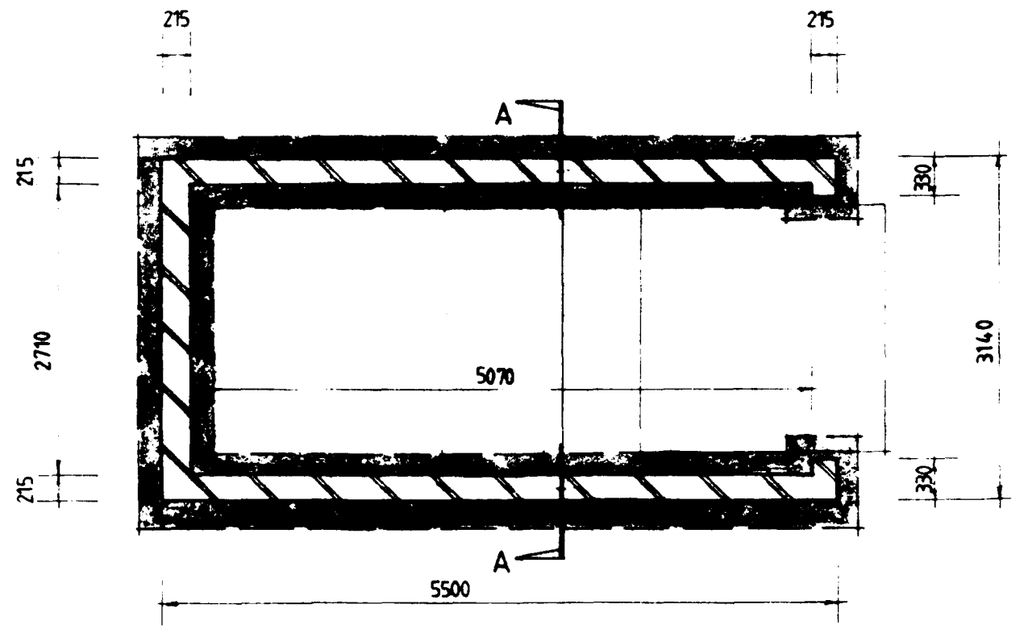
Rear Elevation



Side Elevation



Roof Plan



Floor Plan

FOUNDATIONS
Excavate for foundations to a depth agreed with the Local Authority Building Control Officer on site. Lay C20P concrete (1:2:4 by volume) a minimum of 225mm thick and 450mm wide under 100mm walls allow for piers.

GROUND FLOOR
Garage floor construction as main floor except sand/cement screed and floor insulation to be omitted and oversite concrete to have a steel float finish.

FOUNDATION WALLING
215mm walling below DPC to be either class B engineering brickwork or class A concrete blockwork in cement mortar (1:3). Allow for facing bricks below DPC but above ground level. Bricks below DPC to be FL designation and to BS 3921 generally.

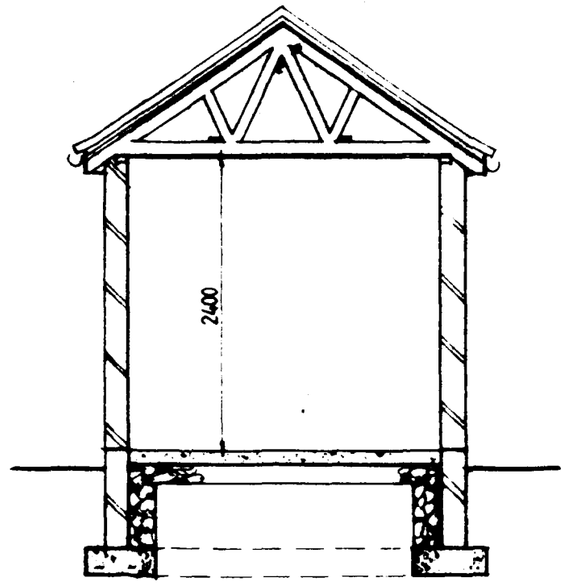
DAMP PROOF COURSES
Hyload pitch polymer DPC a minimum of 150mm above ground level. 225mm wide DPC's to door jambs and piers.

WALLS
215mm walls in facing brickwork
Provide piers in positions shown. Lintel over garage door to be an IG I9, 2550mm long.

ROOF
Roof construction as main roof to BS 5268:Part 3:1985. Trussed rafters supported on galvanised mild steel joint hangers. Provide bracing to AMD 5931. Provide Glidevale RV601F eaves ventilator to give equivalent of a 10mm gap. 12.5mm 'Supalux' to ceiling.

SURFACE WATER DRAINAGE
100mm half round pvc guttering and 63mm downpipes discharging into soakaways via Hepsleeve bends with adaptor into 100mm Supersleeve drains (min. fall 1:80) bedded and surrounded in pea gravel.

SOUTH HOLLAND D.C.
PLAN DEPT.
23 AUG 1993
REF 0192/93



Section A-A

DRAWING
20 AUG 1993
ISSUED

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. DO NOT SCALE

ROBERT DOUGHTY CONSULTANCY
TOWN PLANNING ARCHITECTURE LANDSCAPE ARCHITECTURE
32 High Street, Helpringham, Sleaford, Lincolnshire. NG34 0RA.
Telephone (0529 21) 646/7 Fax. (0529 21) 358

Revision	Details	Date
A	Construction revised to B.Regs specn.	21/9/92.
B	Revised eaves details and door style	27/1/93
C	Revised roof plan and section	19/3/93.

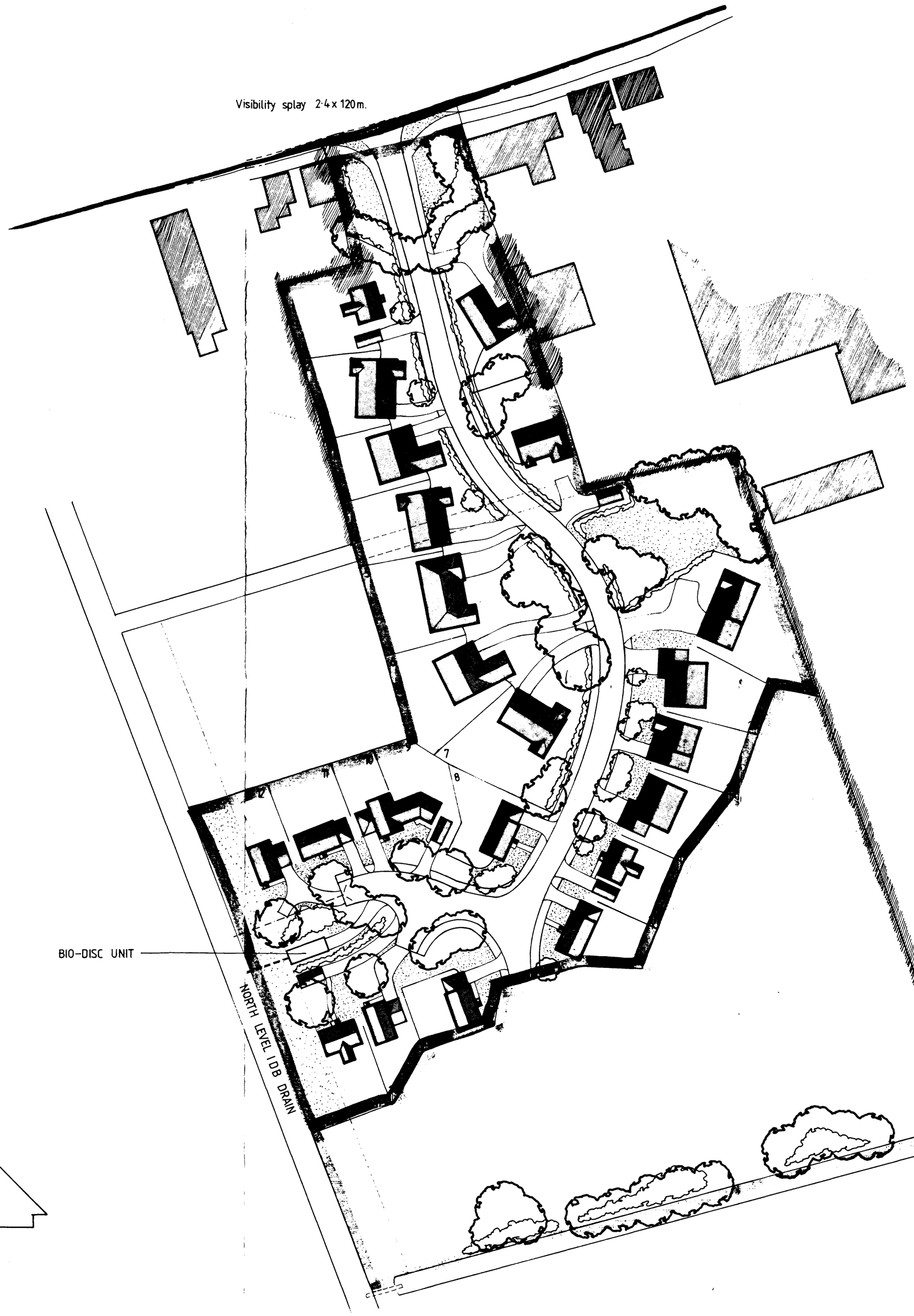
Project
Kings Quality Homes
Single garage
Serving Plot 11.

