

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H23/0409/92

Received: 15-MAY-92 Type: FULL

Name: Metfield Estates Ltd.
305 Ballards Lane
London
N12 8NP

Agent: John Finch Partnership
88 Broomfield Road
Chelmsford
Essex
CM1 1SS

Description: Erection of 59 no dwellings with associated garaging and road construction

Location : Stockwell Gate Whaplode
Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

- 1 The site is situated on the rural fringe of the village of Whaplode, and in the opinion of the Local Planning Authority the development as proposed would if permitted result in an inappropriate form of estate development having regard to the location of the site and its scale and impact upon the character and density of that part of Whaplode.

Notes to Applicant:

The applicants are advised that the Planning Committee would be likely to support an application for residential development comparable with the previous grant of planning permission for residential estate development on the site.

Director of Planning and Building Control Services
02-OCT-92 H23/0409/92

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.

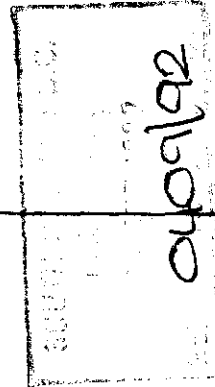
STOCKWELL GATE, WHAPLODE.

1:2500.

John Finch Partnership

Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
0245 354319 & 250780
Fax 0245 288665



Whaplode Fen

Linden House

Drain

Braydon

The Chald

Kramer

Drain

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THE SITE.

Roper's Bridge

Whaplode

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PLANNING APPLICATION

For office use only

Application No. H23/0409/92

Date Registered 01 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

METFIELD ESTATES LTD
305 BALLARDS LANE
LONDON N12 8NP

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

JOHN FINCH PARTNERSHIP
88 BROOMFIELD ROAD
CHELMSFORD, ESSEX. CM1 1SS

Tel. No. 0245 354319

(Personal contact name) MR. B. CLAY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

STOCKWELL GATE, WHAPLODE, NR. SPALDING, LINCOLNSHIRE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF 63 NO. DWELLINGS WITH ASSOCIATED GARAGING AND ROAD CONSTRUCTION

Please complete

I attach * Four copies of all plans

*an ownership certificate (see back page)

*a fee of £5520.00... If you consider no fee is payable include a written explanation instead.

Signed. B. Clay

Date. 31.3.92

Previous application No H/23/0614/89

JOHN FINCH PARTNERSHIP

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

(✓)

✓

Now complete Parts 3, 4 and 5 and an Ownership Certificate

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting

Design

External Appearance

Means of Access

Landscaping

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

(i) New building(s)

☒

(ii) Alterations or extension

☐

(iii) Change of use

☐

B. If new dwellings are proposed, please state how many:

63

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

N/A

sq. metres

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

)

metres

(b) max. length:

)

metres

(c) max. width:

)

metres

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

)

MATERIALS TO BE AGREED

D. Please state type and colour of roofing materials.

)

WITH LOCAL AUTHORITY

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

☒

YES

5. GENERAL INFORMATION Please complete each section**EXISTING USES**

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

VACANT SITE WITH PLANNING PERMISSION**ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)** Please tick **one** boxA. 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 — **STOCKWELL GATE**

Individual access(es)

☒

New estate road

☒

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

WITHIN CURTILAGE/PARKING COURTS**TREES** Please tick **one** boxA. 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:

**TO EXISTING MAINS SEWER
TO EXISTING MAINS SEWER****NO**

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.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE
SECTIONS.

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

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER.

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A

Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed B. Clay (Applicant/Agent) Date 31.3.92

~~JOHN FINCH PARTNERSHIP~~

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 B. Clay (Applicant/Agent) Date 31.3.92

~~JOHN FINCH PARTNERSHIP~~

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

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.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed _____ Date _____

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist: Previous
Current
Required

Siting Design Ext App Access Lands

Reg 4 ✓

Scale drawing Highway S/W Agric appraisal

[Indicate
if other
Regs]

Precise details,
for non-standard
direction:

*Full details of proposed landscaping scheme to take account of drainage required at this stage.
+ detail of future maintenance arrangements for private communal parking areas*

CONSULTATION/PUBLICITY REQUIRED

DMG 9/4

Publicity : General ✓
Departure
Setting of LB Viz

Residents (Postal):

7/2 26/4

Consults : Dept of Transport
Env Health
Conservation consults

Residents (Delivery): *Littlemead, } Main Road
Dunromin, Holme, + 13
Cherrytree Hse, Rich-key - Dun
Magnolia House, The Pines, White
Gables, Wulow End, Craigellachie
+ 2 Stockwell Gate*
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 ... *Dr 21/5*

Further direction:

Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents ✓
Advertise
Other

New valid date *15/5/92*

Re-Registered
Ack/Reception

6/4

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours

Other

Boundaries

Site Features

Inspected by: *DL*

date: *16/6*

*Large open field between cemetery & parking area
2 new layouts on main rd - (some properties not adequately fenced)*

Case Officer Conclusions (issues)

Access led between home + Bungalow (legend style)

Not absolutely satisfied

but this scheme is appropriate

*↓ main windows
face - But some
screening*

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

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

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.....

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



Application no: H23/0409/92

Type: FULL

Applicant: Metfield Estates Ltd.
Tel:

Agent: John Finch Partnership
0245 354319

Description: Erection of ⁵⁹63 no dwellings
with associated garaging and
road construction

*amended
11/8*

Location: Stockwell Gate
Whaplode
Spalding

Valid date: 15-MAY-92
Target dates:
To case officer 20-MAY-92
Inspected by 25-MAY-92
Extra contacts 30-MAY-92
Report if not clear by 19-JUN-92

Terminal date: 10-JUL-92
Target Committee: 02-JUN-92
Report deadline: 19-MAY-92

Case Officer:
~~D M GEDNEY~~ D.J. ROBERTS

DEVELOPMENT/CONSTRAINTS

Size: 63 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	09-APR-92	23-APR-92
Cllr S W Hoyes 0406 370408	09-APR-92	23-APR-92
S P Cook		
S Fowler		
Mr A Close		
D E Hobbs		
Mrs E L Peacock		
Owner/Occupier Stockwell Gate	17-JUN-92	01-JUL-92

L.C.C. - Obs Attached 24/4/92 JCS

SITE DETAILS

Grid ref: 533150 324460
OS Sheets: 168

Parcel:

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



Application no: H23/0409/92

Type: FULL

Applicant: Metfield Estates Ltd.
Tel:

Agent: John Finch Partnership
0245 354319

Description: Erection of 63 no dwellings
with associated garaging and
road construction

Location: Stockwell Gate
Whaplode
Spalding

Valid date: 07-APR-92
Target dates:
To case officer 12-APR-92
Inspected by 17-APR-92
Extra contacts 22-APR-92
Report if not clear by 12-MAY-92

Terminal date: 02-JUN-92
Target Committee: 02-JUN-92
Report deadline: 19-MAY-92
Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 63 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	09-APR-92	23-APR-92
Cllr S W Hoyes 0406 370408	09-APR-92	23-APR-92

L.C.C. - plan taken on 23/4/92

SITE DETAILS

Grid ref: 533150 324460
OS Sheets: 168

Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/0409/92

Received: 15-MAY-92 Type: FULL

Name: Metfield Estates Ltd.
305 Ballards Lane
London
N12 8NP

Agent: John Finch Partnership
88 Broomfield Road
Chelmsford
Essex
CM1 1SS

Description: Erection of 59 no dwellings with associated garaging and road construction

Location : Stockwell Gate Whaplode
Spalding

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

- 1 The site is situated on the rural fringe of the village of Whaplode, and in the opinion of the Local Planning Authority the development as proposed would if permitted result in an inappropriate form of estate development having regard to the location of the site and its scale and impact upon the character and density of that part of Whaplode.

Notes to Applicant:

The applicants are advised that the Planning Committee would be likely to support an application for residential development ~~comparative~~ with the previous grant of planning permission for residential estate development on the site.

Authorised to issue:

18-SEP-92

H23/0409/92

AD...*AP*.....DC.....

21/9

[Signature]
14/10

APPLICANT: Metfield Estates Ltd

AGENT: John Finch Partnership

305 Ballards Lane

88 Dymonfield Road

London SOUTH HOLLAND DISTRICT COUNCIL Chelmsford

Essex

REPORT TO PLANNING COMMITTEE

26 AUG 1992

Date

TYPE: Full

DESCRIPTION: Erection of 59 dwellings with associated garaging and road construction

LOCATION: Stockwell Gate, Whaplode, Spalding, Lincolnshire

Parish Council:

Concern expressed by all adjoining householders.

Parish Council are concerned about number of properties, previous permission granted for 42. Latest scheme contradicts previous approval. Concerns are as follows:

- Density far too great for predominantly rural area.
- Overlooking for plots 23 and 24.
- Serious overlooking from plots 2 to 11, new bungalows very close to boundary.
- Access near Ropers Bridge junction, may be acceptable to the Highway Authority, is felt to be too close to the A151 turn off.

Ward Member:

Request Committee determination because of size and scope of development.

Holbeach & District
Civic Society:

- Concerned over number of current applications for Whaplode.
- There is a danger of over development and development out of character with rest of village and Policy 3 of Structure Plan.
- Society would like to see a development strategy produced for Whaplode along the lines of that for Holbeach Hurn.

County Highways:

Request conditions.

Public Objections:

Received from 'Camille', 'Holme' and 'Littlemead' - High Road, and 'Cherry Tree House', 'White Gables' and 'Magnolia House' - Stockwell Gate - main points summarised:

- Density too great and exceeds previous permission.
- Houses will cause excessive overlooking; request change to bungalows.
- Question fencing along new access road.
- Specific objection to double garage on Plot 22, will block light.
- Promised by-pass to reduce traffic on High Road, not materialised.
- Extra traffic will increase road hazard.
- Main facilities are on south side of High Road.
- Plots 1 to 11 should be bungalows.
- Development not compatible with existing village character.

- Loss of value.
- Plans do not accurately reflect Stockwell Gate.
- No footpaths on blind corner.

PREVIOUS DECISIONS

H23/0614/89 - Erection of 12 bungalows and 31 houses - permitted.

PLANNING POLICIES/DOE ADVICE

Structure Plan Policy 5A - "Suitability of any proposal will be assessed in relation to its scale and impact on the character, density and physical extent of existing development".

Site situated inside IBD.

PLANNING ISSUES

- 1 Main issues are:
 - (i) Whether density and character of development are appropriate for this edge of village site.
 - (ii) Affect on amenities of properties adjoining the site.

CONCLUSIONS

- 1 The use of the site for residential estate development is already established and planning permission exists for the erection of 43 dwellings on an area of approximately 5.7 acres.
- 2 By contrast with the approved scheme the current proposal creates the opportunity of achieving a more imaginative and attractive layout offering a wider choice of housing, subject to an acceptable density of development which is related to the intrinsic features of the layout.
- 3 Notwithstanding the changes that have been discussed and agreed with the applicants leading to a reduction from 63 units to 59 units there is a need for a better location of the open space provision, given the functional relationship to the potential users of it - in other words it would be more appropriate for it to be relocated centrally to serve the development, enabling also the creation of a "village green" element to the development.
- 4 Other significant changes which have been made to the original submission include the provision of more bungalows, notably along the rear boundaries of the existing bungalows fronting onto the Main Road and amendments to the Stockwell Gate/Main Road frontage to improve the aspect of the development from that direction.
- 5 The proposal to provide units between the southern access way into the site and what is the major part of the site remaining to the north is undoubtedly desirable as an intrinsic feature of the layout providing a convenient and relatively safe pedestrian way to the rest of the village. However, the relationship between pedestrian footways and private access drives, some of which are shared, suggests that all the dwellings should be served more directly by an adoptable road, or that there is a further reduction in the density of development in those two locations.
- 6 There is permission for 43 dwellings on a far less imaginative layout. Taking that fact into account and having regard to the planning issues as summarised above the intrinsic merit of the current proposal suggests that in the circumstances some increase in the density of the development would not be inappropriate subject to a relocation of the open space facility, the justification for the increased density stemming clearly from the intrinsic merits of the proposed layout.

RECOMMENDATION -

- A That the details of the development be considered by the Plans Sub-Committee.
- B That subject to the recommendations of the Sub-Committee the Director of Planning and Building Control Services be authorised to secure amendments to the application in accordance with the conclusions to the report and, subject to agreement with the applicants, to grant permission subject to appropriate conditions.
-

PLANS SUB-COMMITTEE - 7th September, 1992

3. ESTATE DEVELOPMENT

Following consideration of the report of the Director of Planning and Building Control Services it was

RESOLVED:

Planning permission be refused for the undermentioned development, contrary to the recommendation of the Director of Planning and Building Control Services on the grounds that the proposal, if permitted, would result in an inappropriate form of residential estate development having regard to the location of the site and its scale and impact upon the character and density in that part of Whaplode. It was also agreed to include a note to the applicant that the Sub-Committee would be likely to support an application for residential development comparative with the previous grant of planning permission for residential estate development on that particular site.

Plan No. and Applicant

Proposal

H23/0409/92
Metfield Estates Ltd

59 dwellings with associated garaging and road construction at Stockwell Gate, Whaplode.

(O.A. denotes Outline Application)

619. 1 BANKS AVENUE, SPALDING (611/92)

Further to the above minute, prior to the meeting the Sub-Committee inspected the above site following a complaint and request for compensation from the occupiers of the property resulting from the granting of planning permission for a house on adjacent land.

RESOLVED:

The complainant be advised that the Sub-Committee has reviewed its decision to grant planning permission and, having viewed other developments in the locality and notwithstanding the effect on the complainant's window, is satisfied that the decision was correct in planning terms, and there is therefore no basis for the payment of compensation.

(End of Minutes)

BRIAN SMITH Dip. 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: H23/0409/92

Applicant: Metfield Estates Ltd.
305 Ballards Lane
London
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Agent: John Finch Partnership
88 Broomfield Road
Chelmsford
Essex
CM1 1SS

Description: Erection of 59 no dwellings with associated garaging and road construction

Location: Stockwell Gate Whaplode
Spalding

Type: FULL

09-OCT-92

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Mr C Leonard
Magnolia House
Stockwell Gate
Whaplode
Spalding, Lincs. PE12 0PN

S. Fowler, Cherry Tree House, Stockwell Gate, Wh.
DE Hobbs, "Hdme", High Road, Whaplode.
Mr A Close, "Camille", High Road, Whaplode.
Mrs E L Peacock, "Littlemead", High Road, Whaplode.
S P Cook, "White Gables", Stockwell Gate, Whaplode.
Mrs. P Bryant, Granes Gate Hse., Whaplode.

H23/409/92

Reason for Refusal.

The site is situated on the Rural Fringe of the village of Wylshole, and in the opinion of the CA the development as proposed would if permitted result in an inappropriate form of ~~development~~ residential estate development. Having regard to the location of the site and its scale and impact upon the character and density of that part of Wylshole.

Note

The applicants are advised that the planning committee would be likely to support an application for residential development ~~comparable~~ comparative with the previous grant of planning permission for residential estate development on the site.

NB

DPBCS

DSR 17/9.

to see Decision Notes
when dropped.

Brian .

409/92

FILE.

METFIELD ESTATES

Mr. Laurence Harvey would like you
to phone him today re. both
Storkwell Gate and Cobgate.

~~morning~~ morning 081 446 2621

afternoon 0836 702 6081 (mobile).

I can put you in the picture
regarding the toe of Mr. Harveys
conversation with me.



9.45
9th Sept 92.

PLANNING COMMITTEE - 26th August, 1992

PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H08/0782/92 Mr & Mrs H Hare	Vehicular access to highway at "The Caravan", Woodlands Nursery, Boston Road, Gosberton.

(It was also agreed that legal proceedings against the failure to comply with the enforcement notice would be held in abeyance pending a further report by the Director of Planning and Building Control Services.)

H16/0724/92 Mr & Mrs J B Freir	O.A. Bungalow and garage including details of siting at rear of 368 and 370 Bourne Road, Spalding.
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(c) Applications Deferred

Consideration of the following applications be deferred for the reasons indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H23/0409/92 Metfield Estates Ltd.	59 dwellings with associated garaging and road construction at Stockwell Gate, Whaplode. DR

(To enable the Plans Sub-Committee to consider the proposal in more detail.)

H21/0547/92 Mr P Storey	O.A. Proposed residential dwelling and new vehicular access on land adjacent Mill Lodge, Mill Lane, Tydd St Mary.
----------------------------	---

(Pending a site inspection in order to assess the suitability of the site for the proposal.)

(It was also agreed that the action taken in respect of the Tree Preservation Order be endorsed.)

H02/0600/92 Mr & Mrs Upton	Two four-bedroomed bungalows with detached garages at rear of 78 North Street, Crowland.
-------------------------------	--

(Pending a site inspection in order to assess the suitability of the site for the proposal. It was also agreed that the application be referred back to the Committee for determination.)

(Councillor B. Alcock declared an indirect interest in this application and left the Council Chamber during consideration thereof. The Vice-Chairman took the Chair for this application.)

H02/0603/92 Mr & Mrs Upton	Proposed siting of residential caravan for use during construction of proposed bungalows (two) at rear of 78 North Street, Crowland.
-------------------------------	--

(Pending the determination of application no H02/0600/92.)

(Councillor B. Alcock declared an indirect interest in this application and left the Council Chamber during consideration thereof. The Vice-Chairman took the Chair for this application.)

JOHN FINCH PARTNERSHIP

FAX NO 0245 268665

FAX TO: SOUTH HOLLAND DISTRICT COUNCIL

F.A.O. MR. MIDLEN. - PLANNING.

FAX NO: 0775 710772

DATE: 29.6.92.

METFIELD ESTATES

SUBJECT: COB GATE AND STOCKWELL GATE. *Whapcode.*

NO. OF PAGES.

(INC. THIS PAGE)

ONE

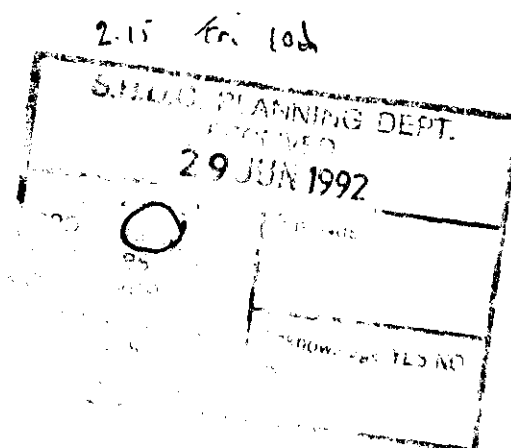
Dear Mr. Midlen,

Further to our telephone conversation on 26th June, we can advise that our Client is available for a meeting on either 3rd, 10th or 15th July, and perhaps you could chose a suitable date from these when discussing the matter with your Director of Planning.

We look forward to hearing from you as soon as possible.

May we also suggest that any meeting ought to be at about 11.30 in the morning or any time in the afternoon, to give reasonable travelling time.

Yours sincerely,

Michael Smith.

STOCKWELL GATE, WHAPLODE.

1:2500.

John Finch Partnership

Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
0245 354318 & 250780
Fax 0245 266665

5000000 LAND D.C.
PLANNING
01 APR 1992
REF. 0409/92



Whaplode Fen

London House

Drain

Errington

The Chapel

Kramer

John Alder

Shire

Shire

Shire

Shire

Shire

Shire

Shire

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THE SITE.

Roper's Bridge

Lynnhurst

Drain

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John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership

Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

1635/BC/EFJ.

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

1st May, 1992.

F.A.O. MR. GEDNEY.

Dear Sir,

re: Stockwell Gate, Whaplode, Nr. Spalding, Lincolnshire.
APPLICATION NO. H23/0409/92.

Further to your letter of the 24th April, 1992 and our subsequent telephone conversation with Mr. Gedney, we enclose 4 No. copies of our proposed landscaping scheme, drawing No. 1635:19 as requested. We would comment that this scheme has been prepared prior to determination of the drainage details and therefore may be subject to alteration should there be any conflict.

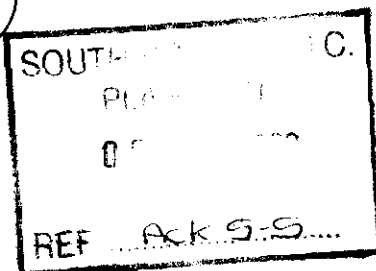
We confirm that the private communal parking areas will be conveyed to the relevant houses and that future maintenance will be the responsibility of the purchasers.

We understand that determination of the application will now proceed, however, should you have any further queries, please do not hesitate to contact us.

Yours faithfully,

B. Clay

Enclosure.



BR. A 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



Application no: H23/0409/92

Applicant: Metfield Estates Ltd.
305 Ballards Lane
London
N12 8NP

Agent: John Finch Partnership
88 Broomfield Road
Chelmsford
Essex
CM1 1SS

Description: Erection of 63 no dwellings with associated garaging and road construction

Location: Stockwell Gate Whaplode
Spalding

Type: FULL

Date received: 07-APR-92

09-APR-92

Dear Cllr S W Hoyes

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 19-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 S W Hoyes
The Complex
Churchgate, Whaplode
Spalding, Lincs
PE12 6TA

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

of the size and scope of the development.

Signed:

S. W. Hoyes

S.H.D.C. PLANNING DEPT. RECEIVED 15 APR 1992 <i>DR</i>	
Attention of DPO NRM CPOD BS JC ADP	File Nos.
Action by Discuss with Copy to	Acknowledge YES/NO by date

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



Application no: H23/0409/92

Applicant: Metfield Estates Ltd.
305 Ballards Lane
London
N12 8NP

Agent: John Finch Partnership
88 Broomfield Road
Chelmsford
Essex
CM1 1SS

Description: Erection of 63 no dwellings with associated garaging and road construction

Location: Stockwell Gate Whaplode
Spalding

Type: FULL

Date received: 07-APR-92

09-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 24-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:

SEE ATTACHED REPORT

Signed:

A handwritten signature in black ink, appearing to be "J. Finch", written over a horizontal line.

DL

S.H.D.C. PLANNING DEPT.	
RECEIVED	
29 APR 1992	
FILE NO.	
APPROVED BY	
DATE	
REMARKS	

APPLICATION NO.: H23/0409/92

ERECTION OF 63 NO. DWELLINGS,
STOCKWELL GATE,
WHAPLODE.

BY

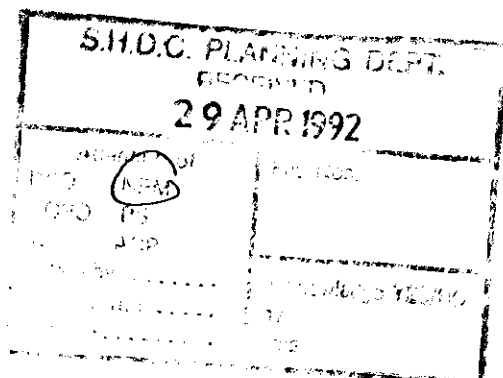
METFIELD ESTATE LTD.

Members of the Whaplode Parish Council have consulted with house holders immediately affected by the proposed development and concern has been expressed by all.

Generally the Parish Council are concerned about the number of properties, a previous application for in the region of 42 properties was agreed after various amendments, this latest scheme contradicts what was previously agreed. Our main concerns are as follows:

1. The density of the development is far too great for a predominantly rural area.
2. Over-looking from Plots 23 & 24.
3. Serious overlooking from Plots 2 to 11, the new bungalows recently built by Kings Quality Homes are very close to this boundary.
4. The access way proposed near the Ropers Bridge junction; which may be acceptable by the Highway Authority; is felt to be too close to the A151 turn off.

As a Parish Council we feel the density is far too high for this area of land that is somewhat removed from the village centre, and grossly contradicts the planning brief for this piece of land (40 to 50 units).



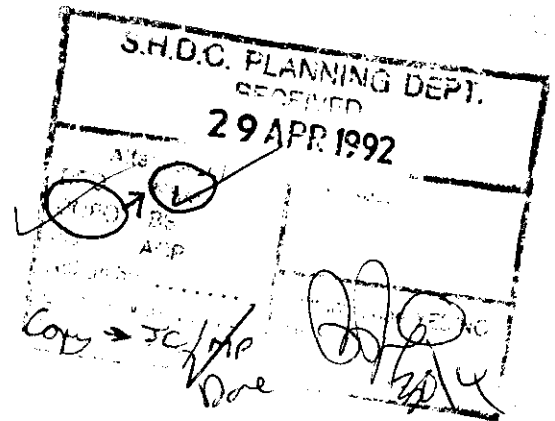
The Holbeach and District Civic Society

-Registered with the Civic Trust-
OLD WHITE HOUSE
HOLBEACH HURN
SPALDING
LINCOLNSHIRE PE12 8JP
HOLBEACH (0406) 22319

April 27th 1992

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

Dear Sir



Development in Whaplode

It has come to the Society's notice that there is a rather large number of applications for planning consent in Whaplode pending. They are:

1. H23/0461/92. This is for 5 Bungalows and 19 Houses in Cobgate.
2. H23/0452/92.-DG This is for 10 Dwellings in Cranesgate.
3. H23/0409/92.-DE This is for 63 Dwellings in Stockwell Gate.
4. In addition to the above, there are landscaping applications for 47 Dwellings off Mill Lane, Application Nos. H23/0369/92 and H23/0370.

The Society is concerned that, as with Holbeach Hurn, there is a danger of over development and development out of character with the rest of the village in a Policy 3 settlement.

