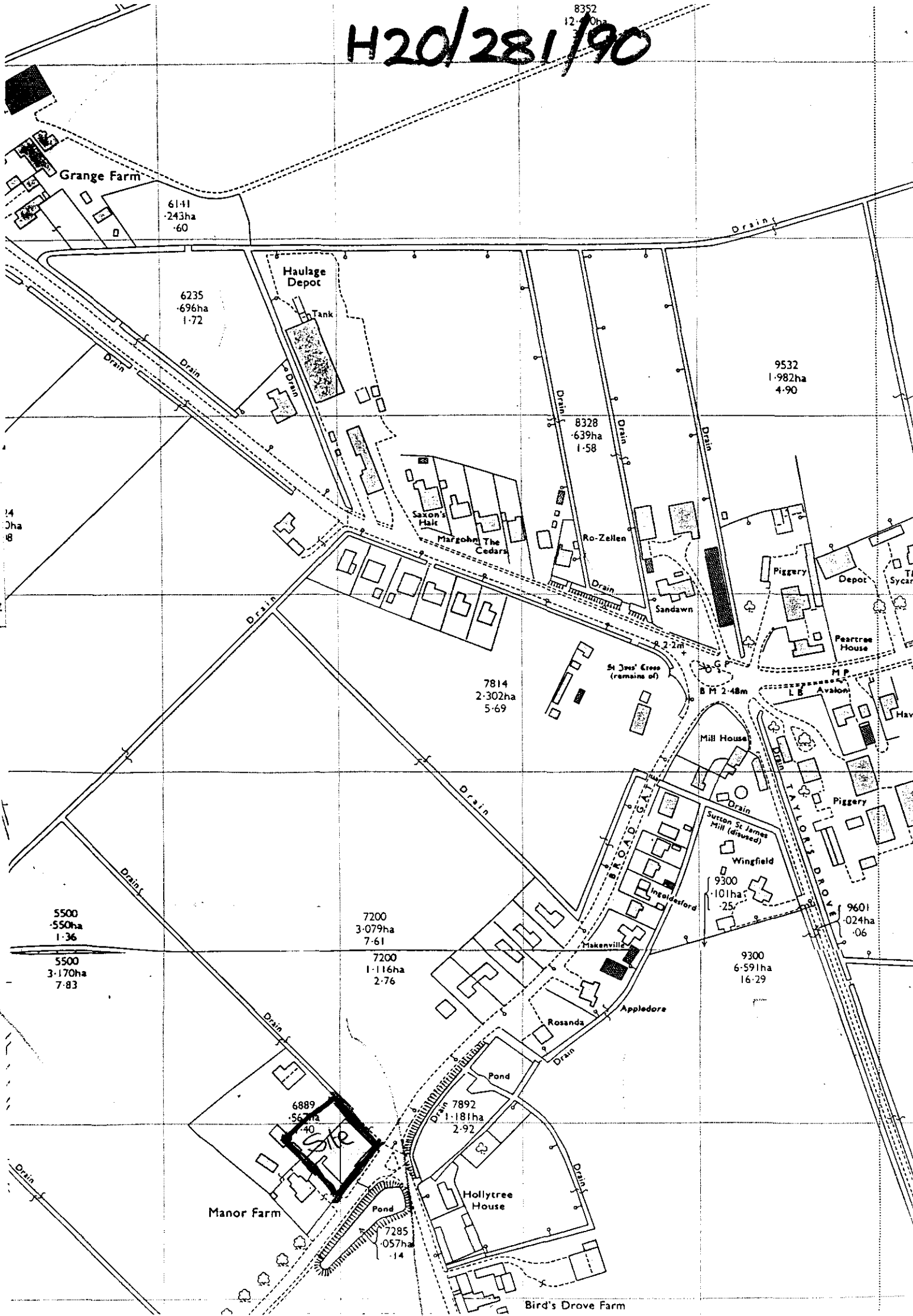
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H20/281/90


Grange Farm
61·41
·243ha
·60
Haulage Depot
Tank
6235
·696ha
1·72
Drain
8352
9532
1·982ha
4·90
8328
·639ha
1·58
Saxon's Halt
Margohn
The Cedars
Ro-Zellen
Sandawn
Piggery
Depot
Peartree House
St Jwo' Cross (remains of)
7814
2·302ha
5·69
B M 2·48m
Avalon
Mill House
Sutton St James Mill (disused)
Wingfield
9300
·101ha
·25
9601
·024ha
·06
Ingoldesford
Makenville
Appledore
Rosanda
Pond
6889
·567ha
·40
Site
7892
1·181ha
2·92
Hollytree House
Manor Farm
7285
·057ha
·14
5500
·550ha
1·36
5500
3·170ha
7·83
7200
3·079ha
7·61
7200
1·116ha
2·76
9300
6·591ha
16·29
BROAD GAT
TAYLOR'S DROVE
Bird's Drove Farm

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H20/0281/90

Date Registered 12 MAR 1990

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

KINGS QUALITY HOMES
HOLBEACH MANOR,
FLEET ROAD.
HOLBEACH.

Tel. No. 0406 23388

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOTS 1, 2 & 3
BROADGATE, SUTTON ST. JAMES.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF 2NO. HOUSES & 1NO. BUNGALOW ALL WITH GARAGES.

Please complete for Kings Quality Homes

Signed ..... Date 16.2.90

I attach
* Four copies of all plans
*an ownership certificate (see back page)
*a fee of £228 If you consider no fee is payable include a written explanation instead.

Previous application No:

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

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works (✓) → Now complete Parts 3, 4 and 5 and an Ownership 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. See 1/20/88/1??
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:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: sq. metres

B. Please state size of any new structure:- (a) max. height: metres

(b) max. length: metres

(c) max. width: metres

1	2	3
7.3	7.3	5.8
8.6	8.6	10.2
9.5	9.5	12.5

C. Please state type and colour of materials for facing external walls: Ibstock Ballybrook Berkeley Malden - Gloucester Red. Marley Meridian Old English Dark Red.

D. Please state type and colour of roofing materials.

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ☐

or

B. There will be a new or altered access to a public road ☐ → If so, name of road:

Will there be --

Individual access(es) ☐

New estate road ☐

C. What provision will be made for garages or parking within the site?

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ☐

B. The proposal does involve the felling of one of more trees ☐ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	No	→ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public footpath	No.	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping purposes	No	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	☐	→ Date: Consultee(s):

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 (e.g. owner, prospective purchaser)

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 for Kings Quality Homes (Applicant/~~Agent~~) Date 16.2.90

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 for Kings Quality Homes Applicant/~~Agent~~ Date 16.2.90

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 .....

FILE SHEET

0281 DPO.

Last Committee before terminal date: 24 4 90 S/E DPO Case Officer EMC

APPLICATION NO : H20/0281/90

RECEIVED : 12 3 90 TERMINAL DATE : 7 5 90

APPLICANT : Kings Quality Homes Agent:

DESCRIPTION : Erection of 2 no. houses and 1 no. bungalow all with garages

LOCATION : Plots 1, 2 and 3 Broadgate, Sutton St James

TYPE : Full

Inside IBD : Y
Inside LP area : N
Grid ref : 538700 317880

No of dwellings 3
Site area 0.00
Floorspace 0

Last application : H20/0073/89 B Reg : 145

Ack : 21 March, 1990

LIST OF BACKGROUND PAPERS (If reported to committee)

EXEMPT *

CONSULTATIONS	Sent	Expiry	Received	OBJ
Parish Council	21/3	4/4	Comments 9/4	
Ward Member	21/3	28/3		
County Highways	29/3	29/3	CBS A72 Jacobs	
Dept. of Transport				
A.D.A.S.				
Consultant Architect				
Environmental Health				
S. IDB			letter 2-4-90	
Publicity:				
Residents:	5/4	19/4		
Advertisement				
Planning Office				
Applicant:				

RECONSULTATIONS	Sent	Exp.	Rec'd	OBJ

Any notes from officer's site inspection

D C C H E C K S H E E T

APPLICATION NO : H20/0281/90

DATE RECEIVED : 12 / 3 / 90

APPLICANT : Kings Quality Homes AGENT :

DESCRIPTION : Erection of 2 no. houses and 1 no. bungalow all with garages

LOCATION : Plots 1, 2 and 3 Broadgate, Sutton St James

Type : Full Grid Ref : 538700 317880 OS Sheet : 301

Terminal date : 7 / 5 / 90

CONSTRAINTS :

Listed building	N
Conservation area	N
Trunk road	N
Other constraints	N

POLICIES :

Inside IBD	Y
Inside LP area	N

GENERAL : RESIDENTS: Addresses -

Additional publicity: General(71/73).....
Departure.....

Special consults: Env Health.....
Consultant..Name:
Consult type:
Send info:
Any other?.....

Permitted Development Signed: Date:
Decision (Subject to consultations): Signed: Date:

FURTHER INFO DIRECTIONS:
Reg 4 ..... Details required -
Art 7 (Out).....

DPO ..✓... COMMITTEE ..... CASE OFFICER: ..E....

NOTES TO CASE OFFICER:

NOTES DF inspected birch tree and discussed with RH
– rather old silver birch not suitable for TPO.

RESIDENT CONSULTATIONS NEEDED : YES/~~NO~~

ADDRESSES : Manor House.
New bungalows to north
~~those opposite site~~

SITE VISIT BY S.S DATE 5/4
Site adjacent to manor house currently for sale (Halifax)
Screened by 2m close boarded fence
Buildings on site in process of demolition adj. bung. sold - under construction
To north bungalows being constructed - almost complete - not occupied
South of site (front) tree 30ft high (not exceptional - Silver Birch.
Trees to rear of site and part of north side - open from here
front - house set back opposite - not really affected screened by wall

RECOMMENDATION BY DATE

ADMIN RECORD SHEET

INITIALS/DATE

REFERENCE : H/0281/90 BC ref : ~~9[illegible]~~ 145

Type : ~~RSM~~ FULL

First received : 20 FEB 1990
12 [illegible] 1990

VALID : .....

VALIDATION

Submission incomplete: Forms ☐ Requested.....
Certificate ☐
Site plans ☐
Fees ☐
Section 26 ☐
Other ☐

INVALID REF: 967

Financial: CORRECT FEE £228
Submitted fee £228
Additional fee £ —
Refund needed £

Receipt no. 7436
Receipt no....
Month.....

Non-fee earning - type ☐
previous app ☐ ref:
other ☐

INFORMATION

Site area H
Floorspace M
No of dwellings 3

Plotted. 14.3

Location -

Index sheet no 30.1

Grid ref 539700.317880

Ward ...40...

Parish ...SSJ...

Local Plan area ..NO..

IBD Inside/~~Outside~~

Constraints -

TR ☐
Rural(108) ☐
Bypass ☐
Level Cross ☐

CA ☐
LB ☐
TPO ☐

Other ☐

Applications -

Last application

73/89 not in system

Other applications on site

Other relevant apps

Data input.....

DC2

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 761161

APPLICATION NO : H20/0281/90

DATE RECEIVED : 12 3 90

APPLICANT : Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

AGENT :

DESCRIPTION : Erection of 2 no. houses and 1 no. bungalow all with garages

LOCATION : Plots 1, 2 and 3 Broadgate, Sutton St James

Type : Full Grid Ref : 538700 317880 Ward W

Terminal Date
7 5 90

Consultation with Parish Council

Dear Sir / Madam,

I have received an application for the proposal referred to above and enclose a copy for your information. If no observations have been received within 14 days of the date of this letter it will be assumed that the Parish Council have no observations to make on this proposal.

21 March 1990

Any observations which the Parish Council wish to make should be set out below and this form, together with the application, returned to me at the above address.

Yours faithfully,
B. SMITH,
District Planning Officer.

nc

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 APR 1990

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

To
.....Sutton St James.....
Parish Council

FOR PARISH COUNCIL USE ONLY

1. My Council do not propose to comment on this proposal (✓) [ ]

2. My Council wish to make the following observations: Supported, but would prefer to see 2 houses only, as this is at the junction of Birds Drove and Broadgate.

Signed: J. T. Jarvis Date: 2.4.90

LINCOLNSHIRE COUNTY COUNCIL

Form No. H/A/3B

DEPARTMENT OF HIGHWAYS AND PLANNING

To South Holland District Council Application Reference H20/0281/90.

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:

a. National Grid Reference of a central point on site

	horizontal			vertical		
	3	8	7	1	7	8

b. Address or location

Plots 1 & 2 & 3 Broadgate, Sutton St James,

c. Name, classification and number of road

III

d. Date application referred 29/3/90

e. State whether outline, detailed application etc.

Full.

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

Erection of 2 Houses & 1 Bungalow.

g.

