S O U
H O L L A
DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H23/0388/92 Received:27-MAR-92 Type:RESERVED MATTERS

Earlier Permission: H23/1366/91

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 H23/0388/92

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.

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)

PLANNING APPLICATION

For office use only

Application No. H23/0388/92

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 Drove, Spalding, Lincs

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Bungalow with Garage and Vehicular Access

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 ☐ → **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.	H23/1366/91
B. Please state which reserved matters are dealt with in this application.	1, 2 & 3
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: 6.2 metres

(b) max. length: 10.5 metres

(c) max. width: 15.00 metres

C. Please state type and colour of materials for facing external walls: Butterley Desford Old English Dark Red facing bricks

D. Please state type and colour of roofing materials. Marley Mendip Old English Dark Red conc. int. tiles

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

5. GENERAL INFORMATION Please complete each section

EXISTING USES

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

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 ☐ → If so, **please give details in Part 6**

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 ☐ → 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):

Is this application related to a previous submission ☐ → 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 £ ..110..

Receipt Issued ..... No. 8926

Date First Received 27 MAR 1992

REGISTRATION

Reference ..H23/0388/92...

Cross-Ref R.....KL.....1-4

Date 30/3/92

VALIDATION Date 30/3/92

Type ....RM.... Earliest permission date (Cert 3) .....

Site area ..... No. of dwellings ..1.... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:
- Certificate ☐
- Site plans ☐
- Description ☐
- Accuracy ☐
- Incomplete form ☐
- Soil advert required ☐ Expiry date .....

Fees:
- EU fee – previous app ☐ Ref .....
- – type ☐
- Discounted fee ☐ Reason .....
- Correct fee £ 110 Additional £ ..... Receipt no. .....
- Refund £ ..... Issued .....

CONSTRAINTS Date..1.4...

Index Sheets 369 OS Nos ..... Grid Ref E 31750 N 19990

Card ..H.... Parish ..WITHYPOOL

Inside EA ..YES.. Inside CA area..NO

EA Zonal	/	CA	/	Grade
EA Bypass	/	CB	/	
Level crossing	/	CD	/	
Footpath	☐	Other		

Linked to site..... Ref..4139 Linked to property..... Ref.....

Planning Records:
Earlier apps 13/6/91
3/3/91
13.2.90 3/6/90
7/4/90

EA Log Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Currently agricultural land. Bungalow in course of construction immediately to N. Residential opposite. Footpath.

Inspected by: DMH
date: 8/4

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / 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) / Other info. viz: Signed ..... / Yes ....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

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 DMG 7/4 DM 7/4

Publicity : General
Departure
Setting of LB Viz ~~Greylands~~, Broadgate
~~Mr C.J. Boland~~, Foxcliffe, Nealsgate, Fleet Fen, Holbeach

Residents (Postal):

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 :

R E V A L I D A T I O N A F T E R D I R E C T I O N

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 .....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/0388/92 Received:27-MAR-92 Type:RESERVED MATTERS

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 permission has been granted/refused etc
on the following conditions/reasons:

Authorised to issue:

04-JUN-92 H23/0388/92

AD...N...DC...N...
5/6 5/6

APPLICATION REFERENCE: H23/0388/92 DATE RECEIVED: 27-MAR-92

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

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

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 in design and larger sites in keeping with 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
PPG3, 1992 (Housing)

PREVIOUS DECISIONS
H23/1366/91 - Outline - two residential building plots, Broadgate, Whaplode Drove - permitted.

PLANNING ISSUES
1. The determining issue in this particular case is whether the proposed development is appropriate given its overall size and design.
2. Outline planning permission has already been granted for two plots in this location (H23/1366/91). This particular plot has a frontage of 13.8 metres and a depth of 36.5 metres approximately.
3. The application is for a three bedroomed bungalow to be built in Dark Red facing bricks. It is located approximately 1.6 metres from the northern boundary, 1 metre from the southern and has a rear garden depth varying between 10 and 14 metres.

CONCLUSIONS
1. The bungalow is considered to be relatively large in terms of its relationship with the overall plot size (which has already been approved). However, this is not considered to be such as to justify a refusal given the development recently approved immediately to the north (two bungalows).
2. Although this proposal is considered to be acceptable, it is considered that any further plots along this frontage should be larger than this particular one, so that the frontage consists of a development of varying plot widths and dwelling types.

RECOMMENDATION - Grant permission.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

COM.