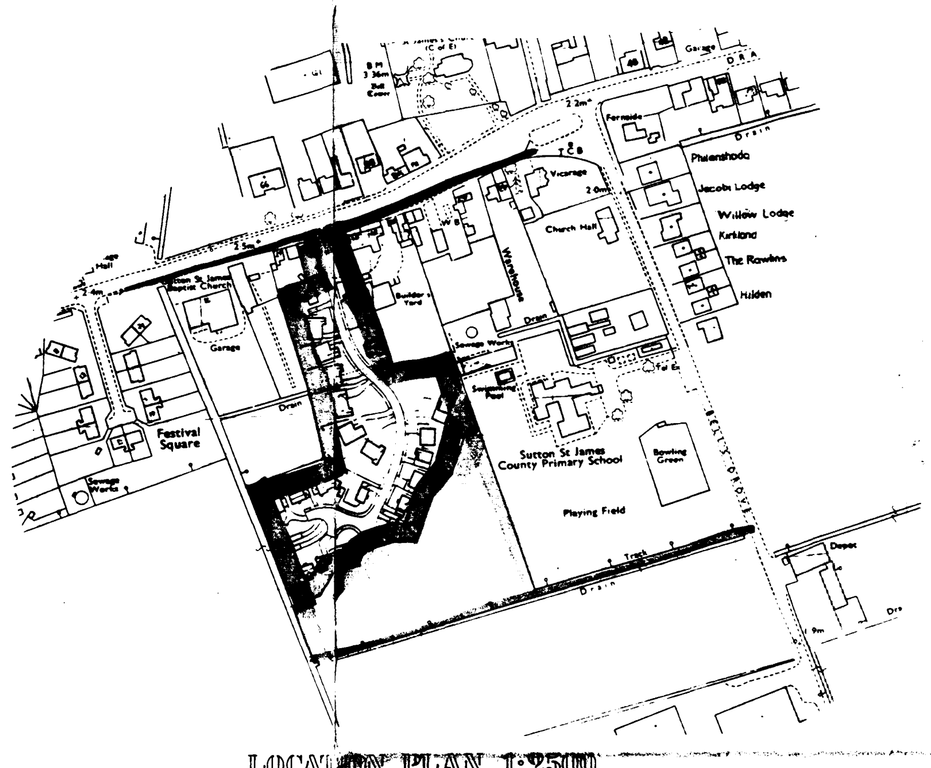
Drawing
Working Drawing

Drawing No.	Date
148/54/BR/SG	April 91
Scale: 1:50 & 1:100	Drawn: P.A.C.

KINGS
QUALITY
HOMES

DEVELOPMENT PLAN





LOCATION PLAN 1:2500

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SOUTH HOLLAND D.C.
PLAN DEPT
22 MAR 1993
REF 19282

DRAWING
19 MAR 1993
ISSUED

REV 'A' Addition of visibility splay, drainage runs and bio-disc labeling 19-3-93

N

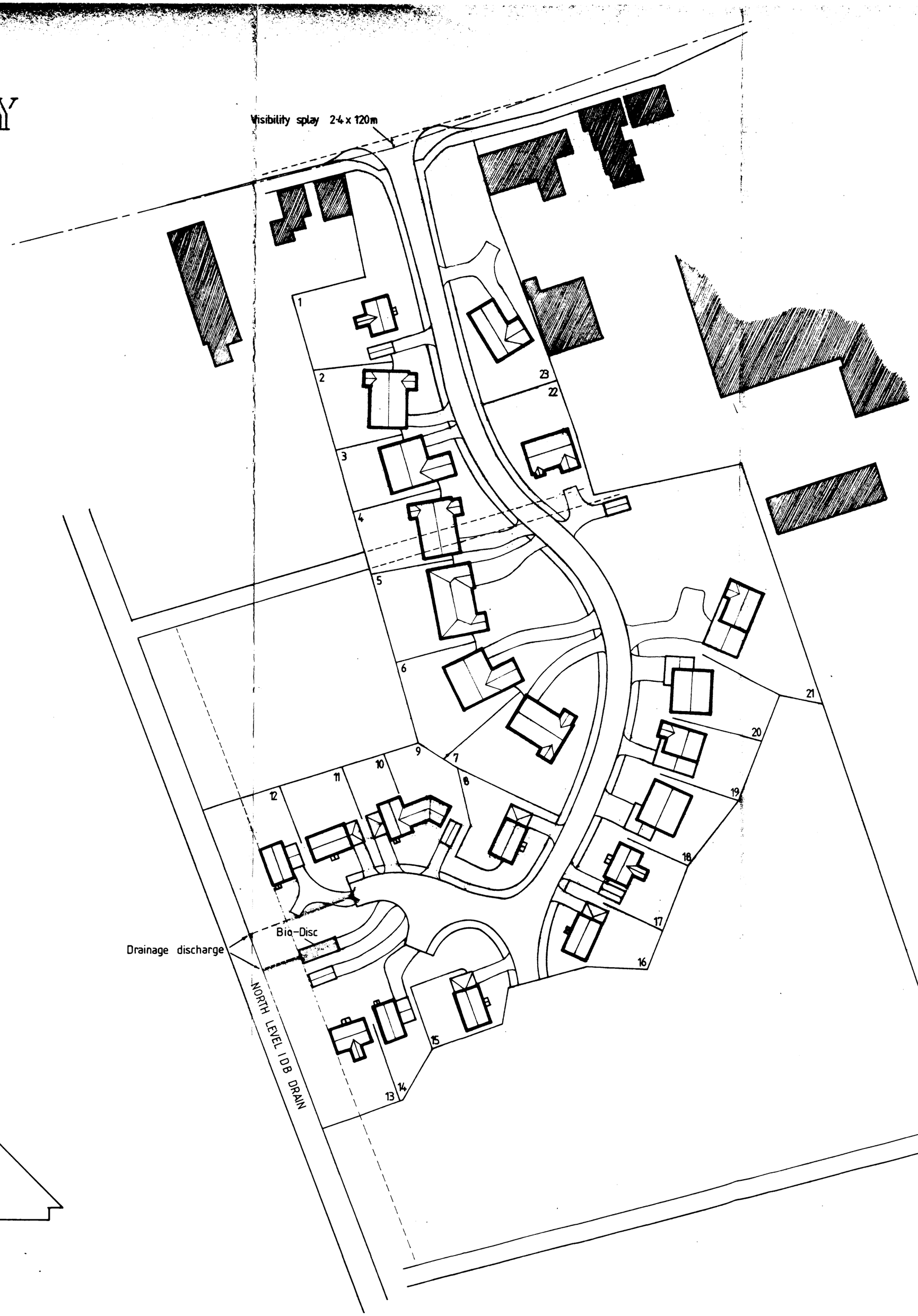
KINGS QUALITY HOMES

CHAPEL GATE SUTTON St. JAMES

Dwg No. 143/54/1a Scale 1:500 Jan 1993

Robert Doughty
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32, High Street, Helpringham, Sleaford, Lincs. NG34 ORA.
Telephone Swaton (0529 21) 646/7

KINGS
QUALITY
HOMES



N

LAYOUT

House Types

Plots	Types		Total
1,13,17	Hallam	3 bed cottage	3
2,4,7	Holkham	3 bed bungalow	3
3,6	Lincoln	3 bed bungalow	2
5	Kingswood	3 bed bungalow	1
8,11,15,16	Woburn	3 bed house	4
9	Ashby	2 bed house	1
10,12,14	Kentwell	3 bed house	3
18,20	Kensington 'D'	4 bed house	2
19	Highgrove	3 bed house	1
21	Belgravia Mk 3	4 bed house	1
22	Hadley	3 bed bungalow	1
23	Carrington Mk 2	3 bed bungalow	1
			23

BRICK AND TILE SCHEDULE

BRICKS

Butterley Clockhouse Capel Multi Stock
Plots: 1, 2, 8, 13, 14, 18, 19, 22,
Garages serving Plots: 1, 13, 22

Butterley Clockhouse Canterbury
Plots: 3, 4, 5, 9, 10, 12, 15, 20, 21
Garage serving Plot: 9

Butterley Clockhouse Rusper
Plots: 6, 7, 11, 16, 17, 23
Garage serving Plot: 17

TILES

Sandtoft Terracotta Red Double Plantile
Plots: 4, 5, 8, 11, 12, 13, 14, 15, 19, 20, 21
Garage serving plot: 13

Sandtoft Grey Double Pantile
Plots: 1, 2, 3, 6, 7, 9, 10, 16, 17, 18, 22, 23
Garages serving Plots: 1, 9, 17, 22