1. Notice is hereby given under the provisions of article 12 of the Town and Country Planning General Development Order, 1977, that the County Council as local highway authority:—
   a. Does ~~not wish to restrict~~ the grant of permission.
   b. Directs that permission is refused (reason overleaf)
   c. Directs that any permission given by the local planning authority shall include ~~the conditions~~ shown overleaf.
2. a. The County Council as local highway authority requests that any permission given by the local planning authority shall include the conditions shown overleaf.
   b. The County Council as local highway authority requests that the local planning authority refuse the application (reason overleaf)
3. The County Council as local highway authority requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Delete as appropriate

Date 29/3/90. Signed

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) B22 - - - accesses are - - - - - plans - - -

(2) Prior to any of the dwellings becoming occupied a 1·8m wide footway shall be constructed along the whole of the site frontage (as shown by the applicant) (the exact position to be agreed on site) in accordance with details to be approved

Delete as appropriate

i REASONS FOR 1 or 2 overleaf

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

(1) B21 - - - [redacted]

(2) To provide safe and adequate passage on foot for residents and their visitors. If it is not provided it will create a danger to ~~pedest~~ pedestrians and vehicles.

Note to Applicant

Prior to any works commencing on site, the applicant should contact the Divisional Surveyor, Ted Spalding 769091

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

APPLICATION REFERENCE: H20/0281/90 DATE RECEIVED: 12 March 1990

APPLICANT: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincolnshire

AGENT:

TYPE: Full

DESCRIPTION: Erection of two houses and one bungalow all with garages

LOCATION: Plots 1, 2 and 3 Broadgate, Sutton St James, Spalding, Lincolnshire

Parish Council: Supported but would prefer to see two dwellings only.

County Highways: Request conditions.

Planning Policy/DOE Advice: Inside the IBD.

PREVIOUS DECISIONS
H20/0073/89 - Outline for residential development - Section 52 Agreement still outstanding

CONCLUSIONS
1 The current application is essentially the same as that noted above, but submitted by a different applicant.
2 The same considerations, therefore, apply namely the provision of a footway along the appropriate section of Broadgate. Should the applicants not wish to agree to this, County Highways have requested refusal. It has been agreed with County Highways that this matter should be resolved in a Section 278 Agreement under the Highways Act.
3 The current application has now supplied full details of the development which divides the site to make three plots approximately 12m wide and 38m deep which is considered adequate to allow private garden space and amenity.
4 In terms of design, the dwellings are acceptable and in keeping with development already permitted in this area.

PLANNING OFFICER'S RECOMMENDATION - That the District Planning Officer be authorised to grant permission, subject to the applicants first entering into a Section 278 Agreement undertaking to provide a footpath, details to be agreed with County Highways.

1 SC21 - (landscaping scheme).
2 SC27 - (Implementation of planting).
3 B 22 - (access and turning space to accord with application) ... accesses are ... plans ...
4 None of the dwellings shall be occupied until the footpath, which is the subject of the Section 278 Agreement, has been constructed along the whole front of the site.

Reasons
1-2 Standard.
3 B21.
4 To ensure that there is a safe pedestrian route provided before the houses are occupied.

Addendum

At the District Council's committee meeting of the 5th June it was decided that I be asked to negotiate with the applicants ~~to~~ with a ~~letter of amendments~~, view to increasing the space between the dwellings.

The applicants have now come back to us with a slightly amended layout and improved landscaping. They also point out that the ~~developments~~ dwellings in the vicinity are not separated from each other by ~~small~~ significantly greater distances than those proposed for the current application. This is demonstrated in drawing no. 148/32/1 which also shows how the layout of the proposed dwellings has been staggered slightly and the bungalow handed.

These amendments have made a slight ~~an~~ improvement especially in respect of the landscaping and I am therefore able to repeat my recommendation as before.

P.O.K (as above. But omitting condition 1)

Note: This permission is granted in respect of the elevation and ~~plans~~ block plans (drawing no. # 148/32/1) received 25/6/90

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: HOLBEACH 23388/24120
Fax No. 0406 26237

24th January, 1992.

For the attention of Miss A. Caughey,

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

Dear Miss Caughey,

Re:- Planning Application H20/0281/90,
Erection of Properties, Sutton St. James.

Thank you for your letter of 23rd January regarding the above application, we will not be proceeding with these plots and perhaps you will kindly inform the Committee of this.

It was a pleasure to meet you last week and I am sorry that we shall be losing you, however I would like to send you my best wishes for the future.

With kind regards.

Yours sincerely,

John H. King,
Director,
Kings Quality Homes.

MC
S.H.D.C. PLANNING DEPT.
RECEIVED
27 JAN 1992

REGISTERED HOUSE-BUILDER

Kings Quality Homes

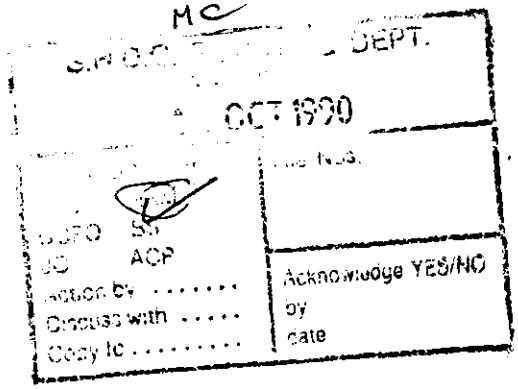
HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: HOLBEACH 23388/24120
Fax No. 0406 26237

Your Ref:

Our Ref: JHK/SJA:

10th October, 1990.

Mr.B. Smith - District Planning Officer,
Planning Department,
South Holland District Council,
Chatterton Tower,
Winfrey Avenue,
SPALDING,
Lincs.
PE11 1DB.



Dear Mr.Smith,

Re: Planning Appeal H20/0281/90
Erection of Two Houses and One Bungalow all with Garages
Plots 1, 2 and 3 Broadgate, Sutton St.James, Nr.Spalding.

Thank you for your letter of 8th October, regarding a Section 278 Agreement.

At the present time, there is a legal problem with Convenants passed over from a previous owner and when this is sorted out we will proceed with the Section 278 Agreement.

Yours sincerely.

J.H. King.
Director.
Kings Quality Homes.

MC/JJ
H20/0231/90

Kings Quality Homes,
Holbeach Manor,
Fleet Road,
Holbeach,
Spalding,
Lincs.

8th October 1990

Dear Sir,

PLANNING APPEAL H20/0231/90
ERECTION OF TWO HOUSES AND ONE BUNGALOW ALL WITH GARAGES. PLOTS 1, 2 AND 3. BROADGATE, SUTTON ST JAMES, SPALDING, LINCS.

I write to remind you of my letter dated the 9th August advising you that permission for the above was granted on the 8th August subject to a Section 278 Agreement. As some time has now elapsed I would be grateful if you would let me know what the situation is and whether the applicants are willing to enter into the Section 278 Agreement.

Yours faithfully

B. Smith

B Smith MRTPI
District Planning Officer

MC/JJ
H20/281/90

Kings Quality Homes,
Holbeach Manor,
Fleet Road,
Holbeach,
Spalding,
Lincs.

9th August 1990

Dear Sir,

PLANNING APPLICATION H20/281/90
ERECTION OF TWO HOUSES AND ONE BUNGALOW ALL WITH GARAGES. PLOTS 1,2 AND 3 BROADGATE, SUTTON ST JAMES, SPALDING, LINCS.

At the District Councils Committee meeting of the 8th August it was resolved that I be authorised to grant permission subject to the applicants first entering into a Section 278 Agreement undertaking to provide a footpath, details to be agreed with County Highways and subject to conditions.

You are therefore advised to confirm with this Authority that you are willing to enter into a Section 278 and thereafter contact County Highways to commence preparation of the legal documentation.

I look forward to hearing from you at your earliest convenience.

Yours faithfully

B. Smith

B Smith MRTPI
District Planning Officer

REGISTERED HOUSE-BUILDER

Kings Quality Homes

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: HOLBEACH 23388/24120
Fax No. 0406 26237

Your Ref:

Our Ref: JHK/PEM

23rd July 1991

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

Planning Application H20/0281/90 Sutton St James

Dear Mr Smith

Thank you for your letter of 22nd July.

Unfortunately there is a legal problem regarding covenants on the above land and the matter is most likely to proceed to the High Court.

At present there is no possibility of development until a Court decision is announced.

Yours sincerely,

P.P. P Martin.

John H. King,
Director,
Kings Quality Homes.

MC

S.H.D.C. PLANNING DEPT.
RECEIVED
24 JUL 1991
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

Kings Quality Homes,
Holbeach Manor,
Fleet Road,
Spalding,
Lincs.

Miss Caughey

MC/JJ H20/0281/90

Dear Sir,

22nd July 1991

PLANNING APPLICATION H20/0281/90 ERECTION OF TWO HOUSES AND ONE BUNGALOW ALL WITH GARAGES, PLOTS 1, 2 AND 3 BROADGATE, SUTTON ST JAMES, SPALDING, LINCS.

I refer to my letter of the 8th October 1990 and your response of the 10th October.

It is now almost one year since a recommendation for approval was made for this application subject to a Section 278 Agreement and obviously it is a matter of concern that this is still outstanding. I am therefore writing to request that you inform me of when you expect the agreement to be finalised. I would appreciate your response within 14 days otherwise I shall be obliged to report the matter back to Committee with a recommendation for non-determination.

Yours faithfully

B. Smith

B Smith MRTPI
District Planning Officer

REGISTERED HOUSE-BUILDER

Kings Quality Homes

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: HOLBEACH 23388/24120
Fax No. 0406 26237

Your Ref:

Our Ref: JK/TJ.

23rd June, 1990.

M C

S.H.D.C. PLANNING DEPT.
RECEIVED
25 JUN 1990

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

File Nos.

Acknowledge YES/NO
by
date

Ms. M. Caughey,
Palnning Department,
Council Offices,
Chatterton Tower,
Winfrey Avenue,
SPALDING,
Lincolnshire,
PE11 1DB.

Dear Ms Caughey,

Re:- Ploanning Application H20/0281/90, Sutton St. James.

Thank you for your letter of 20th June.

In view of the decision of the Planning Committee we asked Mr. Robert Doughty to provide a new layout scheme and I understand that a copy of this has been forwarded to you.

I will contact Mr. Doughty so that he may speak with you and reach a layout which is to your approval.

I look forward to meeting you shortly to discuss our future projects in the meantime, I am sure Mr. Doughty will let you know of our proposed developments.

Yours sincerely,

Tom Jucker (64/58)

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

C.C. Mr. Robert Doughty.

MC/JJ
H20/0281/90

Kings Quality Homes,
Holbeach Manor,
Fleet Road,
Holbeach,
Spalding,
Lincs.

20th June 1990

Dear Sir,

PLANNING APPLICATION H20/0281/90
ERECTION OF TWO HOUSES AND ONE BUNGALOW, ALL WITH GARAGES, PLOTS 1, 2 AND 3 BROADGATE, SUTTON ST JAMES, SPALDING.

At the District Councils committee meeting of the 5th June it was decided that I should contact you with a view to negotiating more space between the dwellings proposed.

May I therefore suggest that you contact the Case Officer (Ms. M. Caughey) to arrange an appointment to discuss the possibilities.

Yours faithfully

B. Smith

B Smith MRTPI
District Planning Officer

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel. Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-G/[redacted]90/JAN Your Ref. Date 2 April, 1990

Dear Sirs,

FULL PLANNING APPLICATION - 3 DWELLINGS
BROADGATE, SUTTON ST. JAMES

The District Planning Officer has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests would not seem to be directly affected I set out below general advice for your consideration and the attention of prospective purchasers.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dyke to my Board's Taylors Drain situated some 300 metres to the North West.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment.

The riparian owners consent must be obtained prior to any filling being undertaken or extra stormwater run-off discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

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

In this eventuality full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

NRA Although not under my Board's jurisdiction, I would draw your attention to the proximity of the septic tank soakaway system on the plot adjoining the above mentioned private dyke. No doubt the National Rivers Authority will advise accordingly.

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

Yours faithfully,

MC

J Elvey

ENGINEER TO THE BOARD

Kings Quality Homes,
Holbeach Manor,
Fleet road,
Holbeach,
Spalding,
Lincs.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 APR 1990

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

File Nos.

Acknowledge YES/NO
by
date

- KQH 2/4/90
- NRA 2/4/90
- DPO 2/4/90

NN4

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

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

APPLICATION REFERENCE: H20/0281/90 DATE RECEIVED: 12 March 1990

APPLICANT: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincolnshire

AGENT:

DESCRIPTION: Erection of two house and one bungalow, all with garages

LOCATION: Plots 1, 2 and 3 Broadgate, Sutton St James, Spalding, Lincolnshire

25 April 1990

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1971
REQUIREMENT FOR FURTHER INFORMATION TO BE SUBMITTED

The South Holland District Council are of the opinion that the information contained in the above application for planning permisssion is insufficient to enable the Local Planning Authority to determine the application. Under the provisions of the Regulation 4 of the Town and Country Planning (Applications) Regulations 1988 you are, therefore, requested to supply:-

Four accurate 1:2500 site location plans.

Those submitted are not consistant with the detailed block plan.

If you have been sent a notice of receipt, the time limit referred to for the determination of the application should be ignored as the time limit will now have to be calculated from the date when I receive the further information required.

Yours faithfully

B Smith

District Planning Officer

Please return the pink copy of this letter with your reply. If you need to write separately, please quote the above application number.

