

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H23/0387/92

Received: 27-MAR-92 Type: RESERVED MATTERS

Earlier Permission: H23/1370/91

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Bungalow with garage and vehicular access

Location : Broadgate Whaplode Drove
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

Director of Planning and Building Control Services
08-JUN-92 H23/0387/92

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

PLANNING APPLICATION

For office use only

Application No. H23 | 0387 | 92

Date Registered 27 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding
Lincs
Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB
Tel. No. 0406 24343
(Personal contact name) M. Glauser

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Broadgate, Whaplode Drive, Spalding, Lincs

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Bungalow with garage and vehicular access

OFFICE
COPY

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £110.00

If you consider no fee is payable

include a written explanation instead.

Signed

Date

26th March 1992

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

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

H23/1370/91

1, 2 & 3

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

Now complete Parts
3, 4 and 5 and 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:

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

sq. metres

7.6 metres

(b) max. length:

15.1 metres

(c) max. width:

10.1 metres

C. Please state type and colour of materials for facing external walls:

Butterfly Desford Old English

Dark Red facing bricks

D. Please state type and colour of roofing materials.

Marley Mendip Old English

E. Has a survey of the site been undertaken? State Yes or No

☐ Yes

Dark Red conc. int. tiles

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

The proposal is in connection with agriculture ☐

The proposal affects a listed building ☐

The proposal affects a public footpath ☐

The proposal is known to affect contaminated or filled land ☐

The proposal is for industrial, warehousing, offices or shopping purposes ☐

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. ☐

Is this application related to a previous submission ☐

State Yes or No

→ If so, please give details in Part 6

→ If so, please complete Part 7

Date:

Consultee(s):

Application No.:

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

Continue on separate sheet if necessary.

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ... 1.10.
 Receipt Issued No. R228
 Date First Received 27.MAR.1992

REGISTRATION

REFERENCE H23/0387/92
 Cross-ref B23/0276/92
 Date 30/3/92

VALIDATION

Date 30/3/92

Type RM Earliest permission date (Cart 3)
 Site area No. of dwellings 1 Floorpace
 New build/site enlargement/redevelopment/change of use/extension/alteration
 Earlier permission ref

EM:-

Siting Design Ext app Access Lands

Previous
 Current

Description

Technical:-

Conditions
 Site plans
 Description

Accuracy
 Incomplete form

S&S Advert required ☐

Expiry date

Fees:-

Nil fee - previous app
 - type
 Discounted fee

Ref

Reason

Current fee £ 10

Additional £ Receipt no.

Refund £ Issued

CONSTRAINTS

Date 1-4

Index Sheets 2169 OS Nos

Grid Ref 5 31680 118730

Cart 4 Parish WIMBORNE

12 Rural

13

Grade

Inside ED YES Inside 12 area NO

Level crossing

--

Other:

Footpath

213

Linked to site Ref 1370

Linked to property Ref

Planning Records:

Earlier apps

1370/91

3 Reg Records:

Already submitted Ref

Requester

703/90

335/91
106/91

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓

Boundaries

Neighbours

Other

Site Features

Currently agricultural land. New bungalow
in course of construction to S. Currently
undeveloped immediately to the North.

Inspected by: *DMB*
date: *8/4*

Case Officer Conclusions (issues)

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

Recommended approvals -

Departure from policy

Yes

No

Ward member request

Yes

No

Recommend approval against
material objection

Yes

Any objection received? No ☐
If yes, is any obj. material? No ☐
Yes ☐

No

[Reason:

Other circumstances needing
Committee decision

Yes

☐ Flagged by Senior Officer
Signed

No

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy
grounds on first Applic.

No

☐ Nil fees (not first
Submission)

Yes

ANY ONE
OF ABOVE

☐ Other info. viz:
Signed

Committee
report

Sub-Committee:
SV recommended
Est/Ind. recommended.....

Delegation
confirmed by
Senior Officer

.....

Recommendation/draft report produced.....

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)	RM Checklist:	Previous		
		Current		
		Required		

Reg 4 Scale drawing Highway S/W Agric appraisal

[Indicate
if other
Regs]

Precise details,
for non-standard
direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General

Departure

Setting of LB Viz

Residents (Postal):

DMG 7/4
DE 1/4
✓ Bottle + Glass, Broadgate.