SOUTH HOLLAND D.C.
PLAN DEPT
22 MAR 1993
REF 192/92

DRAWING
19 MAR 1993
ISSUED

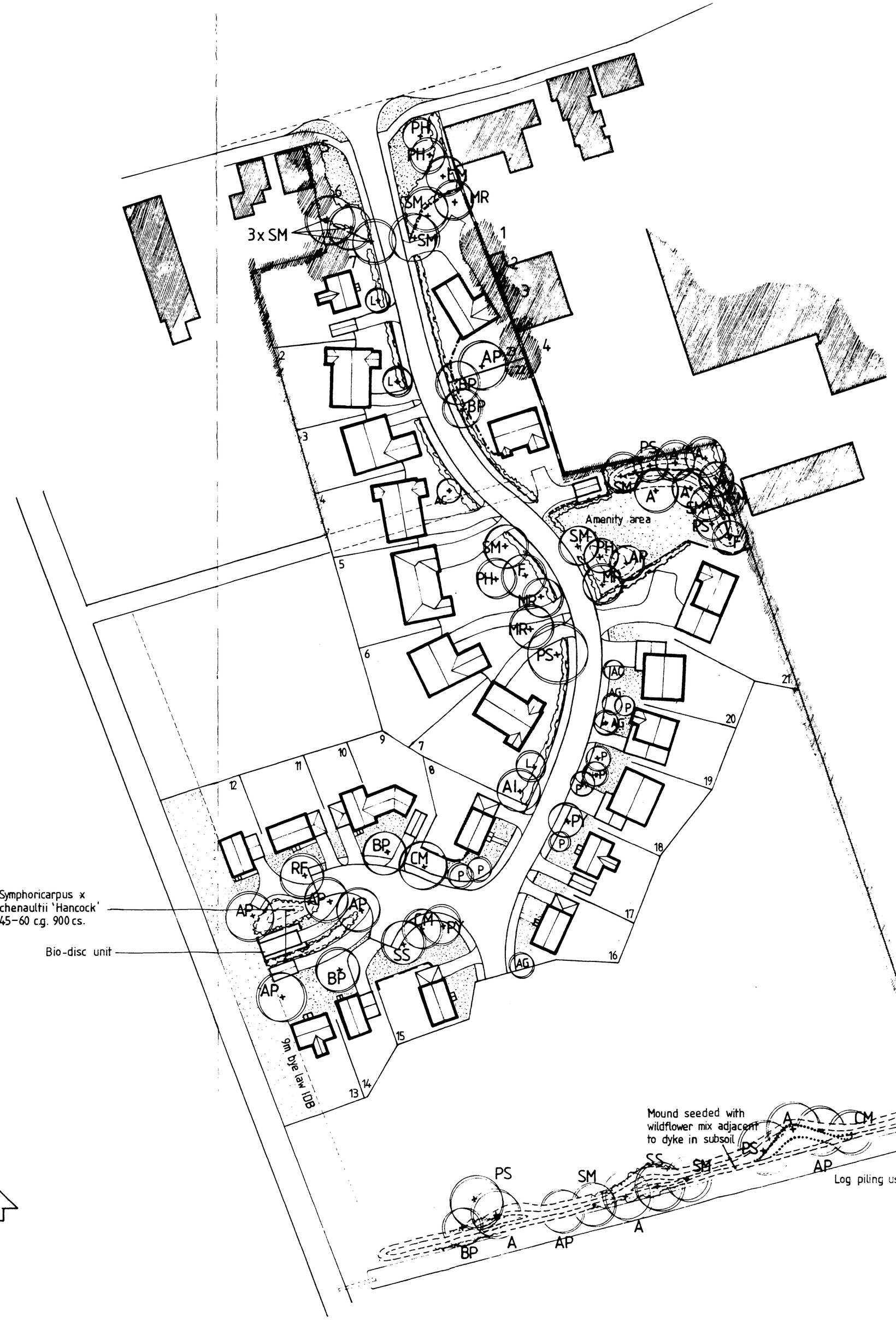
REV 'A' Addition of visibility splay, drainage runs and bio-disc labeling 19·3·93

KINGS QUALITY HOMES
CHAPEL GATE
SUTTON St. JAMES
Dwg No. 148/54/2a Scale 1:500 Jan 1993

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32, High Street, Helpringham, Sleaford, Lincs. NG34 ORA.
Telephone Sutton (0529 24) 616 47

KINGS
QUALITY
HOMES

LANDSCAPE DETAILS



SCHEDULE OF PLANTS

SYMBOL	DESCRIPTION	TOTAL	SIZE	SPECIFICATION
TREES				
A	Fraxinus excelsior		12-14	Heavy Standard
AP	Acer platanoides		12-14	Heavy Standard
AI	Alnus imperialis		150-180	Feathered
BP	Betula pendula 'Dalecarlica'		120-150	c.g.
CM	Crataegus monogyna 'Stricta'		8-10	Standard
F	Fraxinus ornus		10-12	Selected Standard
MR	Malus 'Red Jade'		10-12	Selected Standard
PH	Prunus x hillieri 'Spire'		8-10	Standard
PS	Prunus 'Snowgoose'		8-10	Standard
PY	Prunus salicifolia 'Pendula'		150-180	Feathered
RF	Robina pseudoacacia 'Frisia'		150-180	Feathered
SM	Sorbus 'Mitchelli'		10-12	Standard
SS	Sorbus sargentii		8-10	Standard
LARGE SHRUBS				
AC	Amelanchier canadensis		90-120	c.g.
AG	Acer griseum		120-150	c.g.
L	Syringa 'Esther Staley'		120-150	c.g.
P	Prunus lusitanica		45-60	c.g.

HEDGE PLANTING

Hedges throughout the development shall be of the Tapestry form and be planted on a single row with 5 plants to the metre.

The hedge shall consist of a base of Crataegus monogyna with random inserts of Cotoneaster franchetti, Taxus baccatta and Ilex aquifolium.

A top dressing of Enmag should be applied to all landscaped areas in accordance with the manufacturers instructions following planting.

FENCES

900mm high	Picket Fence	----------
900mm high	Chain link fence	-x-x-x-x-
1200mm high	Pallisaded fence	-·-·-·-·-
1500mm high	Close boarded fence	—·—·—
1800mm high	Close boarded fence	— — —
2000mm high	Close boarded acoustic fence	═══

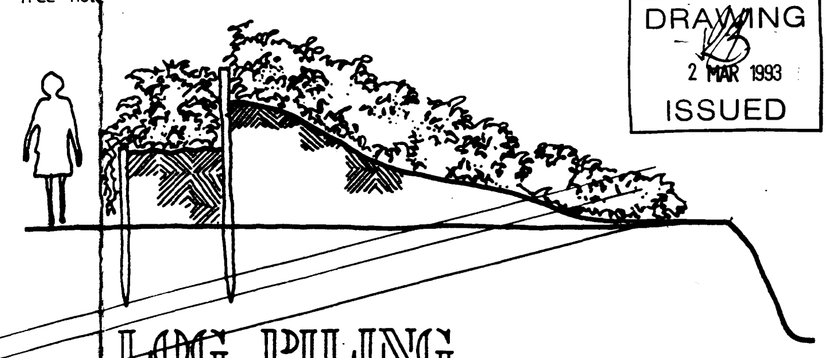
EXISTING TREES

1	2 x Sycamore	10m High
2	Cherry	9m High
3	Sycamore	10m High
4	2 x Cherry	7m High
5	Purple Cherry	6m High
6	Purple Cherry	6m High
7	Purple Cherry	6m High

03 MAR 1993
0192/93

All trees to be adequately staked and tied and half a bag of tree and shrub planting compost incorporated into the backfill for each tree hole

DRAWING
2 MAR 1993
ISSUED



LOG PILING
ACOUSTIC BARRIER

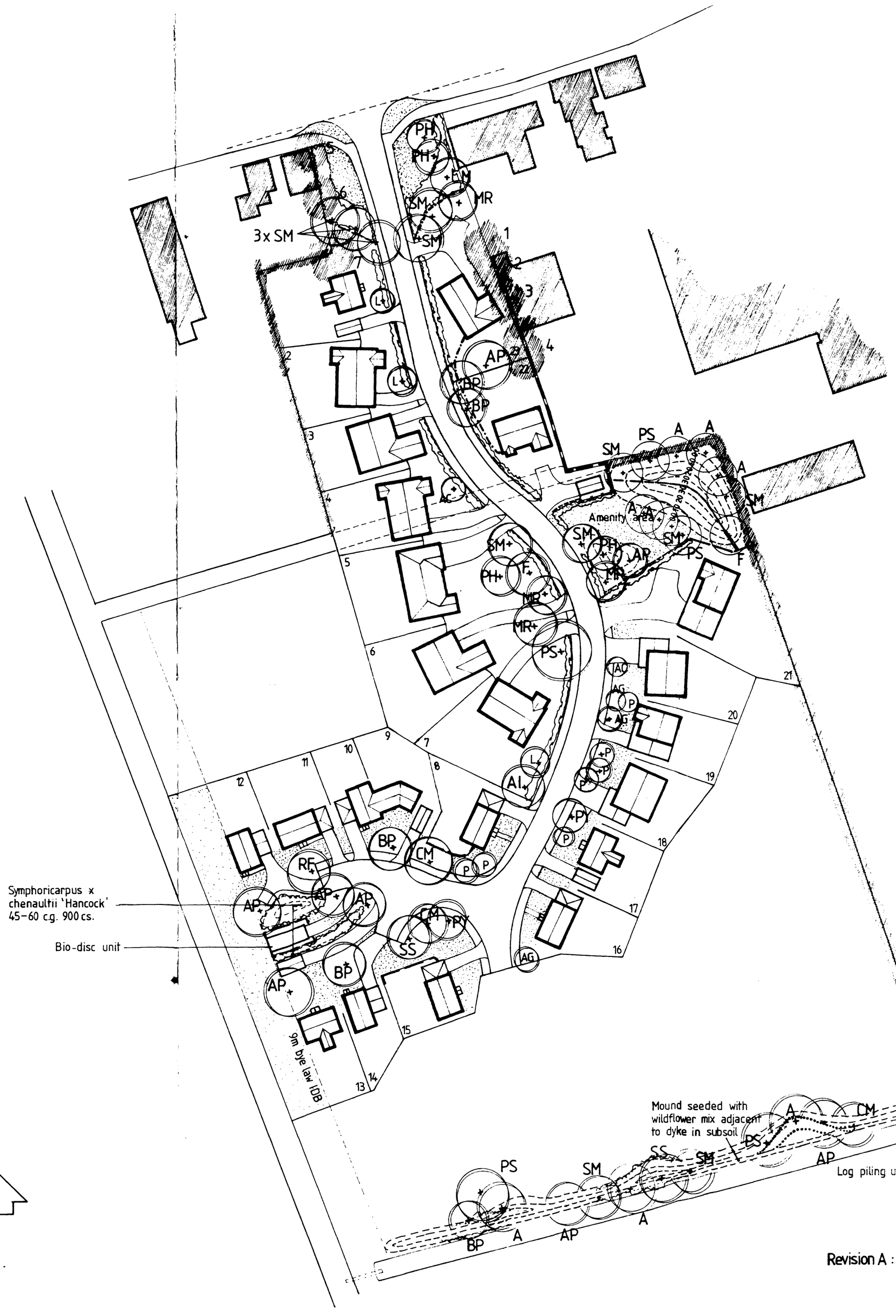
KINGS QUALITY HOMES
CHAPEL GATE
SUTTON St. JAMES

Dwg No. 143/54/3 Scale 1:500 Jan 1993

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT
32, High Street, Helpringham, Sleaford, Lincs. NG34 0RA.

