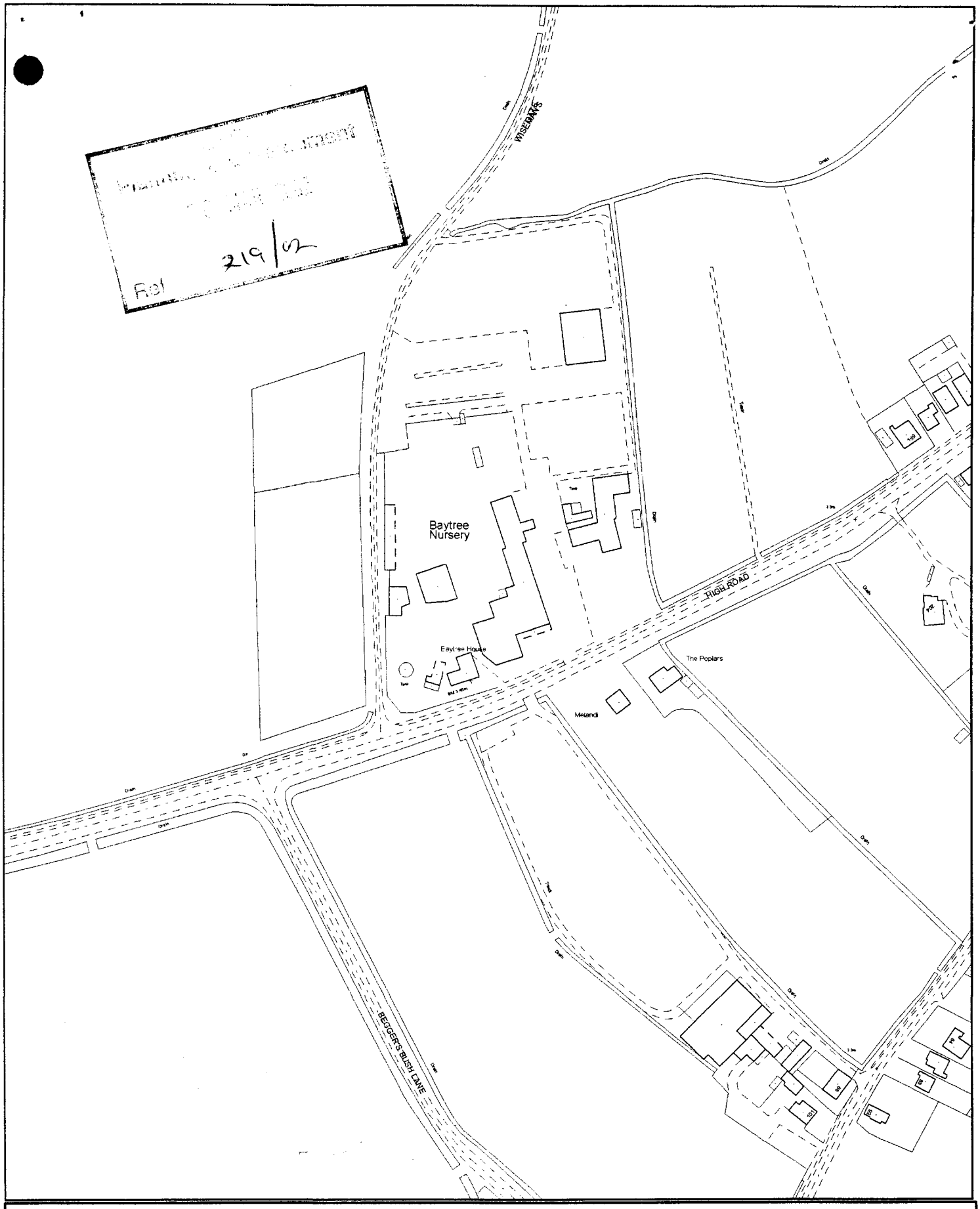


Ref 219/82

S O U T H
HOLLAND
DISTRICT COUNCIL

Council Offices, Priory Road, Spalding,
Lincolnshire PE11 2XE

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Scale:
1:2500

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Part 1 For Completion by LPA

LPA Reference No.	Allocation in Local Plan YES/NO	Regeneration Site YES/NO	Flood Zone (PPG25) 1 2 3* (Please circle) *State whether Developed or Undeveloped	Sequential Test supplied YES/NO	Outline/Full Application