4/5/90. Plan amended only 2' difference

NN

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING DEPARTMENT

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

APPLICATION REFERENCE: Invalid 967 DATE RECEIVED: 21/2/90

APPLICANT: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
SPALDING
Lincs

AGENT:

DESCRIPTION OF DEVELOPMENT : Erection of 2 no. houses and 1 no. bungalow all with garages

LOCATION: Plots 1, 2 & 3, Broadgate, Sutton St James

22 February 1990

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1971
NOTICE THAT APPLICATION IS INVALID

SOUTH HOLLAND D.C. PLAN REF. 1 MAR 1990

I have to inform you that your planning application is invalid and requires amendment before I am able to deal with it.

The requirements are as follows:

✓ The enclosed certificate relating to ownership needs to be signed. Signed as requested

✓ The application cannot be accepted as Reserved Matters of Outline planning application H20/0073/89 as stated, as a decision notice has not been issued pending negotiations with the application Mr D Nisbet. Sec 52 Agreement not now required

The site area also differs from that shown on the Outline application. The area shown is as purchased by us. You may amend application to FULL if required

I await your instructions as to whether you wish to withdraw this submission and have the fee refunded. for Kings Quality Homes

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 received will be reimbursed.

Yours faithfully

B Smith.

District Planning Officer

for Kings Quality Homes

8.3.90

Please return the pink copy of this letter with your reply. If you need to write separately, please quote the above application number. If telephoning, please ask for Mrs Maxwell.

NN

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT

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

APPLICATION REFERENCE: Invalid 967 DATE RECEIVED: 21/2/90

APPLICANT: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
SPALDING
Lincs

AGENT:

DESCRIPTION OF DEVELOPMENT : Erection of 2 no. houses and 1 no. bungalow all with garages

LOCATION: Plots 1, 2 & 3, Broadgate, Sutton St James

22 February 1990

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1971
NOTICE THAT APPLICATION IS INVALID

I have to inform you that your planning application is invalid and requires amendment before I am able to deal with it.

The requirements are as follows:

The enclosed certificate relating to ownership needs to be signed.

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The site area also differs from that shown on the Outline application.

I await your instructions as to whether you wish to withdraw this submission and have the fee refunded.

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 received will be reimbursed.

Yours faithfully

B Smith.

District Planning Officer

Please return the pink copy of this letter with your reply. If you need to write separately, please quote the above application number. If telephoning, please ask for Mrs Maxwell.

REGISTERED
HOUSE-BUILDER

Kings Quality Homes

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH, LINCOLNSHIRE. PE12 7AX.
Telephone: HOLBEACH 23388/24120
Fax No. 0406 26237

Your Ref:

Our Ref: JHK/TJ.

19th February, 1990.

District Planning Officer,
South Holland District Council,
Chatterton Tower,
Winfrey Avenue,
Spalding,
Lincolnshire,
PE11 1DB.

Dear Sir,

Re:- Sutton St. James.

Please find enclosed Full Plans Submission, Planning Applications and a cheque to the value of £393.60 made payable to South Holland District Council.

With kind regards.

Yours sincerely,

John H. King,
Director,
Kings Quality Homes.

Enclosure.

SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Application no: H20/1180/91

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Description: Erection of 2 houses and 1 bungalow all with garages

(Registered as H20/0281/90)

Location: Plots 1, 2 & 3 Broadgate
Sutton St James
Spalding
Lincs

Type: FULL

Date received: 12-MAR-90

04-FEB-92

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 Planning and Building Control Services

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

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

DC 5/2

677. PLANNING APPLICATIONS (Continued)

(d) **Applications Planning Officer Authorised to Approve**

The Planning Officer be authorised to grant the relevant permissions in accordance with his recommendations, as amended where indicated, in respect of the following proposals:-

Plan No. and Applicant	Proposal
H20/0281/90 Kings Quality Homes	Two houses and one bungalow with garages on plots 1, 2 and 3 Broadgate, Sutton St. James.
H02/0642/90 Miss P Steels	O.A. Bungalow with double garage at The Tiles, 58 West Street, Crowland.
H16/0647/90 Mr and Mrs W R Herd	Alterations and extensions to house adding to guest house accommodation at Bedford House, 10 London Road, Spalding.
H21/0610/90 T Thorpe	O.A. Residential development (five plots) including details of means of access at Worlds End Road, Tydd St. Mary.

(Subject to a note to the applicant that planning permission has only been granted on the basis of the number of dwellings shown on the submitted plans.)

H16/0562/90 Guttridge Services	O.A. Residential development at 23 Hawthorn Bank, Spalding.

(Subject to the addition of standard condition SC27 relating to the implementation of the landscaping scheme.)

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

H16/0678/90 Grand Metropolitan Estates	O.A. Four dwellings at River Bank, Little London, Spalding.

(Councillor K.L. Barker requested that his vote against the above decision be recorded.)

(Councillor Mrs S.M. Bingham left the meeting following consideration of the above application.)

H07/0331/90 Mr & Mrs E Cave	O.A. Seven houses, garages and external works including siting/layout and means of access on land adjacent to Sycamore Farm, Gedney Hill.

(Subject also to the applicant entering into an Agreement under Section 52 of the Town and Country Planning Act 1971 restricting the development of the site to that shown on the submitted plan, such Agreement to include the following clause:-

"In the event that planning permission is granted by the Council for an alternative development of the whole site and that alternative development is carried out in accordance with the approved plans this Agreement will cease to have effect."

It was also agreed that a note be included to the applicant referring to the plans which are the subject of the Section 52 Agreement under the Town & Country Planning Act 1971.)

APPLICATION REFERENCE: H20/0281/90 DATE RECEIVED: 12 March 1990

APPLICANT: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincolnshire

AGENT:

TYPE: Full

DESCRIPTION: Erection of two houses and one bungalow all with garages

LOCATION: Plots 1, 2 and 3 Broadgate, Sutton St James, Spalding, Lincolnshire

Parish Council: Supported but would prefer to see two dwellings only.

County Highways: Request conditions.

PLANNING POLICY/DOE ADVICE: Inside the IBD.

PREVIOUS DECISIONS: H20/0073/89 - Outline for residential development - Section 52 Agreement still outstanding

CONCLUSIONS

1 The current application is essentially the same as that noted above, but submitted by a different applicant.

2 The same considerations, therefore, apply namely the provision of a footway along the appropriate section of Broadgate. Should the applicants not wish to agree to this, County Highways have requested refusal. It has been agreed with County Highways that this matter should be resolved in a Section 278 Agreement under the Highways Act.

3 The current application has now supplied full details of the development which divides the site to make three plots approximately 12m wide and 38m deep which is considered adequate to allow private garden space and amenity.

4 In terms of design, the dwellings are acceptable and in keeping with development already permitted in this area.

PLANNING OFFICER'S RECOMMENDATION - That the District Planning Officer be authorised to grant permission, subject to the applicants first entering into a Section 278 Agreement undertaking to provide a footpath, details to be agreed with County Highways.

1 SC21 - (landscaping scheme).
2 SC27 - (Implementation of planting).
3 B 22 - (access and turning space to accord with application) ... accesses are ... plans ...
4 None of the dwellings shall be occupied until the footpath, which is the subject of the Section 278 Agreement, has been constructed along the whole front of the site.

Reasons

1 Standard.
2 Standard.
3 B21.
4 To ensure that there is a safe pedestrian route provided before the houses are occupied.

ADDENDUM

At the Committee Meeting on the 5 June 1990, it was decided that I be asked to negotiate with the applicants with a view to increasing the space between the dwellings.

The applicants have now come back to us with a slightly amended layout and improved landscaping. They also point out that the dwellings in the vicinity are not separated from each other by significantly greater distances than those proposed for the current application. This is demonstrated in drawing number 148/32/1 which also shows how the layout of the proposed dwellings has been staggered slightly and the bungalow handed.

These amendments have made some improvement especially in respect of the landscping and I am, therefore, able to repeat my recommendation as before.

NB: The amended plans have been prepared by a practice which also acts as consultant to this Council.

PLANNING OFFICER'S RECOMMENDATION - That the District Planning Officer be authorised to grant permission, subject to the applicants first entering into a Section 278 Agreement undertaking to provide a footpath, details to be agreed with County Highways.

1 SC27 - (implementation of planting).
2 B 22 - (access and turning space to accord with application) ... accesses are ... plans ...
3 None of the dwellings shall be occupied until the footpath, which is the subject of the Section 278 Agreement, has been constructed along the whole front of the site.

Reasons
1 Standard.
2 B21.
3 To ensure that there is a safe pedestrian route provided before the houses are occupied.

NOTE
This permission is granted in respect of the elevation and block plans (drawing number 148/32/1) received by the Local Planning Authority on 25 June 1990.

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486. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

Plan No. and Applicant	*Proposal*
H11/0418/90 P Bowell & Miss T Wade	O.A. Dwelling and garage in connection with agriculture/horticulture on site adjacent to 109 Delph Road, Long Sutton.

(Pending a site inspection.)

H02/0318/90 Mr N H Pepper	O.A. House and garage including details of siting, design, external appearance and means of access at Albion Street, Crowland.

(Pending a site inspection.)

H14/1634/89 C R Booth	O.A. Unit for Old Tyme Dance Club and the housing of a Wurlitzer Organ at The Firs, Surfleet Road, Pinchbeck.

(For the Planning Officer to consider further the imposition of appropriate conditions upon receipt of advice from the Department of Transport.)

H18/0217/90 Mr M J Sands	O.A. Dwelling with garage at OS Part 4585, Hospital Drove, Long Sutton.

(Pending a site inspection.)

H14/0047/90 Mr & Mrs J A Sneath	Agricultural dwelling and garage at Northgate, West Pinchbeck.

(To enable the Planning Officer to report back upon appropriate conditions which might be imposed as the Committee is minded to grant planning permission.)

H04/0174/90 Beazer Homes	32 terraced and semi-detached houses - plots 1-6, 21-32, 41-54 on land off Town Dam Lane, Donington.

(Pending further negotiations between the Planning Officer and the applicant in accordance with the applicant's request.)

H19/0239/90 Mr & Mrs P Ling	Alterations and extension to dwelling at Luttongate Road, Sutton St Edmund.

(For the Planning Officer to verify the extent to which the proposed development would overlook adjoining properties.)

H14/0279/90 Mr R W Handford	Alterations to building at rear of 14 Knight Street, Pinchbeck.

(For the Planning Officer to seek the advice of the Building Control Officer and the County Fire Officer relating to the safety of the proposed development in view of the Committee's concern that only one door exists.)

H20/0281/90 Kings Quality Homes	Two houses and one bungalow all with garages at plots 1, 2 and 3 Broadgate, Sutton St James.

(For the Planning Officer to have further negotiations with the applicant in view of the Committee's concern that there is insufficient space between the properties.)

B SMITH Dip TP MRTPI District Planning Officer
District Planning Officer
Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/1180/91

Applicant: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Description: Erection of 2 houses and 1 bungalow all with garages

(Registered as H20/0281/90)

Location: Plots 1, 2 & 3 Broadgate
Sutton St James
Spalding
Lincs

Type: FULL

Date received: 12-MAR-90 ~~02-DEC-91~~

Terminal date: 7-MAY-90 ~~27-JAN-92~~

PLANNING APPLICATION - SUMMARY RECORD (PART I REGISTER)

BRIAN ITH 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

Kings Quality Homes
Holbeach Manor
Fleet Road
Spalding
Lincolnshire

M A Caughey

MAC/SJS H20/0281/90

23 January 1992

Dear Sir

Planning Application H20/0281/90 - Erection of two houses and one bungalow all with garages - Plots 1, 2 and 3, Broadgate, Sutton St James, Spalding

I refer to our correspondence in July of last year.

In view of the length of time this application has been outstanding it is my intention to report it to the first Committee Meeting in March with a recommendation that it be filed away unless I receive a definite indication from yourselves as to when the agreement will be signed.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

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

Your Reference H20/0281/90

Our Reference 148/32/RD/SKH

1 copy & reply

22nd June 1990.

MC

S.H.D.C. PLANNING DEPT.
RECEIVED
25 JUN 1990

Attention of	File Nos.
DPO NBM	
DOPO BS	
JC ACP	
Action by	Acknowledge YES/NO
Discuss with	By
Copy to	Date

District Planning Officer,
South Holland District Council,
Chatterton Tower,
Winfrey Avenue,
Spalding,
Lincolnshire.
PE11 1DB.

Dear Sir,

KINGS QUALITY HOMES - THREE DWELLINGS AT BROADGATE, SUTTON ST. JAMES.

We have been instructed by our clients to take over any negotiations relating to the above application following its consideration at your last Planning Committee.

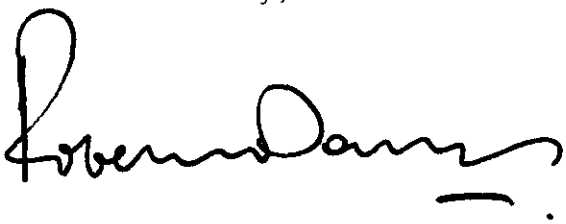
We understand the criticism of the plans related to lack of landscaping, insensitive layout and amount of space between dwellings.