KINGS
QUALITY
HOMES

LANDSCAPE DETAILS



Revision A : Bunding in North-Eastern corner raised.

SCHEDULE OF PLANTS

SYMBOL	DESCRIPTION	TOTAL	SIZE	SPECIFICATION
TREES				
A	Fraxinus excelsior		12-14	Heavy Standard
AP	Acer platanoides		12-14	Heavy Standard
AI	Alnus imperialis		150-180	Feathered
BP	Betula pendula 'Dalecarlica'		120-150	c.g.
CM	Crataegus monogyna 'Stricta'		8-10	Standard
F	Fraxinus ornus		10-12	Selected Standard
MR	Malus 'Red Jade'		10-12	Selected Standard
PH	Prunus x hillieri 'Spire'		8-10	Standard
PS	Prunus 'Snowgoose'		8-10	Standard
PY	Prunus salicifolia 'Pendula'		150-180	Feathered
RF	Robina pseudoacacia 'Frisia'		150-180	Feathered
SM	Sorbus 'Mitchelli'		10-12	Standard
SS	Sorbus sargentii		8-10	Standard
LARGE SHRUBS				
AC	Amelanchier canadensis		90-120	c.g.
AG	Acer griseum		120-150	c.g.
L	Syringa 'Esther Staley'		120-150	c.g.
P	Prunus lusitanica		45-60	c.g.

HEDGE PLANTING

Hedges throughout the development shall be of the Tapestry form and be planted on a single row with 5 plants to the metre.

The hedge shall consist of a base of Crataegus monogyna with random inserts of Cotoneaster franchetti, Taxus baccatta and Ilex aquifolium.

A top dressing of Enmag should be applied to all landscaped areas in accordance with the manufacturers instructions following planting.

FENCES

900mm high	Picket Fence	----------
900mm high	Chain link fence	-x-x-x-x-
1200mm high	Pallisaded fence	-·-·-·-·-
1500mm high	Close boarded fence	—·—·—·—
1800mm high	Close boarded fence	— — — —
2000mm high	Close boarded acoustic fence	————

EXISTING TREES

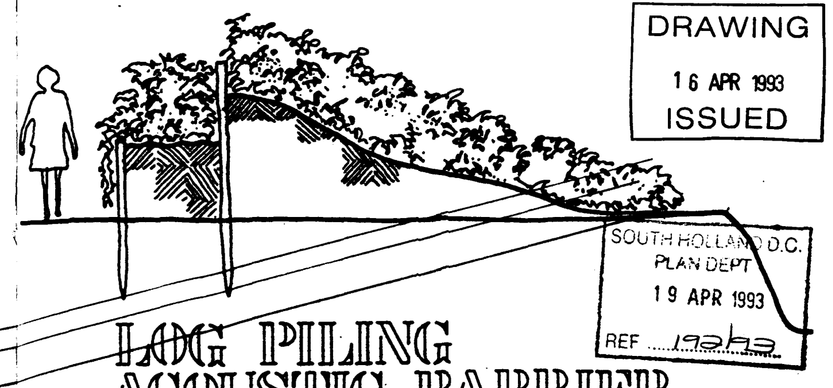
1	2 x Sycamore	10m High
2	Cherry	9m High
3	Sycamore	10m High
4	2 x Cherry	7m High
5	Purple Cherry	6m High
6	Purple Cherry	6m High
7	Purple Cherry	6m High

AMENDED PLAN
Ref.

All trees to be adequately staked and tied and half a bag of tree and shrub planting compost incorporated into the backfill for each tree hole

DRAWING
16 APR 1993
ISSUED

SOUTH HOLLAND D.C.
PLAN DEPT
19 APR 1993
REF 19253



LOG PILING
ACOUSTIC BARRIER

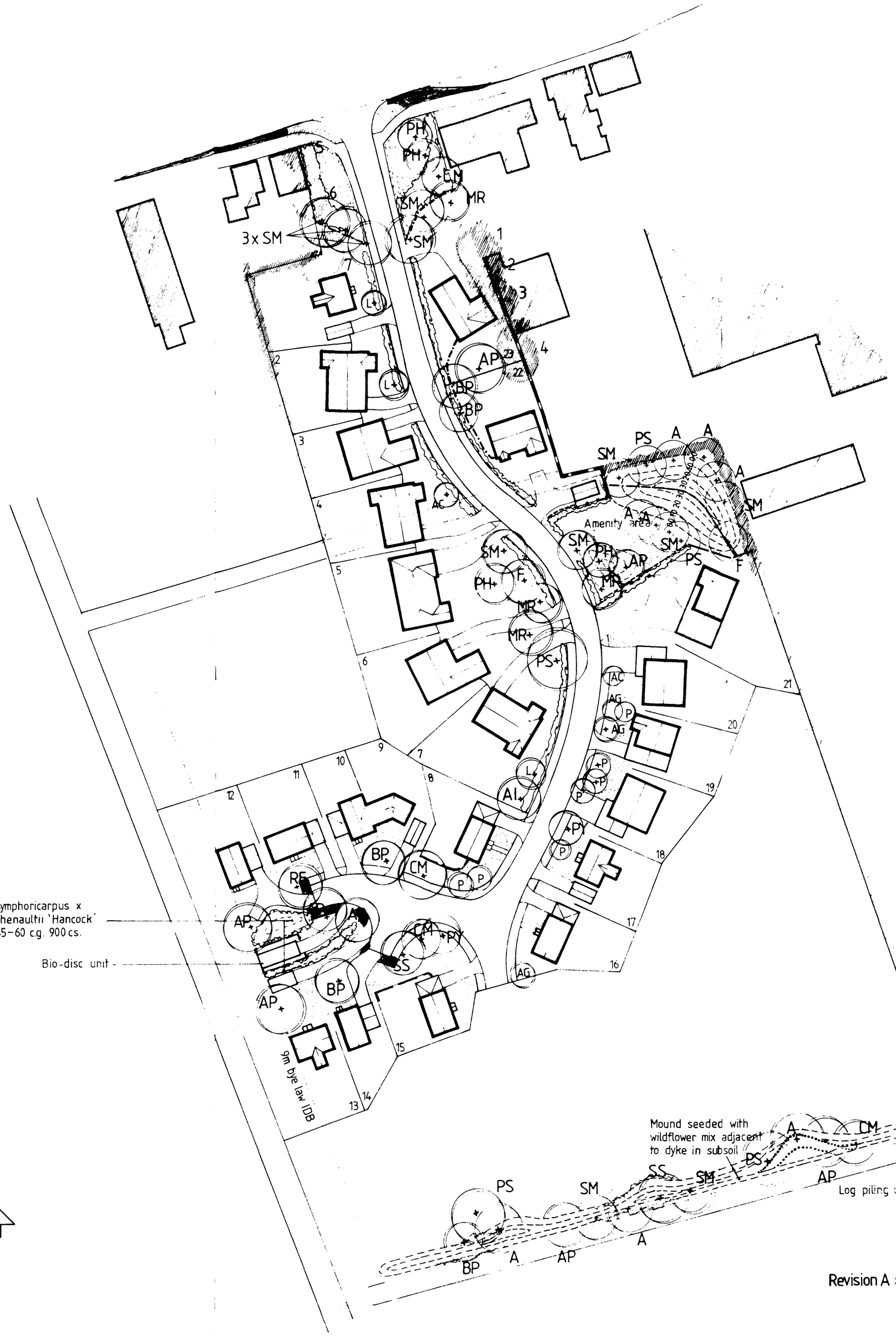
KINGS QUALITY HOMES
CHAPEL GATE
SUTTON St. JAMES

Dwg No. 145/54/3 Scale 1:500 Jan 1993

Robert Doughty
CHARTERED TOWN PLANNER & LANDSCAPE ARCHITECT
32, High Street, Helpringham, Sleaford, Lincs. NG34 0RA.
Telephone Swaton (0529 21) 646/7

KINGS
QUALITY
HOMES

LANDSCAPE DETAILS



SCHEDULE OF PLANTS

SYMBOL	DESCRIPTION	TOTAL	SIZE	SPECIFICATION
TREES				
A	Fraxinus excelsior		12-14	Heavy Standard
AP	Acer platanoides		12-14	Heavy Standard
AI	Alnus imperialis		150-180	Feathered
BP	Betula pendula 'Dalecarlica'		120-150	c.g.
CM	Crataegus monogyna 'Stricta'		8-10	Standard
F	Fraxinus ornus		10-12	Selected Standard
MR	Malus 'Red Jade'		10-12	Selected Standard
PH	Prunus x hillieri 'Spire'		8-10	Standard
PS	Prunus 'Snowgoose'		8-10	Standard
PY	Prunus salicifolia 'Pendula'		150-180	Feathered
RF	Robina pseudoacacia 'Frisia'		150-180	Feathered
SM	Sorbus 'Mitchelli'		10-12	Standard
SS	Sorbus sargentii		8-10	Standard
LARGE SHRUBS				
AC	Amelanchier canadensis		90-120	c.g.
AG	Acer griseum		120-150	c.g.
L	Syringa 'Esther Staley'		120-150	c.g.
P	Prunus lusitanica		45-60	c.g.