Part 2 For Completion by Applicant

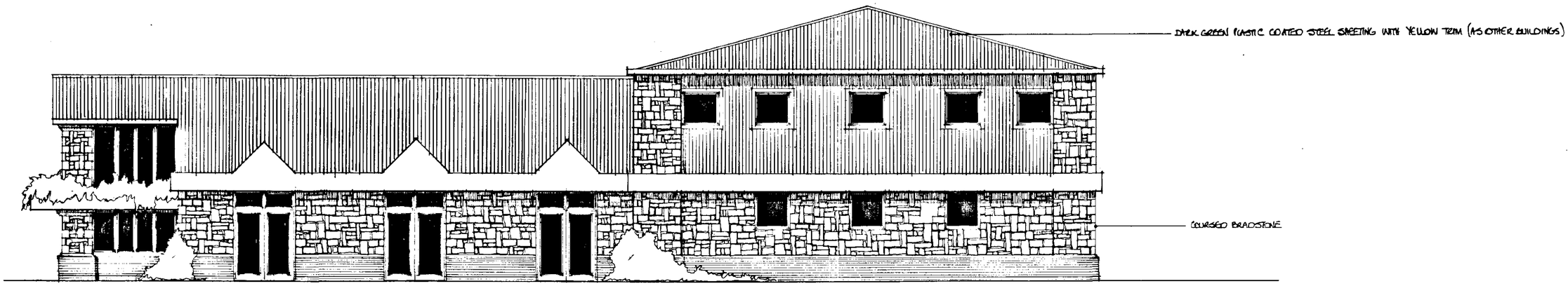
PPG 25 Ref.	How does this comply with Planing Policy Guidance 25	Environment Agency use only
F1	This is a Flood Risk Assessment study for...BATTREE NURSERIES.....[1]	
F2	Approximate size of Development:.....Hectares Type of Development:.....	
F3.1	Please supply a location plan at an appropriate scale that includes geographical features, street names and identifies all watercourses or other bodies of water in the vicinity. This should include drainage outfalls[2] Is any part of the development within 9 meters measured horizontally from the foot of any bank of the landward side or where there is no bank with 9 meters measured horizontally from the top edge of the batter enclosing the river: YES/(NO)	
F3.2	A plan of the site showing levels related to Ordnance Datum, both current and following development[2]	
F3.3	A detailed indication, if appropriate, of flood alleviation measures already in place, of their state of maintenance and their performance[2 3] ▲	
F3.4	Does this site lie in the: Indicative Fluvial Flood Plain: (YES)/NO[3] Indicative Tidal Flood Plain: (YES)/NO[3]	
F3.5	Is there a History of flooding on site: YES/(NO) If yes, please supply with details of Flooding History e.g. Date/Depth/Duration of flood	
F3.6	Are you aware of any structures that might effect flooding, such as Bridges, Embankments, etc: YES/(NO) If yes, please provide plan	
F3.7	Is the site currently protected: 100 Years Fluvial (0.1%) YES/NO[3] 200 Years Tidal (0.5%) YES/NO[3] Will the development be protected and will mitigation be maintained to the same standard for the Design Life of Development YES/NO	
F3.8	Height of proposed floor level above general surrounding land..150mm... Height of finished floor level above potential flood level on site (1 in 100)...150mm.[2 3] ▲	
F3.9	How soon would flood water affect your site: Duration:.....Hours.....Minutes Is there a risk to life: YES/(NO) Is there a risk to the interior of buildings: YES/(NO) Is there a risk to external areas, e.g. garden, road: YES/(NO)	
F3.10	In an extreme rainfall event would the development over load the capacity of the existing sewers: YES/(NO)[2] ▲	
F3.11	Will the Development give an overall: Reduction of run off: YES/(NO) ▲ Flood Plain Loss: YES/(NO) ▲ Flood Plain Gain: (YES)/NO ▲	
F3.12	General impact on Flood Risk elsewhere: INCREASED (EQUAL) DECREASED (Please circle) ▲	
F3.13	Is there an Impact on the Natural Water Course or Coast Line: YES/(NO) ▲	
F3.14	Have you considered the effect of Climate Change: YES/NO ▲	
F3.15	How would your development be affected in a more extreme flood than currently defended to? ▲	

Part 3 For Completion By E.A.	Approved		Advice		Conditions		Objection		E.A. Comments:

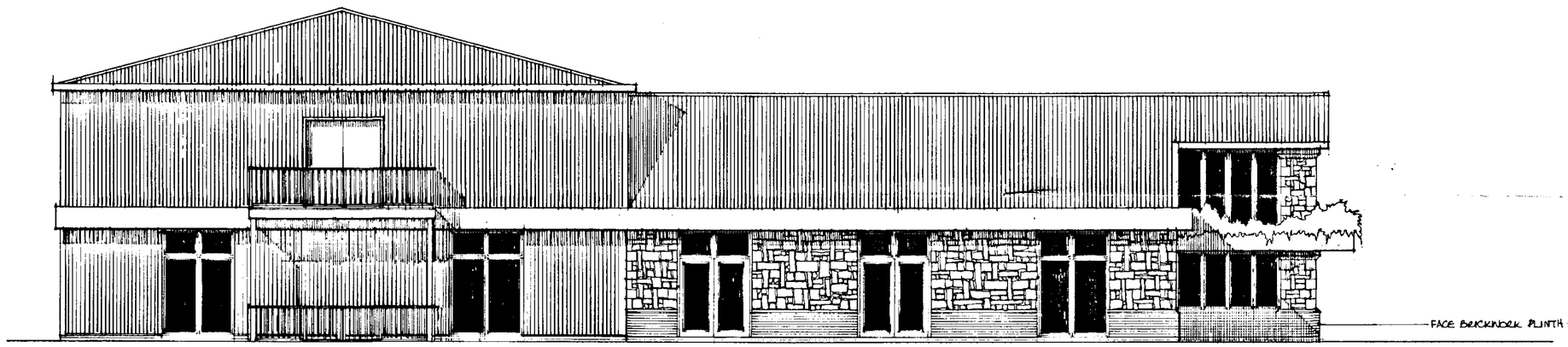
[1] Attach site location plan and National Grid reference