Please now find enclosed four copies of our drawing no. 148/32/1 illustrating the proposed three dwellings together with the adjoining development on both sides. The layout has been adjusted to fit in with the adjacent layout form although this is difficult when the dwellings are simply a frontage row; appropriate landscaping has also been added to harmonise with that proposed for the earlier bungalow development. Can you please accept these as amended siting details and landscape plans.

As far as the criticism of space between dwellings is concerned, we feel this is hardly sustainable in the light of other development in Sutton St. James and not least of all that illustrated adjacent. In this case there happens to be more space between the units as you see from the plan, but the norm for the area previously does seem to have been about 2 metres which I think you will agree is not unreasonable. Certainly, even in Sutton St. James, you will find evidence of new bungalows being built closer together than this should you care to look round the area.

We will be providing you with an O.H.P. transparency of the plan for Committee purposes and look forward to early approval to this minor development.

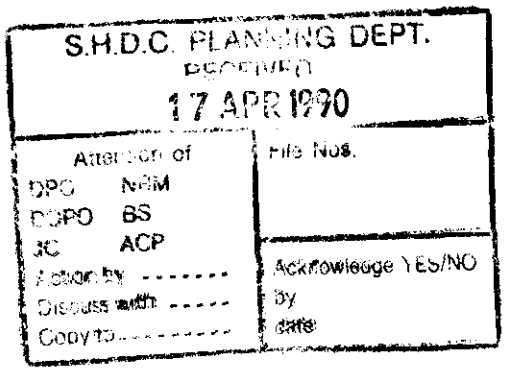
Yours faithfully,



Robert Doughty.

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

MC



NRA

National Rivers Authority
Anglian Region

10 April 1990

Our Ref: FL/90/1/SH/0077

Dear Sir

PLANNING APPLICATION NO. H20/0281/90
PROPOSED ERECTION OF 3 DWELLINGS AT PLOTS 1, 2 & 3, BROADGATE, SUTTON ST JAMES FOR KINGS QUALITY HOMES

With regard to the above-mentioned application received on 28 March 1990, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

We have no objection at this stage to the use of septic tank/s at this location subject to the discharge to underground strata or into land will require our formal consent and with regard to a discharge to land, Notice will be given of the need for consent under the Water Act 1989.

The applicant is advised (before the septic tank is installed) to obtain professional advice as to whether the tank and its associated soakaway system will work satisfactorily, having regard to sub-soil conditions. If the applicant, after percolation tests have been completed, finds that the ground conditions are unsuitable for a soakaway then we must be consulted regarding other methods of foul sewage disposal.

The proposed septic tank and associated soakaway system must be sited at least 10 metres from any watercourse and 50 metres of any well or borehole.

The applicant must ensure that there is no discharge of effluent to any watercourse or surface water sewer.

Cont/...

DR. KEVIN BOND
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

NRA

2 Our Ref: FL/90/1/SH/0077

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

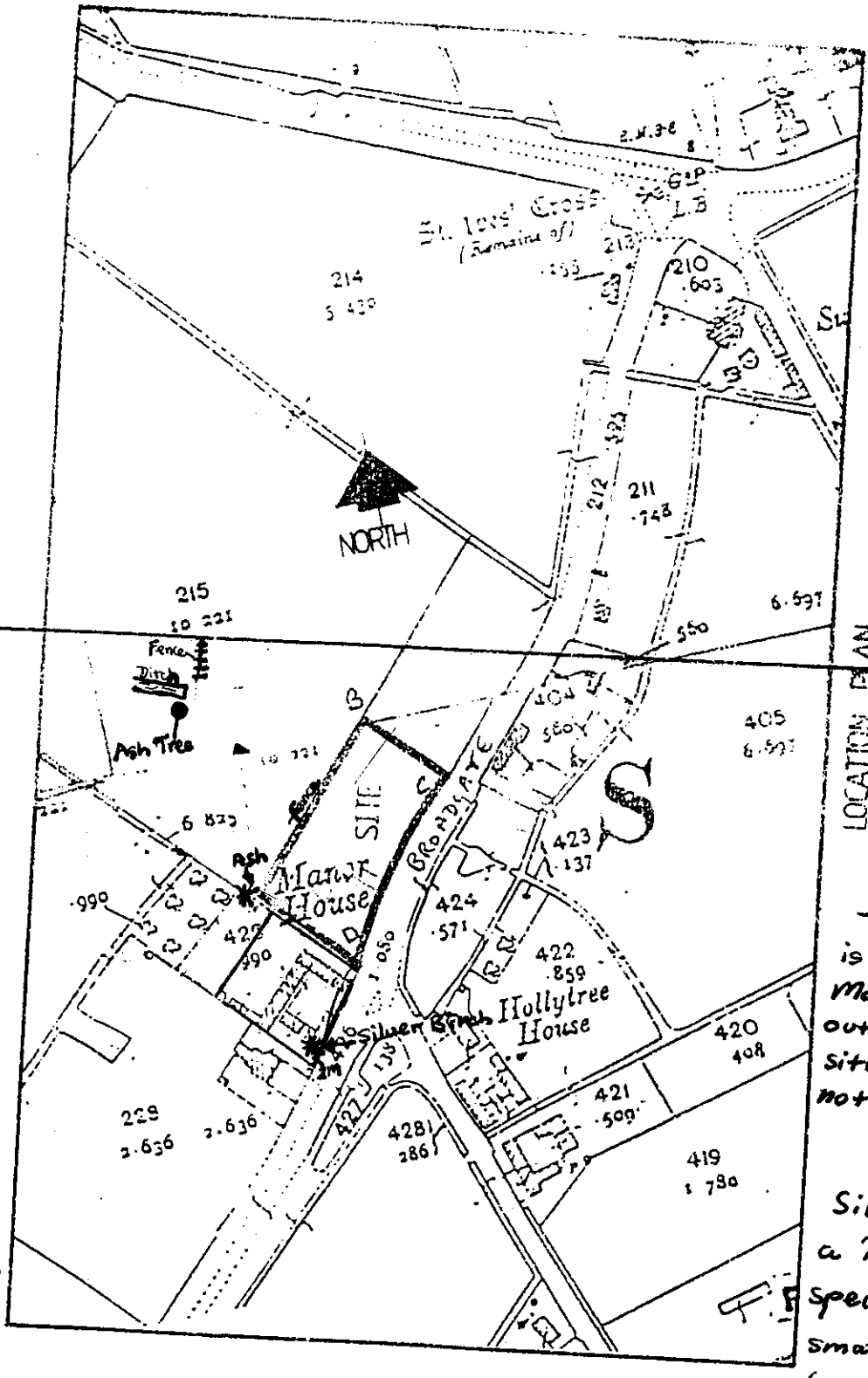
Yours faithfully

Alan Clayton

pp R F MORGAN
Planning Engineer

c.c. Kings Quality Homes, Holbeach Manor, Fleet Road, Holbeach, Spalding, Lincs

SH



Quality Homes

The Ash tree is a fine specimen. May be just outside of building site, owner hopes not to harm it.

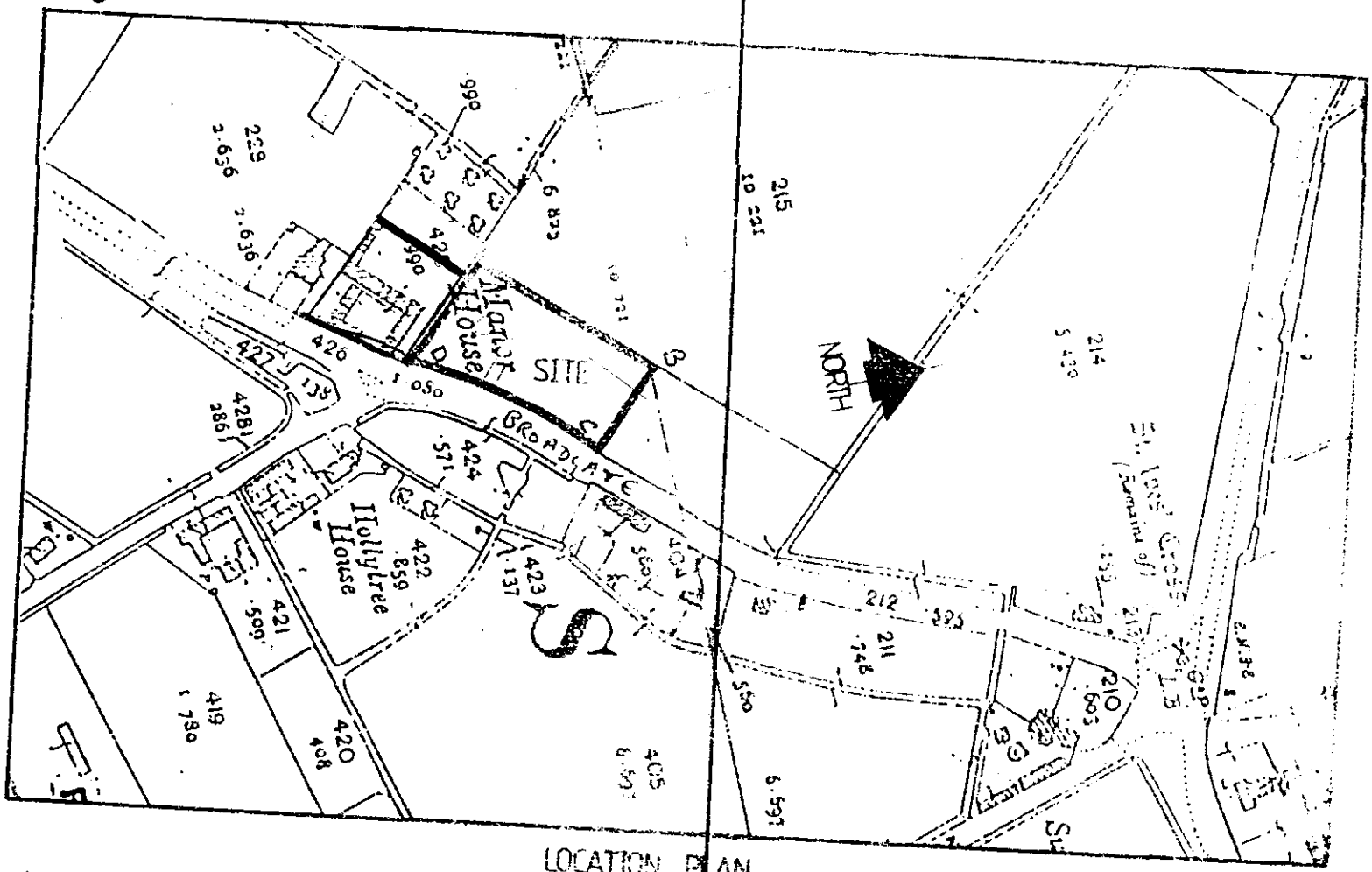
Silver Birch is a large mature specimen. Some small pieces of bark have been rubbed off trunk.

SOUTH HEREFORDS
PLANNING
12 MAR 1990
281/90

Slight confusion over depth of site. Owner thought it stretched to about level with the fence of the new houses. This would mean the ash is just out of the site, would be completely out if stuck to boundary stone mark.

20.4.90 - DMH.