The Lincolnshire County Structure Plan, which I have in the past quoted to you, and which you have quoted in some of your reports to the Planning Committee, makes it quite clear that in Policy 3 villages only small-scale development will normally be allowed. Here we have development plans, some of which have already been allowed, for 144 dwellings. Hardly small-scale development.

The Society has noted the comments made by the Holbeach Hurn Community Care Association which infer that the

Council either cannot, or has not the will to regulate development within the terms of the Structure Plan. The importance of the Structure Plan in making decisions about the scale and timing of developments was also referred to by the DOE Inspector in his rejection of the appeal concerning the Holbeach Hurn development proposals. The Society is of the opinion that in the absence of a District Plan, the terms of the County Plan must be observed.

You yourself have intimated to me that within the village of Holbeach there are already enough planning consents granted either in outline, or in detail, to take care of the forecast increase in population of that village for the next ten years. The Structure Plan classifies Holbeach as a Policy 2 village, and therefore housing estates as such, which constitute larger than "small-scale" development can be accommodated. Thus there is plenty of land for the housing needs of the area for the foreseeable future, and the Society is anxious to draw this fact to the attention of your committee so that a potential and unnecessary planning blight will not be allowed to occur.

The Society would be pleased to see a Development Strategy produced for the village of Whaplode, along the lines of that prepared for Holbeach Hurn, so that planned control can be exercised by your committee. In the meantime, the Society feels bound to object to the applications 1 to 3 above until such a strategy has been formulated, on the grounds that the current plans do not conform to the County Structure Plan.

Yours Faithfully


A J L Worth

John Finch Partnership,
88 Broomfield Road,
Chelmsford,
Essex.
CM1 1SS.

Mr D Roberts

DJR/JJ H23/0409/92

24th June 1992

FAO: Mr Clay

Dear Sir,

RESIDENTIAL DEVELOPMENT, STOCKWELL GATE, WHAPLODE FOR METFIELD ESTATES LTD.

Further to our meeting of 23rd June, this is to confirm the main points of discussion as follows.

It was explained that objections had been received against the proposal. Some were general, such as increase in traffic; increase in density etc. and some were more specific. In relation to the latter it was mentioned that bungalows had been requested for 1 to 11, the question of fencing along the new access road had been raised, bungalows had been requested on plots 23 to 25, and that objections had been raised to the siting of the garage on plot 22.

For my own part I expressed concern over the proposals for plots 1 to 3 and requested that consideration be given to reducing the numbers down to 2 dwellings in this area to reflect the character of the developments on plots 20 to 22.

We also discussed the question of open space and the need for a toddlers play area. I have since checked this with the Council's Contracts Manager (Parks and Leisure) who advises that the single open space area appears suitable for adoption. He also advised over the need to provide a toddlers play area of at least 300 sq. metres within the larger area, suitably equipped and surrounded by dog proof fencing.

Turning to the question of density and numbers. I expressed a general concern over this in anticipation of likely member comments. It remains to be seen however whether or not such concern translates into a firm reason for refusal.

I would request that you consider the submission of amended plans to overcome the specific objections mentioned. I am hoping to present a report on this application to the Council's Planning Committee on 14th July but as the deadline for report preparation is 1st July this may be difficult.

Yours faithfully


N Midlen
Principal Planning Officer
Development Control



Anglian Water
Services Limited

District Planning Officer
South Holland District Council
Council Offices, Chatwin Tower..
Winfrey Avenue
SPALDING Lincs
PE11 1DB

S.H.D.C. PLANNING DEPT. RECEIVED 29 JUN 1992 DL	
Attention of DPO NAM DCPO BS over ACP Council..... Chatwin Tower.. Compton.....	File Nos. Acknowledge YES/NO by date

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA
Telephone 0522 557000
Facsimile 0522 557992

Our ref SH/920050
Your ref H23/0409/92
25-JUN-92

Dear Sir,

Proposal : RESIDENTIAL DEVELOPMENT
Location : STOCKWELL GATE WHAPLODE NR SPALDING
Applicant: METFIELD ESTATES

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

The foul drainage from this development can be accommodated in the existing public sewer.

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

An alternative method of surface water disposal should therefore be considered.

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

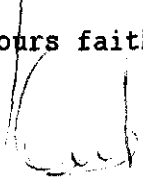
The developer is advised to discuss the provision of a water supply and should contact the Northern Division's Sleaford Office at Westgate House, Westgate, Sleaford, Lincolnshire NG34 7RB.

The nature of the proposal necessitates that a water meter shall be installed at the applicant's expense.

Cont..

There is a water main either crossing or adjacent to the site of the proposed development therefore no part of any building shall be erected within 5 metres of the main and the developer must contact the Customer Services Manager to discuss the matter before work commences. This will ensure that no damage results to the water main.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Les Outram', is written over the closing 'Yours faithfully,'.

Les Outram
Principal Engineer
(Development Liaison)

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

FILE COPY



Application no: H23/0409/92

Applicant: Metfield Estates Ltd.
305 Ballards Lane
London
N12 8NP

Agent: John Finch Partnership
88 Broomfield Road
Chelmsford
Essex
CM1 1SS

Description: Erection of 63 no dwellings
with associated garaging and
road construction

Location: Stockwell Gate
Whaplode
Spalding

Type: FULL

Rec. 15/5/92
Date received: 01-APR-92

13-MAY-92

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC**

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Full details of proposed landscaping scheme to take account of drainage required at this stage. Until firm scheme drawn to take account of locations of drainage runs and details have been prepared, the application remains invalid.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

Principal Planning Officer

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H23/0409/92

Applicant: Metfield Estates Ltd.
305 Ballards Lane
London
N12 8NP

Agent: John Finch Partnership
88 Broomfield Road
Chelmsford
Essex
CM1 1SS

Description: Erection of 63 no dwellings
with associated garaging and
road construction

Location: Stockwell Gate
Whaplode
Spalding

Type: FULL

Date received: 01-APR-92

24-APR-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Full details of proposed landscaping scheme to take account of drainage required at this stage.

✓ Also details of future maintenance arrangements for private communal parking areas.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

DS Pollock
// Principal Planning Officer

Repeat Reg 4 as above please
but add after .. at this stage. ~~From~~
Until Firm scheme drawn to take account of
locations of drainage runs & details
have been prepared the application
remains invalid.



John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership

Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

14th May 1992

F.A.O. Mr D Roberts,
South Holland DC.
Planning & Building Control Services,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.

Dear Sirs,

Re: Stockwell Gate, Whaplode, Spalding
Application no: H23/0409/92

Further to your letter of the 13.5.92, we confirm that
the landscaping scheme submitted to you, does take account
of the drainage requirement at this stage.

We would be grateful if this application can now proceed.

Yours faithfully

B. Clay

S.H.D.C. PLANNING DEPT.	
RECEIVED	
15 MAY 1992 DR	
Attention of	
BRO (NRM)	
DOPO BS	
JC ACP	
Action by	Respond YES/NO
Discuss with	by
Copy to	date

SOUTH HOLLAND

Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.	
RECEIVED	
21 APR 1992	
Our Ref.	RS/PA-P/409/92/JAM
Your Ref.	1635/DCC/EFJ

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933

Fax: (0406) 26501

Our Ref. RS/PA-P/409/92/JAM

Your Ref. 1635/DCC/EFJ

Date 15 April 1992

Dear Sir,

FULL PLANNING APPLICATION - METFIELD ESTATES STOCKWELL GATE, WHAPLODE

Further to yesterdays telephone conversation with my assistant Mr. Staines you will be aware that correspondence has crossed in the post.

I trust the following advice in addition to that contained in my letter of the 13th inst. requesting further information from you, will assist with the detailed design of surface water disposal systems.

Although not immediately adjoining the site, the watercourse to the East of Stockwell Gate including the culvert under the carriageway adjacent to the Northern estate entrance is maintained by my Board and subject to the Byelaws.

Upon receipt of full details my Board will be recommended to grant approval for increased surface water run-off to be discharged directly into their watercourse via an approved outfall.

Your clients will be aware that it is the Board's policy that where increased surface water flows are to be discharged to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments, unless on site attenuation facilities are provided to limit flows to the "green field" situation.

The contribution rate is currently £6,600 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

<u>Contribution</u>	<u>Percentage Fee</u>
up to £25,000	15%
£25,000 to £100,000	12.5%
over £100,000	10%

MINIMUM CHARGE £35

Consent for the outfall which must be constructed flush to the batter of the watercourse or recessed, with the batter below the outfall suitably protected against erosion will be granted by Licence if adoptable by a public authority or annual acknowledgement if it is to remain in private ownership.

Our Ref: RS/PA-P/409/92/JAM

Your Ref: 1635/DCC/EFJ

15 April 1992

Although not under my Board's jurisdiction, I do not consider the installation of septic tank drainage systems would be prudent in this instance as the proposed density of development relying on soakaway drainage systems could result in environmental problems.

Should soakaways be contemplated for the disposal of roof water run-off, I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. 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.

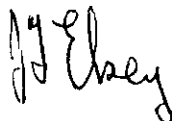
Full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

You are advised at this stage that my Board would not favour multiple outfalls into their watercourses where the maximum anticipated water level is approximately 2.000 m O.D. Newlyn.

Your attention is drawn to the presence of an existing highway surface water outfall to the Crown Drain from Stockwell Gate that is located close to the culvert under Stockwell Gate. No doubt the Highway Authority will provide their requirements to ensure this structure is safeguarded.

I am sending a copy of this letter to the South Holland District Council's Director of Planning so that he is aware of correspondence to date. I look forward to receiving further information in due course.

Yours faithfully,



ENGINEER TO THE BOARD

F.A.O. Mr. B. Clay,

John Finch Partnership,
88 Broomfield Road,
Chelmsford,
Essex.
CM1 1SS

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-P/409/92/JAM

Your Ref.

Date 13 April 1992

Dear Sirs,

FULL PLANNING APPLICATION - METFIELDS ESTATES LTD
RESIDENTIAL DEVELOPMENT - STOCKWELL GATE, WHAPLODE

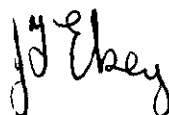
The South Holland District Councils Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for the above proposed development.

The site adjoins my Board's Crown Drain which forms the Northern boundary of the field and I will accordingly be glad to receive detailed layout and storm water drainage proposals. With regards the Board's watercourse, this is subject to my Board's Byelaws as summarised on the enclosed standard conditions. Accordingly, on the plans briefly inspected at the Planning Department, I would draw to your attention that the note regarding "N.R.A. easement" should be amended and also that some of the indicated tree planting contravenes the Board's Byelaws.

With particular reference to storm water disposal, I am unaware of a public storm water sewer to which connection could be made as described in the application documentation. Your clients will I am sure recall past correspondence between my Board and their previous architect at which time outfalls to my Boards system were being considered. Details were never finalised however.

I am sending a copy of this letter to the Director of Planning so that he is aware details are awaited.

Yours faithfully,



ENGINEER TO THE BOARD

F.A.O. Mr. B. Clay,

John Finch Partnership,
88 Broomfield Road,
Chelmsford,
Essex.
CM1 1SS

S.H.D.C. PLANNING DEPT.	
RECEIVED	
21 APR 1992	
Attention of	File Nos.
DPO NPM	
SOPO BS	
AC ACP	
Action by	Acknowledge YES/NO
Discuss with	by
Submit	date

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H 23/0409/92

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	3	1	2	44

2. Address or location

STOCKWELL GATE, WHAPLODE

3. Name, classification and number of road

T4

4. Date application referred

23-4-92

5. State whether outline, detailed application etc.

Full

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

RESIDENTIAL DEVELOPMENT

7.

Delete as
appropriate

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

a. ~~Does not wish to restrict the grant of permission.~~

b. 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: 24/4/92

Signed:

Emmerson
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

- (i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning
- (ii) For other applications

(1) C2 - - - - to be approved

(2) C2A1

(3) C3

(4) + (5) See attached sheet.

(6) Prior to any dwellings becoming occupied the footway fronting plots 21 and 22 shall be constructed as shown on the submitted plans and constructed in accordance with details to be approved.

(7) F4

Delete as appropriate

- (i) REASONS FOR a, b, or c overleaf
- (ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) C2

(2) C2A1

(3) C3

(4) + (5) see attached sheet

(6) To provide adequate pedestrian access for the residents of this site and their visitors.

(7) F4

CONCRETE BLOCK PAVING - PLANNING CONDITIONS

- (4) Prior to any building works commencing on site, any roads and footways to be constructed from concrete blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved.

Reason

To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

- (5) No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason

This form of construction would be permanently damaged, particularly from an appearance point of view.

Note

Conditions proposed for full/res. matters where estate layout is a mixture of traditional/concrete block construction, or where particular method of construction has not been decided at time of planning application being submitted.



John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership

Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

1635/MS/EFJ.

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

13th April, 1992.

F.A.O. K. Lowe, (Authorised Collector).

Dear Sirs,

re: Stockwell Gate, Whaplode, Nr. Spalding, Lincolnshire.
APPLICATION NO. H23/0409/92.

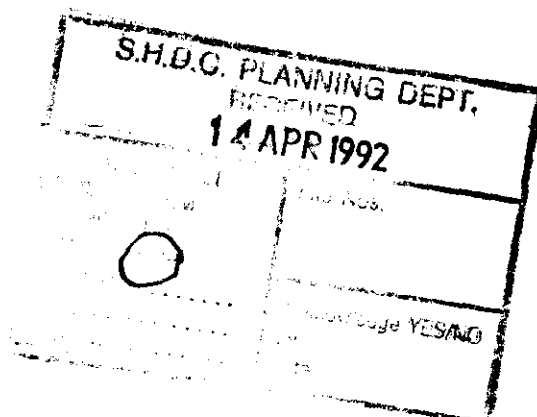
re 956

Further to our telephone conversation today concerning the Official Receipt for Application Fees, received in our office today.

We return the receipt enclosed (for address Inley Grove, Fleet Fen, Spalding) and look forward to receiving the correct Official Receipt concerning our above site, in the near future.

Yours faithfully,

Enclosure.





John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership

Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

1635/BC/EFJ.

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

22nd April, 1992.

Dear Sir,

re: Stockwell Gate, Whaplode, Nr. Spalding, Lincolnshire.
APPLICATION NO. H23/Q409/92.

Following discussions with Mr. Staines of the South Holland Internal Drainage Board, we have been asked to make the following amendments to our submitted scheme.

1. Amend reference to N.R.A. Easement to Local Authority Easement.
2. Omit trees and hedges within easement zone.
3. Confirm roof water run-off drained to soakaways.
4. Confirm road/hardstanding surface water drainage to watercourse.

Accordingly we enclose four copies of our revised drawing No.1635:01a and would ask that this be substituted for the drawing already in your possession.

Yours faithfully,

B. Clay

Enclosure.

SOUTH HOLLAND D.C.
21
REF

Copy: Mr. Staines - South Holland Internal Drainage Board.

Not in response to by 4 direction.



John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership

Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

1635/MS/EFJ.

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

4th March, 1992.

Dear Sir,

re: Stockwell Gate, Whaplode, Lincolnshire.

Further to our meeting at your office on 22nd January, 1992, regarding the above site. We have now prepared a revised scheme for the site and enclose two number copies of this layout, drawing No. 1635/SK1 for your consideration.

Our Clients are anxious that we submit this to your Council in its final form as a fully detailed planning application during the week commencing 16th March, 1992. We are therefore in the process of preparing detailed drawings but should you have any comments we would like to incorporate them into the drawings in preparation.

Your early reply would therefore be much appreciated.

Yours faithfully,

Enclosure.

Copy: L. Harvey Esq.

S.H.D.C. PLANNING DEPT. RECEIVED - 5 MAR 1992	
Attention of DPO <u>NBM</u> DOPO BS JC ACP	File Nos. <u>D6</u> <i>discuss</i>
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

discuss
m
4/3

BRIDGES 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



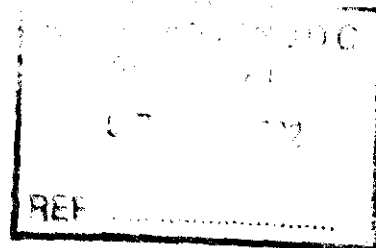
Application no: H23/0409/92

Applicant: Metfield Estates Ltd.
305 Ballards Lane
London
N12 8NP

Agent: John Finch Partnership
88 Broomfield Road
Chelmsford
Essex
CM1 1SS

Description: Erection of 63 no dwellings
with associated garaging and
road construction

Location: Stockwell Gate
Whaplode
Spalding



Type: FULL

Date received: 01-APR-92

03-APR-92

Dear Sir/Madam

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

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

✓ The enclosed form needs to be signed where marked on the front of the form

Please return the copy of this letter with your reply.

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

Yours faithfully

PP Principal Administrative Officer



John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership

Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

1635/BC/EFJ.

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

4th March, 1992.

Dear Sir,

re: Stockwell Gate, Whaplode, Nr. Spalding, Lincolnshire.

We enclose the following documents submitted as a formal application under the Town & Country Planning Act 1990, for permission to develop the above site.

4 copies of the Planning Application Form.

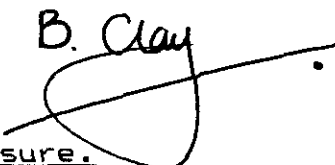
4 copies of our drawing Nos. 1635:01-18 inclusive.

Our Client's cheque for the sum of £5,520.00, being the prescribed fee.

Following our meeting with Mr. Briggs of your Planning Department, and having submitted preliminary drawings for his consideration, to date we have not received any comments. We assume therefore that our site layout is generally satisfactory, however, we have incorporated some slight amendments following consultation with Lincolnshire County Council's Highways Department.

Should you have any queries regarding the application, please do not hesitate to contact us.

Yours faithfully,

B. Clay

Enclosure.

OBJECTION	
S.H.D.C. PLANNING DEPT. RECEIVED - 1 JUN 1992	
Attention of DPO ☒ NEW SOPO ☒ ES JC ☐ ACP Action by Discuss with Copy to	File NOS. Acknowledge YES/NO by ☒ 5/6 date 1/6

White gables
Stockwell Gate
Whaploke,
Spalding
Lincs. PE12 6UE.

Dear Sir,

Application No. H23/0409/92

I am writing with regard to the recent application by Matfield Estates to erect more than 60 dwellings in Stockwell Gate, Whaploke.

I feel that the above amount is far too much for this small area, if I remember from the previous application, of some 40 dwellings, that this was reduced in number.

I would also like to mention the semi-detached houses that start on the left of the new access road, these are opposite and to the right of our property, any bedroom windows will look into our bedrooms, could these not be changed to bungalows as they were for the occupants of the first three houses in Stockwell Gate, also the fourth house and garden would not be overlooked.

Also the matter of fencing along the new access road, am I right that this will be no more than 3' wire and post fencing.

Yours faithfully,

J R Book,



John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

1635/BC/EFJ.

Director of Planning & Building Control Services,
South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.

7th August, 1992.

f.a.o. Mr. D. Roberts.

Dear Sirs,

re: Stockwell Gate, Whaplode, Nr. Spalding, Lincolnshire.
APPLICATION NO. H23/0409/92.

Further to our letter of the 31st July, 1992, we now enclose a reduced colour negative of the site plan, as suggested by your Mr. Midlen, for overhead projection presentation at the forthcoming Planning Committee Meeting on the 26th August, 1992.

Yours faithfully,

As attached
B. Clark
Enclosure.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
10 AUG 1992	
Attention of	File Nos.
DPO	26/8 att 2
UGPO	
C	
ACP	
Monky	
Sh. JPS and	
Sh. JPS	

14
AMENDMENT PLAN

Ref.



John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership Architects

1635/BC/EFJ.

**Director of Planning & Building Control Services,
South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.**

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

f.a.o. Mr. Smith / Mr. Midlen.

Dear Sirs,

re: Stockwell Gate, Whaplode, Nr. Spalding, Lincolnshire.
APPLICATION NO. H23/0409/92.

SOUTH HOLLAND D.C.

16th July, 1992.

17 JUL 1992

REF ACK KL

Following our meeting at your offices on the 10th July, 1992, we enclose a copy of our revised site plan, drawing No. 1635:01C, for your consideration.

As discussed and following receipt of Mr. Robert's letter dated 24th June, 1992, we have made the following amendments to the layout:-

1. Reduction in density to 59 dwellings - 10.4 dwellings/acre.
2. 4 Bed units incorporated to plots 1 and 2.
3. Bungalows incorporated to plots 3 - 7.
4. 3 bed semi's incorporated to plots 8-10 and 15-17.
5. Garage plot 21 re-sited to retain existing willow tree.
6. Private drive to plots 28-30 reduced in length.
7. Substitution of plots 41 and 42 instead of 4 No. 2 bed dwellings.
8. Toddler's play area added.
9. Existing bungalows fronting Main Road added.

As agreed, we need to finalise this application for your report on 6th August, 1992. If you would confirm your agreement to the revised layout by return, we will provide you with the additional supporting information discussed with your Mr. Brian Smith/Mr. Midlen, comprising:-

- 1.00 A statement relating to the originally approved scheme.
- 2.00 Part of the layout enlarged to 1:200 scale to show fencing, finishes, landscaping etc.
- 3.00 Typical perspective sketches.
- 4.00 A revised landscaping scheme.

Our Mr. Michael Smith will be telephoning Mr. Brian Smith before 31st July, 1992 to ensure that you are in full possession of all information and will be making a recommendation for approval to

South Holland District Council. -2-
(Planning)

16.7.92.

your Committee at the forthcoming meeting.

We look forward to hearing from you as soon as possible.

Yours faithfully,

B. Clay

Enclosures.

Copy: L. Harvey Esq.
G. Frall Esq.

JOHN FINCH PARTNERSHIP
88 BROOMFIELD ROAD
CHELMSFORD,
ESSEX. CM1 1SS.

PLANNING AMENDMENT

For office use only

Application No.

H2310409 H2

Date registered

17 JUL 1992

Case Officer

DR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT**NAME AND ADDRESS OF AGENT**

(if form completed by agent)

Tel. No.

Tel. No.

(Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.This application **cannot be considered**
unless the relevant reference is statedBuilding Regulation reference relating to
same development.*Superseded*2. Please tick **one** box only**A.**Amendment is proposed where
permission already granted

If yes, submit two forms and two plans

or

B.
Amendment is to a proposal
currently being considered

If yes, submit four forms and four plans.

State whether amendment has been requested
by the Council

Has a similar amendment been submitted under Building Regulations?

☐ Yes / ☐ No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed

Date

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATIONAs **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and
also mark these clearly on the accompanying
plans)

State drawing no's of the current submission

State Officer dealing with the application, if
known.Describe any part of the original development
which is excluded by virtue of the amendment,
and state any alteration to plot numbers

OFFICE USE ONLY

To D.C. *QA 17/7*

Validation

Adequate detail
Acknowledged

☐

Confirmed

KL

KL

Liaison
with
Building
Control

Outside parameters

☐

Confirmed

Referred to case officer

.....

Officer

Amended plans received

☐

No further action

Amended plans needed

☐

Reference

New application needed

☐

New submission requested

.....

Indexed

.....

Principal
D.C.
Check

Case
Officer

Case Officer: Check List

BC liaison — see above

Technical consults
needed?

☐

viz

sent

Site inspection
needed?

☐

Site notes:

A.
Post
Decision

Immaterial/acceptable
as amendment

☐
☐

New application needed

☐
☐

New application requested

.....

.....

Liaison recorded

.....

.....

B.
Current
Application

Same char/desc.
(refer to Admin.)

YES

NO

YES

NO

Publicity/residents required

NO

YES

NO

YES

Too significant

NO

YES

NO

YES

New application needed

YES

YES

New application requested
(incorporating fee position)

Date

Liaison recorded

Date

Details of fee required

Details accepted, if different:

Notes:

1 copy to region

Signed:

Date:

B16/0119/92	Planning ref: Broadgate Homes Erect one and two-bedroomed terraced houses and bungalows (Total 30 Plots)	5854	Inspector: DH Plots 52-81, Phase 7 off Aalsmeer Rise Holland Park Spalding PLOT 55
294 01-JUN-92	Sambourne 2 bed bungalow Class: 1 Sub-cat: NEW		
£107.63			
B16/0337/92	Planning ref: H16/0456/92 Mr G Green Proposed extension to dwelling	5873	Inspector: DH 7 Beech Avenue Spalding Lincs
1259 04-JUN-92	Extension to dwelling Class: 13 Sub-cat: EXT		
£138			
B16/0364/92	Planning ref: Mr & Mrs D Andrew First floor extension above garage	5874	Inspector: DH 8 Quaker Lane Spalding Lincs
1323 04-JUN-92	First floor extension above Class: 13 Sub-cat: EXT		garage
£120			
B19/0411/92	Planning ref: Kings Quality Homes Proposed 2 No bungalows Plots Nos 3 & 5	5861	Inspector: GB Land off Broadgate Road Sutton St Edmunds Spalding
1397 03-JUN-92	Plot 3 Bungalow Class: 6 Sub-cat: NEW		
£152			
B21/0236/92	Planning ref: Mr W Thompson Connection of property to main sewerage scheme	5856	Inspector: DA Walnut Cottage 49 Hix's Lane Tydd St Mary Wisbech, Cambs
1008 01-JUN-92	Connection to main sewer Class: 13 Sub-cat: WRK		
£2820			

REVISED PLAN



John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership Architects

1635/BC/EFJ.

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

Director of Planning & Building Control Services
South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.

31st July, 1992.

f.a.o. Mr. D. Roberts.