[2] May be necessary depending upon risk

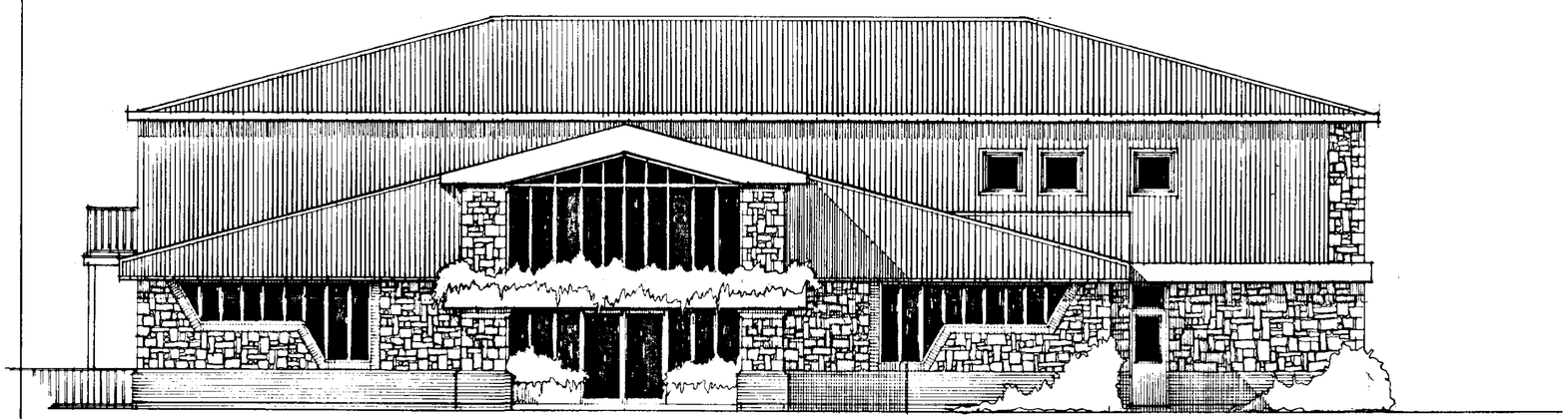
[3] Check Indicative Floodplain Maps www.environment-agency.gov.uk Contact Environment Agency on Tel: 01522 513100



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

DETERMINED PLAN

SKDC
Planning & Development
25 FEB ..02
Ref 0219/02

client: BATTREE NURSERIES GARDEN CENTRE

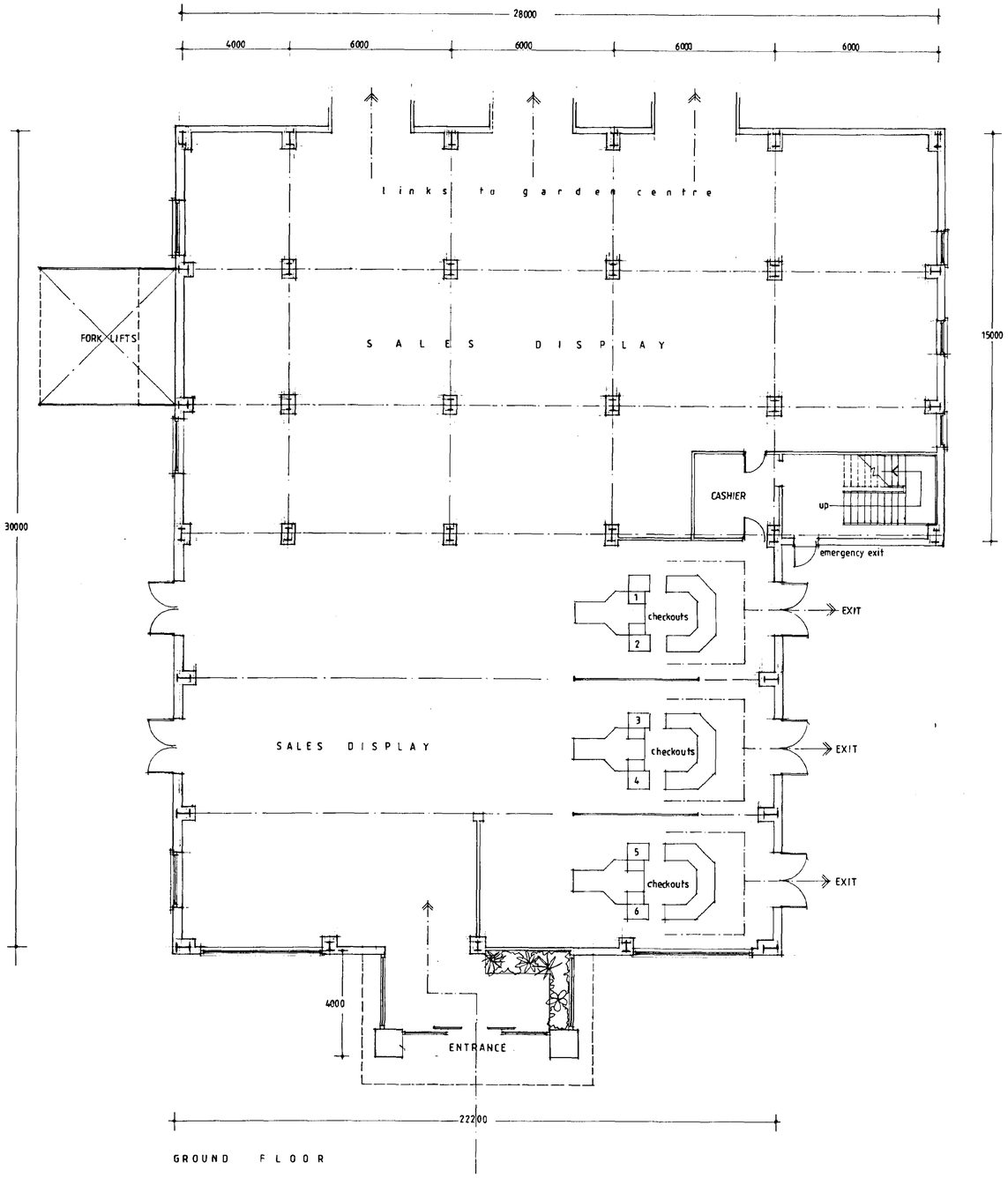
project: PROPOSED SALES/DISPLAY BUILDING AND ASSOCIATED ACCOMMODATION AT GARDEN CENTRE HIGH ROAD WESTON SPALDING LINCS