✓ Mr. C. J. Boland, Foxcliffe, Newsgate, Fleet Fen, Holb.

Residents (Delivery):

Consults : Dept of Transport

Env Health

Conservation consults : Local

Local & National

English Heritage

LBC I, II*

Setting I, II*

Major CA

Consultant : Name

Order No:

Other :

REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory Signed

Further direction:

Precise details

Amended description:

Reconsultations required -

Parish Council

Ward Members

Residents

Advertise

Other

New valid date

Re-Registered

Ack/Reception

APPLICATION REFERENCE: H23/0387/92 DATE RECEIVED: 27-MAR-92

APPLICANT: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs.

AGENT: Status Design
4 Princes Street
Holbeach
Spalding, Lincs.

TYPE: Reserved Matters

DESCRIPTION: Bungalow with garage and vehicular access

LOCATION: Broadgate, Whaplode Drove, Spalding, Lincs.

Parish Council: Only comment is that building large for plot.

Ward Member: Request that considered by Planning Committee because of the need for variety and design and larger sites, in keeping with the village development.

County Highways: Does not wish to restrict the grant of permission.

PLANNING POLICIES /DOE ADVICE

Inside I.B.D.

Structure Plan Policy 5A

PPG 3, 1992 (Housing)

PLANNING ISSUES

1. The determining issue in this particular case is whether the bungalow proposed is appropriate for the site.
2. Outline planning permission has already been granted for two plots in this particular location (H23/1370/91). The site has a frontage of 14.2 metres and a depth in the region of 36.5 metres. Agricultural land is located to the north and existing bungalows to the south granted permission by virtue of H23/0110/91 and H23/0338/91.
3. Application is for a three bedroomed bungalow with integral garage. It is located approximately 1 metre from the southern boundary and 2 metres from the northern. The rear garden depth varies between 10.5 and 13 metres.

CONCLUSIONS

1. The bungalow is considered to be relatively large in terms of its relationship to overall plot size (which already has outline consent). However, this is not considered to be such as to justify a refusal in this instance since similar development has been approved immediately to the south.
2. Pursuant to the above, however, it is considered that any development in the future immediately to the north in this rural locality should be on wider plots. Then, the frontage when assessed as a whole would appear more varied.

RECOMMENDATION - Grant permission.

BRIA 11TH 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



COM.

Application no: H23/0387/92

Type: RESERVED MATTERS

Applicant: Ashwood Homes
Tel:

Agent: Status Design
0406 24343

Description: Bungalow with garage and
vehicular access

Location: Broadgate
Whaplode Drove
Spalding
Lincs

Valid date: 27-MAR-92

Terminal date: 22-MAY-92

Target dates:

Target Committee: 13-MAY-92

To case officer 01-APR-92

Report deadline: 29-APR-92

Inspected by 06-APR-92

Extra contacts 11-APR-92

Case Officer:
D M GEDNEY

Report if not clear by 01-MAY-92

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE

Category: Newbuild

Listed building:

Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	02-APR-92	16-APR-92
Cllr N P Judge MBE 0406 330300	02-APR-92	16-APR-92
Owner/Occupier ~~Bottle & Glass~~	09-APR-92	23-APR-92
Mr C J Boland		"

LCC - Obs Attached 8/4/92 je cb

SITE DETAILS

Grid ref: 531680 312730

OS Sheets: 362

Parcel:

BRIA MITH 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



Cam

Application no: H23/0387/92

Type: RESERVED MATTERS

Applicant: Ashwood Homes
Tel:

Agent: Status Design
0406 24343

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Whaplode Drove
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DEVELOPMENT/CONSTRAINTS

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CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	02-APR-92	16-APR-92
Cllr N P Judge MBE 0406 330300	02-APR-92	16-APR-92

C.C.C. - 8/4/92 for CB 8/4/92

SITE DETAILS

Grid ref: 531680 312730

OS Sheets: 362

Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H23/0387/92

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	1	6	1	2	7

2. Address or location

BROADGATE, WITAPLODE DRIVE

3. Name, classification and number of road

III

4. Date application referred

8-4-92

5. State whether outline, detailed application etc.

R.M.