HEDGE PLANTING

Hedges throughout the development shall be of the Tapestry form and be planted on a single row with 5 plants to the metre.

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A top dressing of Enmag should be applied to all landscaped areas in accordance with the manufacturers instructions following planting.

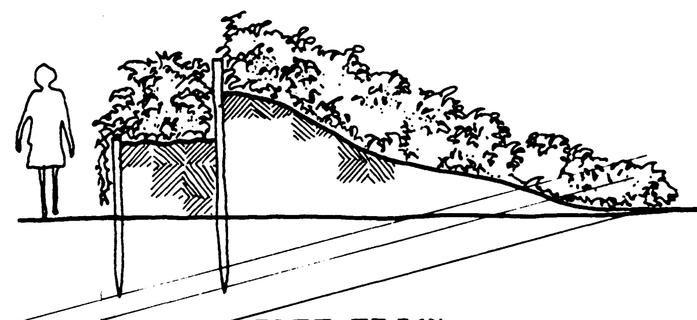
FENCES

900mm high	Picket Fence	----------
900mm high	Chain link fence	-x-x-x-x-
1200mm high	Pallisaded fence	- - - - -
1500mm high	Close boarded fence	—— —— ——
1800mm high	Close boarded fence	—— —— ——
2000mm high	Close boarded acoustic fence	—— —— ——

EXISTING TREES

1	2 x Sycamore	10m High
2	Cherry	9m High
3	Sycamore	10m High
4	2 x Cherry	7m High
5	Purple Cherry	6m High
6	Purple Cherry	6m High
7	Purple Cherry	6m High

All trees to be adequately staked and tied and half a bag of tree and shrub planting compost incorporated into the backfill for each tree hole



LOG PILING
ACOUSTIC BARRIER

APPROVED PLAN
Dwg.

DRAWING
4 MAY 1993
ISSUED

192/93

Revision A : Bunding in North-Eastern corner raised.

KINGS QUALITY HOMES
CHAPEL GATE
SUTTON St. JAMES

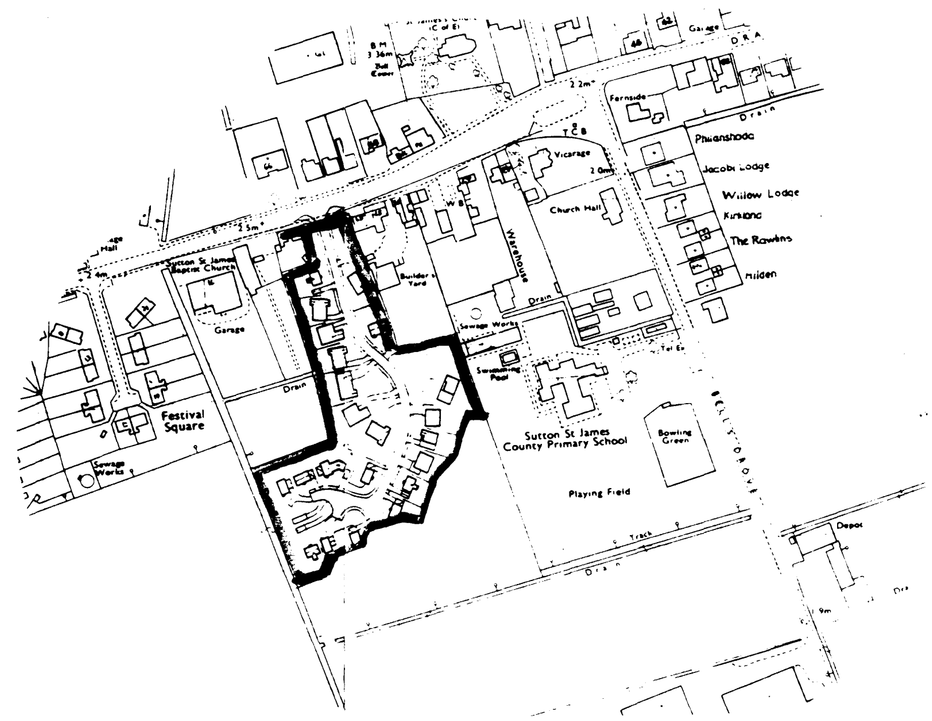
Dwg No 1433/54/3 Scale 1:500 Jan 1993

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32, High Street, Helpringham, Sleaford, Lincs. NG34 0RA.
Telephone Swaton (0529 21) 646/7

KINGS
QUALITY
HOMES

DEVELOPMENT PLAN





LOCATION PLAN 1:2500

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12/155
12/5

DRAWING
4 MAY 1993
ISSUED

Ref.

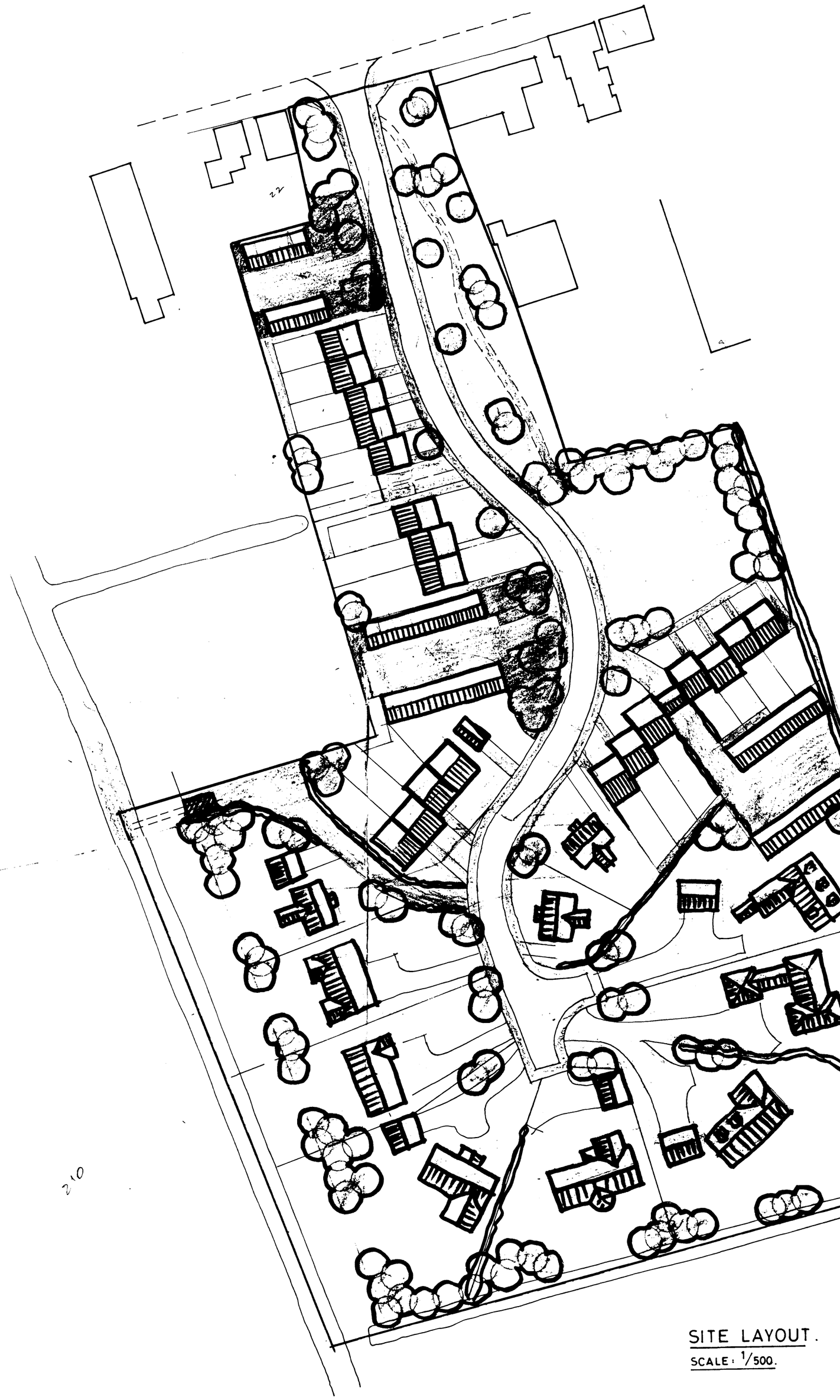
SOUTH HOLLAND D.C.
PLAN DEPT
07 MAY 1993
REF 192/93

REV 'A' Addition of visibility splay, drainage runs and bio-disc labeling 19·3·93

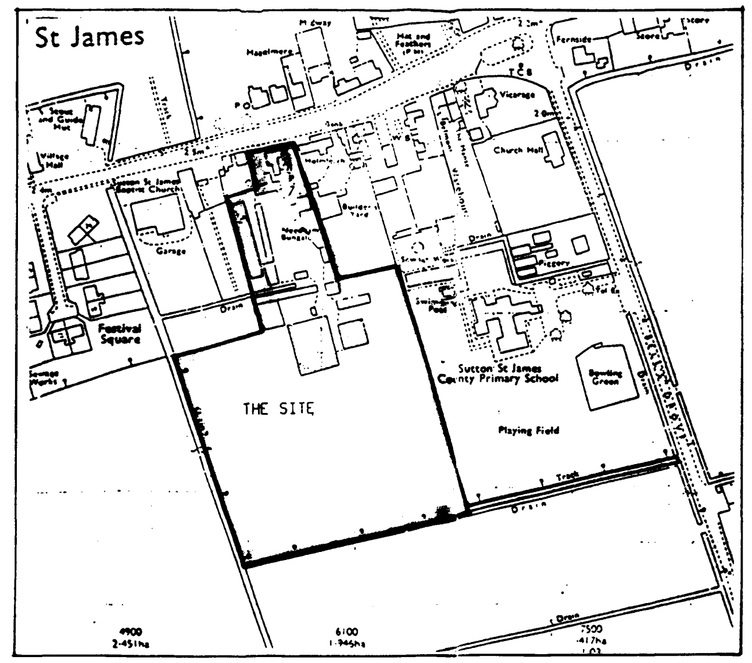
KINGS QUALITY HOMES
CHAPEL GATE
SUTTON St. JAMES

Dwg No. 148/54/1a Scale 1:500 Jan 1993

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Telephone Swaton (0529 21) 646/7



SITE LAYOUT.
SCALE: 1/500.