scale: 1:100 date: JANUARY 2002 dwg. no: 02.

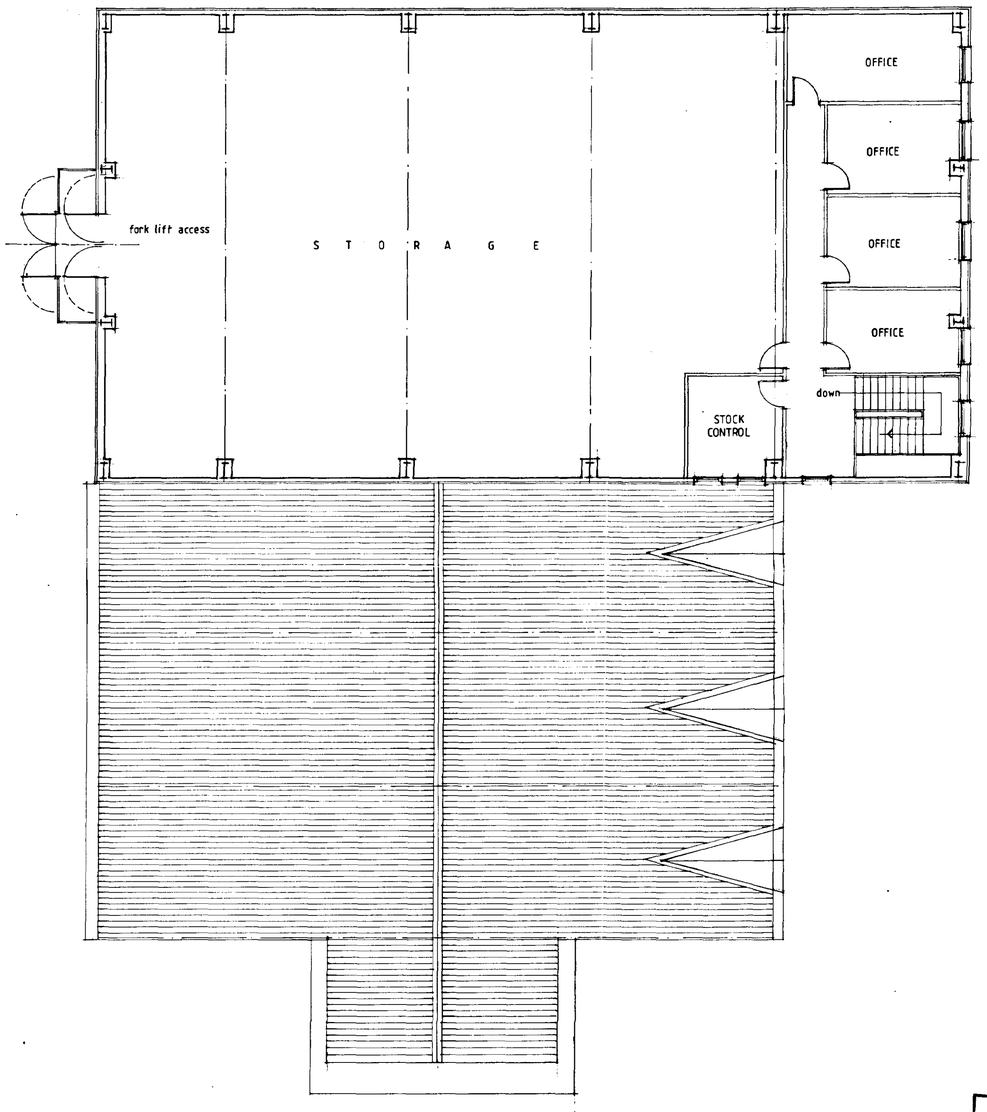
all dimensions to be checked and verified on site, prior to commencement of works - ground bearing capabilities are assumed to be normal unless deemed otherwise, with due account given, thereto - All, or any drawings are issued, where appropriate, subject to Local Authority approval.