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

BUNGALOW & GARAGE.

- 7.

Delete as
appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

- a. ☒ Does not wish to restrict the grant of permission.
- b. ~~Requests that any permission given by the local planning authority shall include the conditions shown overleaf.~~
- c. Requests that the local planning authority refuse the application (reason overleaf).
- d. ~~Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.~~

Date:

8-4-92

Signed:

Director of Highways and Planning

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



S.H.D.C. PLANNING DEPT. RECEIVED - 7 APR 1992	
Attention of	
DPO NAM	
DOPO BS	
JC ACP	
Priority	Approved
By	For
With	By
On	At

Application no: H23/0387/92

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Bungalow with garage and vehicular access

Location: Broadgate Whaplode Drove
Spalding Lincs

Type: RESERVED MATTERS

Date received: 27-MAR-92

02-APR-92

Dear Cllr N P Judge MBE

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward.
The officer dealing with this application is D M GEDNEY

As applications can be determined under delegated powers in many cases,
please let me know by 12-APR-92 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 N P Judge MBE
The Forme
Holbeach Drove
Spalding Lincs
PE12 0PX

I request that this application be
considered by Planning Committee,
because *of the need for variety in
design and larger sites, in keeping with
village development*

Signed:

N P Judge

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

17 APR 1992

DG

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

Our Ref. RS/PA-D/387/92/JAM

Your Ref.

Date 9 April 1992

Dear Sirs,

RESERVED MATTERS PLANNING APPLICATION - ASHWOOD HOMES
BROADGATE, WHAPLODE DROVE

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application on behalf of your client seeking permission for the above development. The submitted details have been inspected and I have the following observations which should be brought to your clients and prospective purchasers attention.

No Board's or private watercourses adjoin the site which inspection reveals to be lower than the level of the fronting highway. Surface water from the carriageway which drains via kerb offlets may affect the site.

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. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

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

Yours faithfully,



PP

ENGINEER TO THE BOARD

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs.
PE12 7BB

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

14 APR 1992 DG	
Copy to	Knowledge YES/NO
Request with	by
Copy to	date



*National Rivers Authority
Anglian Region*

10 April 1992

Our ref.GT/92/1/SH/0124

Dear Sir

**PLANNING APPLICATION NO. H23/0387/92 and H23/0388/92
PROPOSED ERECTION OF 2 NO. BUNGALOWS WITH GARAGE AND VEHICULAR ACCESS
AT BROADGATE, WHAPLODE DROVE, SPALDING, BY ASHWOOD HOMES.**

With regard to the above-mentioned application received on 9 April 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

- a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.
- b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.
- c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.
- d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.
- e) Each dwelling should be served by a separate septic tank and soakaway system.

/contd

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 3TF
Tel: 0522 513100
Fax: 0522 512927



Our ref.GT/92/1/SH/0124

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

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.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully



R-F Morgan
Planning Engineer

cc Status Design
4 Princes Street
Holbeach, Spalding PE12 7BB

VJC

BRIAN SMITH L P 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



Application no: H23/0387/92

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Bungalow with garage and vehicular access

Location: Broadgate Whaplode Drove
Spalding Lincs

Type: RESERVED MATTERS

Date received: 27-MAR-92

02-APR-92

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 17-APR-92. 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 D M GEDNEY

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

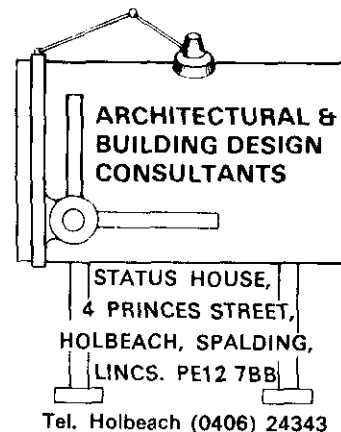
Comments: *Only comment large building for plot.*

Signed: *S.M. Mackman*

S.H.D.C. PLANNING DEPT.	
RECEIVED	
16 APR 1992	
Attention of	File Nos.
DDO RSM	
DDPO PS	
JC ACP	
Action by	acknowledge YES/NO
Discuss with	by
Copy to	date

status design

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

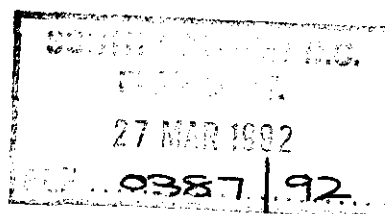


Date 26th March 1992

The person dealing with this matter is: M. Glauser

Our Ref: KQH091/MRG/AEW

Your Ref:



Dear Sir,

Re: Proposed Bungalow at Broadgate, Whaplode Drove, for Ashwood Homes
(Outline Planning Ref. H23/1370/91)

In respect of the above, please find enclosed the following:-

Town and Country Planning Application

1. 4 No. copies duly completed submission form.
2. 4 No. copies each drawing no'd KQH090/1 and Lincoln Modified.
3. Cheque to the value of £110.00 in respect of submission fee

Building Regulations Submission

1. 1 No. copy duly completed submission form.
2. 2 No. copies each drawing no'd KQH090/1 and Lincoln Modified.
3. Cheque to the value of £66.98 in respect of submission fee.

Yours faithfully

A handwritten signature in black ink, appearing to be 'M. R. Glauser'.

M. R. Glauser F.F.B.

Enc.

PLANNING COMMITTEE - 2nd June, 1992

416. PLANNING APPLICATIONS (Continued)

(c) Applications Director of Planning and Building Control Services Authorised to Approve (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H06/0235/92 Mrs E Bailey	Conversion of barn to dwelling and erection of three new dwellings at Whiteacres, Gedney.
H16/0280/92 Mr N Thorold	Erect 6' fence next to highway at 74 Bourne Road, Spalding.
H09/0406/92 Salter Estates Ltd and Lincoln Co-Operative Society Ltd	Proposed Class A1 Shop east of Boston Road, Holbeach.

(Councillor R C West declared an indirect interest in this application and left the Council Chamber during consideration thereof.)

H08/0340/92 Kings Quality Homes	Proposed residential development (8 houses) at Chesboule Lane, Gosberton Risegate.
H23/0452/92 Kings Quality Homes	Reserved matters in connection with residential development (10 dwellings with garages and vehicular accesses) at Cranesgate, Whaplode St Catherine.

(f) Conservation Area Consent

Conservation area consent be granted in respect of the undermentioned application in accordance with the recommendation of the Director of Planning and Building Control Services:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H02/0328/92 Mrs G M Thistlewaite	Demolish existing subsidence damaged rear extension and rebuild at Bank House, North Street, Crowland.

(g) Reserved Matters

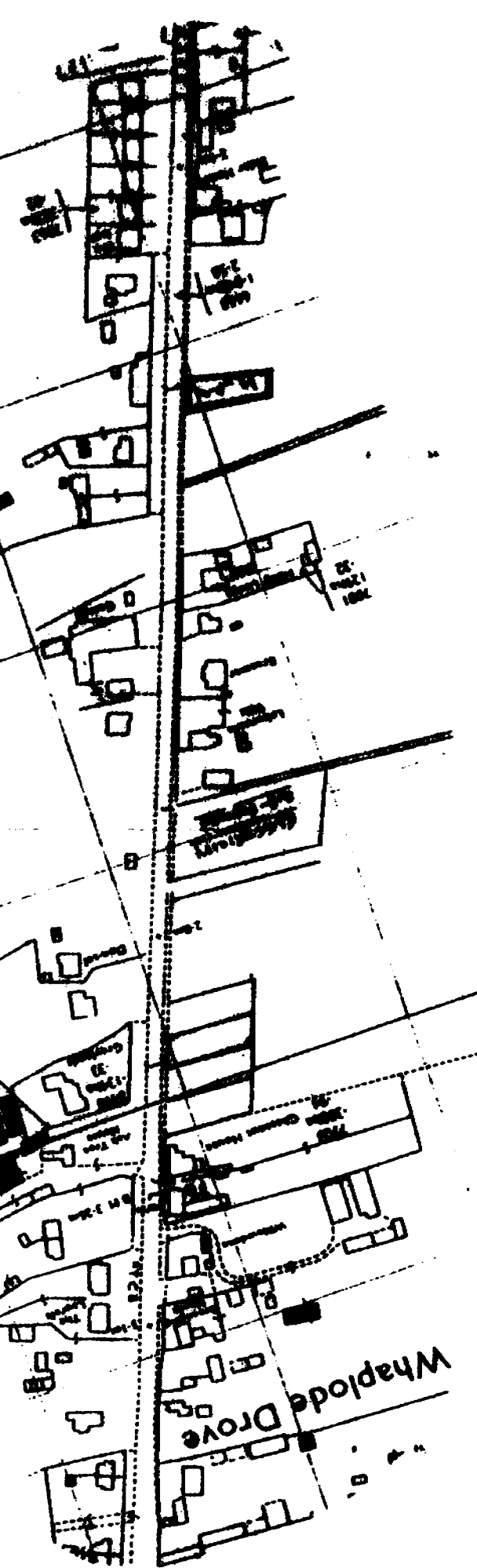
The reserved matters submitted in connection with the undermentioned developments be approved in accordance with the recommendations of the Director of Planning and Building Control Services.