LOCATION PLAN.
SCALE: 1/2500

29. dwellings.

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 490800.

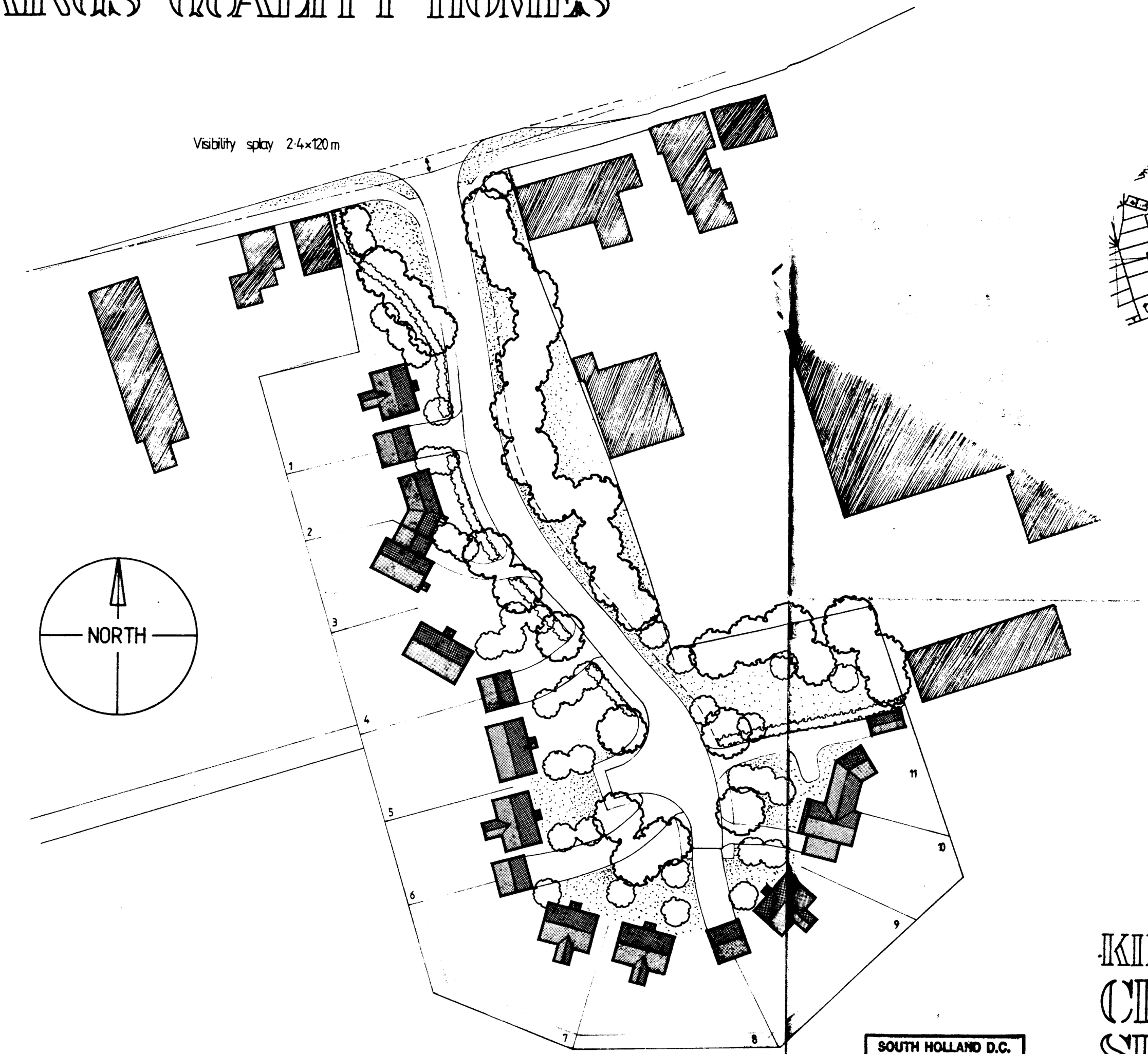
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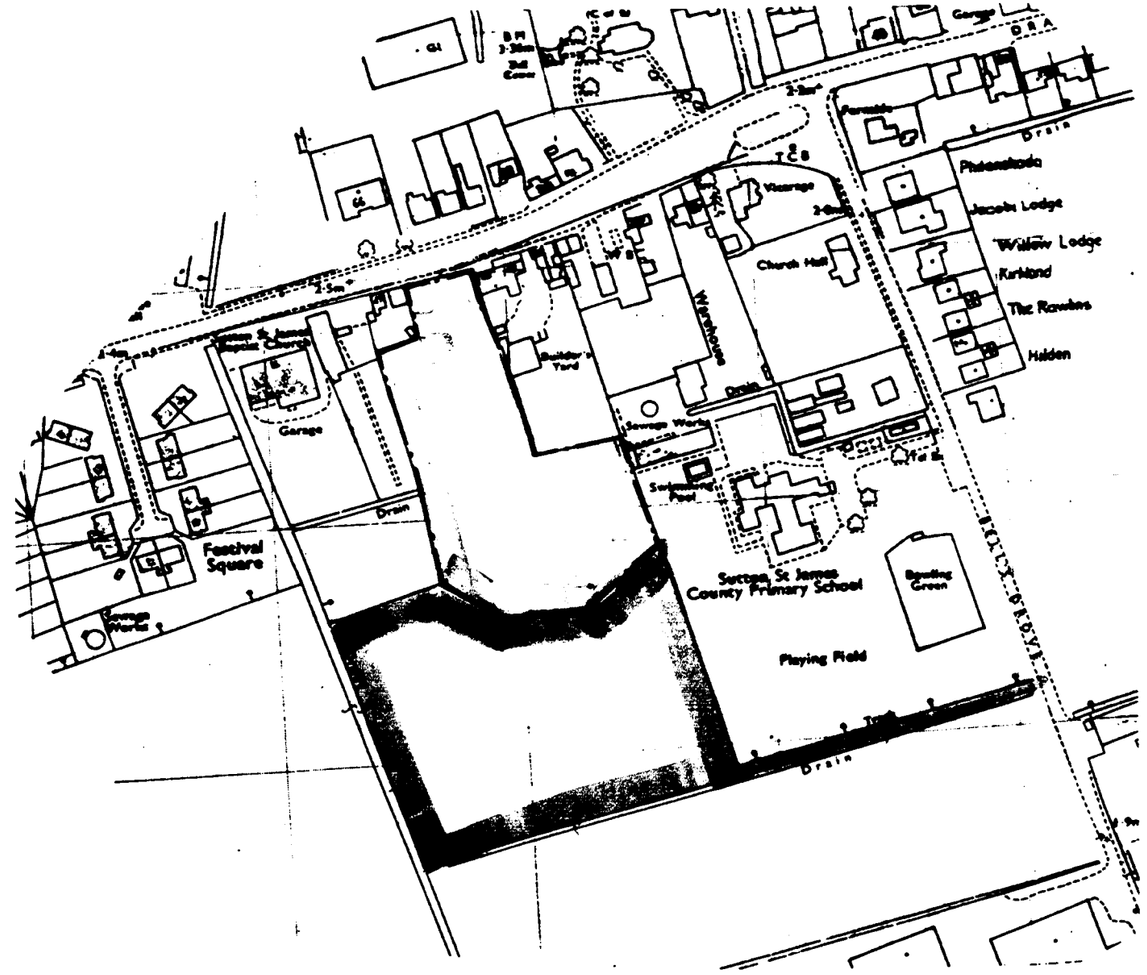
CLIENT:

SCALES:	DATE:
AS INDICATED.	FEB 1994.
G.R.MERCHANT.	DRAWING No.: KQH-SSJ.

REVISIONS:

KINGS QUALITY HOMES





LOCATION PLAN 1:2500

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SOUTH HOLLAND D.C.
PLAN DEPT.
23 AUG 1993
REF. 0192/93

ATTACHED TO F.P.