Dear Sirs,

re: Stockwell Gate, Whaplode, NE Spalding, Lincolnshire.
APPLICATION NO. H23/0409/92.

Further to our letter of the 16th July, 1992 and our subsequent telephone conversations with both Mr. Smith and Mr. Roberts of your office, we enclose four copies of our revised site plan, drawing No. 1635:01d, amended to incorporate your latest comments. Would you please substitute these drawings for the plans originally submitted to you.

As previously discussed, we further enclose the following additional supporting information:-

1. Statement relating to the original approved scheme.
2. A part plan enlargement with typical perspective sketches.
3. A revised landscape scheme.
4. House type ME26.
5. A possible phasing drawing.

A reduced colour negative of the site plan for overhead projection will be forwarded to you in due course for presentation at the Planning Committee Meeting.

We understand that you are hesitant about the proximity of the public footpaths and private drives. The footpaths were included in the design as a good planning facility, their relationship to the private drives not being questioned by Lincolnshire County Council's Highways Department and a feature we have used without problem at recent developments in North Norfolk, Mid Suffolk, Essex and Sussex. As requested, we have included a post and rail division fence, however, should your Committee feel this proximity too close, we would be only too willing to omit the public footpaths accordingly.

We further understand that on receipt of this information, our application will now proceed, going to the Planning Committee

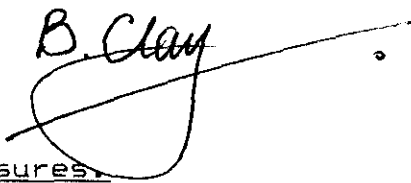
South Holland District Council -2-
Planning Department (Mr. D. Roberts).

31.7.92.

meeting on the 26th August, 1992 with your recommendation for approval.

In the meantime, should you have any further queries, please do not hesitate to contact us.

Yours faithfully,


Enclosures.

JOHN FINCH PARTNERSHIP
88 BROOMFIELD ROAD
CHELMSFORD,
ESSEX. CM1 1SS.

PLANNING AMENDMENT

For office use only

Application No.

H23/0409/92

Date registered

01 AUG 1992

Case Officer

DL

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Tel. No.

(Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

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

Building Regulation reference relating to same development.

2. Please tick **one** box only

A.

Amendment is proposed where permission already granted

If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered

If yes, submit four forms and four plans.

State whether amendment has been requested by the Council

Has a similar amendment been submitted under Building Regulations?

Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed

Date

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

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

OFFICE USE ONLY

To D.C. 48/92

Validation

Adequate detail
Acknowledged☐

Confirmed

..... KL
KLLiaison
with
Building
Control

Outside parameters

☐

Confirmed

Referred to case officer

.....

Officer

Amended plans received

☐

No further action

Amended plans needed

☐

Reference

New application needed

☐

New submission requested

.....

Indexed

.....

Principal
D.C.
CheckCase
Officer**Case Officer: Check List**

BC liaison — see above

Technical consults
needed?☐

viz

sent

Site inspection
needed?☐

Site notes:

A.
Post
DecisionImmaterial/acceptable
as amendment☐☐

New application needed

☐☐

New application requested

.....

.....

Liaison recorded

.....

.....

B.
Current
ApplicationSame char/desc.
(refer to Admin.)

YES NO

YES NO

Publicity/residents required

NO YES

NO YES

Too significant

NO YES

NO YES

New application needed

YES

YES

New application requested
(incorporating fee position)

Date

Liaison recorded

Date

Details of fee required

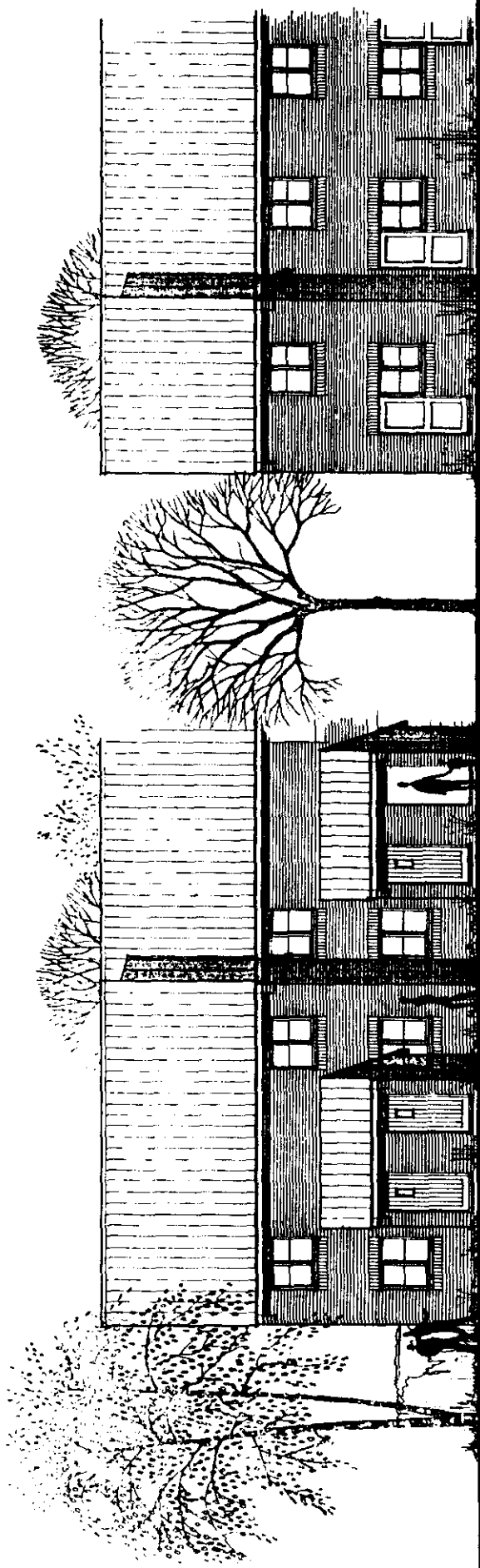
Details accepted, if different:

Notes:

1 copy to repk

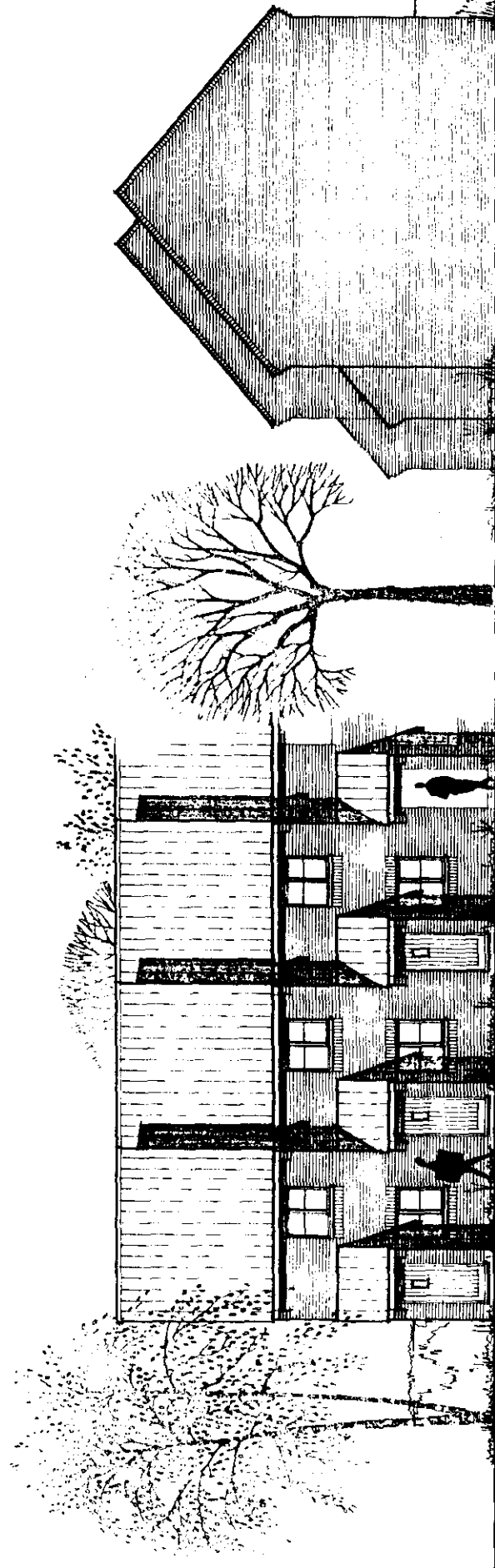
Signed:

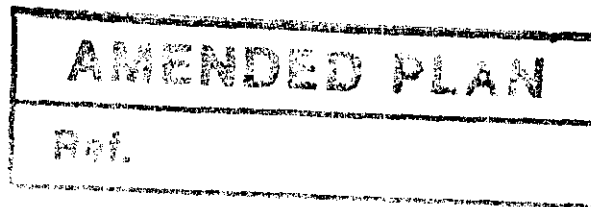
Date:



Front Elevation (paired).

Rear Elevation.





STOCKWELL GATE, WHAPLODE.

Additional Information under Paragraph 6 of the Planning Application.

The proposed scheme benefits from the following improvements to that of the existing approved layout ref: H23/0614/89:-

The open area fronting plot numbers 19-21 creates a more spacious approach to the site, with the houses forming a more credible street scene.

A larger open space, more sensitively located, provides a more open aspect to the northern access road enhancing this element of the layout. With a greater number of houses overlooking the open space, the likelihood of vandalism is reduced and the toddlers play area is more effectively supervised by surrounding dwellings.

The informal layout of mixed dwellings on the current proposal creates a more intimate road structure utilising different materials, which is preferable to the long meandering tarmacadam access road with the repetitive house types of the previously approved scheme.

The provision of bungalows to the rear of the existing houses and bungalows to Stockwell Gate and Main Road, are specifically included to avoid and indeed reduce the possibility of overlooking of these properties from that previously approved.

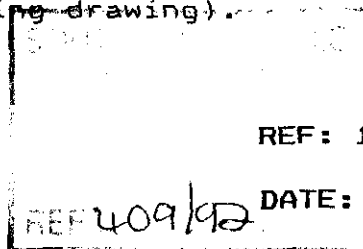
Meandering footpaths link the access ways and roads, to avoid dead end cul-de-sacs and introduce pedestrian thoroughfares to the scheme. A more intense use of hedging and tree planting etc. aims to create a rural feel to the development.

The scheme allows for the possibility of phasing the construction into manageable areas, without having a detrimental effect upon one another. (See enclosed phasing drawing).

JOHN FINCH PARTNERSHIP.
88 BROOMFIELD ROAD
CHELMSFORD, ESSEX. CM1 1SS

REF: 1635/BC/EFJ.

DATE: 28.7.92.



S.H.D.C. PLANNING DEPT.	
RECEIVED	
23 JUN 1992	
APPROVAL OF OPO ☒ YES DOPO ☐ NO OF ☐ YES OF ☐ NO OF ☐ YES OF ☐ NO	COMMENTS YES ☒ NO ☐ YES ☐ NO ☐ YES ☐ NO ☐

MR. A. CLUSE

CAMILLE

HIGH ROAD

WHARFLORE

JUNE 22 92

My Planning Application

to H23/0401/92

COLLECTION

Dear Sir

I wish to register my observation and objection to the above planning application.

They are firstly that I believe the original planning was for 43 dwellings etc and now this has been increased by practically 50% to 63 this I feel should be totally unacceptable to the authority.

Secondly that now my new bungalow is going to be overlooked to the rear and to the side by houses losing my privacy and no doubt reducing the value of the property.

I am aware that the development has been given the initial approval but I strongly object to the increase in the number of properties proposed and to being surrounded almost and overlooked by houses.

It is true that the development will be altered in some form I feel that the houses should be reference in a future number of dwellings in the southern perimeter that will still not be ideal but would be less objectionable.

I therefore wish once again to register my strong objection to the development as proposed.

Yours truly


Littlehead

High Road,

Wreapleade.

Your Ref. 423/0409/92.

22.5.92

Dear Sir,

OBJECTION

Erection of 63 no. dwellings, Littlehead, Wreapleade by Incefield Estates Ltd.

Before purchasing my present property in 1970 my inquiries regarding future development in Wreapleade led me to understand that any major development would be on the south side of the High Road & that a bypass road would be constructed on the north side which would reduce the traffic on the High Road.

There seems to have been a change of policy since that date insofar as High Road has remained the main link from Holbeach & the A14 road to Spalding & along which there is an ever increasing flow of traffic of which a great proportion is heavy traffic.

In view of the fact that the School, Surgery, Post Office, Village Hall & Village Playing Field are all situated on the south side of the busy High Road it would appear prudent that any development on the northern side of the village should be limited more in accord with the proposal approved by your Council on a previous application in respect of this site.

I feel that the proposal before your Council will provide additional hazards to traffic flow in this area & hence I also feel that the proposed density & type of dwelling are not compatible with the existing nature of this village. Apart from these general observations I am particularly alarmed with the proposal to erect houses on plots 1-11 & feel this would seriously affect the privacy of my bungalow & the adjacent three bungalows.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
27 MAY 1992	
Attention of	File Nos.
DPD ☒ BS	
DOPO ☒ ACP	
JC	
Action by	Acknowledge YES/NO
Discuss with	by date
Copy to	57/1

Director of
S.H.D.C.

Highway Road
Spalding

Yours faithfully

E.L. Peacock

MRS E.L. PEACOCK

Tel: Holbeach
(0406) 24102

Salient points highlighted

Crane's Gate House,

Whaplode,
Spalding,
Lincs. PE12 6TY.

40962
The Planning Officer

5th Sept. 1992

Dear Sir,

OBJECTION

I read in today's free Press that Tetfield Estates' Plan for Stockwell Gate could go ahead. In 1989 they were originally granted permission to build 43 houses on 5.7 acres - then three years late they apply to build 63 on the same acreage. The committee seem happy if they can persuade them to reduce the density to 59 houses.

I understand the Local Plan recommends 8 houses per acre - but 59 houses on 5.7 acres exceeds 10 houses per acre.

As Stockwell Dale is only one area in Whaploke out of several going to be developed and they all exceed the recommendation Whaploke will totally lose its character.

The Local Plan says Planning Permission will only be granted if it improves the social, community, health & utility services & facilities. As there are hardly any facilities in Whaploke at the moment - I suggest development should

be very limited until
more facilities are provided.

I understand in the
Autumn there is to be a
consultation between the
developers & local people
and I should hope the
planning permission should
be withheld until after
the people of Whaploke have
been fully consulted.

Yours faithfully

Patricia M Bryant

(MRS P. M. BRYANT)

P.S. I enclose a cutting from
the Free Press 1990.

Application No. H23/0409/92.

S.H.D.C. PLANNING DEPT.
RECEIVED
14 MAY 1992

OBJECTION

Attention of:
 DFO ☒ N/A
 DOPO ☒ BS
 JC ☒ ACP
 Action by
 Discuss with
 Copy to

Acknowledge YES/NO
 BY ST
 DATE 14/5

Holme, High R,
Whaplode
Spalding
PE26TJ. Lincs.

May 13 1992

1 Erection of 63 dwellings
Stockwell Gate Whaplode. By
Metfield Estates Ltd

Dear Sir,

My Bungalow is very
close to the boundary of the
proposed buildings on plots 4-
9 and will have an adverse
effect on my privacy, I feel
these properties should be either
bungalows or moved further
away from our rear boundary

I understand from our Parish
Council that this site was
originally approved for 42
properties and accepted by
all concerned, this proposed
scheme is far in excess of
what is normal in a rural
village such as Whaplode.
We therefore object to the
proposal in its present form.

Yrs faithfully
Doris E. Hobbs.

MR. A. CLOSE
"CAMILLE"
HIGH ROAD
WHAPLODE
RE12 6TJ

REF PLANNING APPLICATION
No H 23 / 0409/92

DG

OBJECTION

Dear Sir,

Having just moved from near Durham into a new Bungalow on the High Road chosen for its open aspect to the rear and side, I have learned that the field behind us is to be developed and that the outline planning approval was for 43 dwellings and that the new application is for 63 and that we are to be overlooked by houses to the side and to the rear.

I know that I can not at this stage object to the development but I do strongly object to proposed increase in numbers which bring the properties closer together putting more around us and to the erection of houses around our boundaries whilst the erection of bungalows would not be ideal it would be less objectionable.

I therefore wish to register my strong objection to the proposed development in its present form

P.S. I note that our properties are missed off the development plan

Yours faithfully
A.C.

OBJECTION

PLANNING DEPT.	
21 APR 1992 409/92	
DR	
Acknowledged	by 57
	date 24/4

S. Fowler.
Cherry Tree House,
Stockwell Gate,
Whaphode,
Spalding,
Lincs.

Dear Sir or Madam,

I am writing to object to the Double Garage on the Metfield Estate's site, at Stockwell Gate, Whaphode, on No 22, ME 15. The Garage is in front of the front window of my property, which will block the light to the window. If it was to go behind the line of my property, towards West, then there would be no problems from my point of view.

Yours faithfully,
S. Fowler.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
30 JUN 1992 DR	
ATTENTION OF DPO ☒ NRM DDMO ☒ LBS JC ☒ ACP Action by Discuss with Sign off	File Nos. Acknowledge YES/NO By 5/6 Date 30/6

OBJECTION

Magnolia House,
Stockwell Gate,
Whaplode,
Spalding,
Lincs.,
PE12 0PN.

Mr. Brian
Director of Planning & Building Control Services,
South Holland District Council,
Planning & Building Control Department,
Council Offices,
Priory Road,
Spalding,
Lincs.,
PE11 2XE.

30th June, 1992

Dear Sir,

RE: PLANNING APPLICATION H23/0409/92 METFIELD ESTATES, WHAPLODE

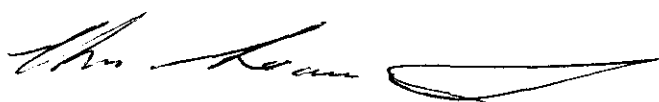
Thank you for the opportunity to view the above plans and comment on two or three points.

Firstly, the overall site drawing showing the position of the site and roads is incorrect. The drawing shows the junction of Stockwell Gate and the main road as a long sweeping bend and road island whereas, in reality, after the junction, Stockwell Gate goes into a blind corner with no footpaths. Many mothers walk their children to School, sometimes with pushchairs, around this blind corner and the situation is already unsafe. Increased use of this road through high density housing will increase the danger unless a footpath is constructed.

Secondly, although I am relieved that my house is no longer overlooked by a large four bedrooomed residence, I note we are still overlooked by Plots 23-25. Surely these could also be changed to bungalows.

Thirdly, this site was first granted planning permission Ref: H23/1361/88 in 1988 for a maximum of 40 dwellings. In 1989 Ref: H23/0614/89, this was increased to 43 dwellings - I note with some concern we are now up to 63 dwellings. I fully appreciate the effects of the current recession and its effect on house prices, which has triggered this 30% plus increase in housing density. This recession will soon be gone but the rural village will still have to live with the eye-sore of such high density housing and its inherent problems, therefore may I suggest we revert to 43 dwellings.

Yours faithfully,



Chris Leonard

6/6/92

Metfield Estates - meeting with
Mr Smith & Mr Coker (John Frank
partnership). Brian Smith & John
Reedman present

Cotgate

Agreed :-

- (1) Support for amended scheme
but removal of boundary on
plot 20 thus creating layout
to be 'loosened up' whether
assignment of building around
framework (plots 15, 16 and 17).
- (2) Landscaping along boundaries
- (3) Existing application to be determined
and subsequently advised that amended
layout when prepared & received at this office
could be accepted as an amendment - no
new application or fee

Stockwell Gate

Agreed :-

- (1) Most acceptable number of
units is 46.

- (2) C.S. observations of 1/15/92 would be noted upon.
- (3) Re-adjustment of advice upon private drives would open area as necessary.
- (4) Letter to be submitted by applicant with fresh application explaining rationale of amended scheme.

Johnson

DEPARTMENT OF HIGHWAYS AND PLANNING

To: J Blacklock SHDC

Planning

Reference.....

STOCKWELL GATE, NHAPLODE

With regard to the revised layout I would make the following comments: -

- (i) All the private drives shall incorporate 6m radii and be 4.25m wide.

- (2) The private drive serving plots 25 to 28 shall have visibility splays of 24m + 35m. This will require some minor adjustment to access plots 29 & 30.

- (3) The turning head fronting plots 11-15 is over designed and it should be revised in accordance with the turning space shown on the other road unless it is to be constructed in block pavements.

- ④ I am concerned at the 2 access
opposite each other, serving plots 20 & 1 and 2
close to the Access Way junction
This could lead to congestion at the
access.

Plot 20 could possibly be served off
Sprockwell Gate

- (5) The access to Stockwell Gully require adequate turning spaces

Date _____

1/10/92

Signed

Director of Highways and Planning

CS



John Finch RIBA
Michael Smith Dip Arch, RIBA

John Finch Partnership Architects

88 Broomfield Road
Chelmsford Essex CM1 1SS
Tel: 0245 354319 & 250780
Fax: 0245 268665

1635/BC/EFJ.

Director of Planning & Building Control Services,
South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE.

24th September, 1992.

f.a.o. Mr. Blacklock.

Dear Sirs,

re: Stockwell Gate, Whaplode, Nr. Spalding.

We understand that our Planning Application for the above site was recently refused by your Council. As mentioned by Mr. Coker of our office in discussions with yourself, we now enclose two preliminary copies of our revised layout, drawing No. 1635:SK3 for your consideration.

As you will notice, we have taken account of the comments of Mr. Brian Smith, to provide the open space area in a central position. In doing so, we envisage an informal setting for the surrounding houses overlooking this area, being served by private drives. The total development has now been reduced to 51 dwellings.

In view of the recent planning history of this site, and the Director of Planning's letter dated 9.9.92., we would obviously be grateful to receive your assurance that we would obtain Officer recommendation for this scheme if submitted. Subject to your comments we also request that the informal opinion of your Planning Committee Chairman be sought at this stage to ensure that we do not proceed on a further abortive design exercise.

We understand that a meeting has been suggested with yourself to discuss both the Cobgate and Stockwell Gate sites, however, no date has yet been confirmed. In the meantime therefore, should you have any queries regarding this layout, please do not hesitate to contact us.

Yours faithfully,


Enclosures.

S.H.D.C. PLANNING DEPT.	
RECEIVED	
28 SEP 1992 SD	
Attention of	File Nos.
DPO <u>NGM</u>	<i>Can we discuss</i>
DOFO BS	
JG ADP	
Action by	Approved by
Discussed with	by
Copy to	to

29/9

PRELIMINARY

STOCKWELL GATE, WHARFODE FOR METFIELD ESTATES LTD.	
REVISED SKETCH LAYOUT.	
scale 1:500.	date FEBRUARY 1992.
Architects John Finch Partnership 88 Broomfield Road Chelmsford Essex CM1 1SS 0245 354319 & 250780 Fax 0245 288865	
drawing no. 1635-SK1.	



SCHEDULE	
2b TERRACED	12
3b SEMI	15
3b LINKED	10
3b INTEGRAL	7
3b DETACHED	10
3b BUNGALOWS	4
4b DETACHED	5
TOTAL	63

1635-SK3		Architects John Finch Partnership 88 Brookfield Road Chesham, Bucks HP8 4JH Tel 0494 354319 & 250780 Fax 0494 266665
drawing no.	rev.	
SEPT. 1992		SKETCH LAYOUT.
date	scale	
1:500.		for Metfield Estates Ltd.
STOCKWELL GATE, WHARFLODE.		

SITE AREA = 2.293 Ha (5.67 Acres).
DENSITY = 9 Dwellings / Acre.

2 BED TERRACED	4	ME 3.
3 BED SEMI	14	ME 7, 8, 12.
3 BED DETACHED	20	ME 6, 7, 8, 9, 10.
3 BED BUNGALOW	3	ME 18, 20, 23.
4 BED DETACHED	10	ME 13, 14, 15.
TOTAL	51 DWELLINGS	

SCHEDULE OF ACCOMMODATION.