Application no: H23/0388/92 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:
Report if not clear by 01-MAY-92 D M GEDNEY

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 Greylands	09-APR-92	23-APR-92
Mr C J Boland	"	"

L.C.C. — Obs Attached Jo cb 8/4/92

SITE DETAILS

Grid ref: 531780 312990
OS Sheets: 362 Parcel:

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

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

SOUTH HOLLAND DISTRICT COUNCIL

C DM

Application no: H23/0388/92 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
Target dates:
To case officer 01-APR-92
Inspected by 06-APR-92
Extra contacts 11-APR-92
Report if not clear by 01-MAY-92

Terminal date: 22-MAY-92
Target Committee: 13-MAY-92
Report deadline: 29-APR-92

Case Officer:
D M GEDNEY

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

L C C - Obs Attached Jt cs 3/4/92.

SITE DETAILS

Grid ref: 531780 312990
OS Sheets: 362 Parcel:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H23/0388/92.

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	,	7	1	2	9

2. Address or location

Broadgate, Whaplode Drove

3. Name, classification and number of road

U.C.

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. 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:—

Delete as appropriate

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).

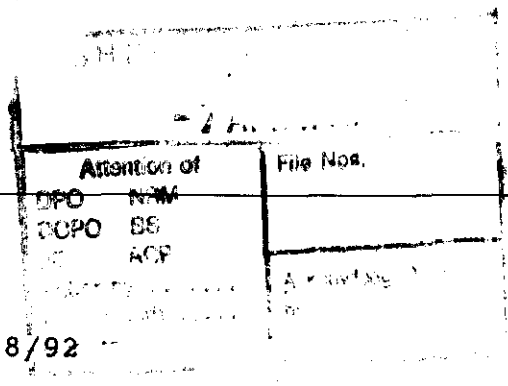
d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 8/4/92 Signed: [signature]
Director of Highways and Planning

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

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

SOUTH HOLLAND DISTRICT COUNCIL



Application no: H23/0388/92

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 plots in keeping with village development

Signed: N P Judge

BRIAN SMITH D[illegible] 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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0388/92

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

S.H.D.C. PLANNING DEPT.
RECEIVED
16 APR 1992
re nos.
DPO
DCPO PS
JC AMP
Action by .....
YES/NO

FOR PARISH COUNCIL USE ONLY

Comments:

Only comment large building for plot.

Signed:

S M Mackman

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
17 APR 1992 DG

Please contact: Mr. Staines

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

Our Ref. RS/PA-D/388/92/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

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

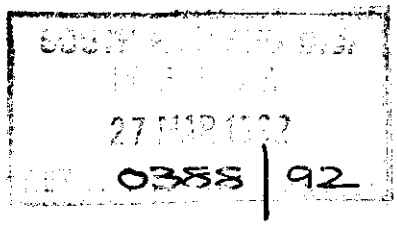
STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

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. H23/1366/91)

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

Town and County Planning Application

1. 4 No. copies duly completed submission form.
2. 4 No. copies each drawing no'd KQH091/1 and York.
3. Cheque to the value of £110.00 in respect of submission fee.

Yours faithfully

B. Gilham F.F.B.

Enc.

416. PLANNING APPLICATIONS (Continued)

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

Plan No. and Applicant	Proposal
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:-