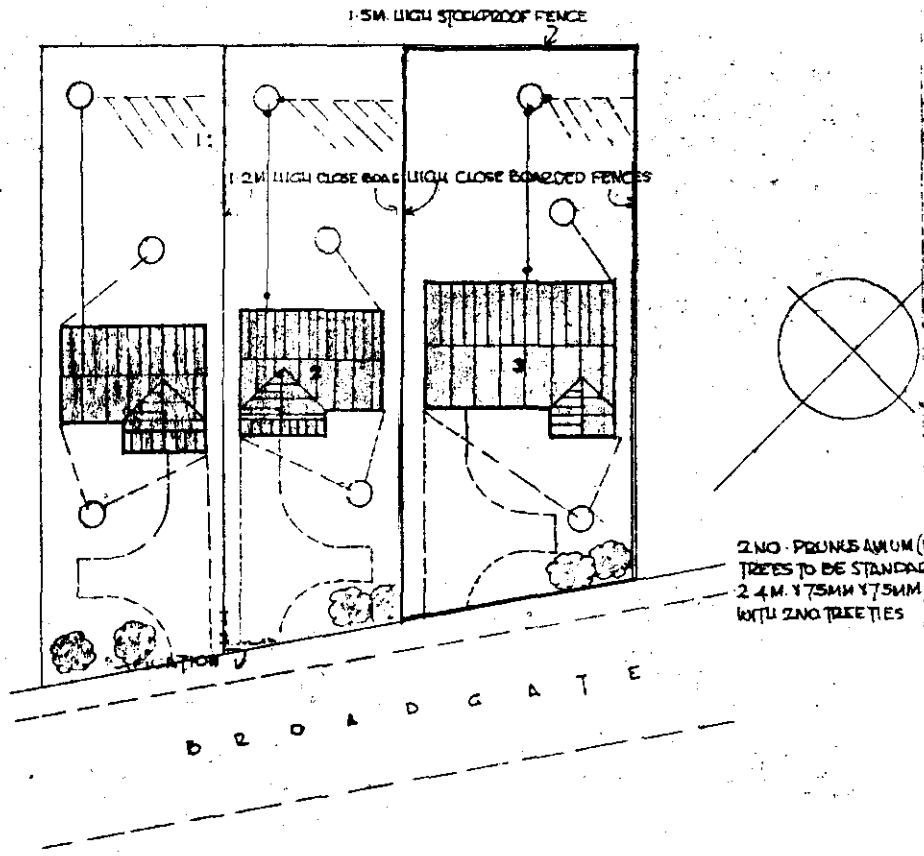
Quality Homes



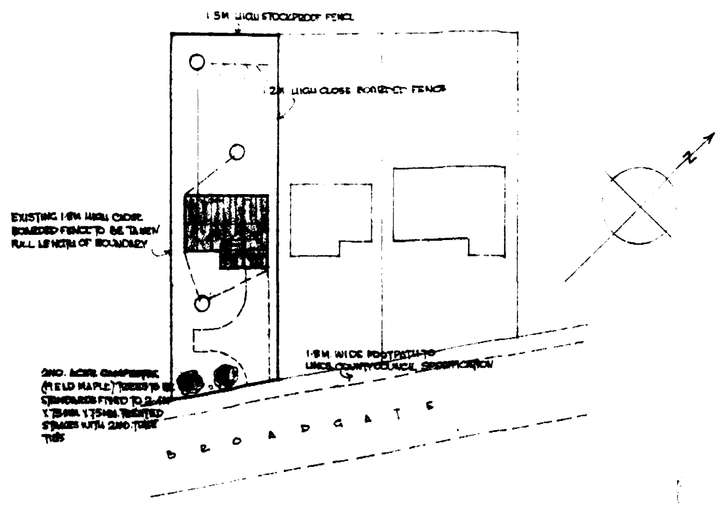
F.W. DRAINAGE : SEPTIC TANKS

S.W. DRAINAGE

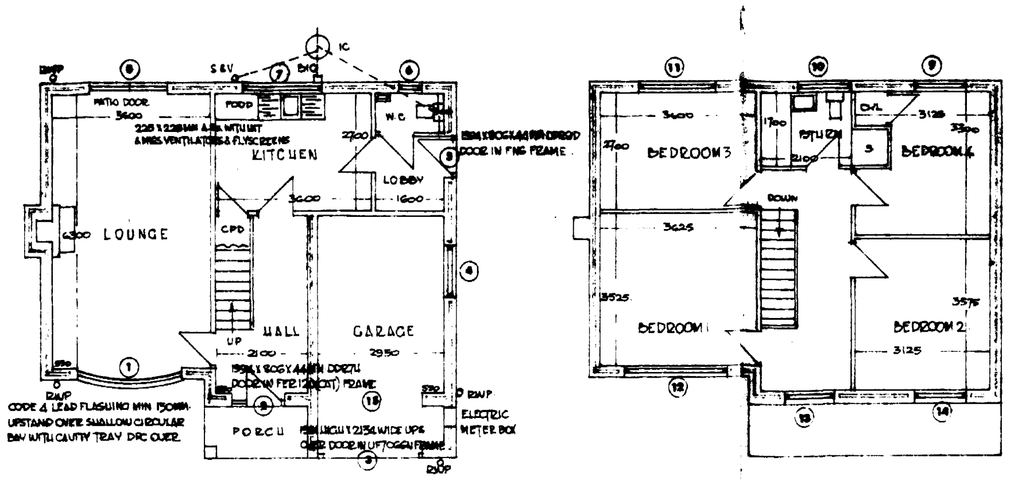
DRIVEWAYS & PAVI



BLOCK PLAN SCALE : 1/500

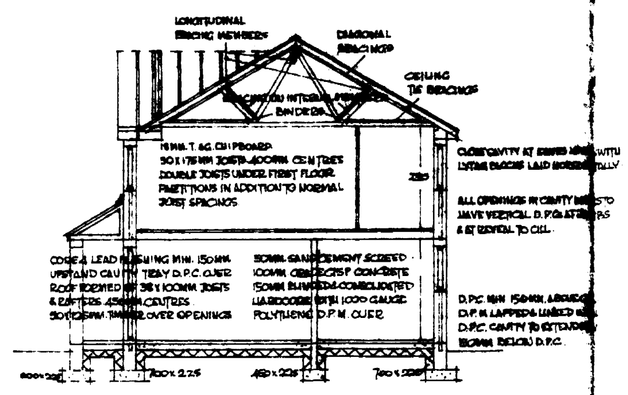


BLOCK PLAN. SCALE: 1/500



GROUND FLOOR PLAN

FIRST FLOOR PLAN



SECTION

EXTERNAL WALLS OF 102MM. BRICK CITY BRICK BRINDLEY COMMON FACING BRICKS 50MM CAVITY WITH 'WIDTH' BASE EXCAVATE GLASS GLASS FIBRE INSULATION/BLANKET CERTIFICATE ON WALL) LOADING LAYING THERMAL BLOCKS PLASTERED TWO COAT INTERNALLY INTERNAL WALLS TO GROUND FLOORS 97MM/140 3 WALL ON FIRST FLOOR IN 100MM LYTAG BLOCKS WITH 13MM PLASTER & 5MM FINISH. TIMBER FIRST FLOOR PARTITIONS TO BE 75MM PLASTERBOARD WITH 5MM FINISH. FLOORS UP TO D.P.C. TO BE CLASS 1 DENSE CONCRETE. WALLS 215 TO ORIMSLEY WITH 9N 13.5 @ 215 WIDE MAX SPACINGS 300MM HORIZONTALLY, 450MM VERTICALLY & EVERY 2.25MM AT 215MM. I.C. LINTELS AS SCHEDULE TO ALL DOORS & WINDOW OPENINGS FIXED TO MANUFACTURERS INSTRUCTIONS

ROOFS TO BE MENDIP OLD ENGLISH DARK RED ROOF TILES LAID WITH & MIN. 75 MM LAP DOUBLE ON 25MM FORMED FELT WITH 22 X 38MM TILE BATTENS. ROOFING FELT TO HAVE MIN. 150MM LAPS IN EACH DIRECTION

30° PITCH TIMBER PLATE ROOF TRUSSES IN ACCORD WITH BS. 5268: PT 3 - 19MM. @ 600MM CENTRES 38 X 75MM. ALL OVER SIDES 25 X 100MM. SANDERS & BEARERS. 50 X 100MM. PLATE. NOTE: AT ROOF INTERSECTION & BE STRUCTURALLY ENGINEERED WITH MANUFACTURERS TECHNICAL BULLETIN USING COMPOUND TRUSS. TRUSS SIZES, SIZES CHORDS & BRACE SHAPES. 25 X 100MM. TRACK BATTENS. SPACED AT 600MM. CENTRES. 38 X 75MM. VERTICALLY & EVERY 2.25MM. AT 25MM. I.C. LINTELS AS SCHEDULE TO ALL DOORS & WINDOW OPENINGS FIXED TO MANUFACTURERS INSTRUCTIONS

GROUND FLOOR CEILINGS LINED WITH 12.7MM. 'BLACK' PLASTERBOARD & FINISH PLASTER CEILINGS ARE 9.5MM. 'FINAL' SKIM LAYING PLASTERBOARD ALL TO MANUFACTURERS FINISH. 100MM. THICK. FOUNDATIONS STEPPED OVER 300MM. DEEP STRIP. VENTILATED TO BRICK. ALL GROUND FLOORS WITH VENTILATING SUSPENDED TIMBER GROUND FLOORS WITH VENTILATION TO BE EQUIVALENT TO A 10MM. CONTINUOUS GAP. MIN. 50MM. VENTILATION GAP ABOVE HIGHEST GROUND LEVEL. GARAGE FLOORS (CONCRETE) WALL TO BE PERFORATED.

WINDOWS TO BE U.P.V.C. PICTURE OR DOUBLE GLAZED - RETURNS. VENTILATION AS PART WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. SAMUEL OGDEN LAW BAY TO LIVING ROOMS. FIRE GLASS IN ROOF LIGHT DOORS 400MM. THICK. FIRE GLASS & CEILINGS LINED WITH 12.7MM THICK PLASTERBOARD WITH ARTEX FINISH

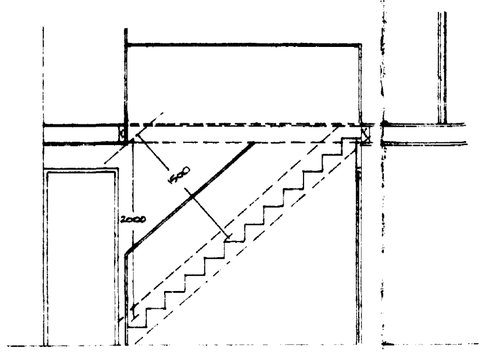
GARAGE CEILING & LINTELS TO BE LINED WITH TWO LAYERS OF 12MM THICK PLASTERBOARD WITH STAGGERED JOINTS TO PROVIDE HALF HOUR FIRE RESISTANCE.

SPACES WATER HEATING TO ELECTRICITY BOARDS MEDIUM SPECIFICATION OR EQUAL. HOT WATER SYSTEM TO BE VENTED.

No.	JOINERY	LINTEL	LINTEL No
1.	[illegible]	L/S	2700
2.	PATIO DOOR	"	3600
3.	UP DOOR	SGL	2700
4.	SGCC(DP)	L/S	4380
5.	PWS	"	1780
6.	WDCC(SD)	"	3600
7.	3WCC	"	2600
8.	PATIO DOOR	"	2600
9.	2WCC(DP)	"	1800
10.	2WCC(DP)	"	1500
11.	3WCC	"	2400
12.	4WCM/C	"	2700
13.	2WCC(DP)	"	1500
14.	2WDC(ST)	"	1500
15	—	"	2700

DRAINS TO BE CONSTRUCTED IN 100MM DIAM. PLASTIC 110MM PVC PIPES LAID IN STRAIGHT LINES TO EASY CLEANING GRADIENTS. ALL TRENCH PROTECTED AGAINST PIERCING THROUGH EXTERNAL WALLS WITH CONCRETE LINTEL OVER & 150MM SPACE ALL DOMESTIC PIPE. ALL PIPES TO LEAVE FROM TOP OF BEDDING TO UNDERSIDE OF BOUNDARY INSPECTION CHAMBERS NOT EXCEEDING 300MM. DEEP TO BE APPROVED P.V.C. SET ON 150MM THICK CONCRETE BASE. ALL GRADING TO BE BACK INLET TYPE. 450MM. DIAM INLETS TO BATH, SINK & SHOWER 300MM. DIAM TO BASINS. ALL TO HAVE 75MM. DEEP SEAL TRAPS 100MM DIAM S & V PIPE TO HAVE MINIMUM CROWN AT TERMINAL MIN. 900MM. ABOVE FIRST FLOOR WINDOWS HEADS. DRAINS TO BE CONNECTED TO 2700 LITER CAPACITY KLARGESTER SEPTIC TANK WITH MIN 9M. OF IRRIGATION DRAINS. ROOF WATER TO SOAKAWAYS SITED MIN. 5M. FROM ANY BUILDING

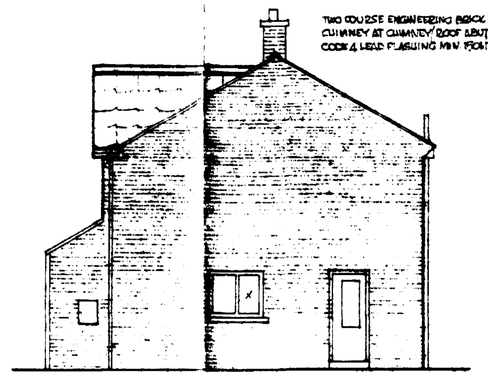
R.U. STRINGER FLIGHT STAIRS TOTAL RISE 2598MM. IN 15 NO. RISERS 195 MM. O/ALL WIDTH OF STRINGS 2700MM. GOING IN 14 NO. TREADS - PITCH OF STRUCTURAL TIMBER STRINGS 42°. 35MM. TREADS. 32MM. STRINGS PLYWOOD RISERS.
BALUSTRADE MIN. 900MM. ABOVE PITCH LINE, SOLID WALL) TO BE OF 100X50MM TIMBER FRAMING LINED BOTH SIDES WITH PLASTERBOARD & SKIMMED TO FINISH WITH HARDWOOD CAPPINGS. HANDRAIL CONTINUOUSLY UP ONE SIDE OF STAIRS TO TERMINATE IN A SCROLL