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H23/0387/92 Ashwood Homes	Bungalow with garage and vehicular access at Broadgate, Whaplode Drove.
H23/0388/92 Ashwood Homes	Bungalow with garage and vehicular access at Broadgate, Whaplode Drove.
H05/0469/92 Mr & Mrs A Prosser	House with garage and vehicular access adjacent Eastgate House, Eastgate, Fleet Hargate.

SEPTIC TANK:
Connect Foul water drains to 600 gallon capacity 'Klangwater' type septic tank constructed in accordance with local authority requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2 of British Standard 6897:1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of sub-irrigational drainage of such length as may be determined by the test, whatever is the greater.

Applications are further advised that during times of inclement weather, the ground water level rises accordingly it is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank periodically the bottle 'type' is modified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of National Rivers Authority must be sought under the provisions of Schedule 15 of the Water Act, 1969, for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be sited within 10 metres of any watercourse or to discharge effluent directly into an aquifer.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IRREGULAR SOIL CONDITIONS SUCH AS CLAY, THEN A CEMENTED, OR 18,000 LITRES (4,000 GALLONS) CAPACITY MUST BE USED.



LOCATION PLAN

DWELLING TYPE

TO BE TYPE LINCOLN MODIFIED (HANCED)

EXTERNAL MATERIALS

MARLEY MENOP, OLD ENGLISH DARK RED, CONC. WT. TILES.
BUTTERLEY DESFORD, OLD ENGLISH DARK RED FACING BRICKS.

LANDSCAPING

PLANT BECH HEDGE TO FRONT BOUNDARYS AS SHOWN. PLANTED IN TWO STAGGERED ROWS WITH 5 PLANTS PER LINEAR METER

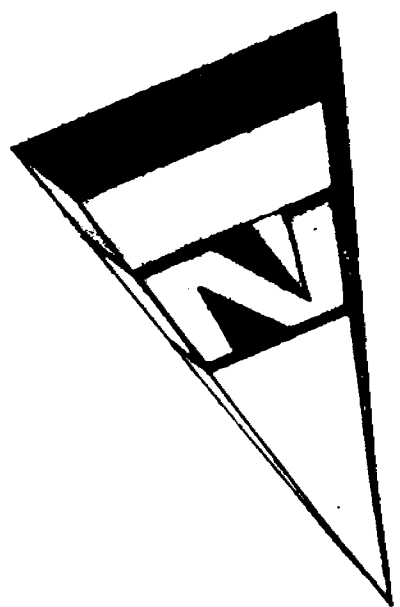
TREES

A - COTINUS COGGYORIA 30-45 AL CG
B - ACER HERSEI 120-150 CG

ACCESS
Form access as shown all in accordance with local authority requirements. Min. width 2.5m

TURNING AREA
Form turning area from garage as shown all to local authority requirements

DRIVE
7.5m (19 down) washed gravel on 100 well consolidated hardcore.
50 x 125 conc. edging kerbs bedded and mannebed in weak mix conc.



SOUTH HOLLAND D.C.
PLANNING DEPT.
27 MAR 1992
REF. 98/5.1.192...