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ROGER WILLIAMS
architectural design consultant
boston lincolnshire
tele / fax 01205 363603 mobile 07787 866864



GROUND FLOOR



FIRST FLOOR

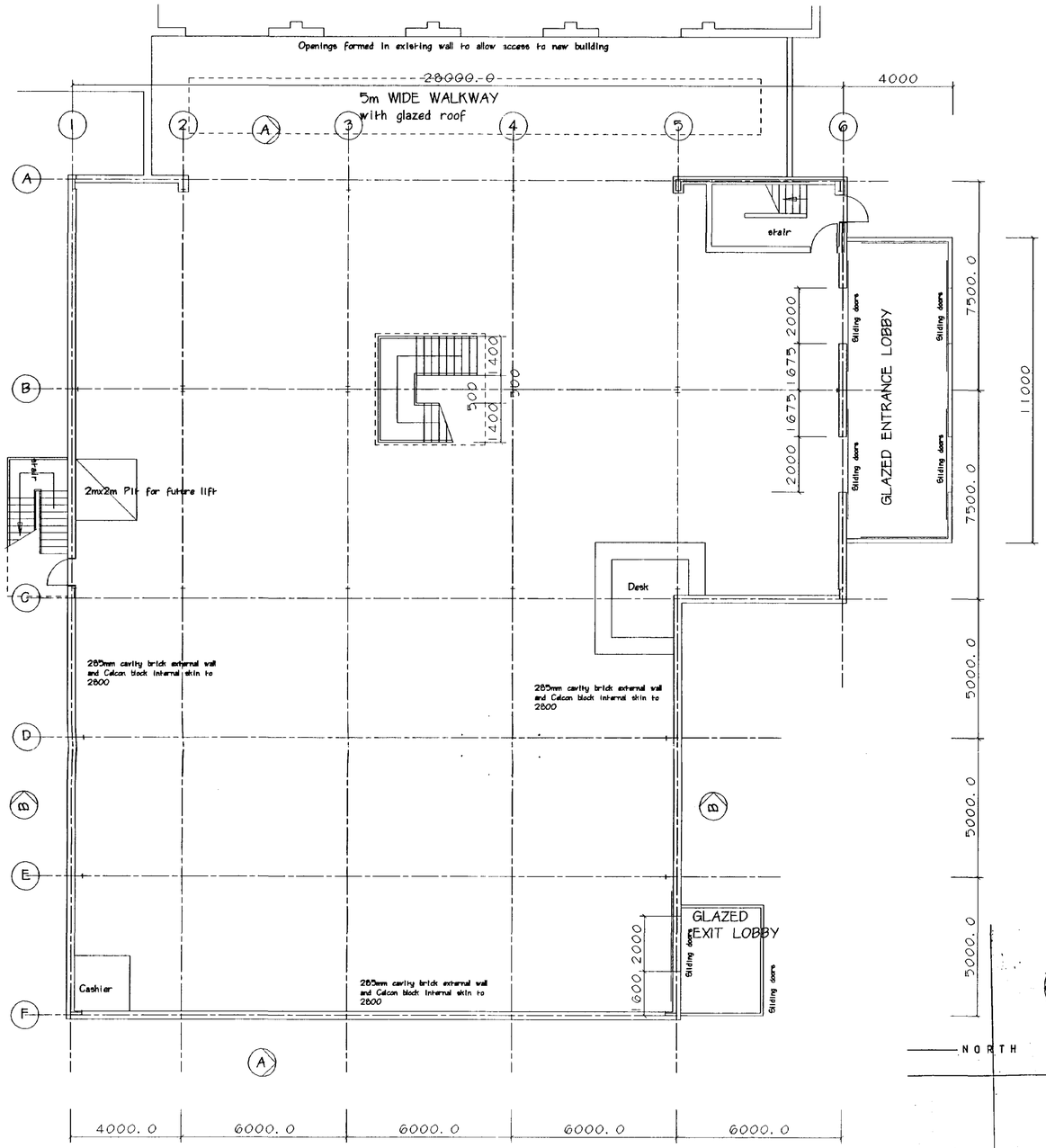
DETERMINED PLAN

SHDC
Planning & Development
25 FEB 2002
Ref 0219/02

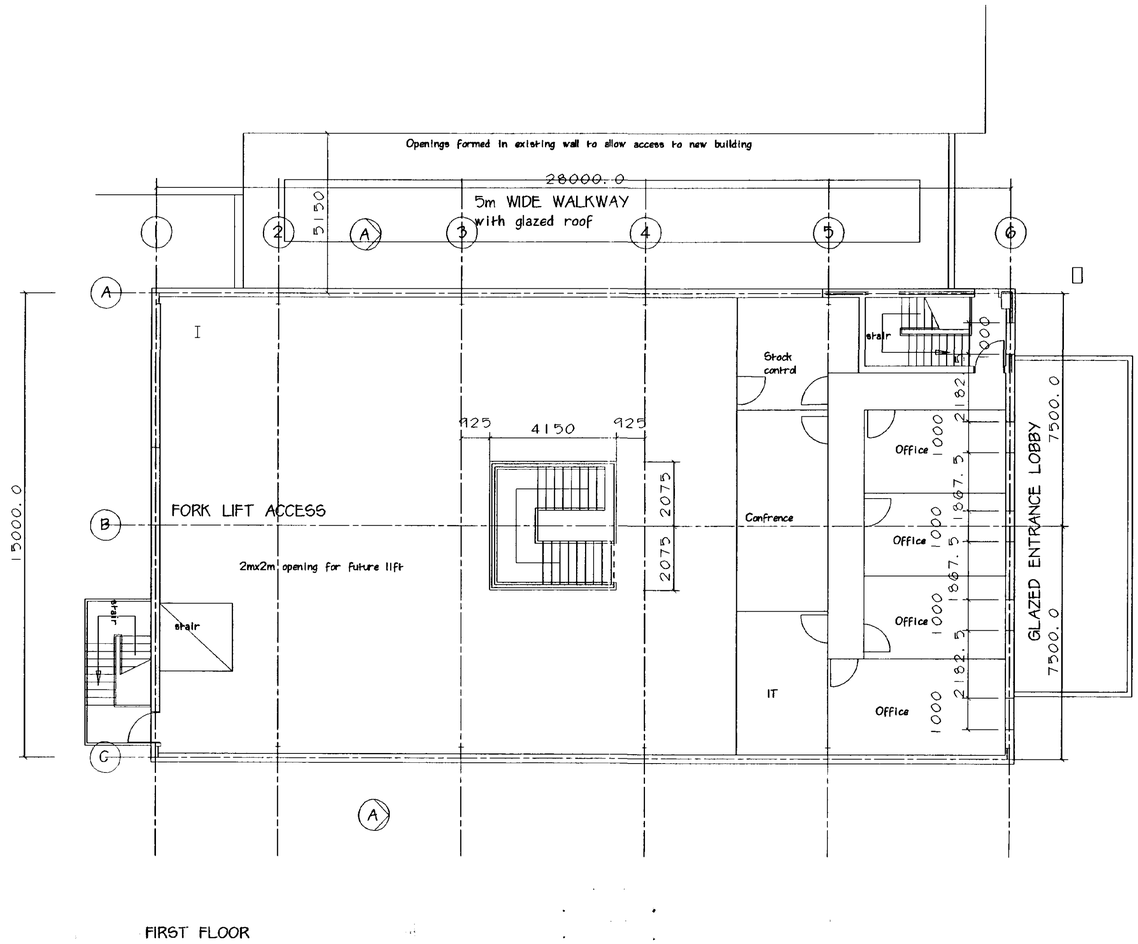
client: BAYTREE NURSERIES GARDEN CENTRE
project: PROPOSED SALES/DISPLAY BUILDING AND ASSOCIATED ACCOMMODATION AT GARDEN CENTRE HIGH ROAD WESTON SPALDING LINCS
scale: 1:100 date: JANUARY 2002 dwg. no: 01

all dimensions to be checked and verified on site, prior to commencement of works - ground bearing capabilities are assumed to be normal unless deemed otherwise, with due account given, therefore - NB, or any drawings are issued, where appropriate, subject to Local Authority approval.
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ROGER WILLIAMS
architectural design consultant
boston lincolnshire
tele/fax 01205 365603 mobile 07787 666664



GROUND FLOOR



FIRST FLOOR

REVISIONS:-

BUILDING LOCATION PLAN
SCALE 1:500.