DRAWING 15
20 AUG 1993
ISSUED

DEVELOPMENT PLAN

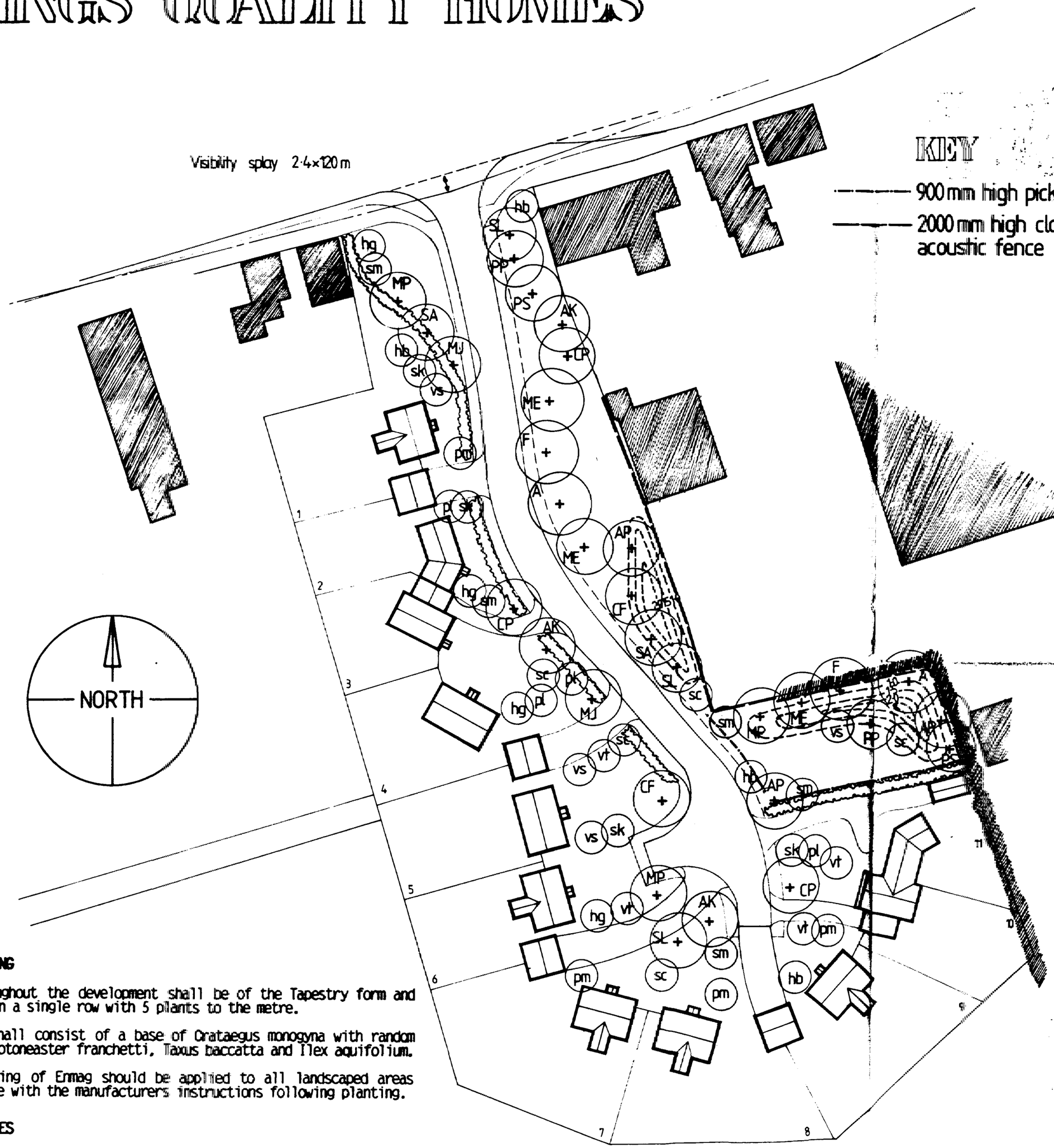
KINGS QUALITY HOMES

CHAPEL GATE SUTTON ST. JAMES

DRG NO 143/54/101 Scale 1:500 Aug 1993

ROBERT DOUGHTY CONSULTANCY
ARCHITECTURE LANDSCAPE ARCHITECTURE TOWN PLANNING
32 High Street, Helpringham, Sleaford, Lincs, NG34 0RA.
Telephone (0529 21) 646 / 7.

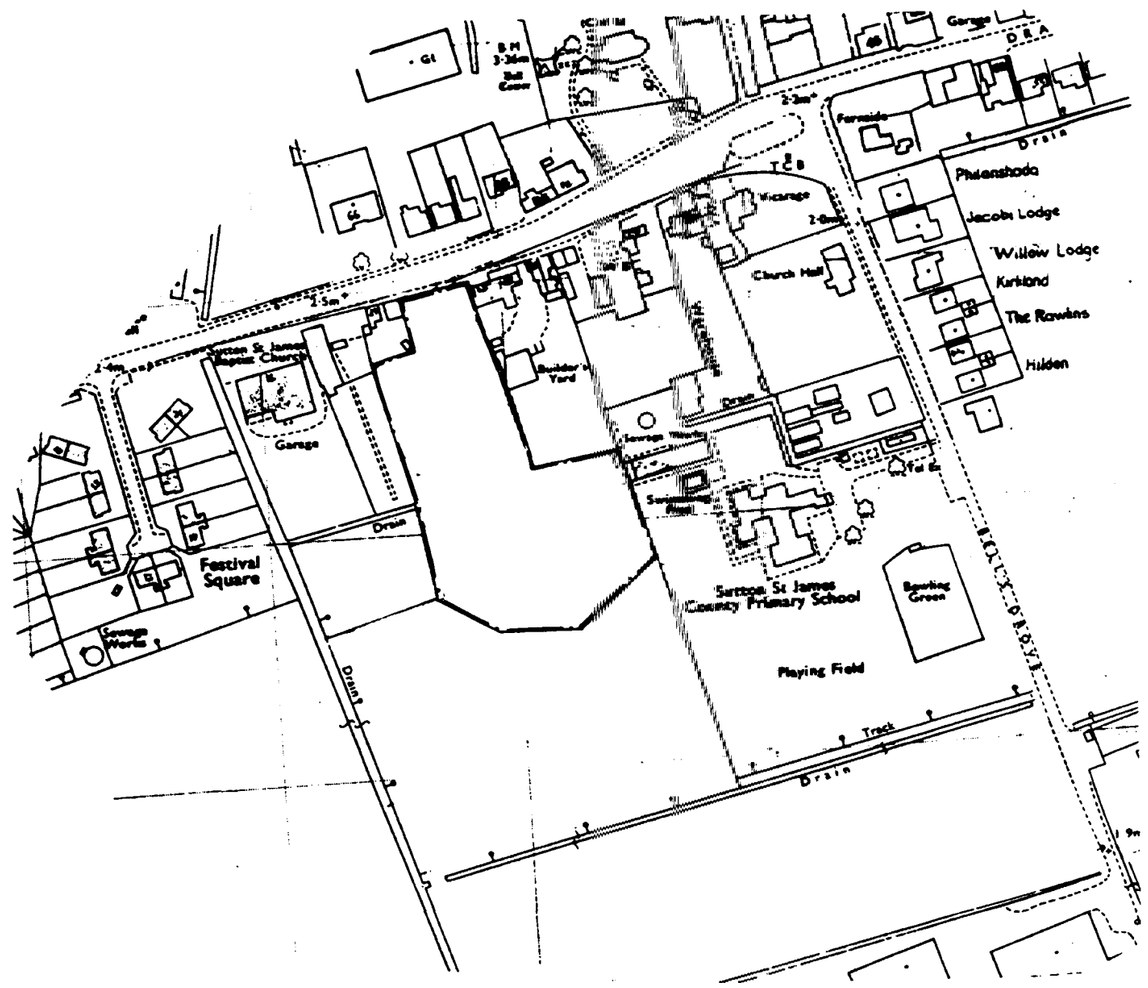
KINGS QUALITY HOMES



KEY

900 mm high picket fence

2000 mm high close boarded acoustic fence



LOCATION PLAN 1:2500

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TREES

NO.	ABBR.	NAME	SIZE	SPECIFICATION
3	AP	Acer platanoides	870	Standard
3	AK	Acer platanoides 'Crimson King'	870	Standard
2	A	Aesculus hippocastanum 'Baumannii'	870	Standard
2	CF	Carpinus betulus 'Fastigiata'	6 - 8	Light Standard
3	CP	Crataegus oxyacantha 'Pauls Scarlet'	8 - 10	Standard
2	F	Fraxinus excelsoir	180 - 240	Feathered
2	MJ	Malus 'John Downie'	8 - 10	Standard
3	MP	Malus 'Profusion'	6 - 8	Light Standard
3	ME	Metasequoia glyptostroboides 'Emerald Feather'	120 - 150	c.g 7.5L
2	PS	Picea omorika	30 - 40	c.g 2L
2	PP	Prunus 'Pink Perfection'	8 - 10	Standard
3	SL	Sorbus aria 'Lutescens'	8 - 10	Standard
2	SA	Sorbus aucuparia 'Asplenifolia'	180 - 240	Feathered

SHRUBS

NO.	ABBR.	NAME	SIZE	SPECIFICATION
4	hb	Hydrangea macrophylla 'Blue Wave'	60 - 80	3L
4	hg	Hydrangea paniculata 'Grandiflora'	40 - 60	2L
4	pl	Prunus lusitanica	45 - 60	c.g 3L
4	pm	Prunus triloba multiplex		10L
5	sc	Syringa vulgaris 'Charles Joly'		7.5L
4	sk	Syringa vulgaris 'Katherine Haveneyer'		7.5L
5	sm	Syringa vulgaris 'Madame Lemoine'		7.5L
4	vs	Viburnum opulus 'Sterile'	45 - 60	3L
4	vt	Viburnum tinus		5L

DRAWING
20 AUG 1993
ISSUED

SOUTH HOLLAND D.C.
PLAN DEPT.
23 AUG 1993
REF 0192/93

HEDGE PLANTING

Hedges throughout the development shall be of the Tapestry form and be planted on a single row with 5 plants to the metre.

The hedge shall consist of a base of Crataegus monogyna with random inserts of Cotoneaster franchetti, Taxus baccatta and Ilex aquifolium.

A top dressing of Enmag should be applied to all landscaped areas in accordance with the manufacturers instructions following planting.