PRELIMINARY

PLANTING SCHEDULE

TREES. (All heavy standard size 3.4-4.25 high)

SHRUBS AND CLIMBERS

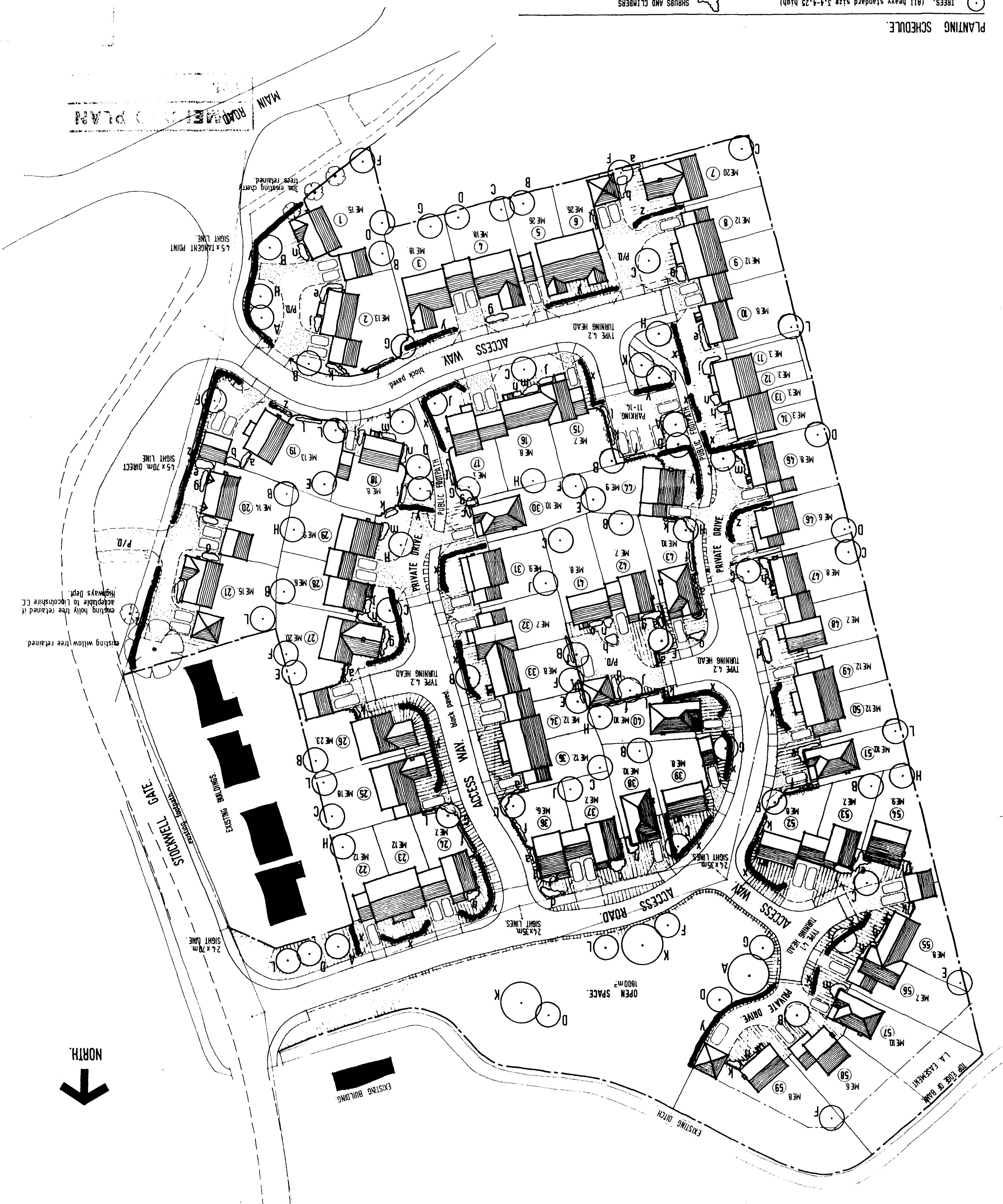
- a Berberis thunbergii atropurpurea
b Cotoneaster horizontalis
c Cotoneaster x watereri
d Crataegus monogyna and Corylus avellana
e Deutzia deltoidea
f Hedera helix
g Hypericum calycinum
h Juniperus horizontalis
i Lavandula "Hidcote"
j Lonicera spp
k Chaenomeles japonica
l Potentilla "Longacre"
m Rosa "Nozomi"
n Spiraea belunda "Goldflame"
o
p
q
r
s
t
u
v
w
x Fagus sylvatica
y Ilex aquifolium
z Prunus laurocerasus

GRASSED AREAS

- A Acer Platanoides (Norway Maple)
B Betula pendula (Silver Birch)
C Carpinus betula fastigiata (Hornbeam)
D Crataegus x prunifolia (Hawthorn)
E Fagus sylvatica (Beech)
F Fraxinus excelsior (Ash)
G Malus "John Downie" (Crab Apple)
H Prunus avium "Plena" (Wild Cherry)
I Prunus sargentii (Sargent Cherry)
J Quercus robur (English Oak)
K Tilia cordata (Small-leaved Lime)
L

STOCKWELL GATE, WHAPLODE. for Metfield Estates Ltd.	
LANDSCAPING SCHEME.	
REV. A. LAYOUT AMENDED.	31.7.92
John Finch Partnership Architects 88 Broomfield Road Chesham, Bucks HP8 4JH Tel 0245 354318 & 250780 Fax 0245 268665	1635 - 19
scale 1:500	date APRIL 1992
drawing no. 2	

100/192



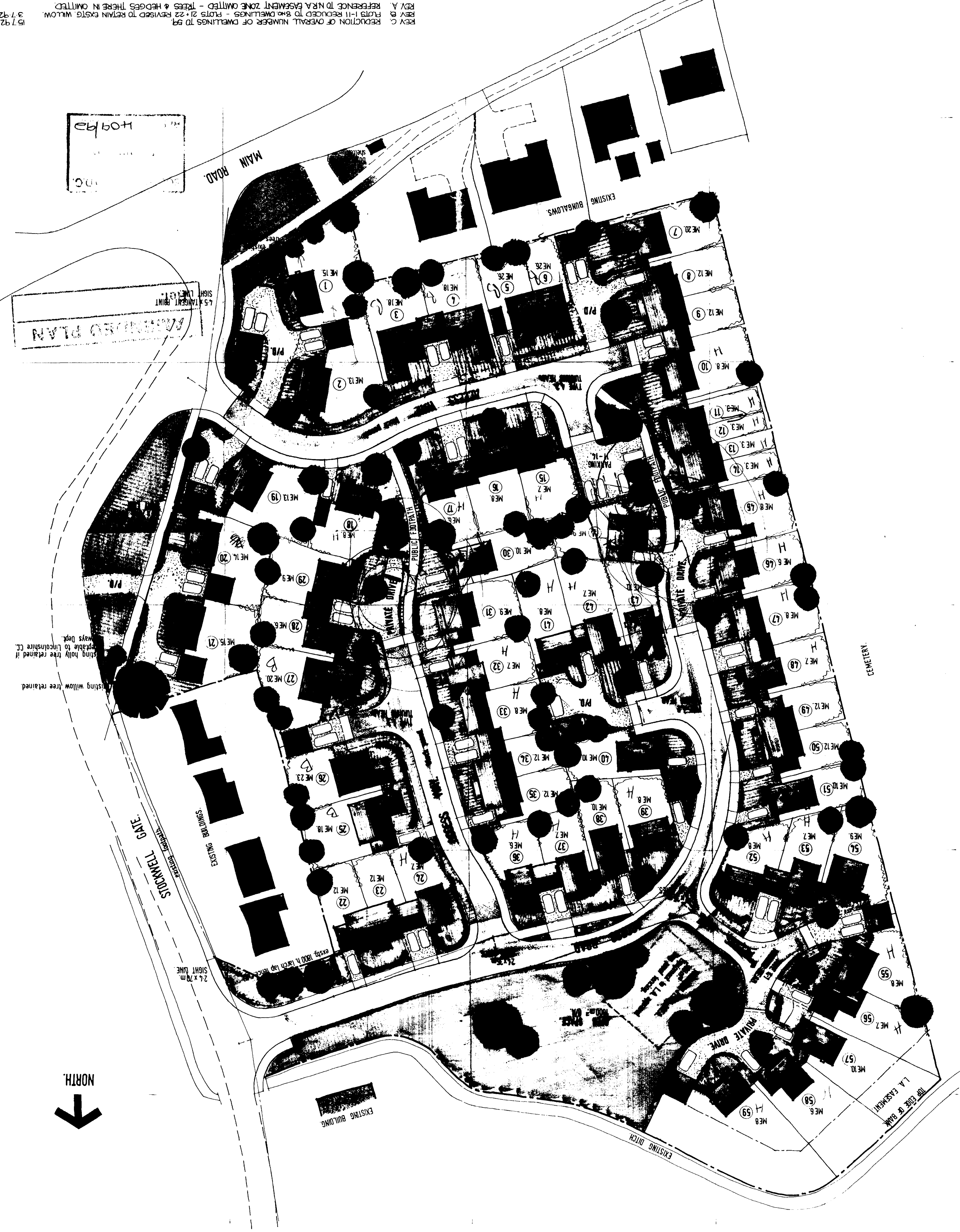
STOCKWELL GATE, WHAPLODE. for Metfield Estates Ltd.		SITE PLAN. Scale 1:500	
John Finch Partnership Architects 88 Broomfield Road Chesham Bucks HP8 1SS Tel 0245 354319 & 250780 Fax 0245 268665		date MARCH 1992 drawing no. 1635.01	
rev. C		15792	

REV C REDUCTION OF OVERALL NUMBER OF DWELLINGS TO 59
 REV B PLOTS 1-11 REDUCED TO 8 NO DWELLINGS - PLOTS 21 & 22 REVISED TO RETAIN EXIST. WILLOW
 REV A REFERENCE TO N.R.A. EASEMENT ZONE OMITTED - TREES & HEDGES THEREIN OMITTED

SITE AREA = 2.293 Ha (5.67 Acres)
 DENSITY = 10.4 Dwellings / Acre
 PARKING = 150% for 2 Bed Dwellings - Min. 200% Otherwise.

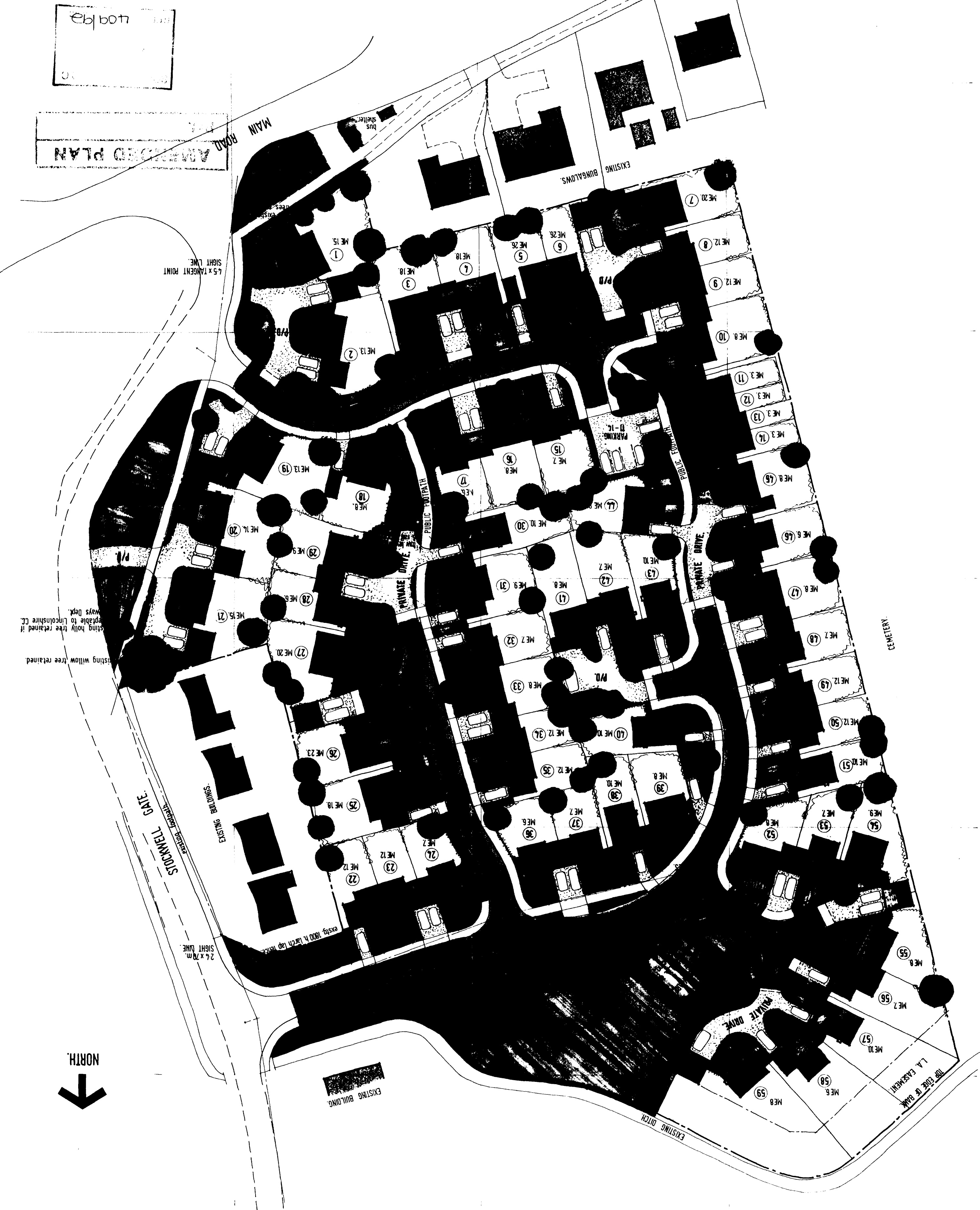
SCHEDULE OF ACCOMMODATION

2 Bed Bungalow	2
2 Bed Terraced	4
3 Bed Semi	14
3 Bed Integral Garage	6
3 Bed Detached	22
3 Bed Bungalow	6
4 Bed Detached	5
TOTAL	59 DWELLINGS



STOCKWELL GATE, WHAPLODE.		for Metfield Estates Ltd.	
SITE PLAN.		1:500.	
Architects		date	
John Finch Partnership		MARCH 1992	
drawing no.		1635 - 01.	
88 Broomfield Road Chesham Bucks HP8 4SS 0246 354319 & 250780 Fax 0246 200065		rev.	
		d	

REV. D PLOTS 1+2 & 11-14 RESITED FOLLING PLUG OFF COMMENTS.
REV. C REDUCTION OF OVERALL NUMBER OF DWELLINGS TO 59.
REV. B PLOTS 1-11 REDUCED TO 8+0 DWELLINGS - PLOTS 21+22 REVISED TO RETAIN EXISTG WILLOW.
REV. A REFERENCE TO N.R.A. EASEMENT ZONE OMITTED - TREES & HEDGES THEREIN OMITTED.



SCHEDULE OF ACCOMMODATION

2	Bed Bungalow
2	Bed Terraced
3	Bed Semi
3	Bed Integral Garage
3	Bed Detached
3	Bed Bungalow
4	Bed Detached
TOTAL	
59	DWELLINGS

SITE AREA = 2.293 Ha (5.67 Acres)
DENSITY = 10.4 Dwellings / Acre
PARKING = 150% for 2 Bed Dwellings - Min. 200% Otherwise.

1635 - 01

1635 - 01

John Finch Partnership

Architects

88 Broomfield Road

Chesham Road Essex CM1 1SS

0245 354319 & 250790

Fax 0245 288865

1:500

scale

for Metfield Estates Ltd.

STOCKWELL GATE, WHAPLODE.

SITE PLAN.

MARCH 1992

date

1635 - 01

1635 - 01

John Finch Partnership

Architects

88 Broomfield Road

Chesham Road Essex CM1 1SS

0245 354319 & 250790

Fax 0245 288865

LANDSCAPING SHOWN IS INDICATIVE ONLY - A DETAILED LANDSCAPE SCHEME IS TO BE SUBMITTED AND APPROVED AS SOON AS ALL DRAINAGE DETAILS ARE FINALISED.

NOTE

SITE AREA = 2.293 Ha (5.67 Acres)
DENSITY = 11.11/ Dwellings / Acre
PARKING = 150% for 2 Bed Dwellings - Min. 200% Otherwise.

2 Bed Terraced	8
3 Bed Semi	18
3 Bed Integral Garage	7
3 Bed Detached	23
3 Bed Bungalow	4
4 Bed Detached	3
TOTAL	63 DWELLINGS

SCHEDULE OF ACCOMMODATION



PLANTING SCHEDULE.

TREES. (All heavy standard size 3.4-4.25 high)

SHRUBS AND CLIMBERS

- A Acer Platanoides (Norway Maple)
B Betula pendula (Silver Birch)
C Carpinus betula fastigiata (Hornbeam)
D Crataegus x prunifolia (Hawthorn)
E Fagus sylvatica (Beech)
F Fraxinus excelsior (Ash)
G Malus "John Downie" (Crab Apple)
H Prunus avium "Pinn" (Wild Cherry)
I Prunus sargentii (Sargent Cherry)
K Quercus robur (English Oak)
L Tilia cordata (Small-leaved Lime)
- a Berberis thunbergii atropurpurea
b Cotoneaster horizontalis
c Cotoneaster x watereri
d Crataegus monogyna and Corylus avellana
e Deutzia deltoidea
f Hedera helix
g Hydrangea corymbosa
h Juniperus horizontalis
i Lavandula "Hidcote"
j Lonicera spp.
k Chamaecyparis japonica
l Potentilla "Longacre"
n Rosa "Nozomi"
o Spiraea belinda "Goldflame"
- x Fagus sylvatica
y Ilex aquifolium
z Prunus laurocerasus

GRASSSED AREAS

STOCKWELL GATE, WHARFLODE.
for Metfield Estates Ltd.

LANDSCAPING SCHEME.

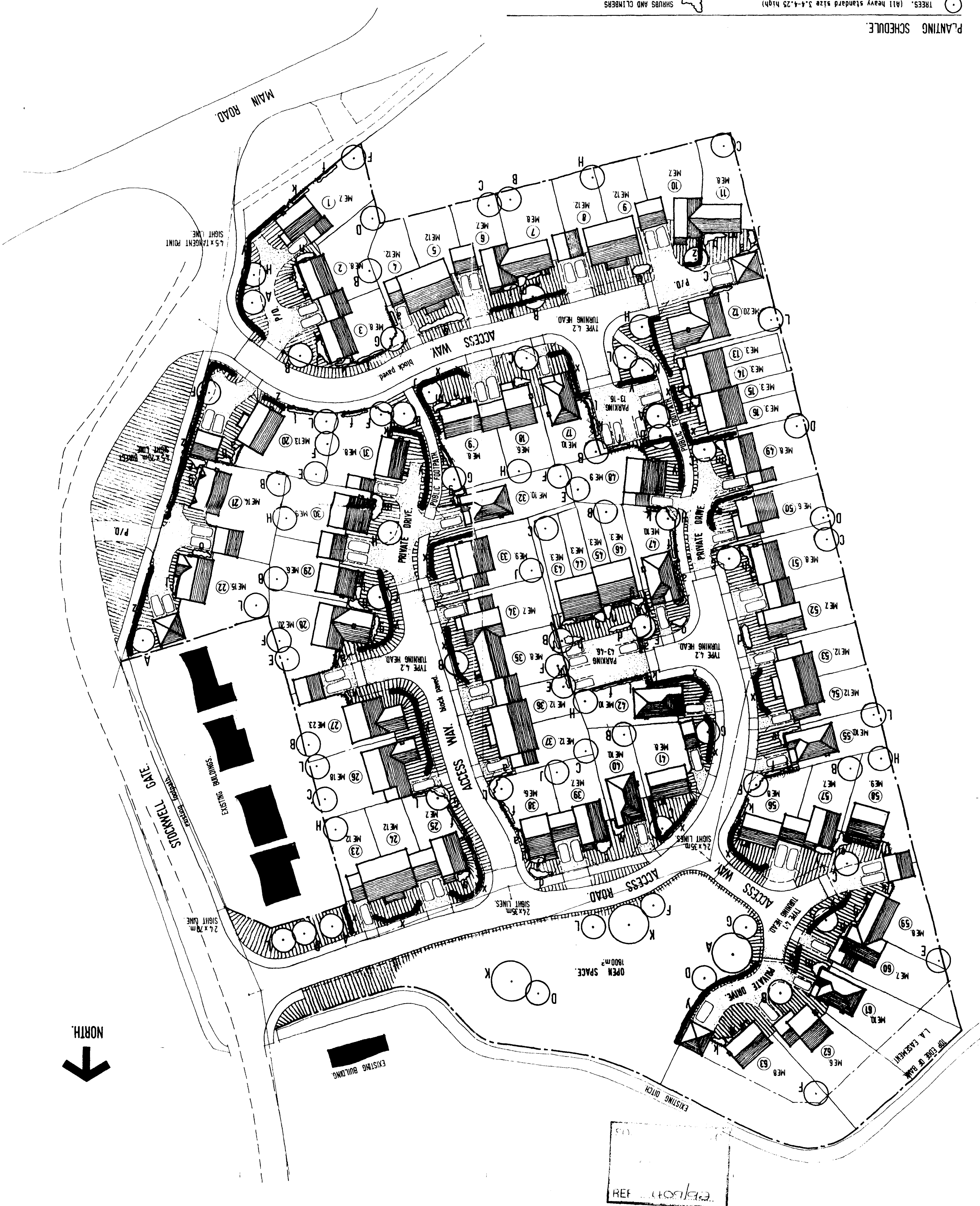
Architects
88 Broomfield Road
Chesham HP8 4JH
0245 354319 & 240780
Fax 0245 268661

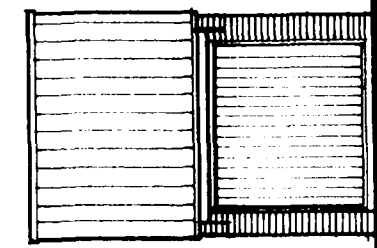
John Finch Partnership

date
APRIL 1992

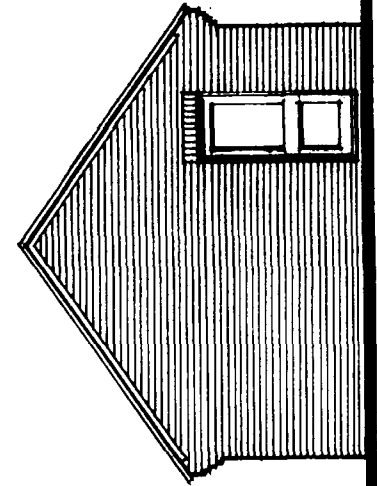
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1635 · 19
drawing no.
rev

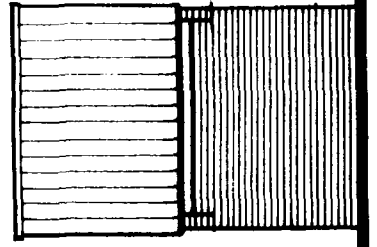




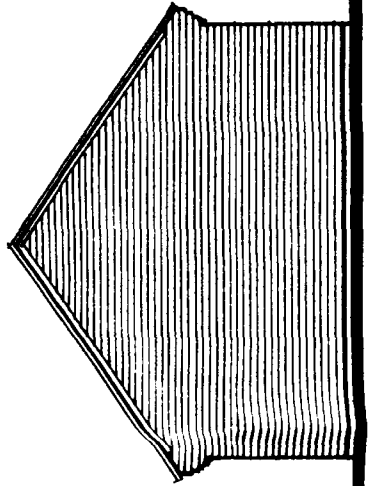
front



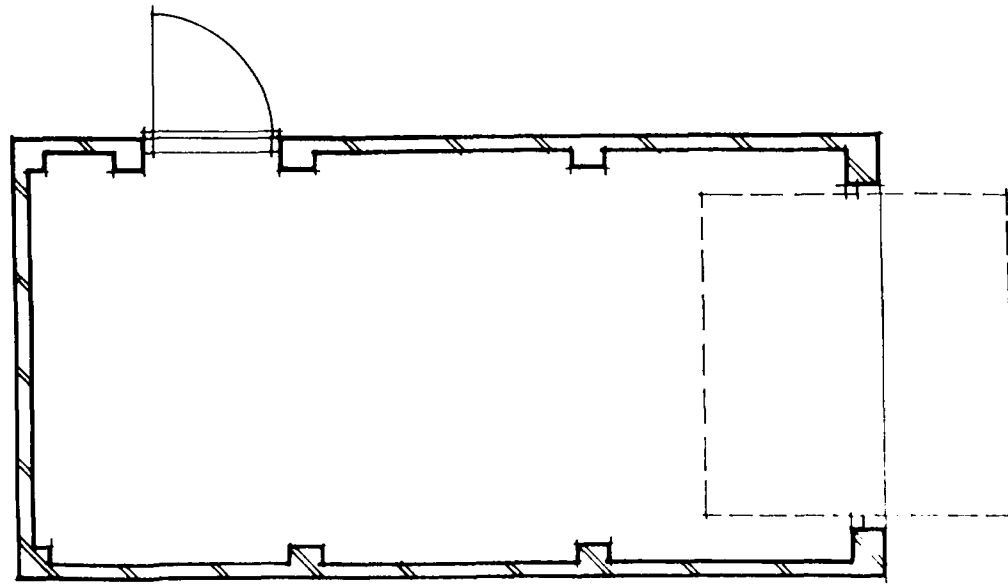
side



rear



side



plan

04/09/92

Stockwell Gate, Whaplode
for Metfield Estates Ltd

Single garage

John Finch Partnership

Architects

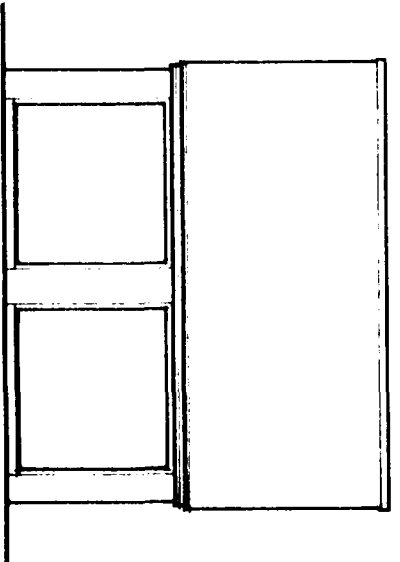
88 Broomfield Road
Chelmsford Essex CM1 1SS
0246 364319 & 260780
Fax 0246 260886

scale
1:100 1:50

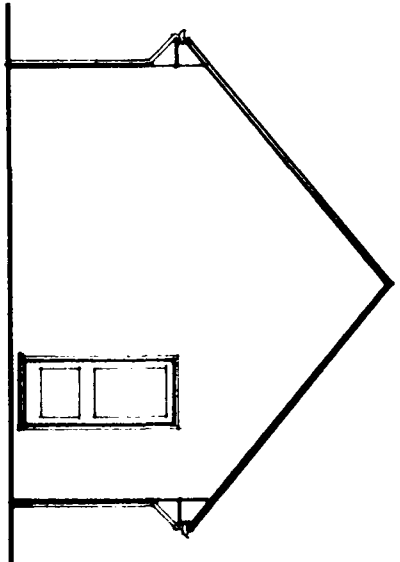
date
03/1992

drawing no.
1635/16

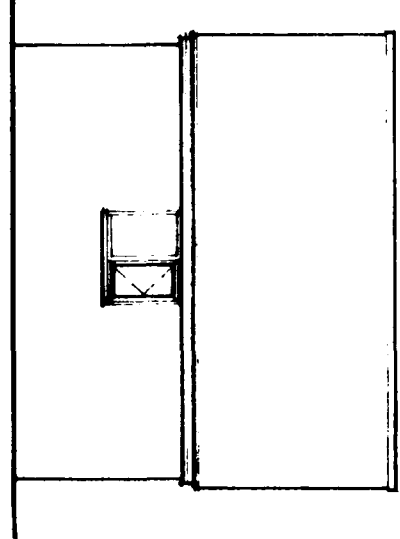
rev.