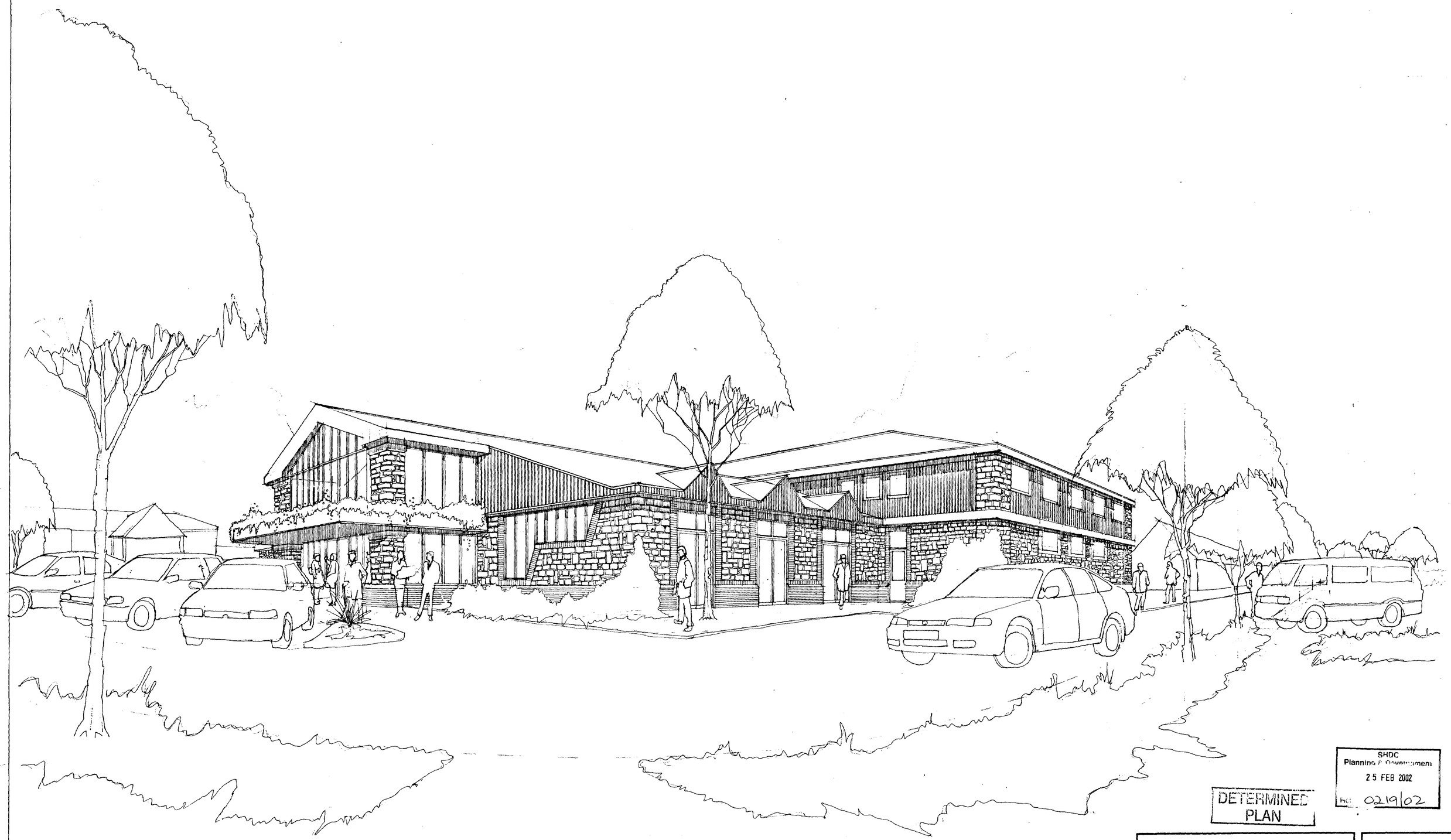
DETERMINED PLAN

M. PARKER
& SONS LIMITED
BUILDERS & CONTRACTORS
ST. JOHNS RD SPALDING LINCS PE11 1JX
FAX. 01775 762171 TEL. 01775 724777

PROPOSED RETAIL/DISPLAY BUILDING
BAYTREE NURSERIES GARDEN CENTRE
WESTON, SPALDING.

PLANS

SCALES 1:100, 1:50
DRG. NO. BNW01 DATE



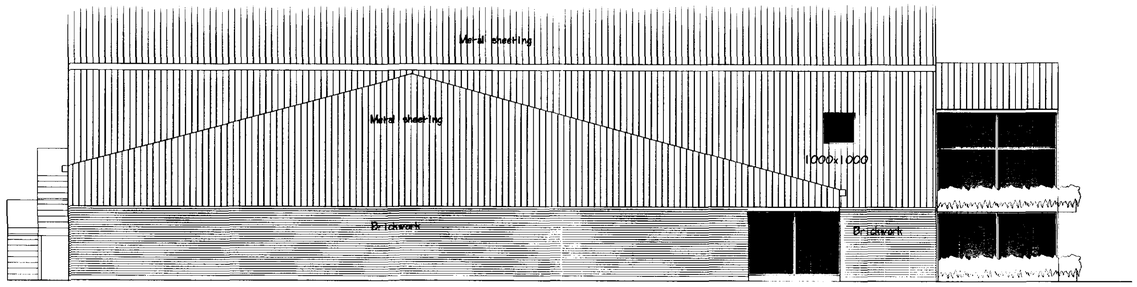
SHDC
Planning & Development
25 FEB 2002
ref. 0219/02

DETERMINED
PLAN

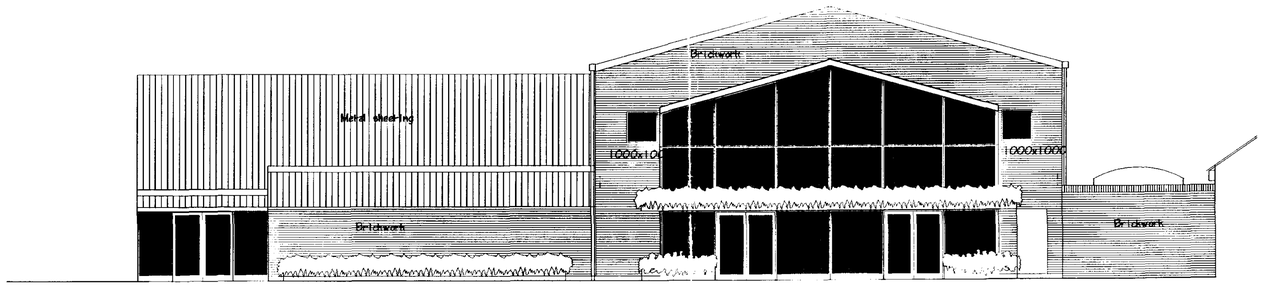
client: BAYTREE NURSERIES GARDEN CENTRE
project: PROPOSED SALES/DISPLAY BUILDING AND ASSOCIATED ACCOMMODATION AT GARDEN CENTRE · HIGH ROAD. WESTON. SPALDING. LINCS
scale: n.t.s. date: JANUARY 2002 dwg. no: 03