EXISTING TREES

1	2 x Sycamore	10m High
2	Cherry	9m High
3	Sycamore	10m High
4	2 x Cherry	7m High
5	Purple Cherry	6m High
6	Purple Cherry	6m High
7	Purple Cherry	6m High

All trees to be adequately staked and tied and half a bag of tree and shrub planting compost incorporated into the backfill for each tree hole

LANDSCAPE PLAN

KINGS QUALITY HOMES
CHAPEL GATE
SUTTON ST. JAMES

DRG NO 143/54/103 Scale 1:500 Aug 1993

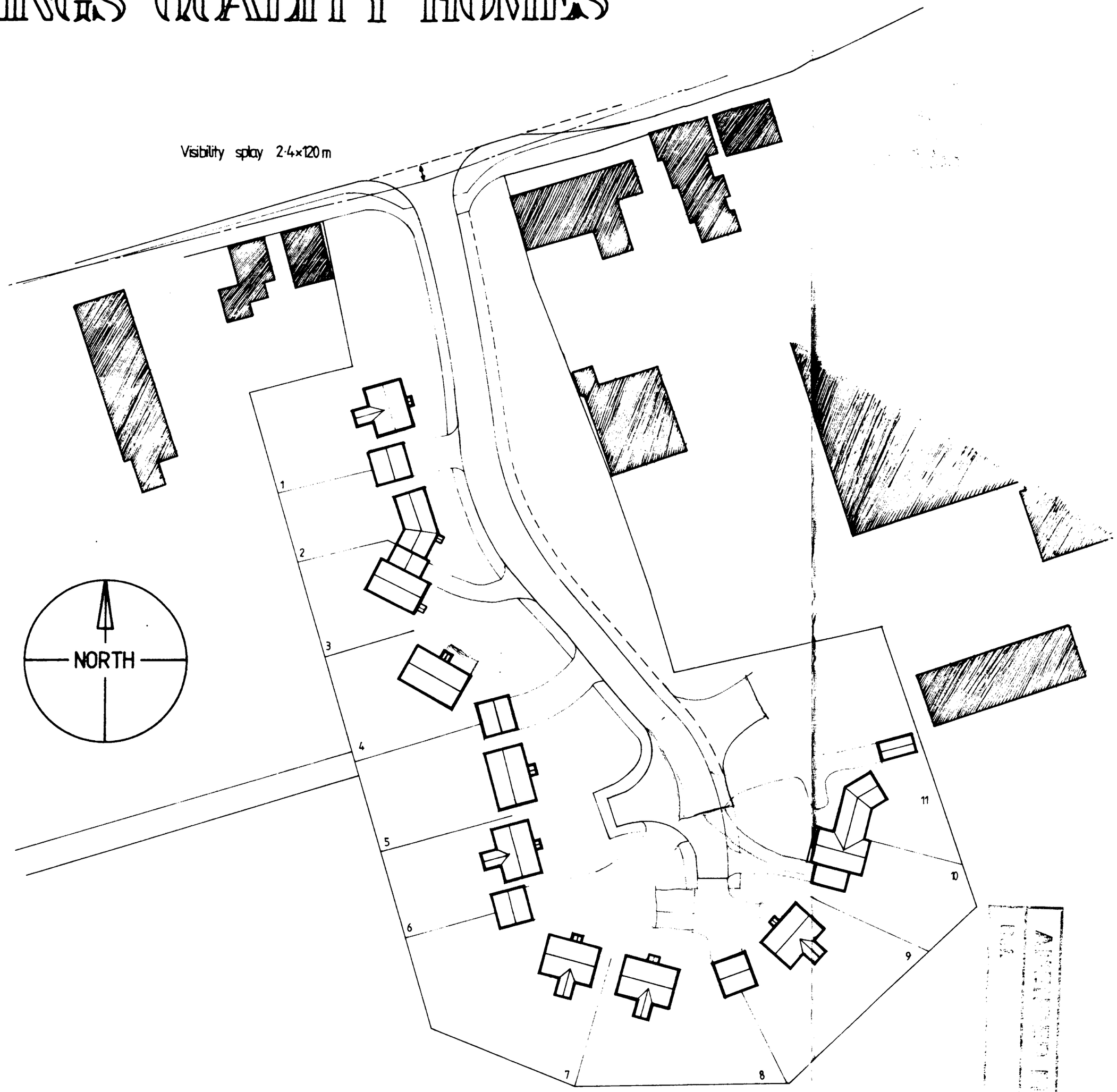
ROBERT DOUGHTY CONSULTANCY

ARCHITECTURE LANDSCAPE ARCHITECTURE TOWN PLANNING

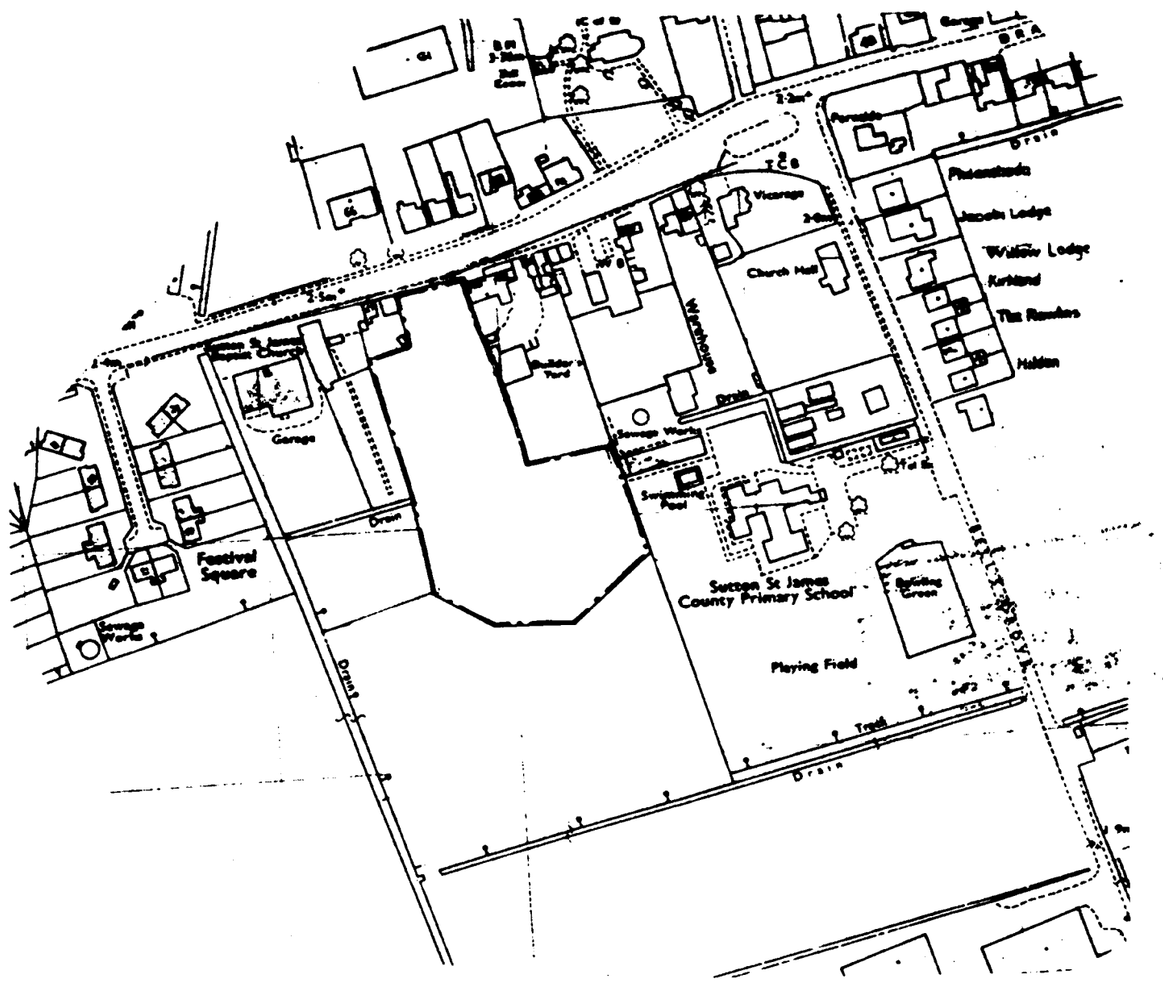
32 High Street, Helpringham, Sleaford, Lincs, NG34 0RA.

Telephone (0529 21) 646 17.

KINGS QUALITY HOMES



LAYOUT



LOCATION PLAN 1:2500

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House Type Schedule

PLOT	TYPE		TOTAL
1,6,7,8,9	Hallam Mk III	- 3 Bed Cottage	5
4,5	Woburn	- 3 Bed House	2
2,11	Chelsea	- 3 Bed House	2
3,10	Kentwell	- 3 Bed House	2

DRAWING 20 AUG 1993 ISSUED

Brick and Tile Schedule

BRICKS

Butterley Old Saxon Dark Multi
Plots: 1, 2, 3, 6, 7
Garages Serving Plots: 1, 2, 3, 6, 7

Butterley Old Saxon Multi
Plots: 8, 9,
Garages Serving Plots: 8, 9

Butterley Old Saxon Natural
Plots: 4, 5, 10, 11
Garages Serving Plots: 4, 5, 10, 11

TILES

Sandtoft Terracotta Red Double Pantile
Plots: 1, 2, 3, 6, 7
Garages Servings Plots: 1, 2, 3, 6, 7

Sandtoft Grey Double Pantile
Plots: 10, 11
Garages Serving Plots 10, 11

Sandtoft Rustic Double Pantile
Plots: 4, 5, 8, 9
Garages Serving Plots: 4, 5, 8, 9

SOUTH HOLLAND D.C. PLAN DEPT. 23 AUG 1993 REF 0192/93

KINGS QUALITY HOMES
CHAPEL GATE
SUTTON St. JAMES

DRG NO 143/54/102 Scale 1:500 Aug 1993

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