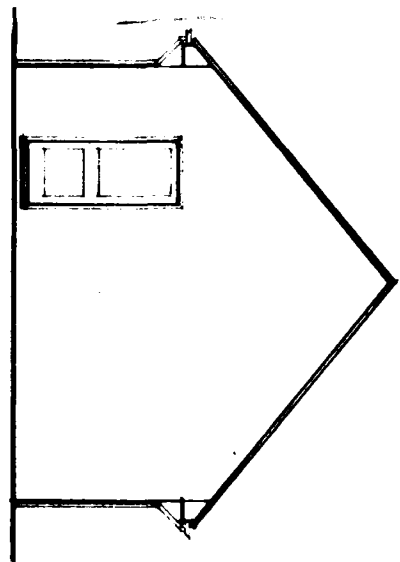
FRONT



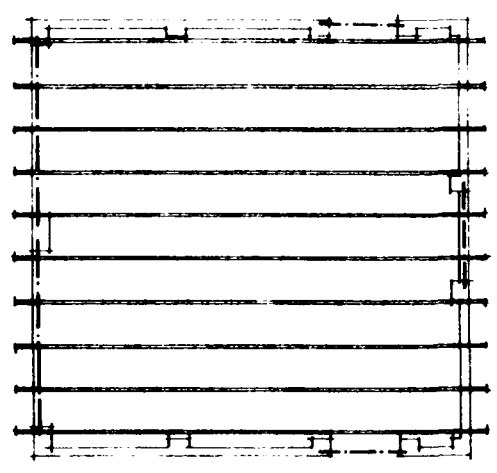
SIDE



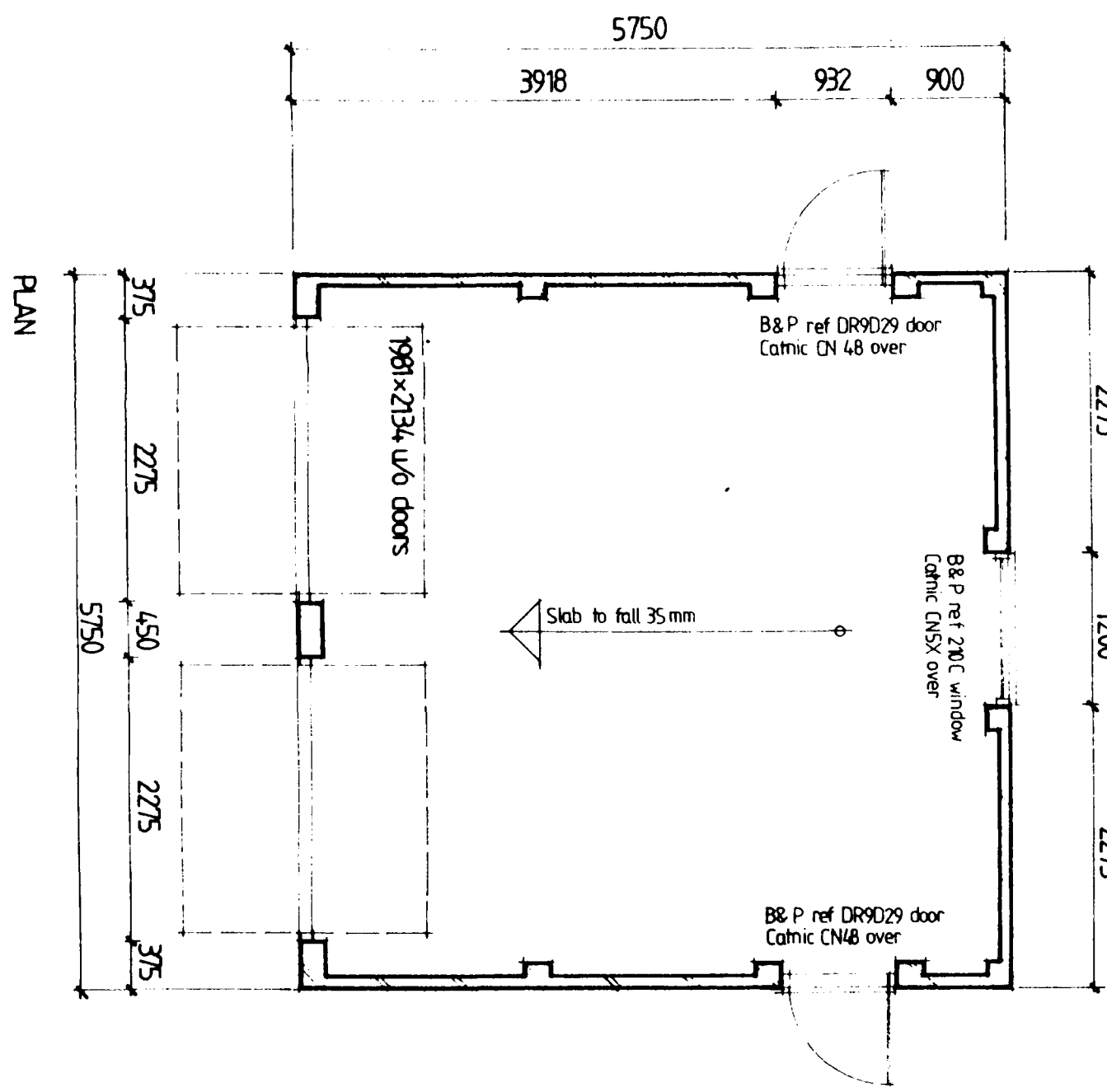
REAR



SIDE

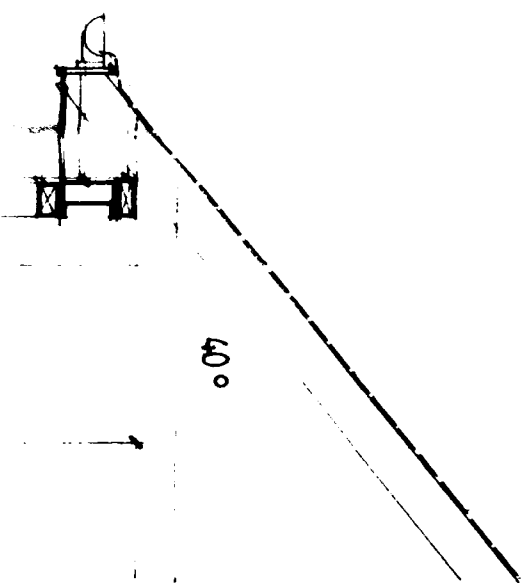


ROOF PLAN



PLAN

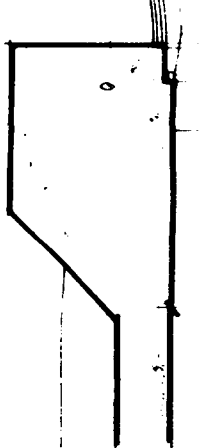
10x50 sw plate
75x19 sw fascia
Cathic QMSX
12 boarding to soffit
95x65 door frame



40°

2225

30 upstand
foundations / slab vary
to suit site



SECTION

01 000 1992
0403192

Stockwell Gate, Whaploade
for Merrfield Estates Ltd

Garage details

John Finch Partnership

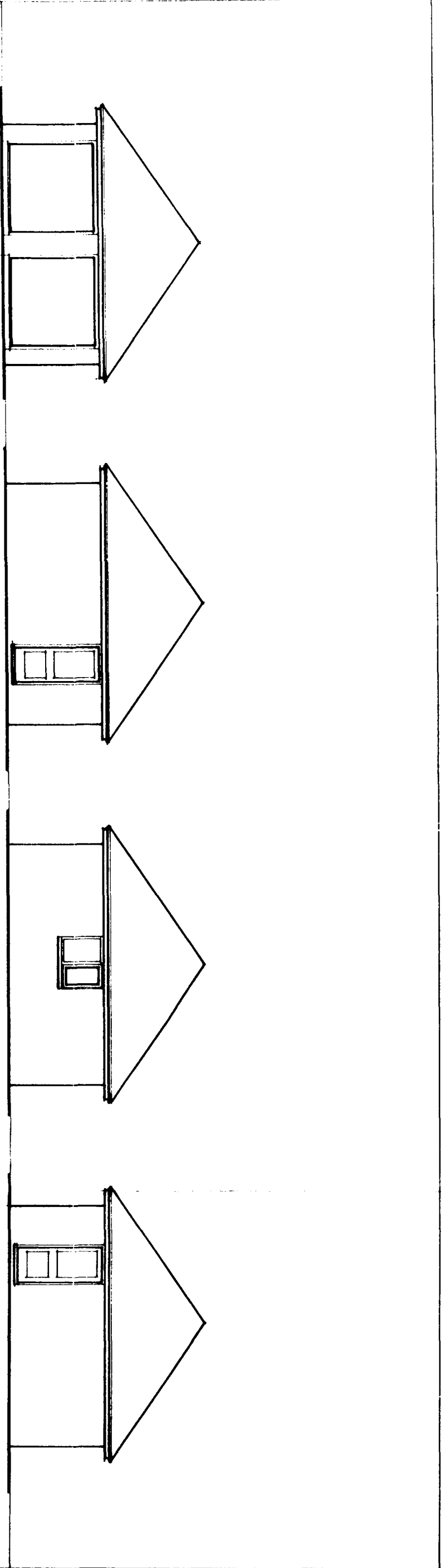
Architects
28 Broomfield Road
Cheshamford Essex CM1 1SS
0246 264319 & 260700

scale
1:100 1:50

date
03.1992

drawing no.
1635.17

rev

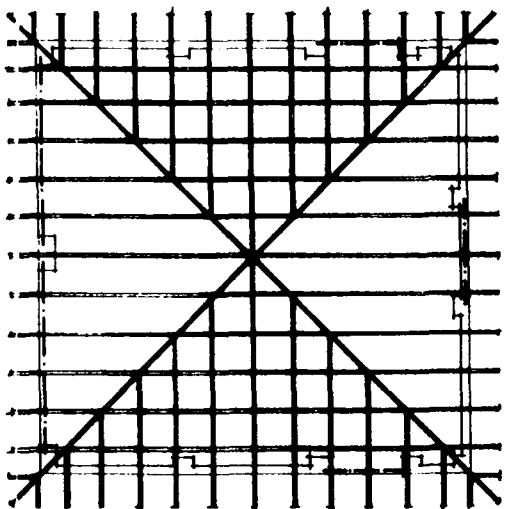


FRONT

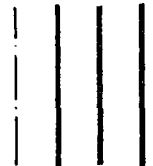
SIDE

REAR

SIDE



ROOF PLAN



truss
rafter
hip rafter
lintel

2275

1200

2275

5750

3918

932

900

B&P ref DF9029 door
Cathic CN46 over

B&P ref 200C window
Cathic CNSX over

Slab to fall 35mm

1981 x 2134 u/o doors

B&P ref DR9029 door
Cathic CN46 over

100 x 50 s.w. plate
75 x 19 s.w. batten
Cathic CNSX
12 boarding to soffit
95 x 65 door frame

35°

2275

30 upstand
foundations slab vary
to suit site

SECTION

PLAN

SOUTH WEST 100 D.C.
PLAN 1:100
01 APR 1992
REF. 0409192

Stockwell Gate, Whaploode
for Merfield Estates Ltd

Double garage

John Finch Partnership

Architects

88 Broadfield Road
Cheshamford Essex CM1 1SS
0245 364319 & 250700

Date

03/1992

Scale

1:100 1:50

Drawing no.

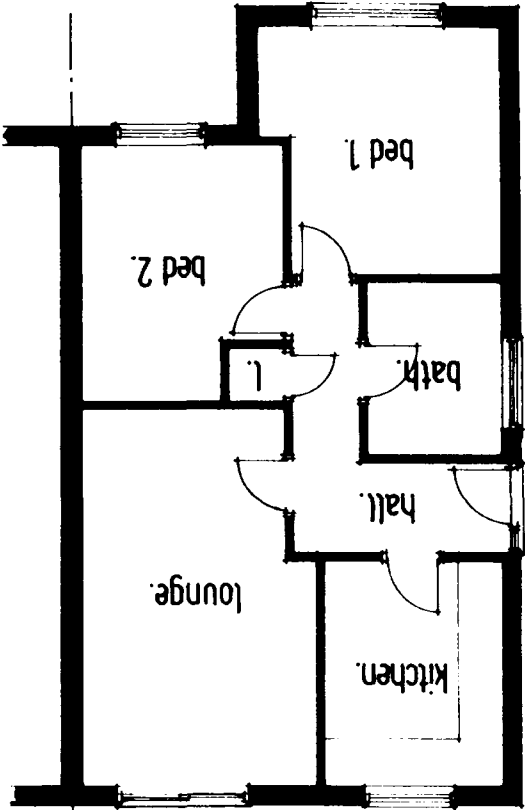
1635.18

Rev.

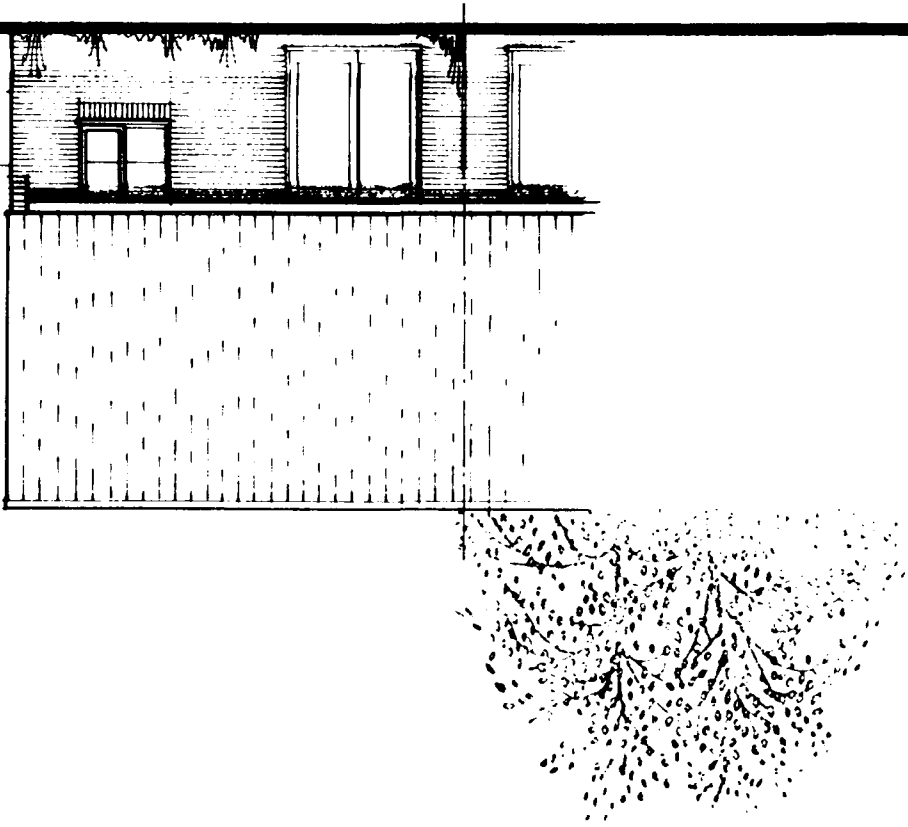
FLOOR AREA = 53.76m² (578ft²).

STOCKWELL GATE, WHAPLODE. for Mettfield Estates Ltd.		House Type ME 26.	scale 1:100.
John Finch Partnership Architects 88 Broomfield Road Chelmsford Essex CM1 1SS 0245 354319 & 250780 Fax 0245 288865		date July 1992.	drawing no. 1635-21.
			rev.

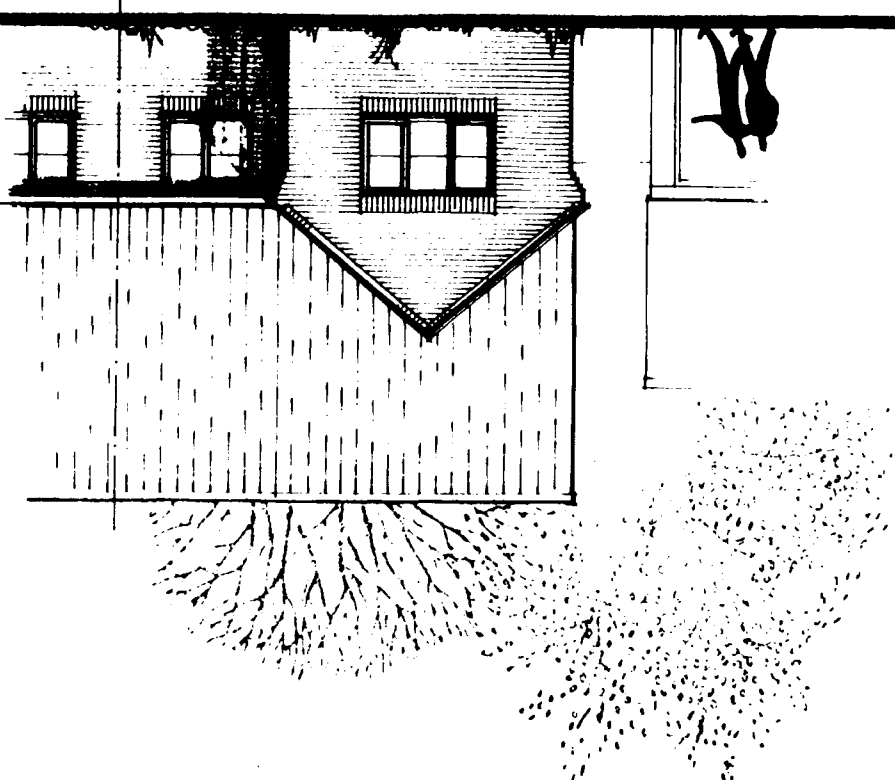
Floor Plan.



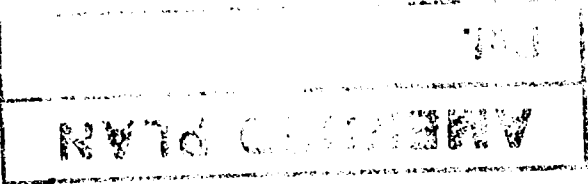
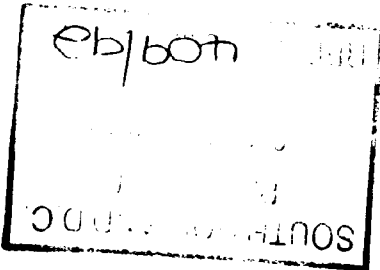
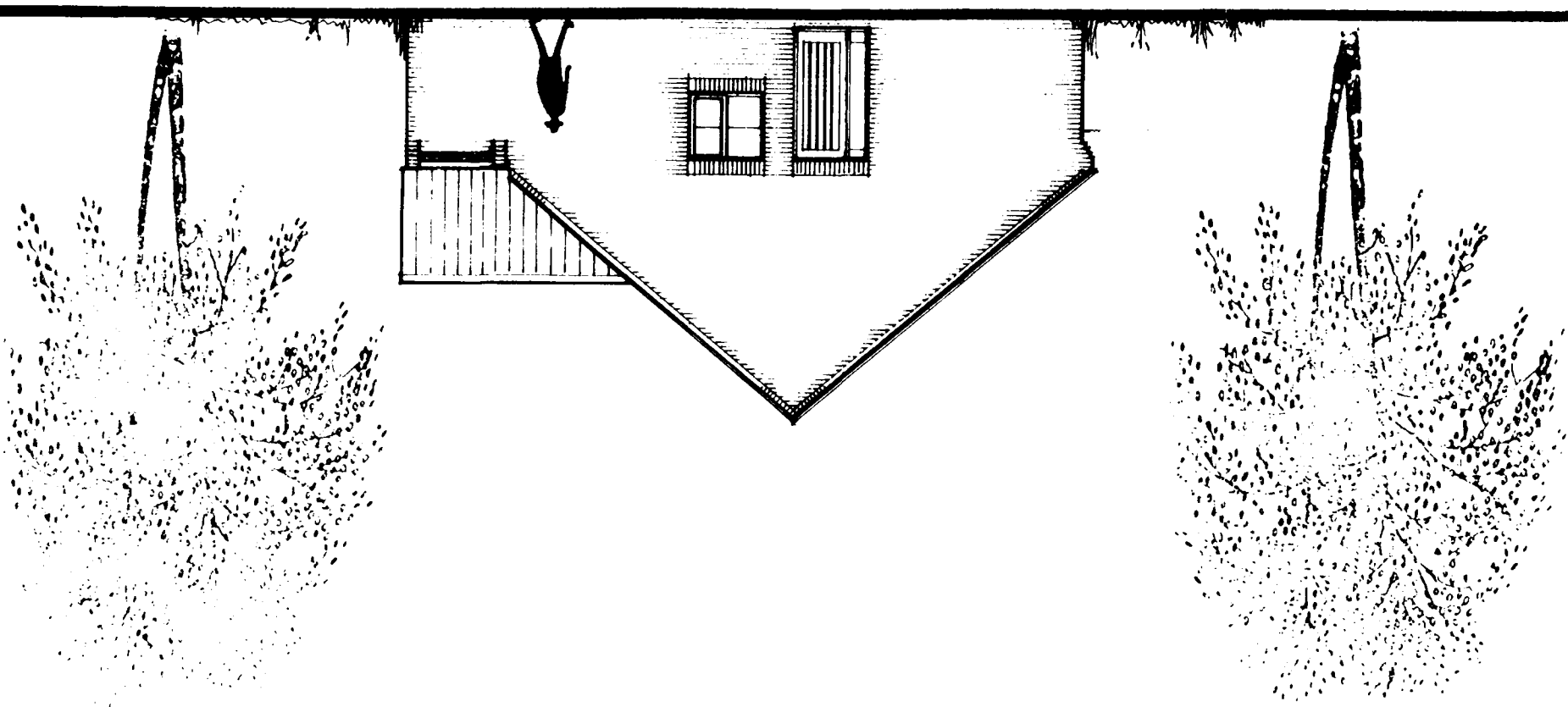
Rear Elevation.



Front Elevation.



Side Elevation.

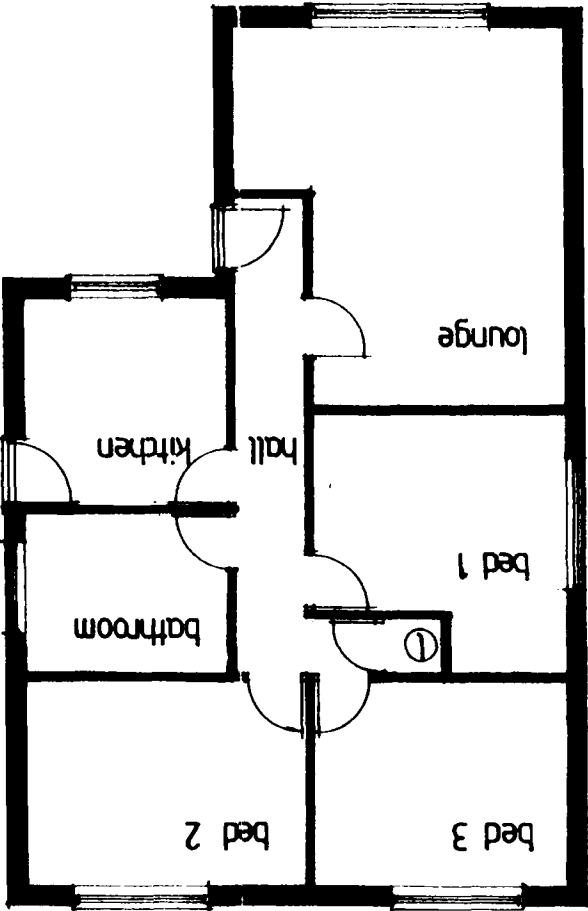


Stockwell Gate, Whaplode		for Metfield Estates Ltd	
House type ME 23		scale 1:100	
John Finch Partnership		date 03:1992	
Architects		drawing no. 1635:15	
88 Broomfield Road Chesham Road Essex CM1 1SS 0245 354319 & 250780 Fax 0245 208865		rev.	