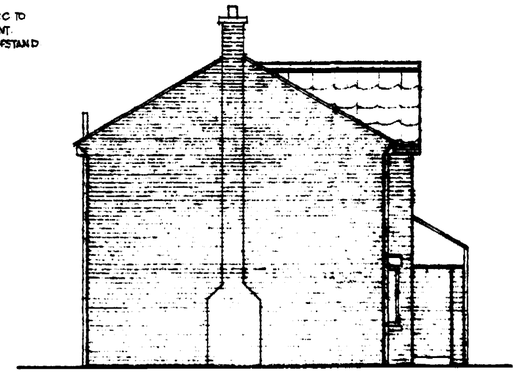
1:50 STAIR DETAIL



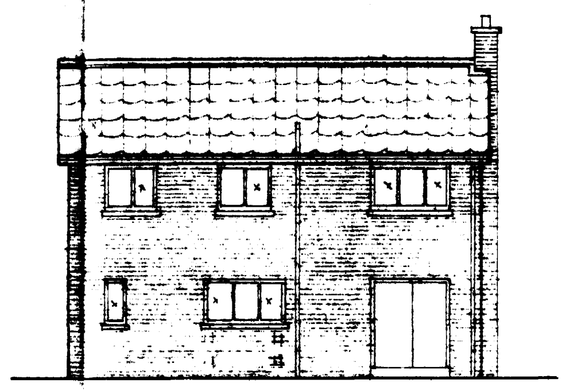
FRONT ELEVATION



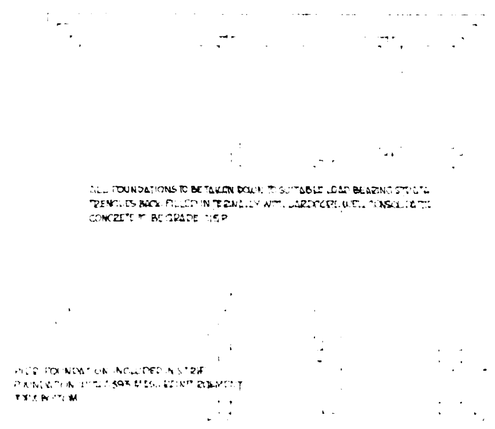
SIDE ELEVATION



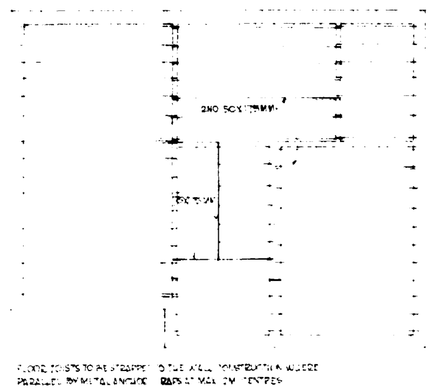
SIDE ELEVATION



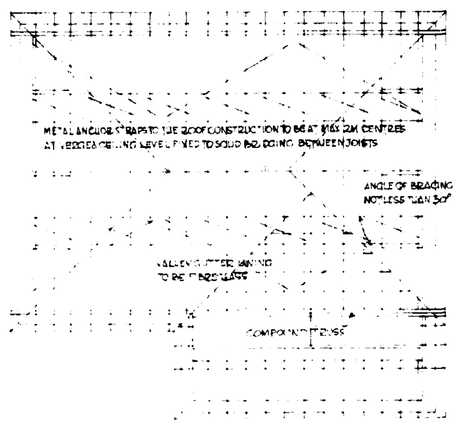
REAR ELEVATION



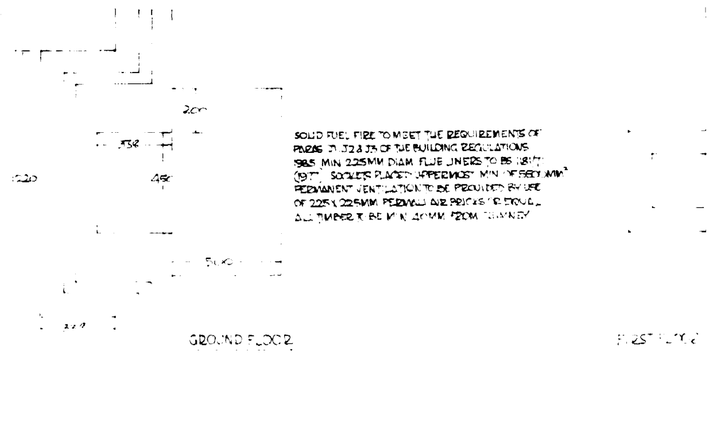
FOUNDATION PLAN



FIRST FLOOR PLAN



ROOF PLAN



1:20 CHIMNEY BREAST DETAIL

SOUTH [illegible]
12 MAR 1990
REF.. 981/90

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TEL: HOLBEACH (0406) 23388

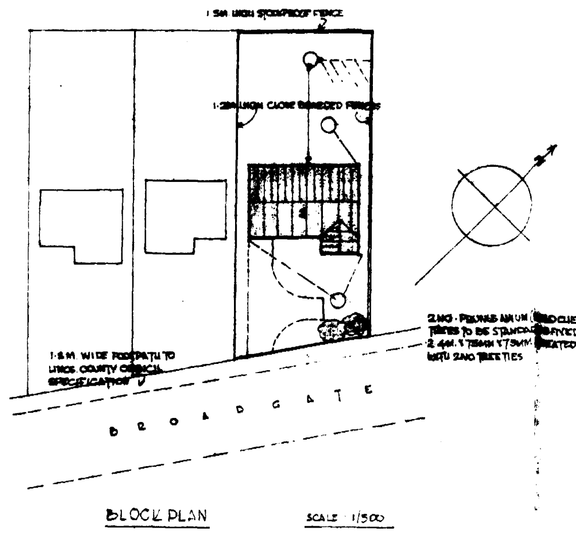
PROJECT

DRAWING DESCRIPTION

DATE	DRAWN
DRWG No.	SCALE

REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS.
CHECKED BY	ISSUED



BLOCK PLAN SCALE 1/500

EXTERNAL WALLS OF 102MM FACING BRICKWORK IN FLEMISH BOND LAID WITH FROGS DOWN, CAVITY WITH MINERAL WOOL QUILT SLAB 50MM THICK WITH 50MM UNVENTILATED AIR SPACE EACH SIDE OF QUILT, LIVING INTERNAL FACES PLASTERED TWO COAT INTERNALLY. INTERNAL WALLS TO BE 102MM LIVING FACES. ACCESS OPEN D.P.C. TO BE LAID A STAND CONCRETE WALL THE 100MM WIDE BY 150MM WITH WEEPHOLES 300MM HORIZONTALLY. ABOVE VENTILATORS AT EVERY 2250MM AT 225MM ALL INTERNAL WALLS TO HAVE 13MM PLASTER SKIM FINISH. LOUVRES AS SCHEDULE TO ALL DOUBLE WINDOW OPENINGS FITTED TO MAKERS INSTRUCTIONS

PARTLEY MENDIP OLD ENGLISH DARK RED ROOFTILES LAID WITH A MIN. 75MM. LEDGE UPON REINFORCED FELT WITH 300X300MM. TILE BATTENS. ROOFING FELT TO HAVE MIN. 150MM. LAPS IN EACH DIRECTION

30° PITCH TRUSSPLATE ROOF TRUSSES MACHINED WITH 38X 50MM. EDGES AT 5 - 1989 - 600MM. CENTRES. 38X100MM. BATTENS & CEILING TIE. 38X 75MM. INTERNAL MEMBERS. 2M. KOMA BRACING & GUSSET PLATES. 4.0MM. AT EDGE OF INTERSECTION TO BE STRICTLY IN ACCORDANCE WITH TRUSSPLATE TECHNICAL BULLETIN HERO COMPOUND HEAVE. 38X50 GLOCES. 38X 175MM. LOW BRACED & BRACED BOARD. 38X 100MM. RACK RAFTERS. SHELLED BOARD TRICAL VERTICAL STRUTS. 2 M. CROSS TIE BE SYMMW. WORK TO 600 CTRS. 100MM. OVERHANG ALL STRUCTURAL TIMBER TO BE PICS GRADE

CEILINGS LAID WITH 9.5MM THICK WALLBOARD PLASTERBOARD WITH ARTEX FINISH. 100MM THICK FIBREGLASS INSULATION QUILT BETWEEN CEILING JOISTS. ROOF SPACE VENTILATED TO BRE'S P2 REQUIREMENTS WITH VENTILATING SOFFITT BOARDS & TYPICAL EAVES VENTS. SOFFITT VENTILATION TO BE EQUIVALENT TO A 10MM CONTINUOUS GAP ALL ROOM VENTILATION GAP BEHIND VENTILATION AT EAVES. GARAGE/LOBBY WALL TO BE FIRE STOPPED

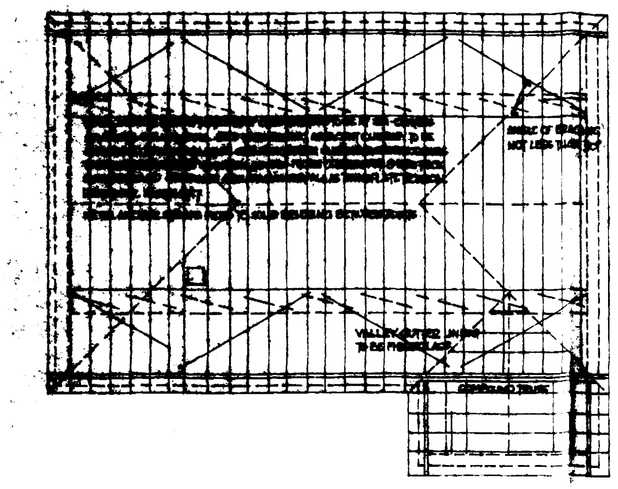
WINDOWS TO BE B. F METRIC A TO BE DOUBLE GLAZED. MACLEAN. VENTILATION AGER OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. SEALANT CIRCULAR PAN TO HAVE CLEAR FIBRE ROOF UNIT OVER, 100MM. THICK FIBREGLASS & CEILING LINED WITH 9.5MM THICK INSULATING PLASTERBOARD WITH ARTEX FINISH.

GARAGE CEILING LINED WITH TWO LAYERS OF 6MM THICK MASTERBOARD WITH STAGGERED JOINTS INCLUDING LINTELS TO PROVIDE HALF HOUR FIRE RESISTANCE

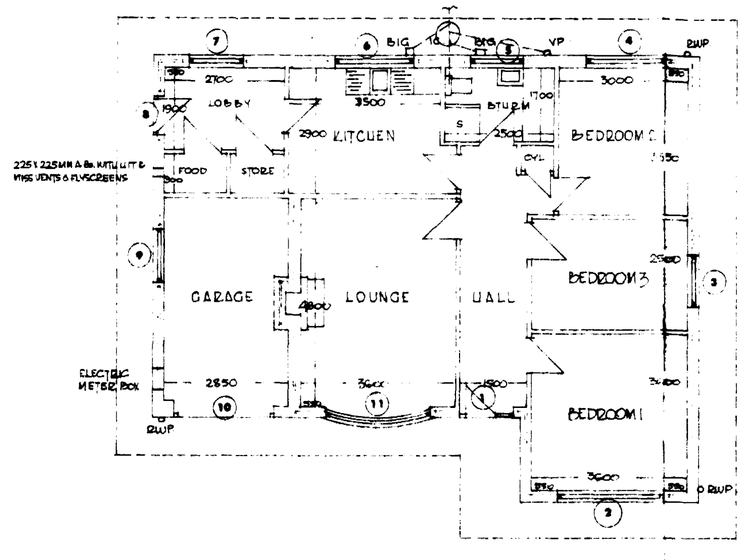
SPACE & WATER HEATING TO ELECTRICITY BOARDS MEDALLION SPECIFICATION OR EQUAL. HOT WATER SYSTEM TO BE VENTED

DRAINS TO BE CONSTRUCTED IN 100MM DIAM. APPROVED P.V.C PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS & SUITABLY PROTECTED WHERE PASSING THROUGH EXTERNAL WALLS WITH P.C.LINTEL OVER MAKING SPACE ALL ROUND THE PIPE. ALL PIPES TO HAVE 150MM. PEA GRAVEL BED & SURROUND INSPECTION CHAMBERS NOT EXCEEDING 900MM DEEP TO BE APPROVED P.V.C SET ON 150MM THICK CONCRETE BASE. ALL GULLEYS TO BE BACK INLET P.V.C. 100MM DIAM. INVERTED WITH SWEL SLOPED & SAND. 75MM DIAM. TO TRAP ALL TO HAVE 75MM DEEP SEAL TRAPS. 100MM DIAM. VENT PIPE TO HAVE DURABLE CAGE AT TERMINAL MIN. 900 MM. ABOVE WINDOW HEADS. DRAINS TO BE CONNECTED TO 6700 LITRES CAPACITY KLARGESTER SEPTIC TANK WITH MIN. 25% PERCOLATION DRAINS. ROOF WATER TO SOAKAWAYS MIN. 5M. FROM ANY BUILDING.