all dimensions to be checked and verified on site, prior to commencement of works · ground bearing capabilities are assumed to be normal unless deemed otherwise, with due account given, therefore · All, or any drawings are issued, where appropriate, subject to Local Authority approval.
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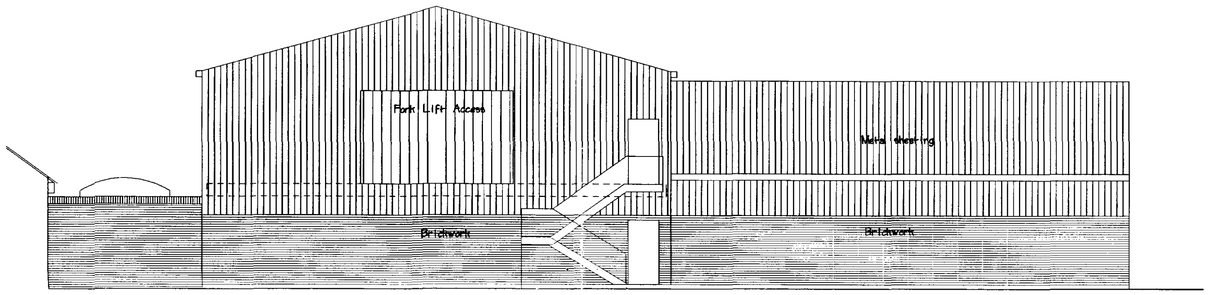
ROGER WILLIAMS
architectural design consultant
boston lincolnshire
tele / fax 01205 365605 mobile 07787 666664



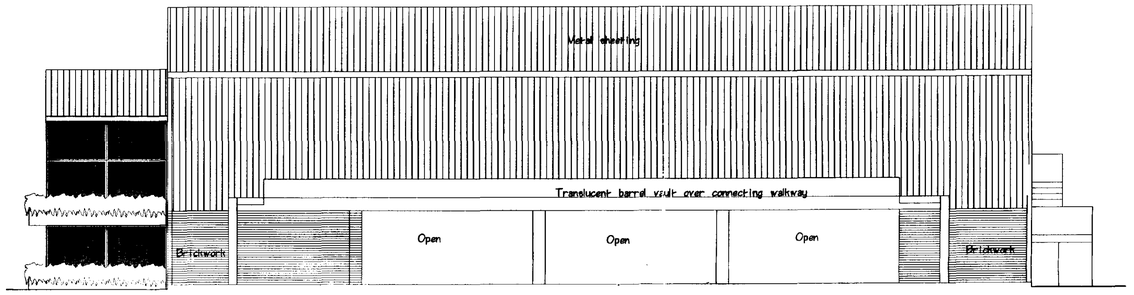
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

REVISIONS:-

A 06;02;04 Details of covered way and sheeting amended

M. PARKER
& SONS LIMITED

BUILDERS & CONTRACTORS

ST. JOHNS RD SPALDING LINCS PE11 1JX
FAX. 01775 762171 TEL. 01775 724777

PROPOSED RETAIL/DISPLAY BUILDING
BAYTREE NURSERIES GARDEN CENTRE
WESTON, SPALDING.

ELEVATIONS AND SECTIONS

SCALES 1:100,1:50

DRG. NO. BNW02B DATE

holbeach

WESTON

N

fence

AGRICULTURAL STORAGE

OWL CENTRE

RESTAURANT

pool

MOWERS

STORE

CONSERVATORIES

SHOP

stone

gates

ENTRANCE

FURNITURE

canopy

conservatory

fence

A151

gates

FLORIST

MAIN SHOP

POT PLANTS

SEASONAL GLASSHOUSE

BARN

GLASSHOUSES

N O R T H C A R P A R K

NORTH ENTRANCE

covered way

HOUSE

gates

canopy

INDOOR POTS

BULBLAND

FISH

information

gates

SEASONAL CANOPY

COMPOST

PETS DEPARTMENT

WEST ENTRANCE

W I S E M A N S G A T E

W E S T C A R

P A R K

spalding

METRES

0 10 20 30 40 50

SHDC
Planning & Development
25 FEB 2002
Ref 0219/02

CLIENT	BAYTREE NURSERIES GARDEN CENTRE	DETERMINED PLAN	ROGER WILLIAMS
PROJECT	BLOCK PLAN		ARCHITECTURAL DESIGN CONSULTANT
SCALE	1:500	All dimensions to be checked and verified on site prior to commencement of works.	Tel.01205 363603
DATE	OCTOBER 1999	ground bearing capabilities are assumed to be normal unless deemed otherwise with due account given thereto.	
DWG. NO	B/010/99	All drawings are issued subject to Local Authority approval where appropriate.	© this drawing is copyright
REVISION			