03/01/92
03/01/92

Floor area 70.19 m²

Plan



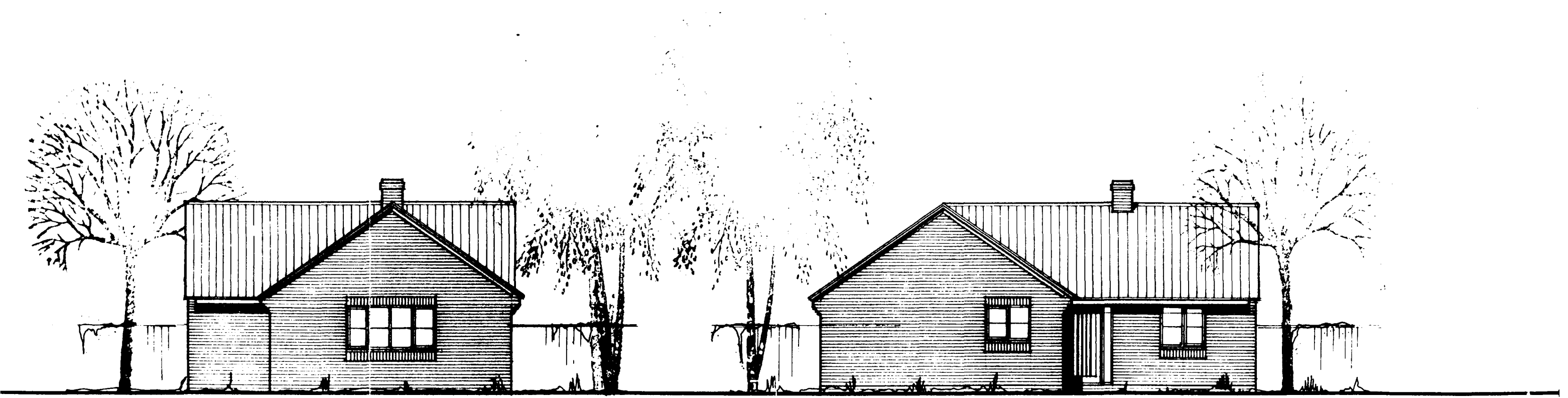
Side elevation

Rear elevation

Side elevation

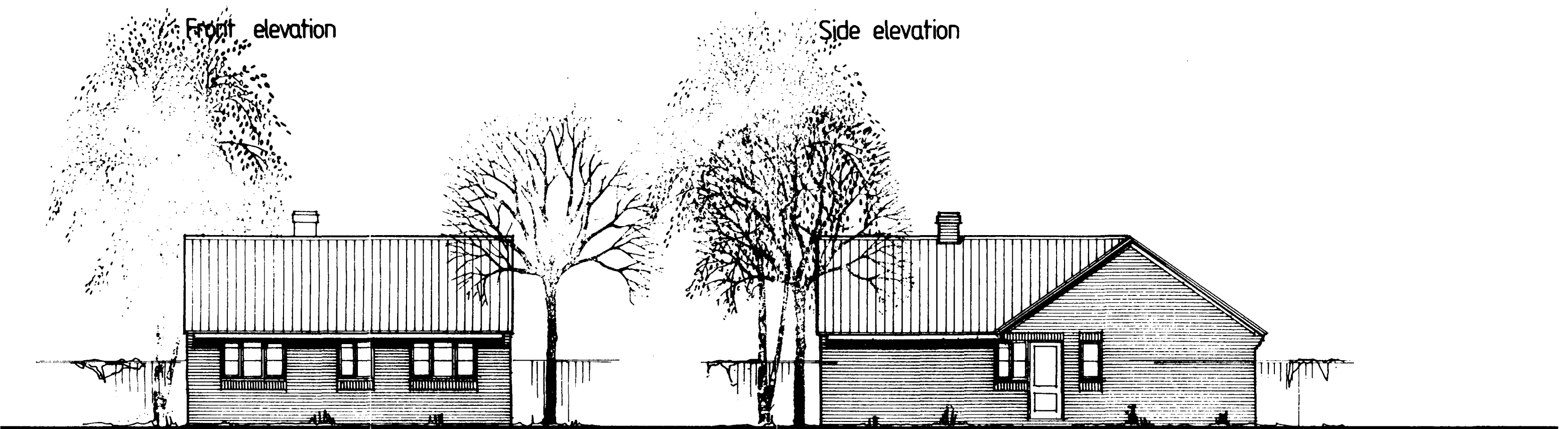
Front elevation





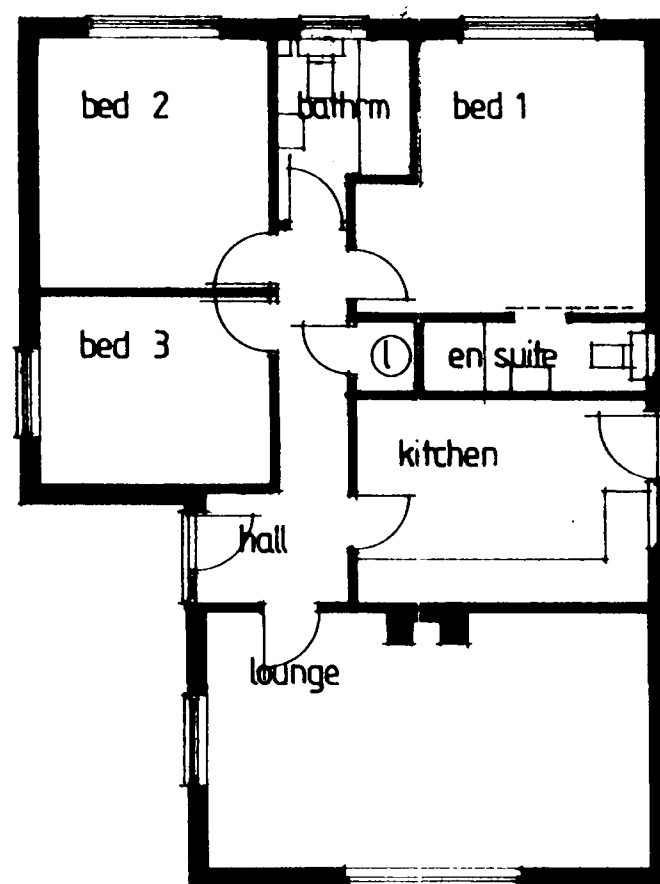
Front elevation

Side elevation



Rear elevation

Side elevation



Plan

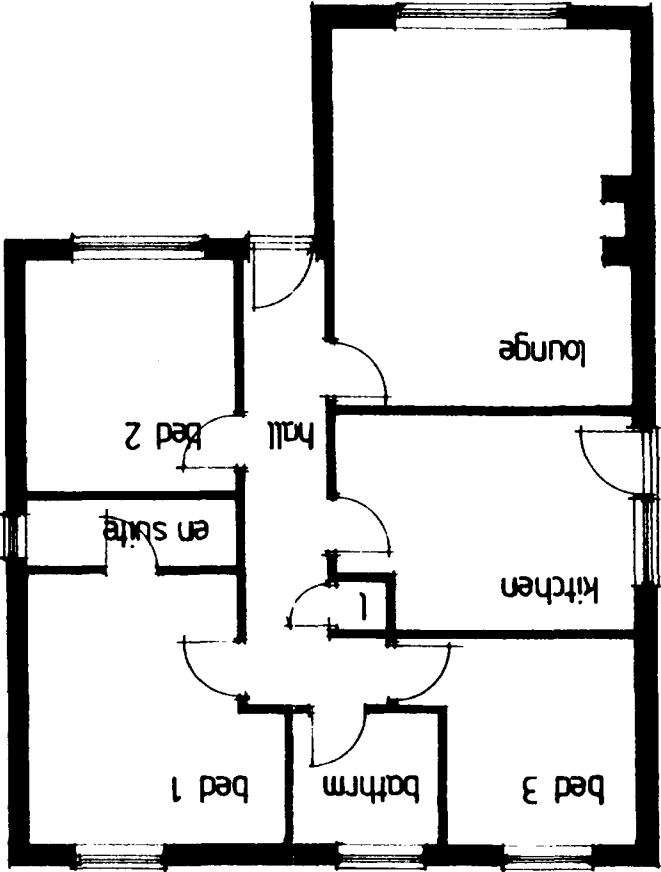
Floor area = 77.8 m²

04/07/92

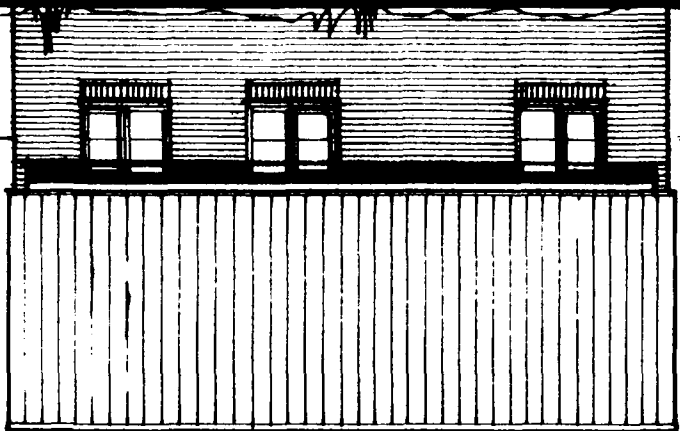
Stockwell Gate, Whaplode for Metfield Estates Ltd			
House Type ME 20		scale 1:100	
John Finch Partnership		date 03:1992	
		drawing no. 1635:14	rev.
		Architects 88 Broomfield Road Chelmsford Essex CM1 1SS 0245 354319 • 250780 Fax 0245 282865	

Stockwell Gate, Whaplode for Metfield Estates Ltd		House Type ME 18	scale 1:100
John Finch Partnership Architects 66 Broomfield Road Chelmsford Essex CM1 1SS 0246 354319 & 250780 Fax 0246 280865		date 03.1992	drawing no. 1635-13 rev.

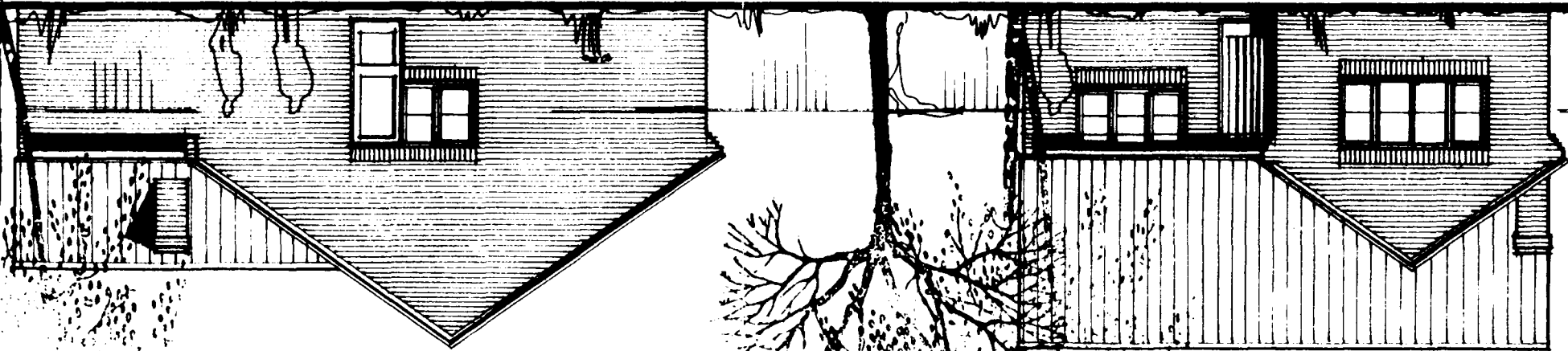
Plan



Rear elevation



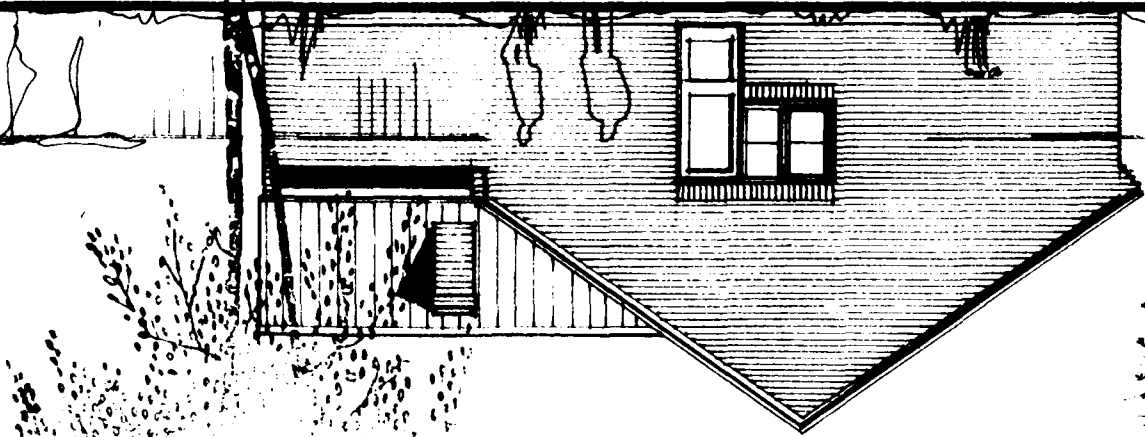
Front elevation



Side elevation



Side elevation

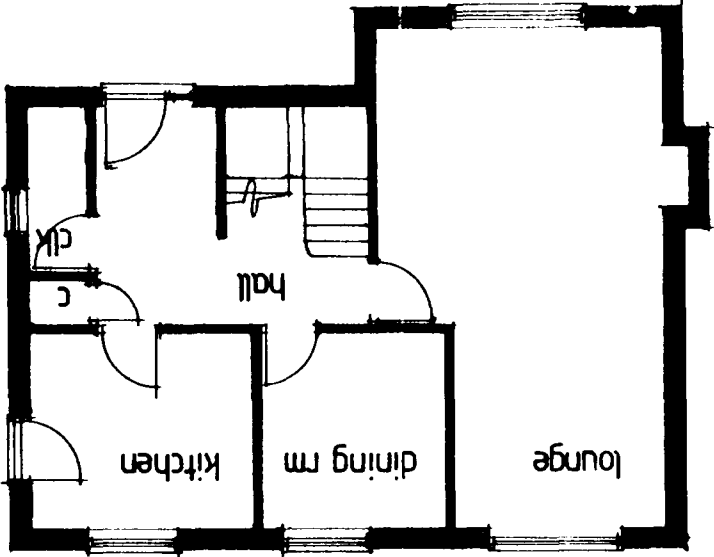


04/09/92

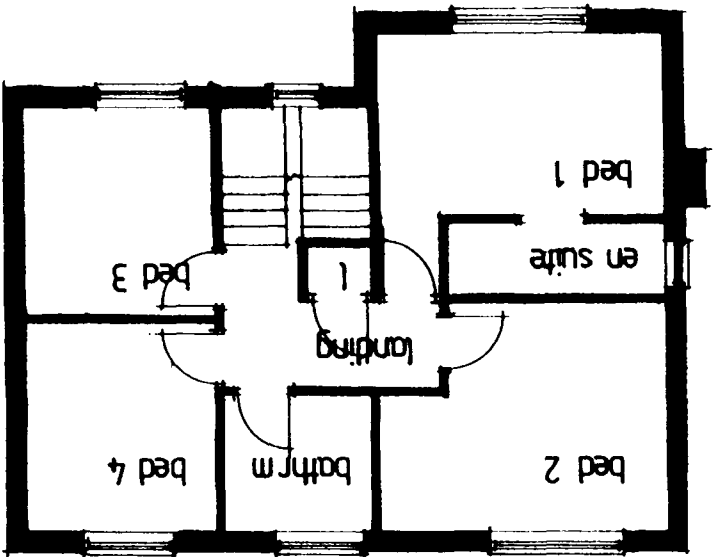
Stockwell Gate, Whaploade for Metfield Estates Ltd		House Type ME 15	
Scale 1:100		date 03:1992	
John Finch Partnership Architects 66 Broomfield Road Chelmsford Essex CM1 1SS 0245 364319 & 250780 Fax 0245 288865		drawing no. 1635:12	
		rev.	

Ground floor plan

Floor area = 102.86 m²



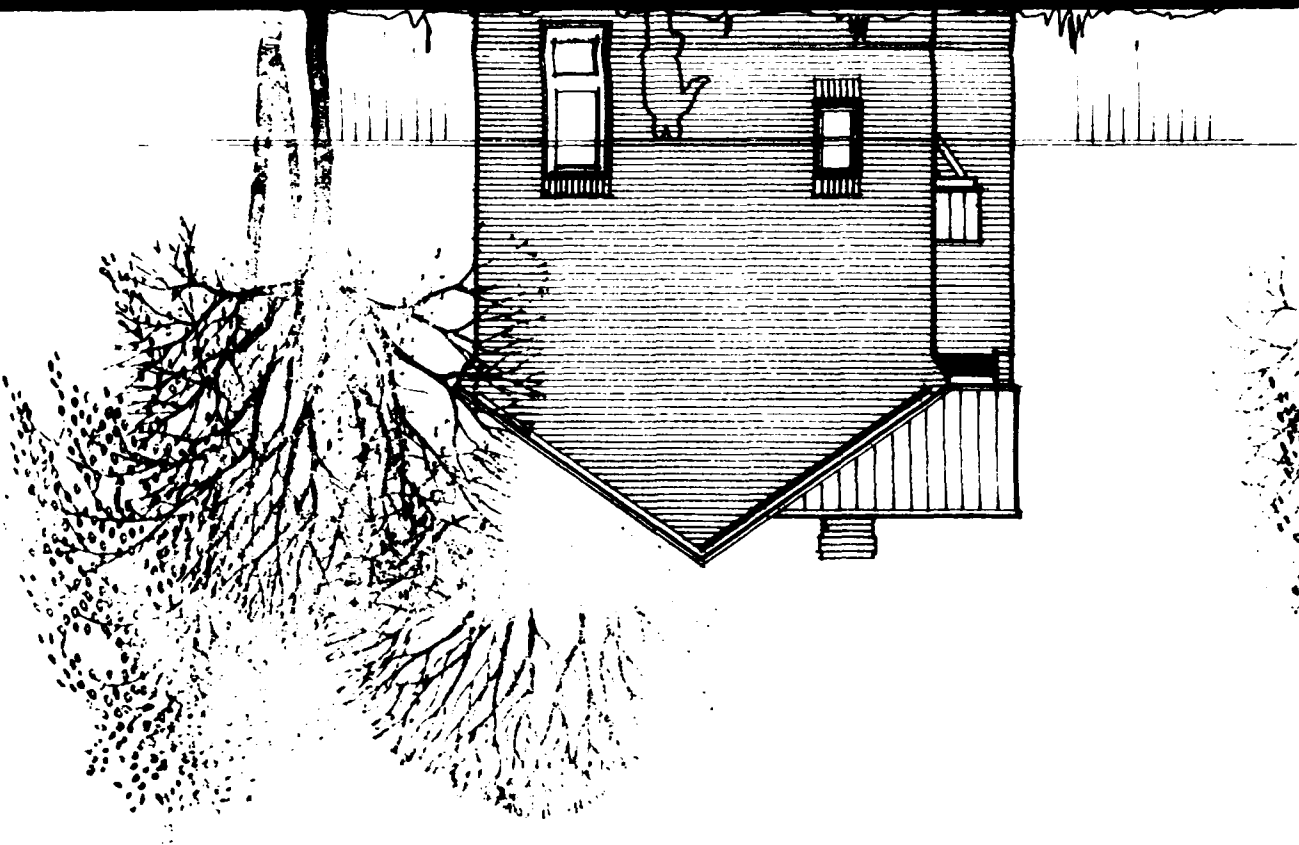
First floor plan



Rear elevation



Side elevation



Front elevation



Side elevation

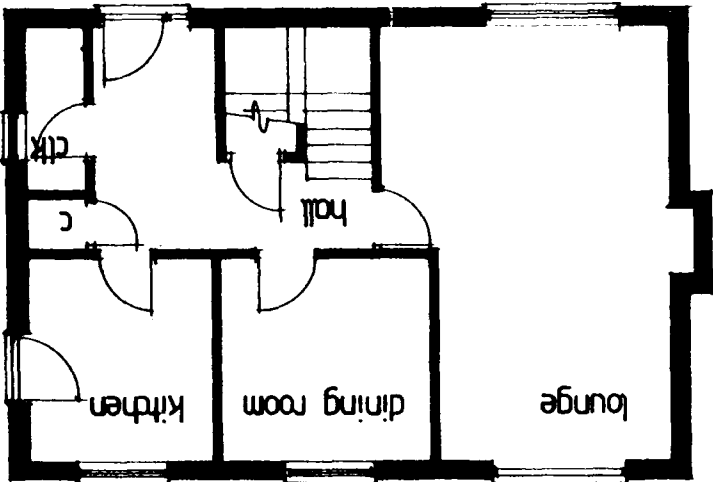


Stockwell Gate, Whaplode for Metfield Estates Ltd		House Type ME 14		John Finch Partnership Architects 88 Broomfield Road Cheshamford Essex CM1 1SS 0245 354319 & 250780 Fax 0245 250885		1635:11 drawing no.	rev.
scale		1:100		date		03:1992	