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

(g) **Reserved Matters**

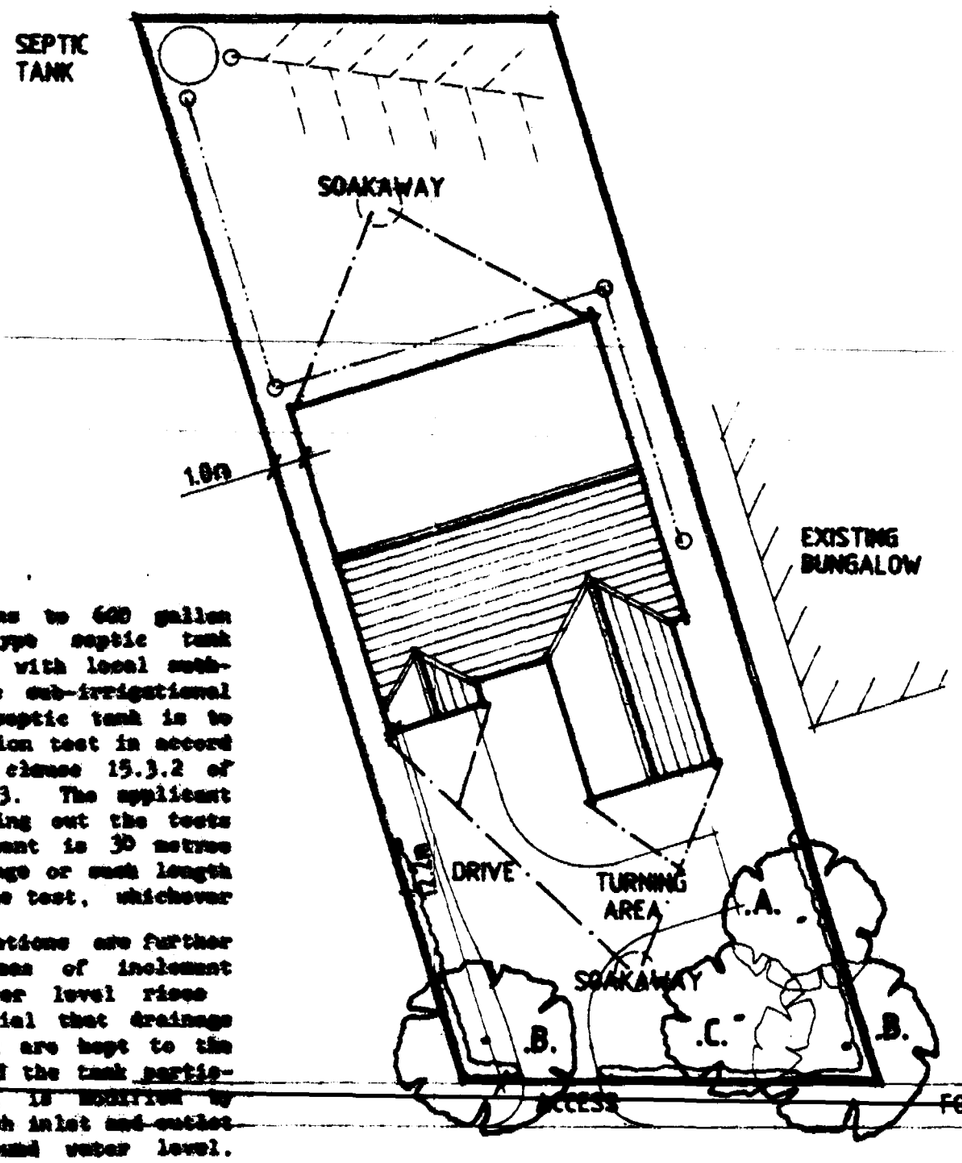
The reserved matters submitted in connection with the undermentioned developments be approved in accordance with the recommendations of the Director of Planning and Building Control Services.

Plan No. and Applicant	Proposal
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.

ACCESS
Form access as shown all in accordance with local authority requirements. Min. width 2.9m

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

DRIVE
75mm (19 down) washed gravel on 100 well consolidated hardcore.
50 x 125 conc. edging kerbs bedded and haunched in weak mix conc.



SEPTIC TANK:
Chosen foul water drains to 600 gallon capacity 'Klargester' 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 6297:1983. The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater.