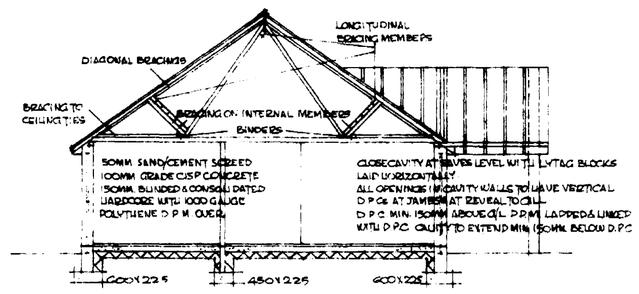
OPENING NO	TYPE	SIZE MIN.	MATERIAL REF.	GLASS
1.	DOOR	PE2/20EXT/HARD. DOOR	L/B.	1500
2.	WINDOW	W4/20HD	L/B.	2200
3.	WINDOW	W2/12CEXT)	L/B.	1800
4.	WINDOW	W3/20C	L/B.	2600
5.	WINDOW	W2/10CDEXP)	L/B.	1800
6.	WINDOW	W3/20CDC	L/B.	2600
7.	WINDOW	W2/10CDEXP)	L/B.	1800
8.	DOOR	PE2/8 SOG DEXT.	L/B.	1960
9.	WINDOW	W2/10CEXT)	L/B.	1800
10.	G DOOR	W2/20GH & DEXB	L/B.	2600
11.	WINDOW	W2/8/14W5CMC	L/B.	2180



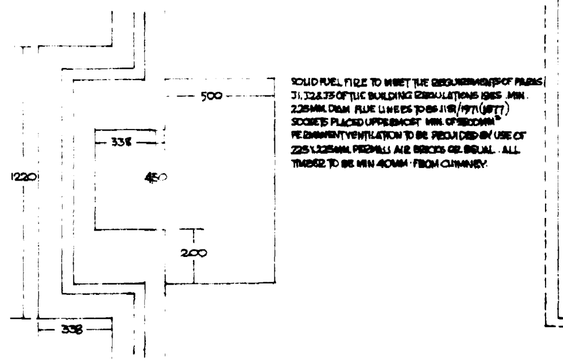
ROOF PLAN



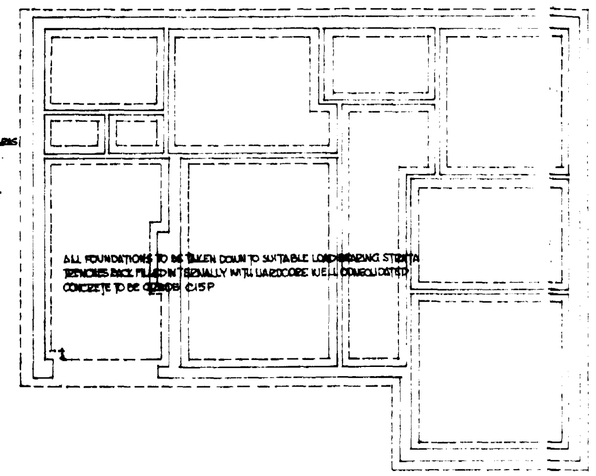
PLAN



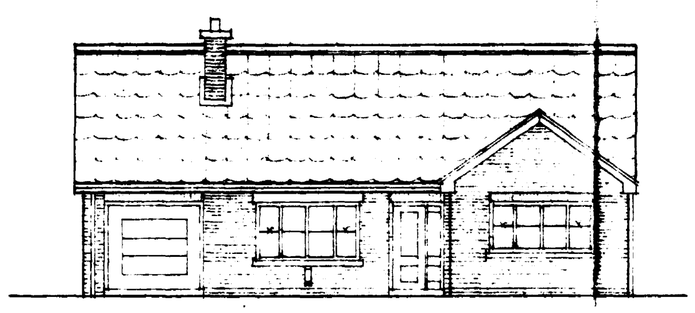
SECTION



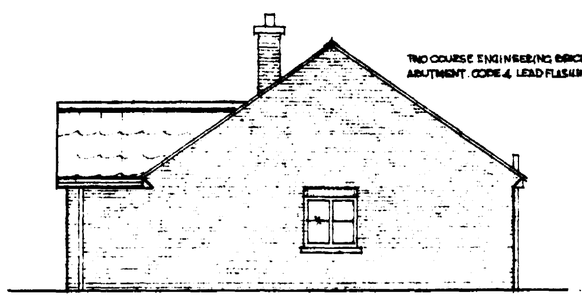
1:20 CHIMNEY BREAST DETAIL



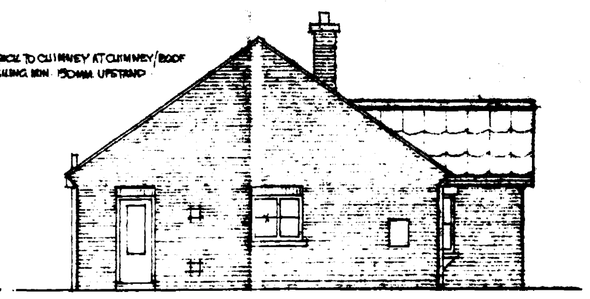
FOUNDATION PLAN



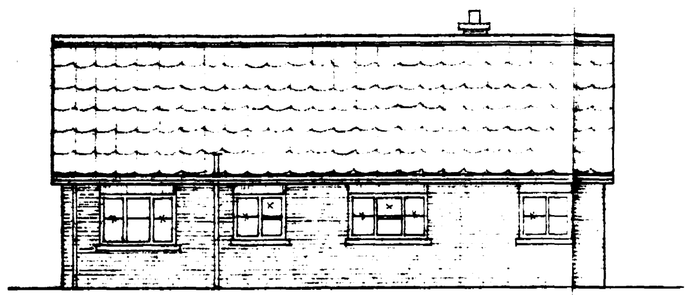
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

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FLEET ROAD,
HOLBEACH,
LINCOLNSHIRE PE12 7AX
TEL: HOLBEACH (0406) 23388
REGISTERED HOUSE BUILDER

PROJECT

PROPOSED DETACHED BUNGALOW & GARAGE
PLOT 3 BROADGATE SUTTON ST JAMES

DRAWING DESCRIPTION

DATE FEBRUARY 1990	DRAWN J W
DRWG No.	SCALE 1:100 & 1:50 SHEWN

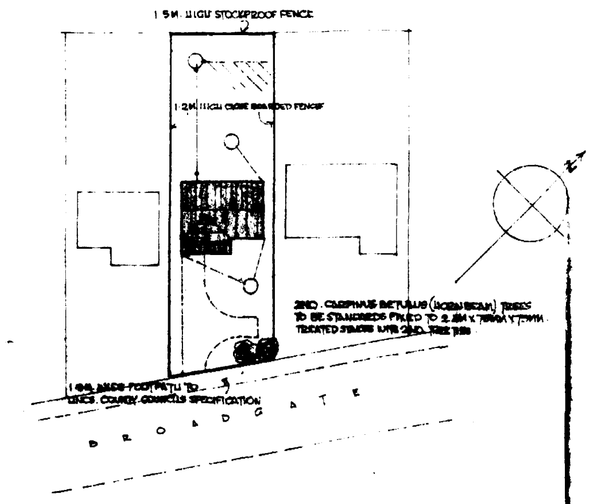
REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS
CHECKED BY	ISSUED

221/90

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NOTES



BLOCK PLAN SCALE 1:1500

EXTERNAL WALLS OF 102MM 1 BRICK CITY BRICK BRICKLEY GOLDEN FACING BRICKS 50MM CAVITY WITH INSTAFIBRE EARTH CLASS CLEAR FIBRE INSULATION (GOVERNMENT CERTIFICATE 895/4483) & 100MM LIGHTWEIGHT THERMAL BLOCKS PLASTERED TWO COAT INTERNALLY INTERNAL WALLS TO GROUND FLOOR & 89MM (4IN) STUD WALL ON FIRST FLOOR IN 100MM LIGHTWEIGHT BLOCKS WITH 13MM PLASTERS & SKIM FINISH. PARTY WALL FIRST FLOOR PARTITIONS TO BE 75MM PLASTERBOARD WITH SKIM FINISH. BLOCKS UP TO D.P.C. TO BE CLASS A DENSE CONCRETE. WALLING TO COMPLY WITH BS. 1243/1978 WITH MAX. SPACINGS 900MM HORIZONTALLY, 450MM VERTICALLY & EVERY 225MM AT JAMBS. 1 CL UNITECS AS SCHEDULED TO ALL DOOR & WINDOW OPENINGS FIXED TO MAKERS INSTRUCTIONS.

MARLEY MINSTER OLD ENGLISH DARK RED ROOF TILES LAID WITH A MIN. 75MM. LAP & CLIP ON REINFORCED FELT WITH 22 X 38MM TILE BATTENS. ROOFING FELT TO HAVE MIN. 150MM LAPS IN EACH DIRECTION.

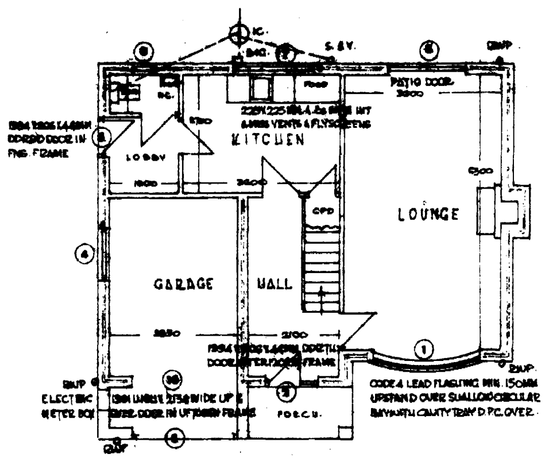
30° PITCH TRIMPLATE ROOF TRUSSES IN ACCORD WITH BS. 5268 PT 3 1985. @ 600MM. CENTRES. 38 X 75MM. ALL WEB MEMBERS 38 X 50MM. BRACING & BRACES. 50 X 100MM. PLATES. NODAL JOINTS TO BE STRICTLY IN ACCORDANCE WITH TRIMPLATE TECHNICAL BULLETIN USING COMPOUND TOOLING. TRUSS SIZES, SPECIFICATION, LAYOUT & BRACING AS PER BOARD.
38 X 100MM. TRUSS RAFTERS, BEVELLED EASERS & VERTICAL SPLITS @ 2.10 METRES TO BE BY PARTY WALL & @ GUTTER, 63MM. DOWN PIPE. ALL SUPERSTRUCTURAL TIMBERS TO BE SC3 GRADE.

GROUND FLOOR CEILINGS LINED WITH 12.7MM THICK PLASTERBOARD & FIRST FLOOR CEILINGS WITH 9MM THICK PLASTERBOARD INSULATING PLASTER BACKED - ALL TO HAVE ARTEX FINISH. 100MM. THICK PLASTERBOARD PERIMETER INSULATION TO EXTERNAL WALLS TO BE TO BRE. RECOMMENDATIONS WITH VENTILATING SOFFIT BOARDS & TYPICAL EAVES DETAIL. PARTY WALL CEILINGS TO BE SOUNDPROOF TO A 50MM. CONTINUOUS GAP. MIN. 50MM. VENTILATION OPENINGS TO BE PROVIDED IN EACH EXTERNAL WALL. CAVITY CLOSERS TO TOP OF PARTY WALL TO BE FIRE STOPPED.

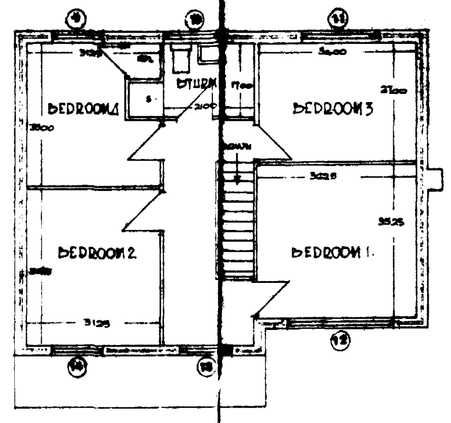
WINDOWS TO BE B.P. METRIC TO BE DOUBLE GLAZED. REQUIRED VENTILATION AREAS OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. SHALLOW OPENING SASH TO HAVE CLOSE FITTING STAFF UNDERCUT, 100MM THICK PRESSURE BEDDING LINED WITH 12.7MM THICK PLASTERBOARD WITH ARTEX FINISH.

CAVITY CLOSURES LINTELS TO BE LINED WITH TWO LAYERS OF 9MM THICK PLASTERBOARD WITH STAGGERED JOINTS TO PROVIDE HALF HOUR FIRE RESISTANCE.