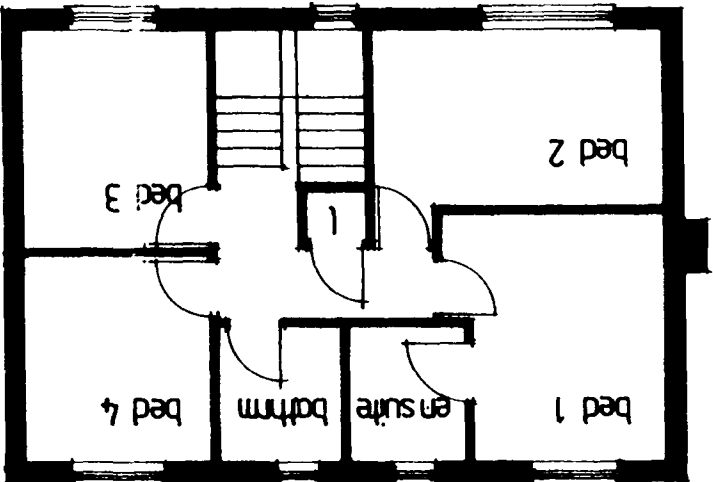
04/07/92

Ground floor plan

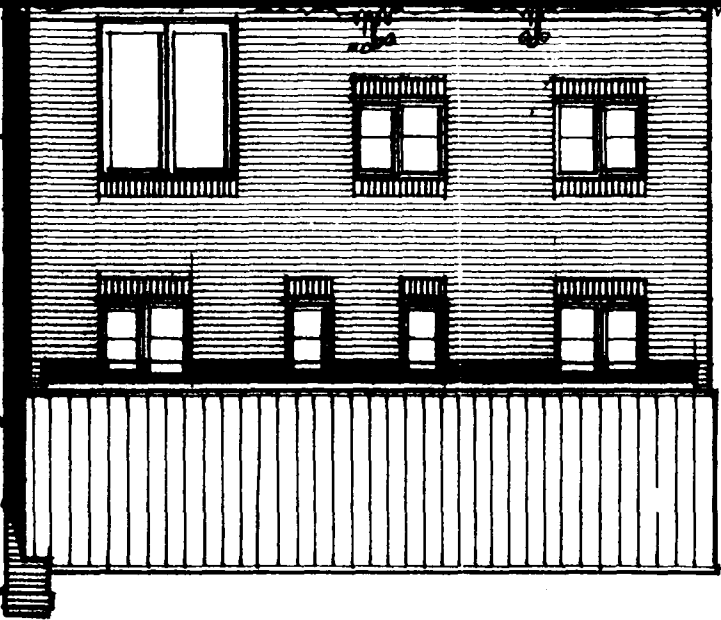
Floor area = 96.9 m²



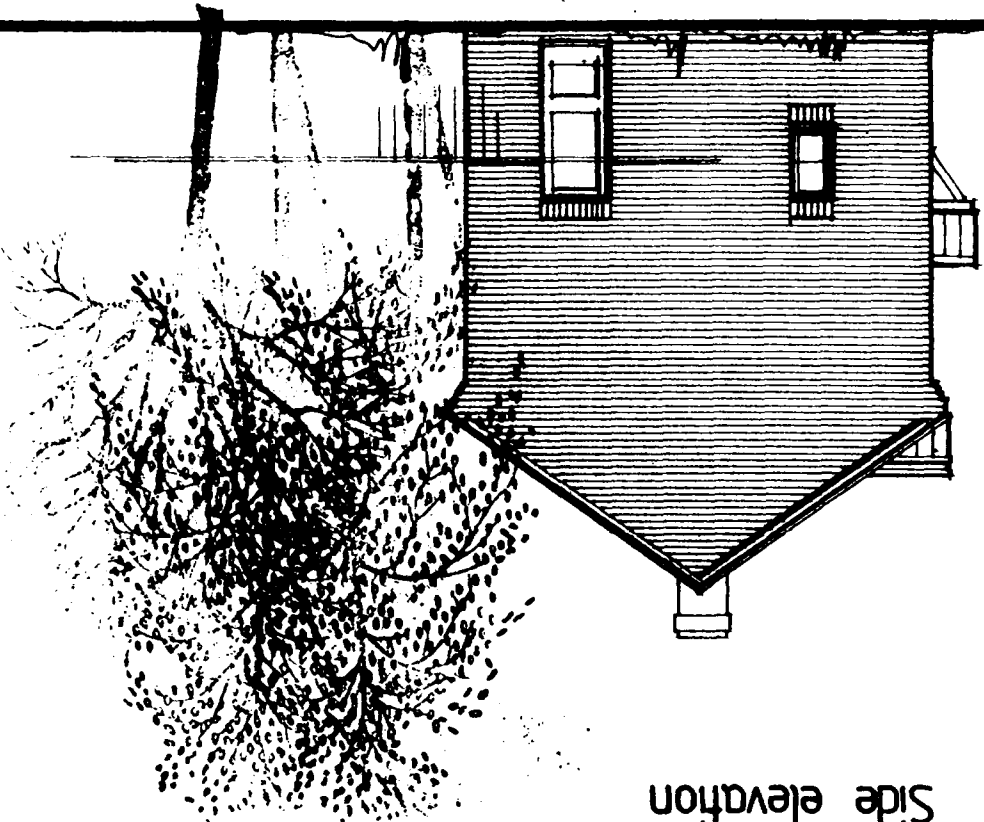
First floor plan



Rear elevation



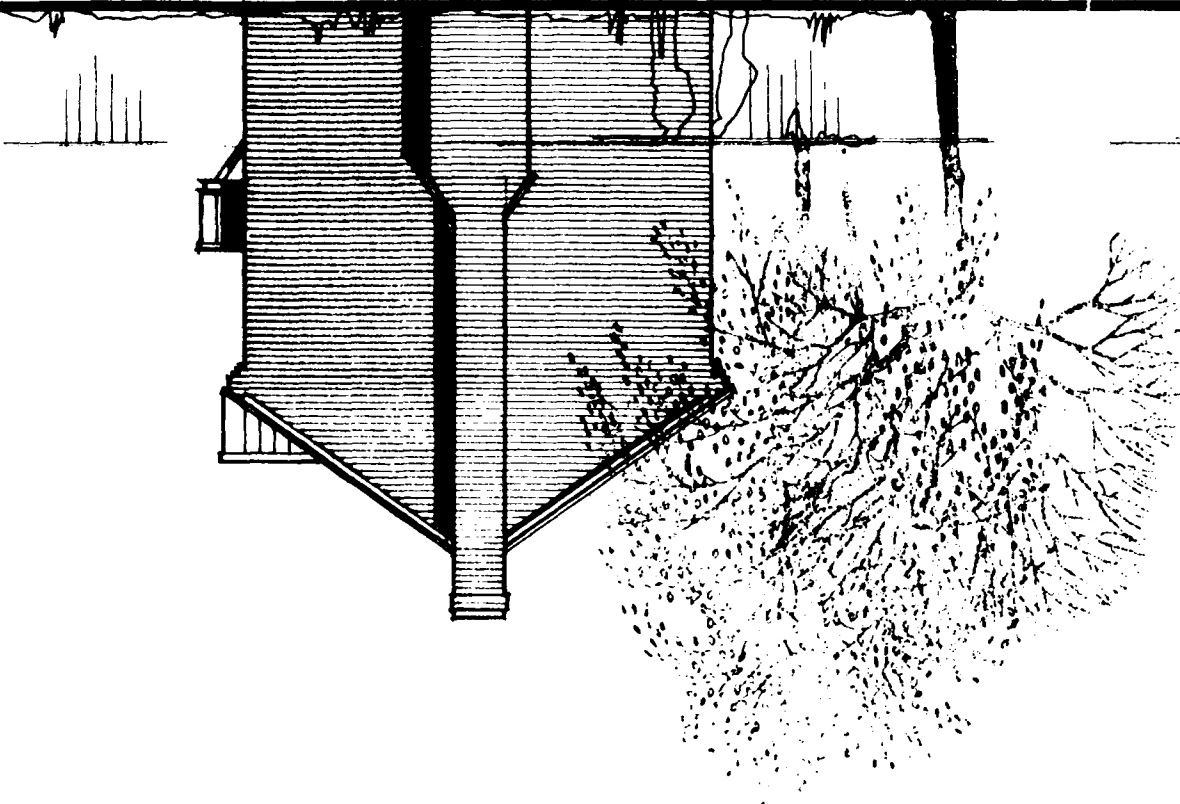
Side elevation



Front elevation

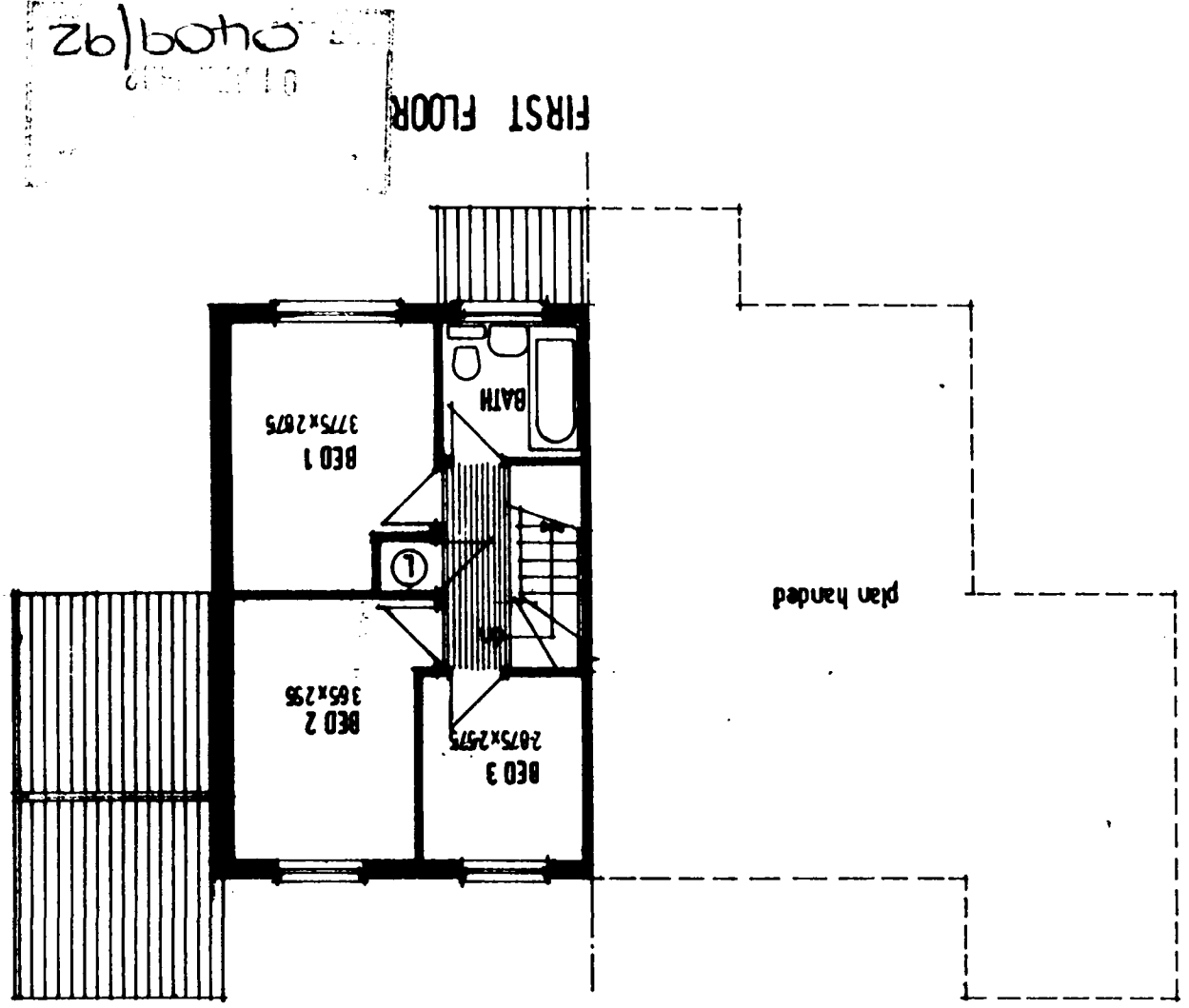
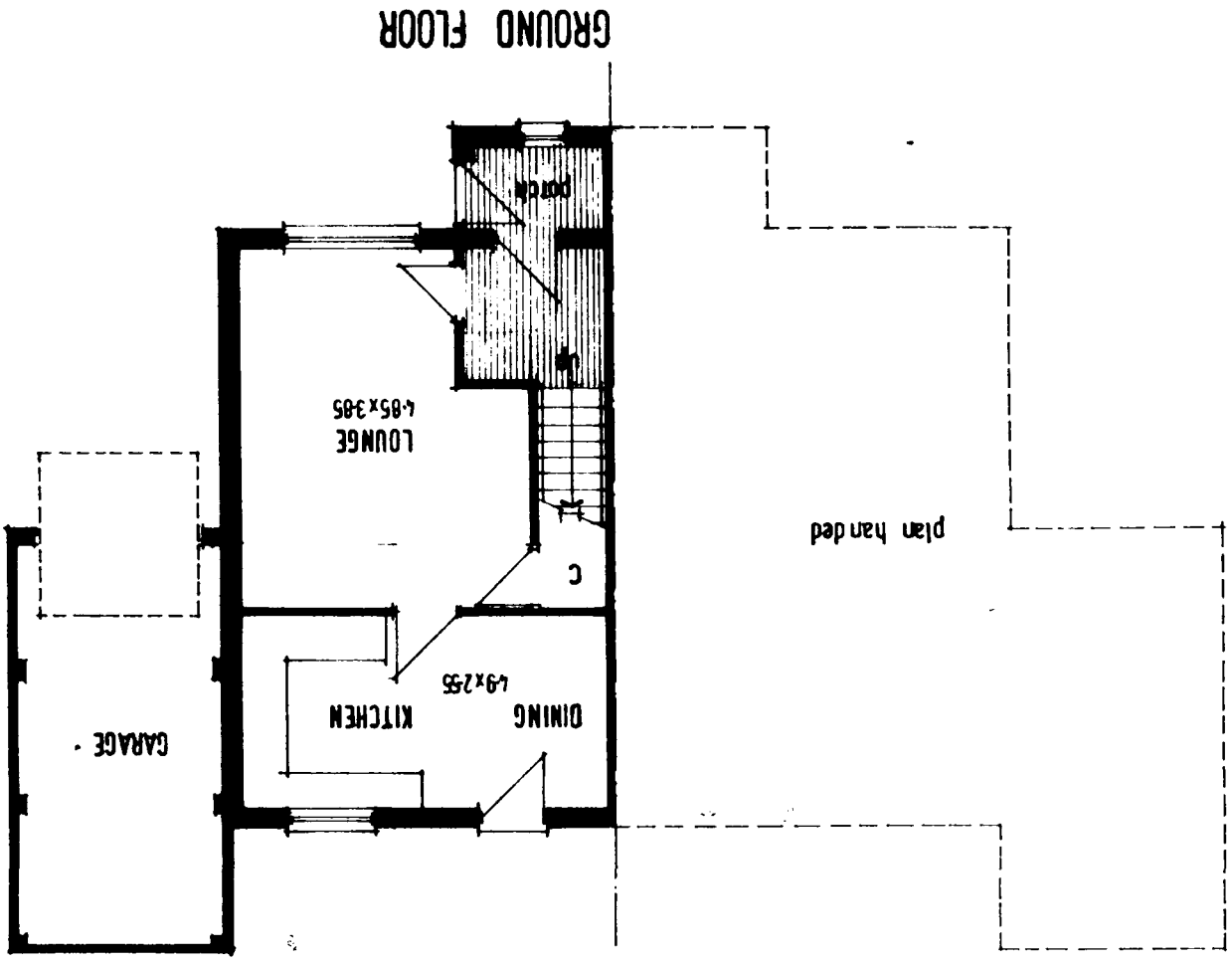


Side elevation

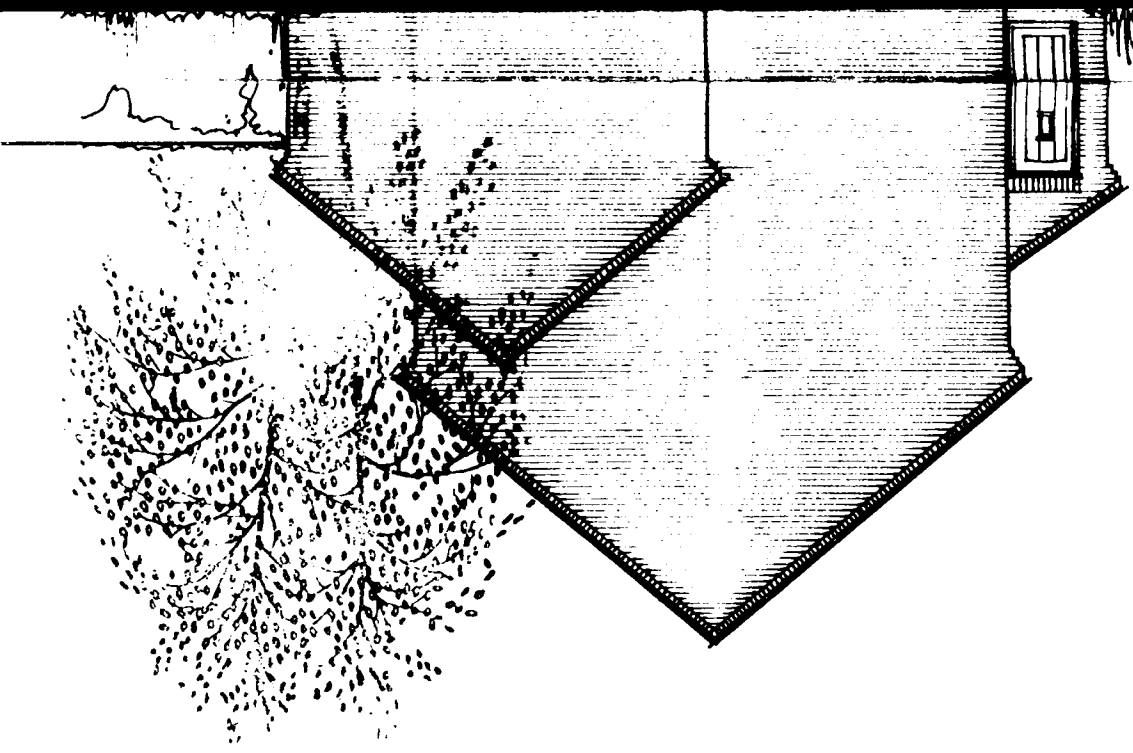


FLOOR AREA = 75.88 m² (816.5 ft²) EXCLUDING GARAGE.

Stockwell Gate, Whoplode	
FOR METFIELD ESTATES LIMITED	
House Type ME 12.	Scale
1:100	DATE
2.92	Architects
John Finch Partnership	
18 Broadfield Road	
Chesham Bucks HP8 4AS	
0494 564393 & 562700	
Fax 0494 568866	
1635-09	Drawing No.
REV.	REV.



SIDE ELEVATION



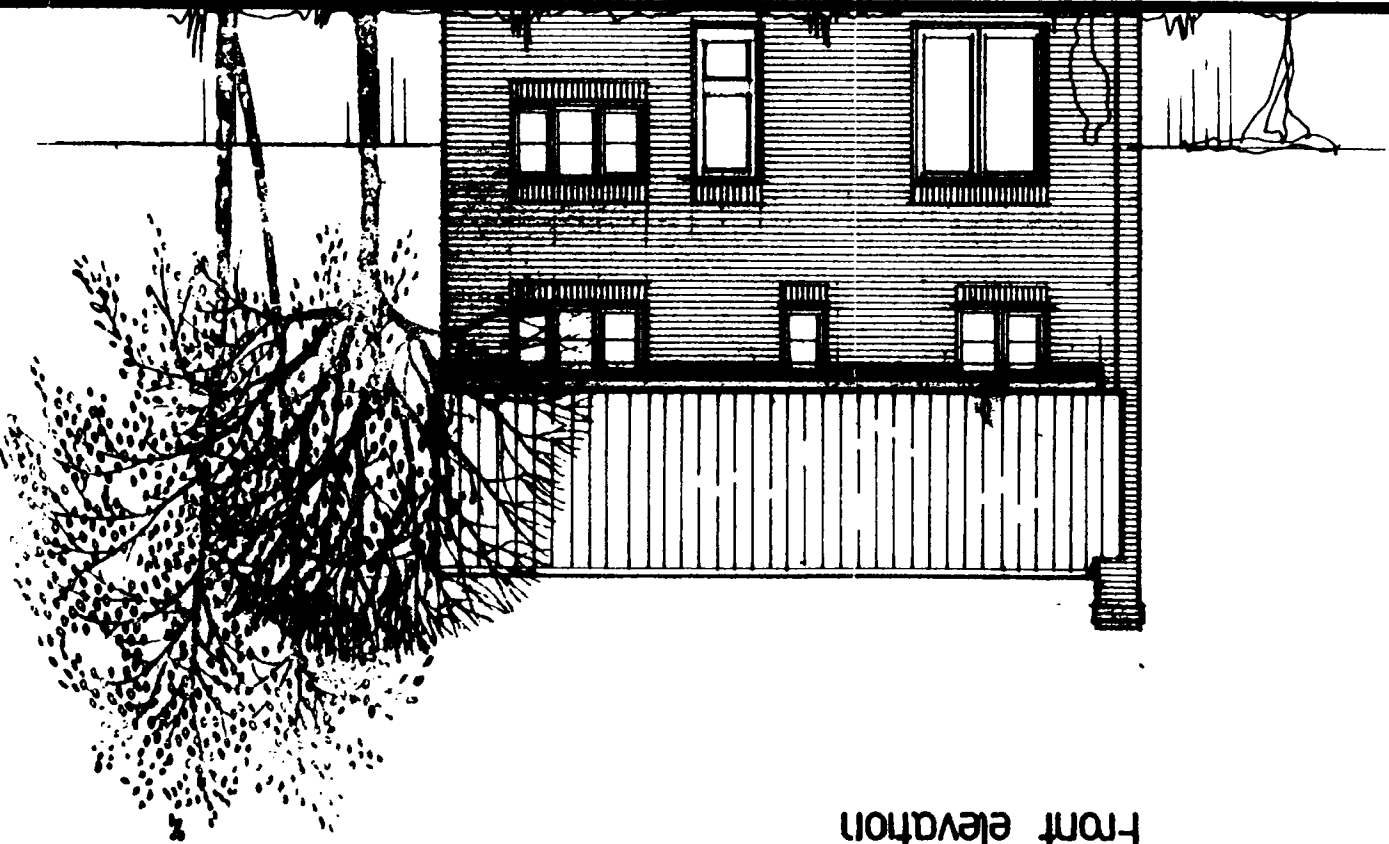
FRONT ELEVATION



REAR ELEVATION

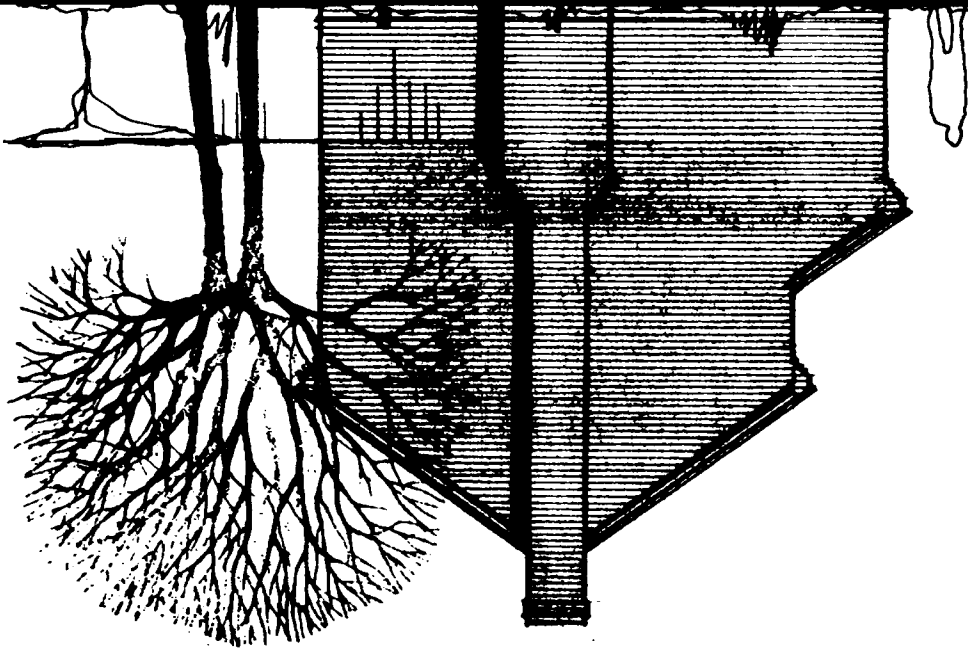


Rear elevation



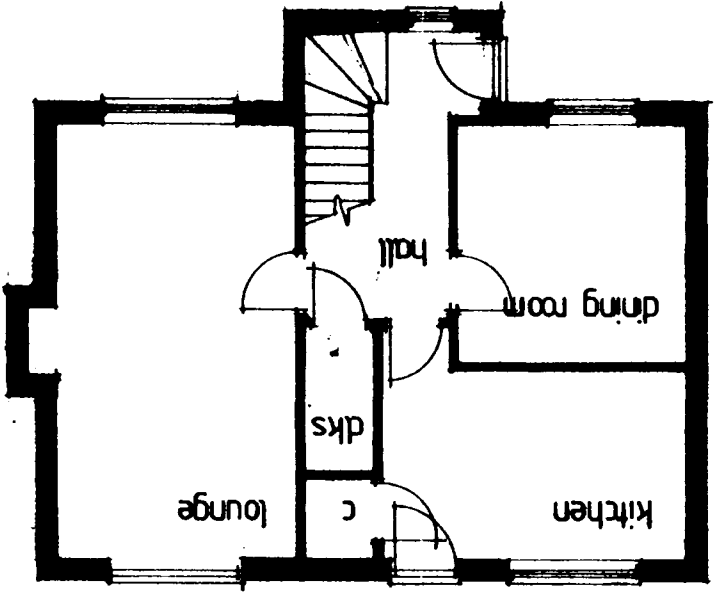
Front elevation

Side elevation



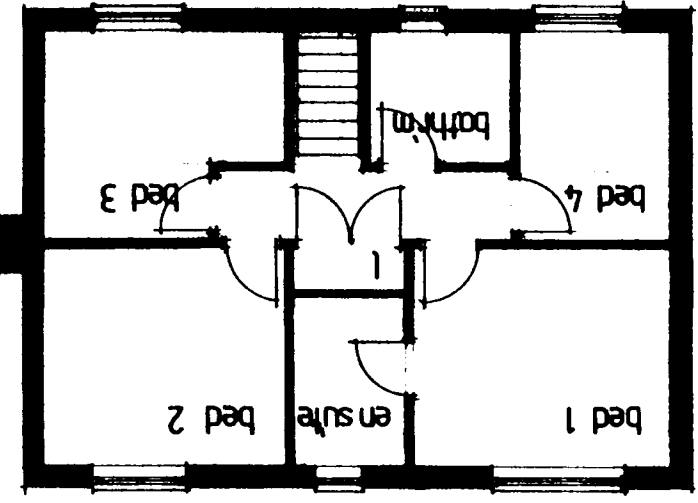
Side elevation

Ground floor plan



Floor area = 99.7 m²

First floor plan



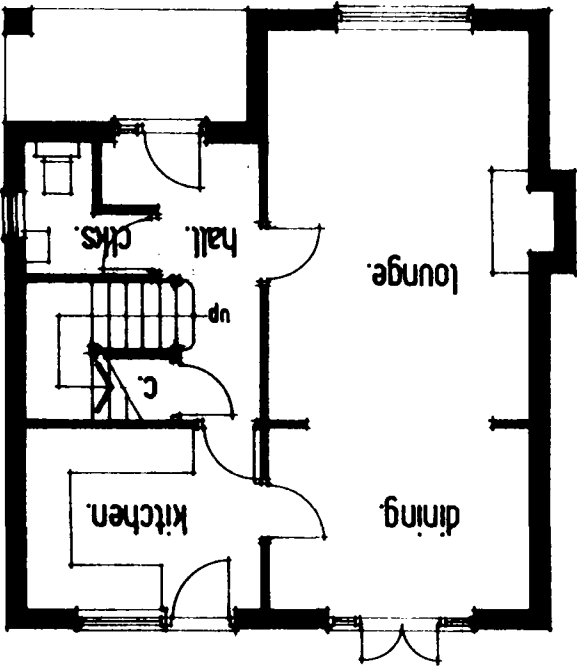
Stockwell Gate, Whoplode	
for Metfield Estates Ltd	
House Type ME 13	Scale
1:100	DATE
03.1992	Architects
John Finch Partnership	
18 Broadfield Road	
Chesham Bucks HP8 4AS	
0494 564393 & 562700	
Fax 0494 568866	
1635-10	Drawing No.
REV.	REV.