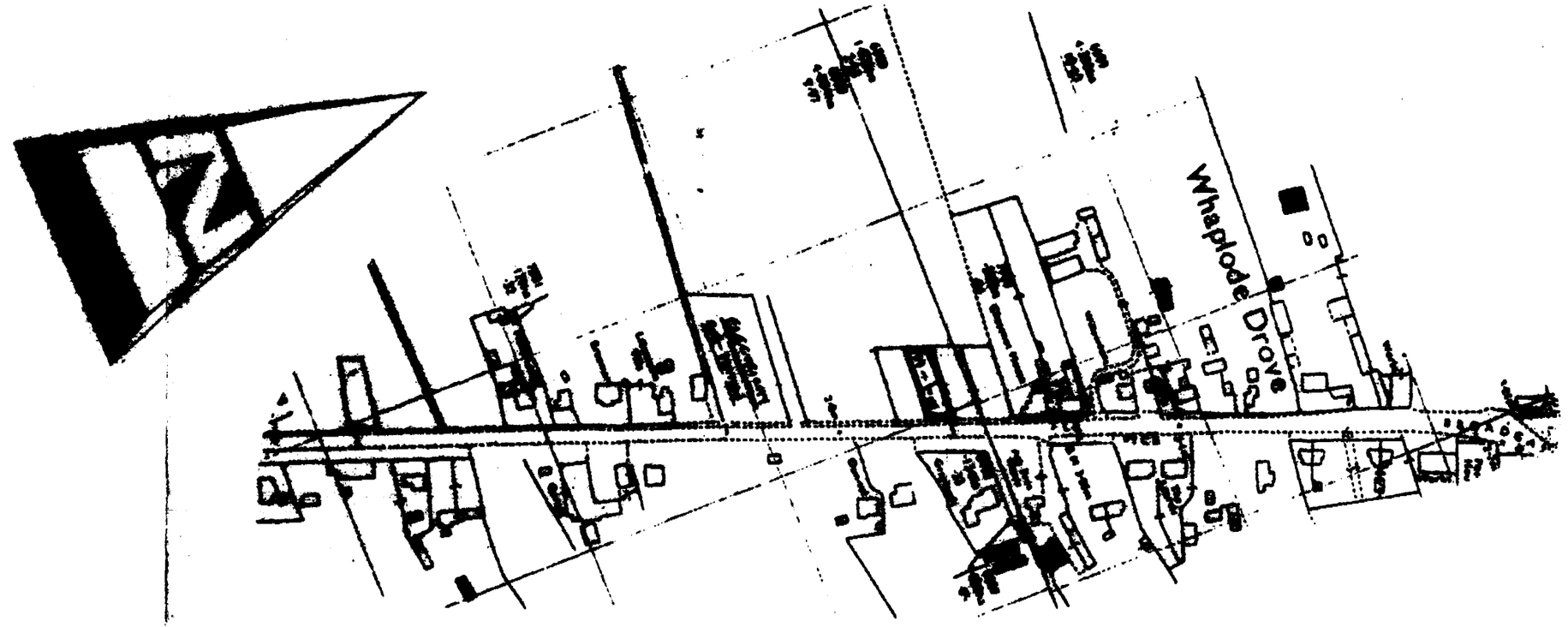
Applications are further advised that during times of inclement weather, the ground water level rises accordingly it is essential that drainage falls to the septic tank are kept to the minimum, say 1 in 70, and the tank particularly the bottle type, is monitored by cutting to ensure that both inlet and 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 12 of the Water Act, 1989, 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 IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4,000 GALLONS) CAPACITY MUST BE USED.

BROADGATE

SITE PLAN

THIS DRG TO BE READ IN CONJUNCTION WITH YORK



LOCATION PLAN

DWELLING TYPE

TO BE TYPE YORK

EXTERNAL MATERIALS

MARLEY MENDIP, OLD ENGLISH DARK RE, CONC. INT. TILES.

BUTTERLEY DESFORD, OLD ENGLISH DARK RED FACING BRICKS.

LANDSCAPING

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

TREES

A -	COTINUS COGGYORIA	30-45 3L CG
B -	ACER HERSII	120-150 CG
C -	SYRINGA VULGARIS 'CHARLES JOLY'	60-90 B&W

Notes and Revisions

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs. Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

SOUTH HOLLAND D.C.
PLAN CHT.
27 MAR 1992
REF ..S858/92/..

STATUS DESIGN
4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB
01406 423543