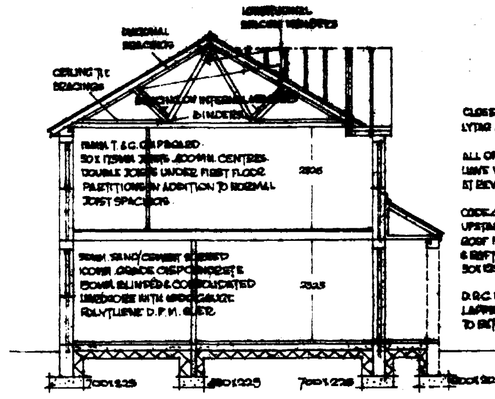
SPACE & WATER HEATING TO ELECTRICITY BOARDS MEDALLION SPECIFICATION OR EQUAL. HOT WATER SYSTEM TO BE VENTED.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

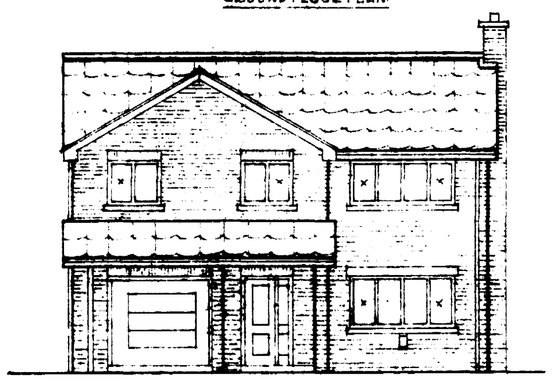


SECTION

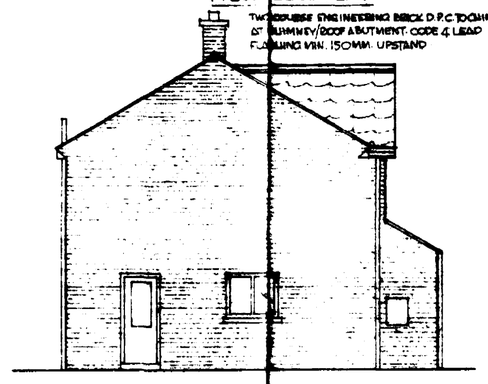
CLOSE COUNTY AT EAVES LEVEL WITH LYING BLOCKS LAID HORIZONTALLY.

ALL OPENINGS IN CAVITY WALLS TO HAVE VERTICAL D.P.C'S AT JAMBS & REVEAL TO CILL.

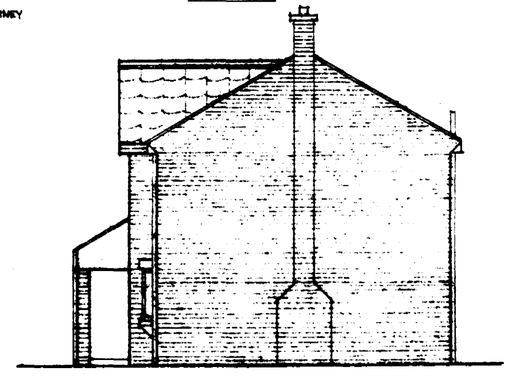
NO.	JOINTS BY	WIDTH	LENGTH
1.	COMPOSITE	4.5	2380
2.	FILE EDGE	"	1200
3.	WORKED	3.5	2300
4.	22X50MM	4.5	1500
5.	PAR	"	1900
6.	41 X 100 CRV	"	2.00
7.	38X100	"	2380
8.	PATIO DOOR	"	2600
9.	216X50MM	"	2380
10.	200X50MM	"	1500
11.	34X100	"	1900
12.	41X47MM	"	2380
13.	200X50MM	"	1500
14.	200X50MM	"	1900
15.	—	"	2300



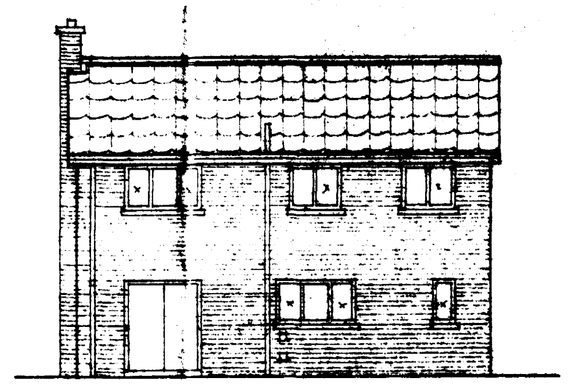
FRONT ELEVATION



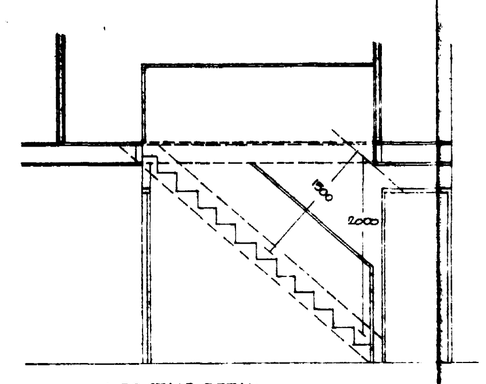
SIDE ELEVATION



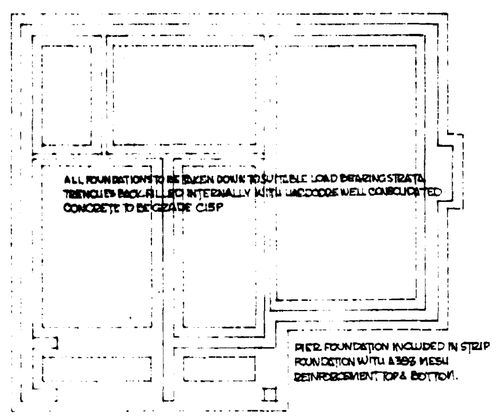
SIDE ELEVATION



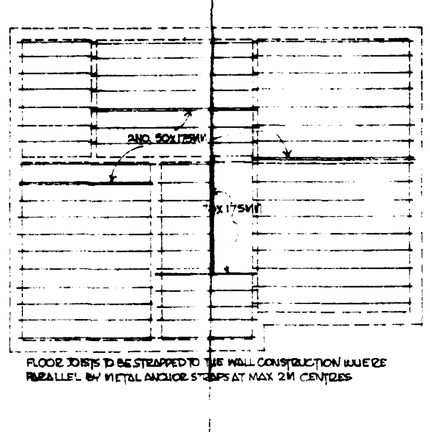
REAR ELEVATION



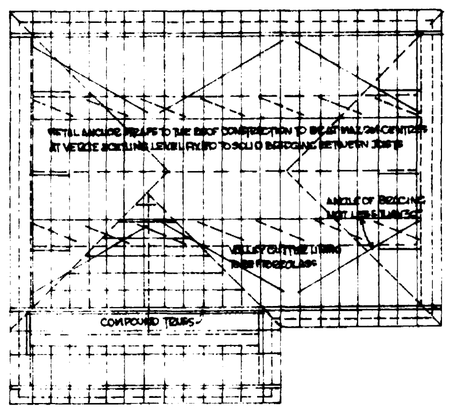
1:50 STAIR DETAIL



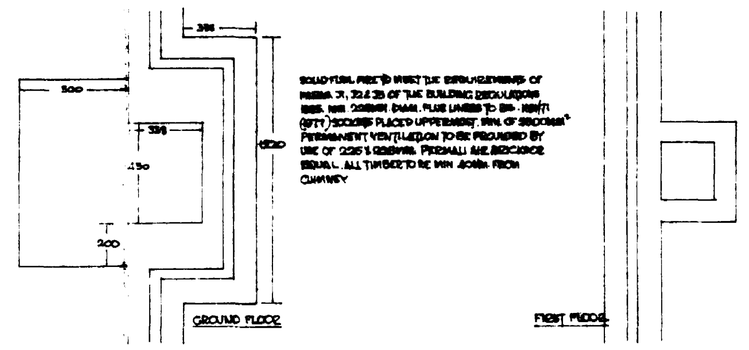
FOUNDATION PLAN



FIRST FLOOR JOIST PLAN



ROOF PLAN



1:20 CHIMNEY BREAST DETAIL

REF 281/90

Kings Quality Homes

HOLBEACH MANOR,
FLEET ROAD,
HOLBEACH,
LINCOLNSHIRE PE12 7AX
TEL: HOLBEACH (0406) 23388

REGISTERED HOUSE BUILDER

PROJECT

PROPOSED DETACHED HOUSE & GARAGE
PLOT 2 BROADGATE SUTTON ST JAMES

DRAWING DESCRIPTION

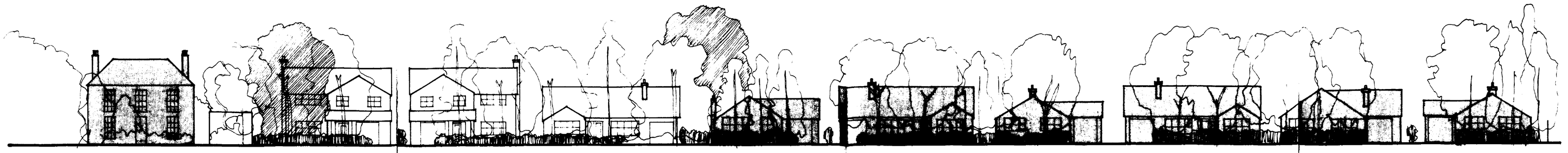
DATE FEBRUARY 1990	DRAWN [illegible]
DRWG No.	SCALE 1:100 & AS SHOWN

REVISIONS	DES	DATE	SIGN

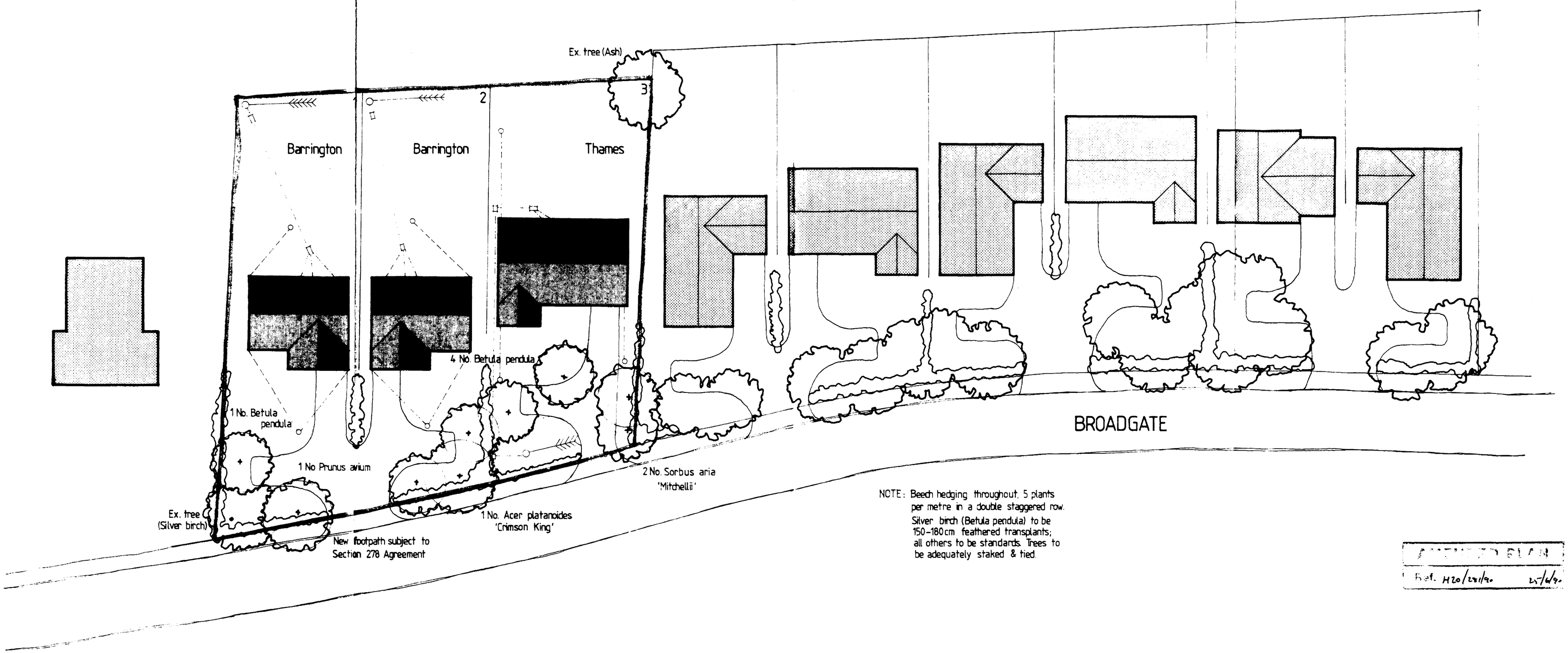
PLANNING	BUILDING REGS.
CHECKED BY	ISSUED

STREET ELEVATION Scale 1:200

EXISTING PROPOSED DWELLINGS EXISTING DWELLINGS



Bricks:- Blaby Elizabethan Multi Stock Handmade by Butterly Brick Limited
Tiles:- Grovebury Mk II concrete pantiles - Farmhouse Red
Windows:- Boulton & Paul BCP Metric range Horizontal Bar type



NOTE: Beech hedging throughout, 5 plants per metre in a double staggered row.
Silver birch (Betula pendula) to be 150-180cm feathered transplants; all others to be standards. Trees to be adequately staked & tied.

AMENDED PLAN
Ref. H20/231/90 4/6/91

KINGS QUALITY HOMES

SUTTON ST. JAMES (Plots 1,2 & 3) -

Dwg 143/32/1 JUNE 1990

AMENDED LAYOUT & LANDSCAPE SCALE 1:200

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