STATUS DESIGN
4, PRINCES STREET, HOLBEACH, Lincs. PE12 7BB

PROPOSED BUNGALOW AT BROADGATE, WHAPLOODE DROVE,

FOR

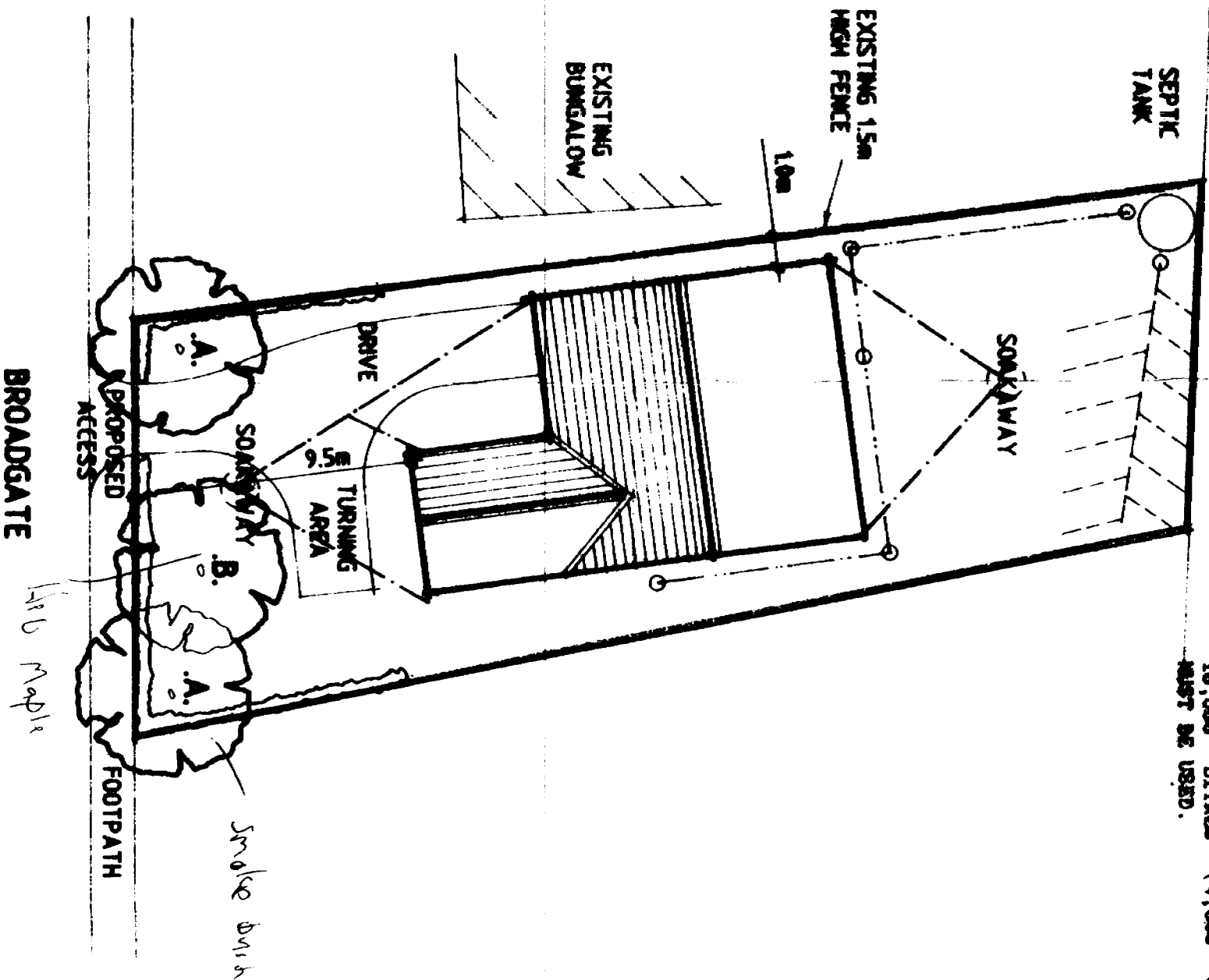
ASHWOOD HOMES

1:200 1:2500 KAH990/1
MARCH-92 B. GILHAM

Architectural, Planning & Building Design Consultants



SITE LAYOUT



THIS DRG TO BE READ IN CONJUNCTION WITH LINCOLN MODIFIED

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Please note: This drawing is not a construction drawing.