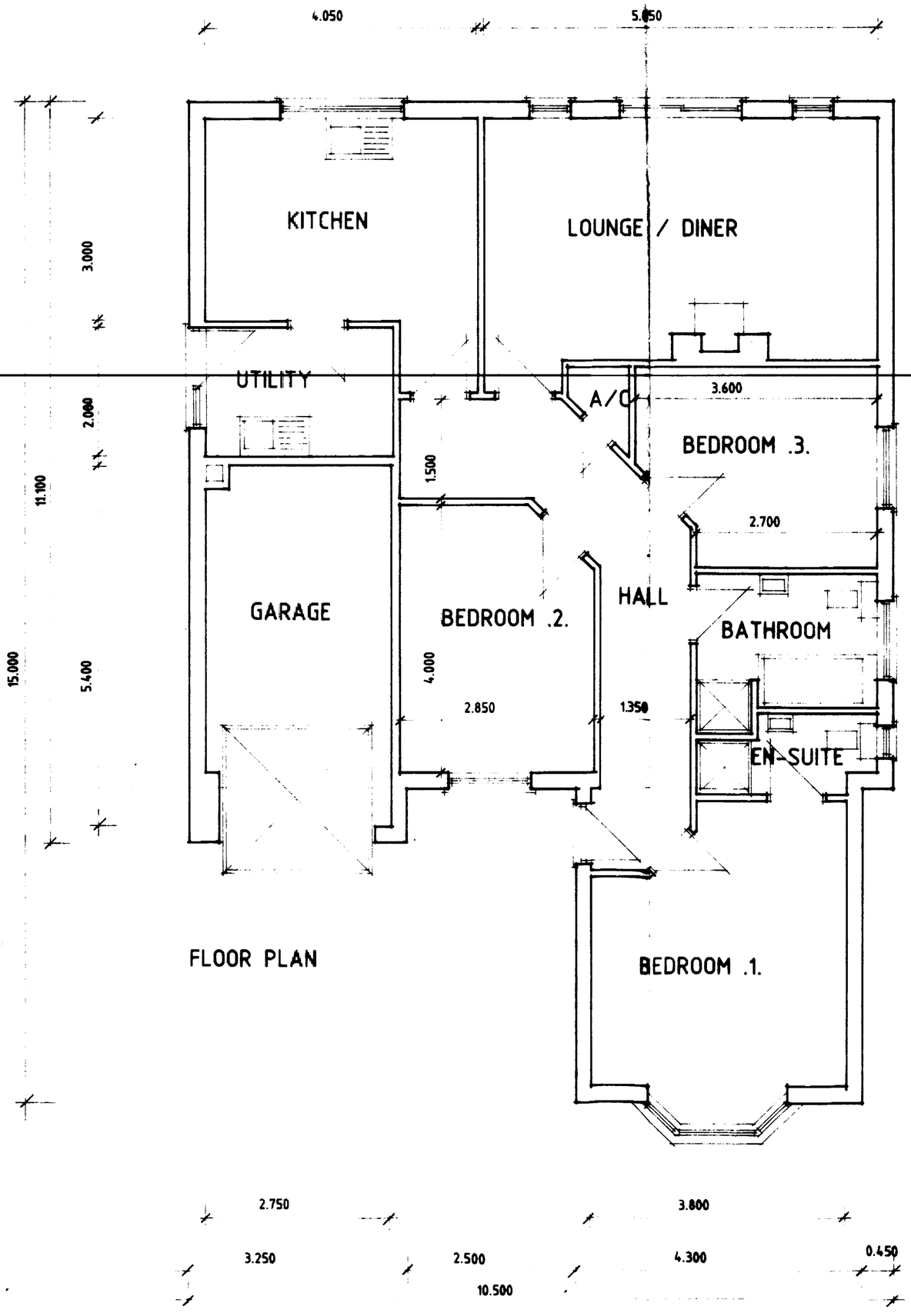
PROPOSED BUNGALOW AT BROADGATE, WHAPLODE DROVE,
FOR

ASHWOOD HOMES

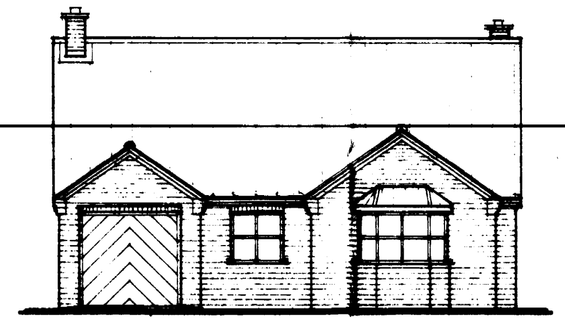
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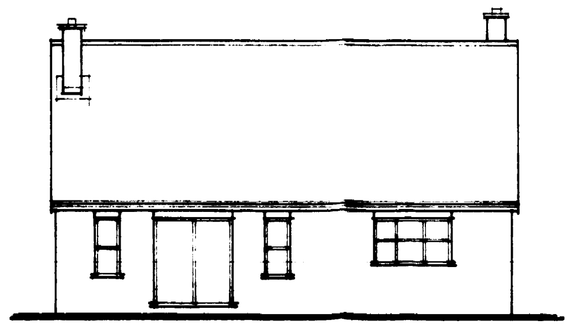
FLOOR PLAN



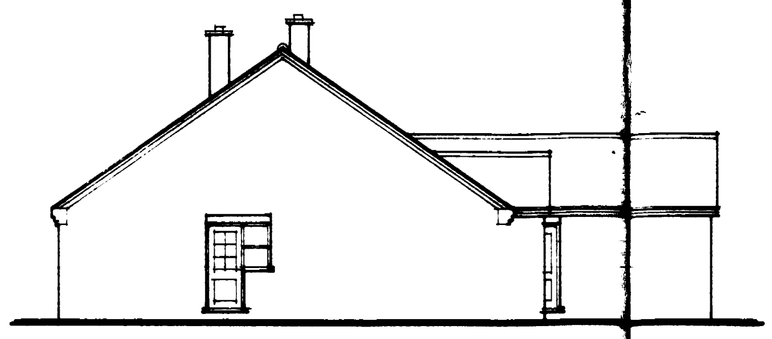
FRONT



SIDE



REAR



SIDE

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REF S253/92

STATUS DESIGN
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0406 23343

'YORK'

ASHWOOD HOMES

1:50 1:100 YORK

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