04/01/92

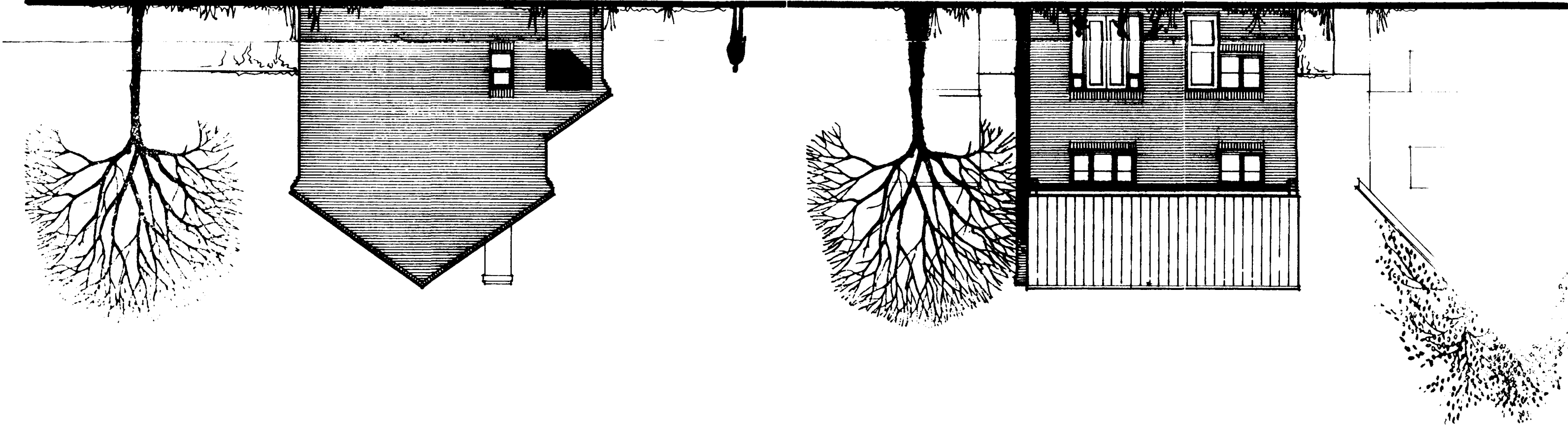
Floor Area = 89.05 m² (958.5 ft²).

Stockwell Gate, Whaplode for Metfield Estates Ltd		scale 1 : 100
House Type ME 9.		date MARCH 1992
John Finch Partnership Architects 28 Broadwood Road Chesterfield S40 2NP Fax: 01246 298865		drawing no. 1635-07
		rev.

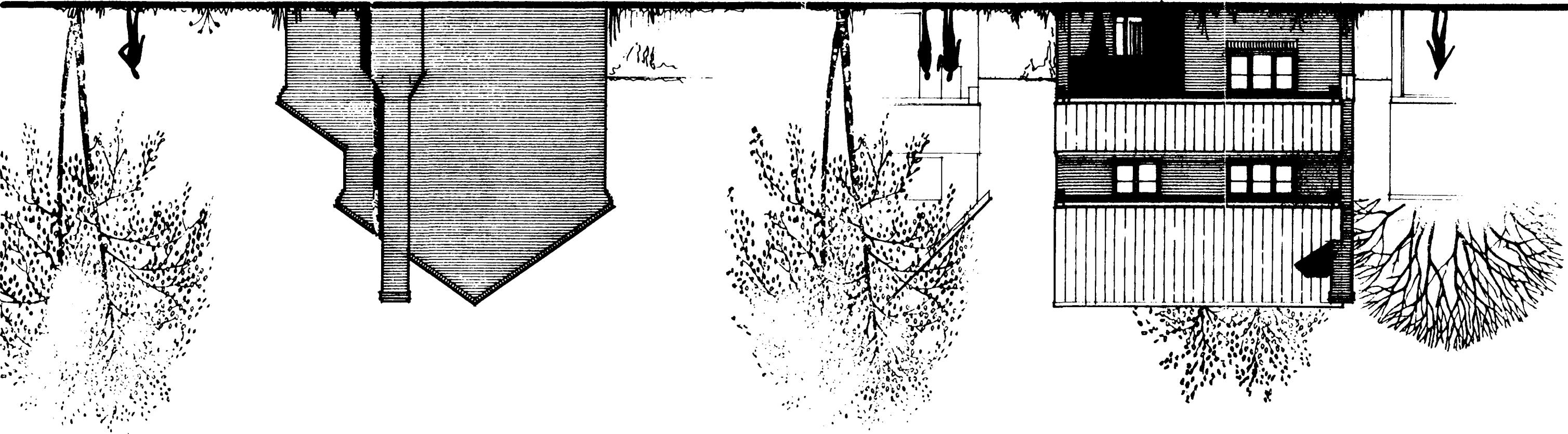
Ground Floor Plan.



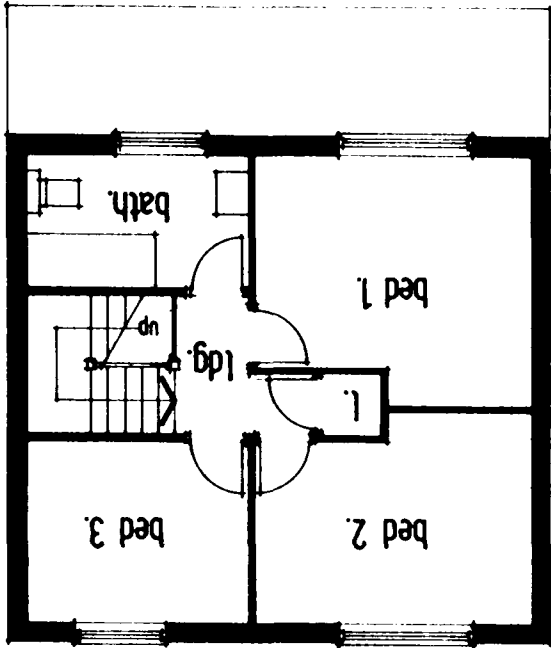
Rear Elevation.



Front Elevation.

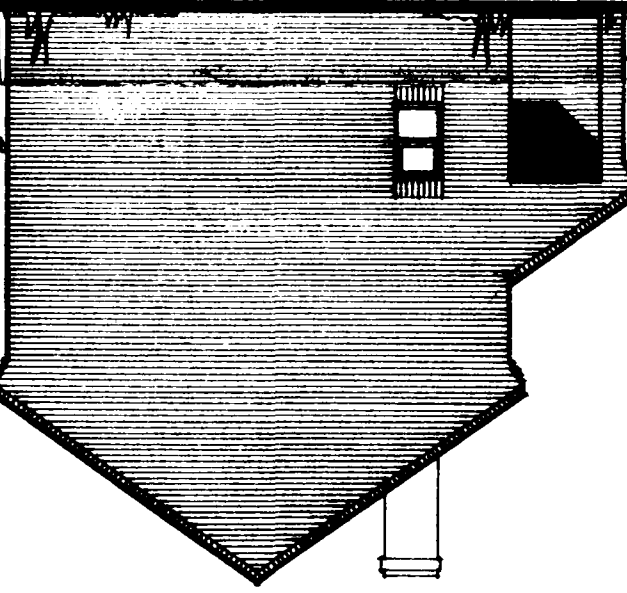


Side Elevation.

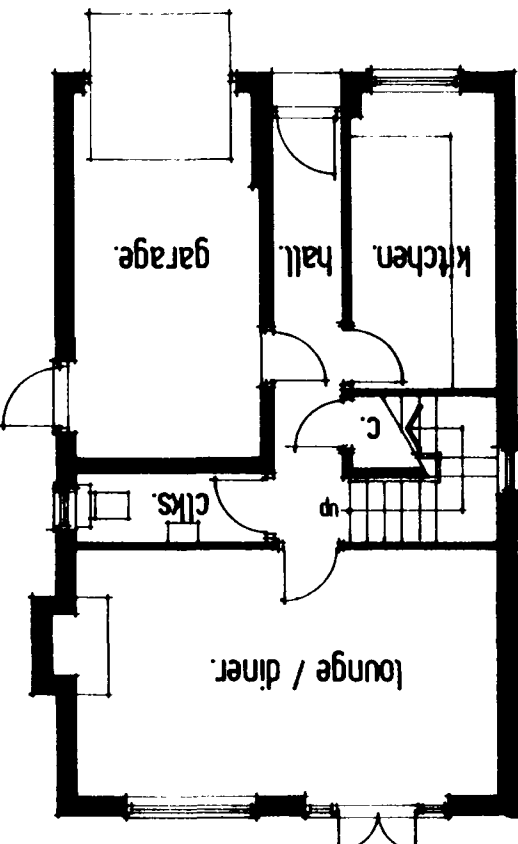


First Floor Plan.

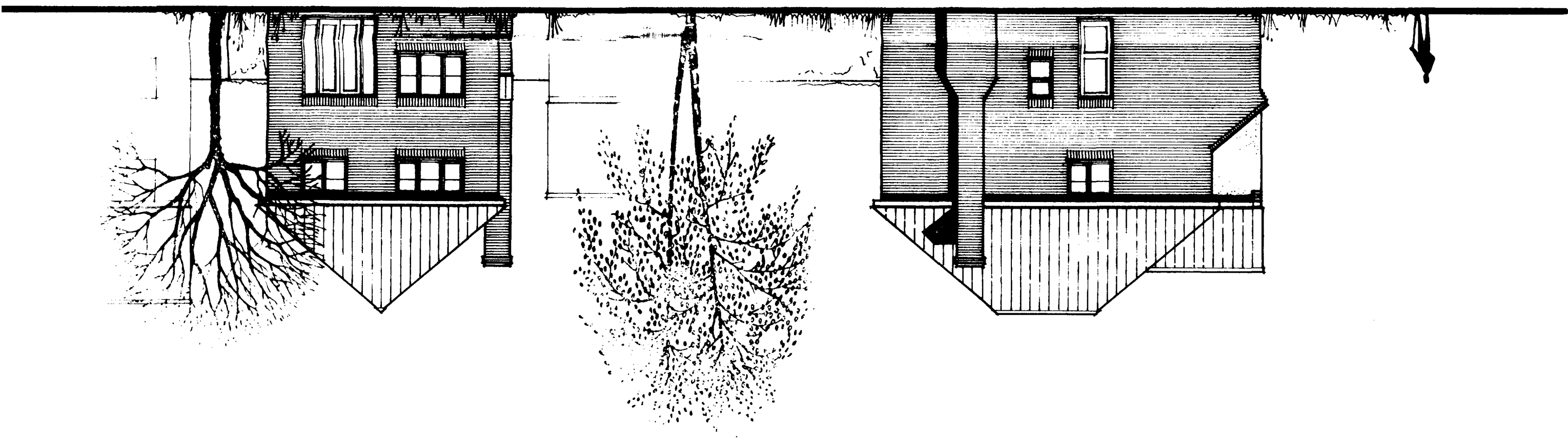
Side Elevation.



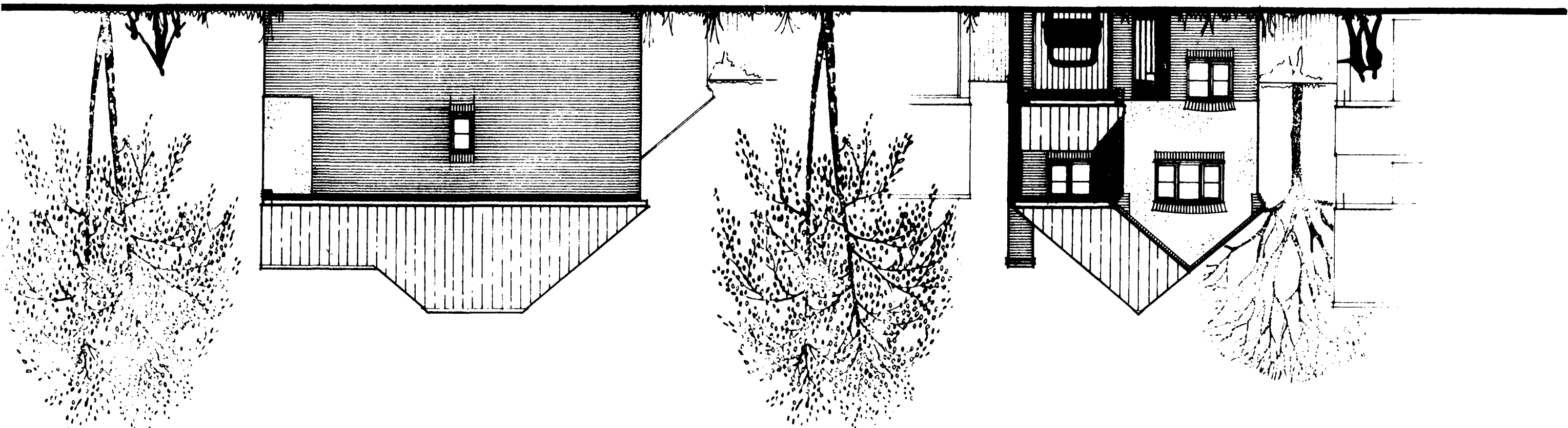
Ground Floor Plan.



Side Elevation.

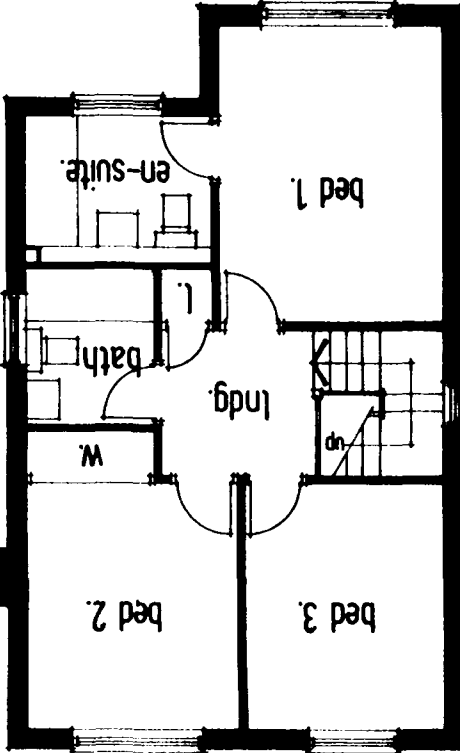


Front Elevation.



Side Elevation.

Rear Elevation.



First Floor Plan.

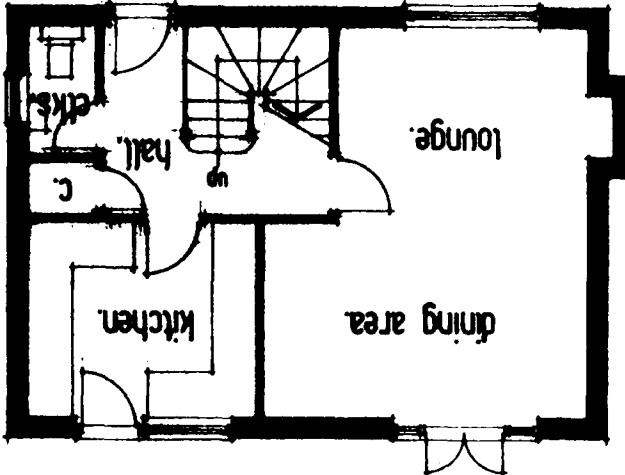
Floor Area = 88 m² (947 ft²) excluding garage.

Stockwell Gate, Whaplode for Metfield Estates Ltd		scale 1 : 100
House Type ME 10.		date March 1992
John Finch Partnership Architects 28 Broadwood Road Chesterfield S40 2NP Fax: 01246 298865		drawing no. 1635-08
		rev.

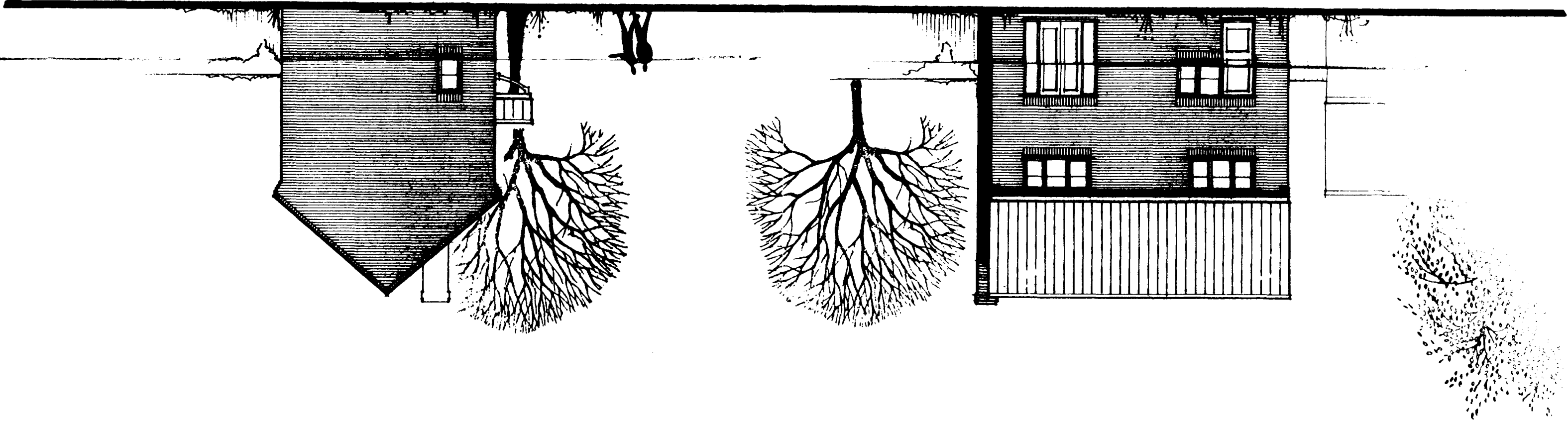
FLOOR AREA = 78 m² (839.5 ft²)

Stockwell Gate, Whopode for Metfield Estates Ltd		scale 1:100
House type ME 8		date MARCH 1992
Architects John Finch Partnership 88 Broadwood Road Chester CH1 3JH 01244 288885		drawing no. 1635-06

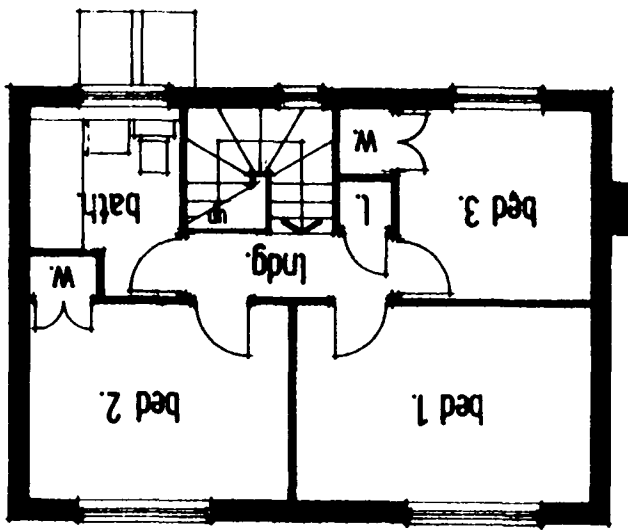
Ground Floor Plan.



Rear Elevation.

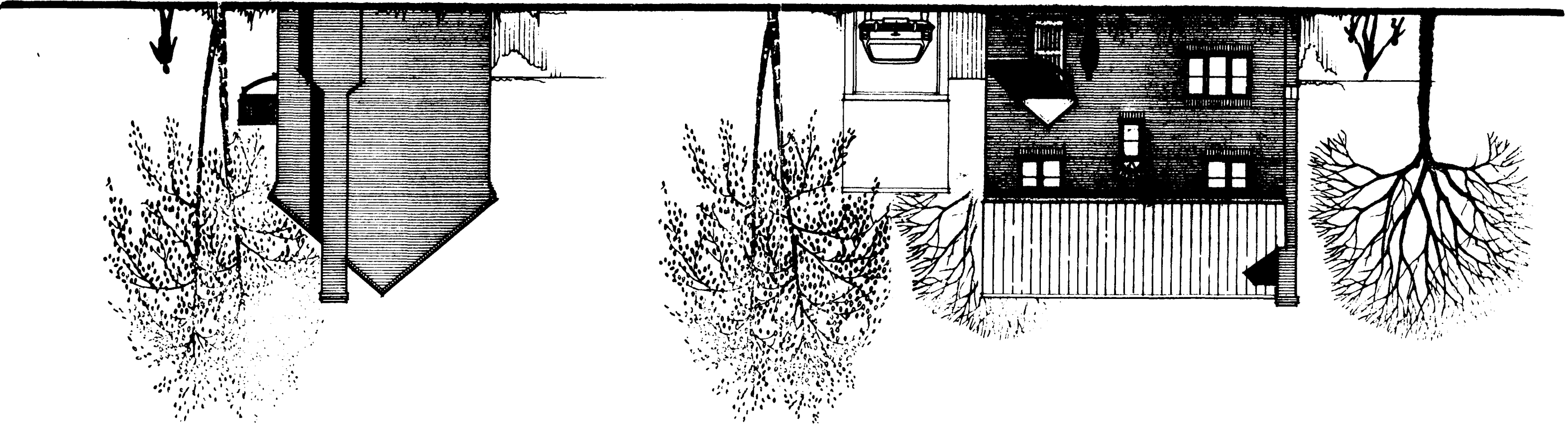


Side Elevation.



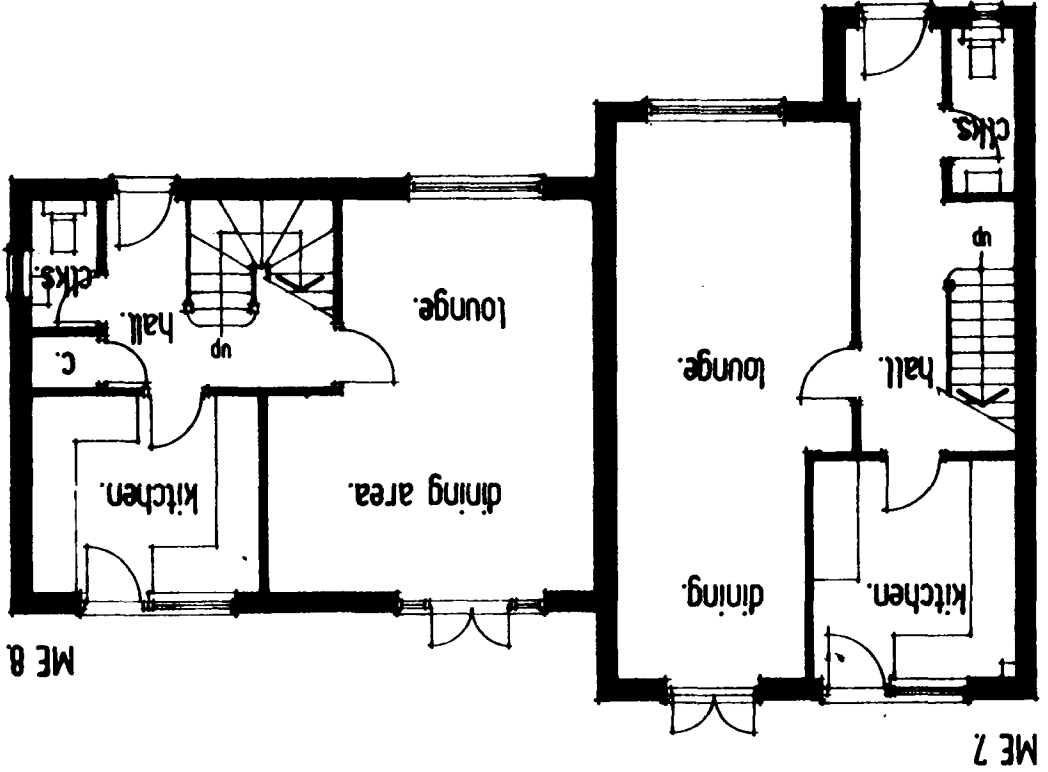
First Floor Plan.

Front Elevation.



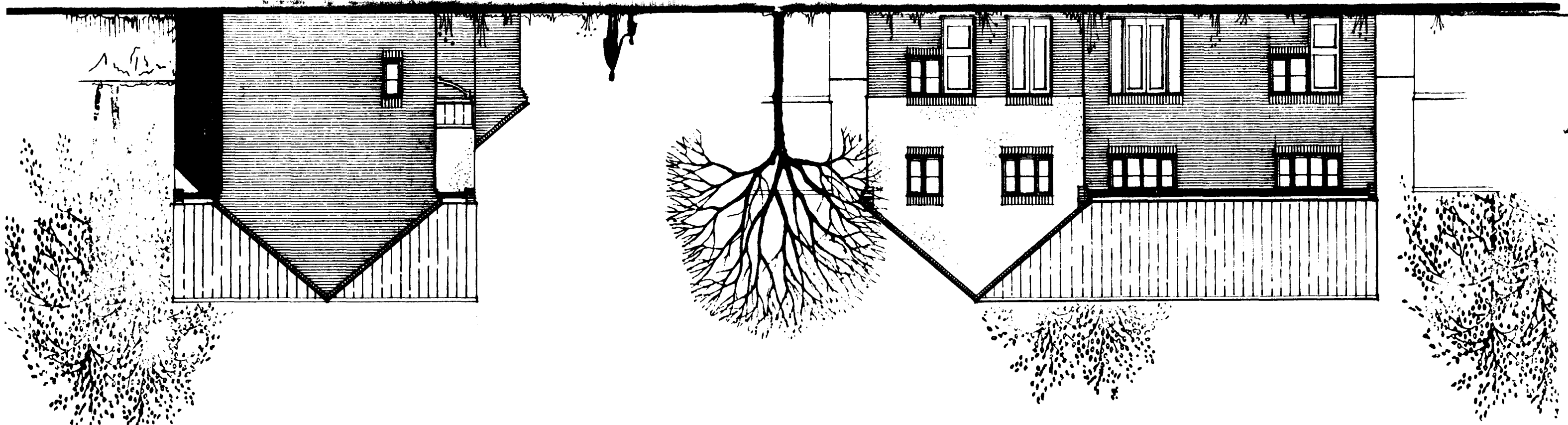
Side Elevation.

Ground Floor Plan.



ME 7

Rear Elevation.



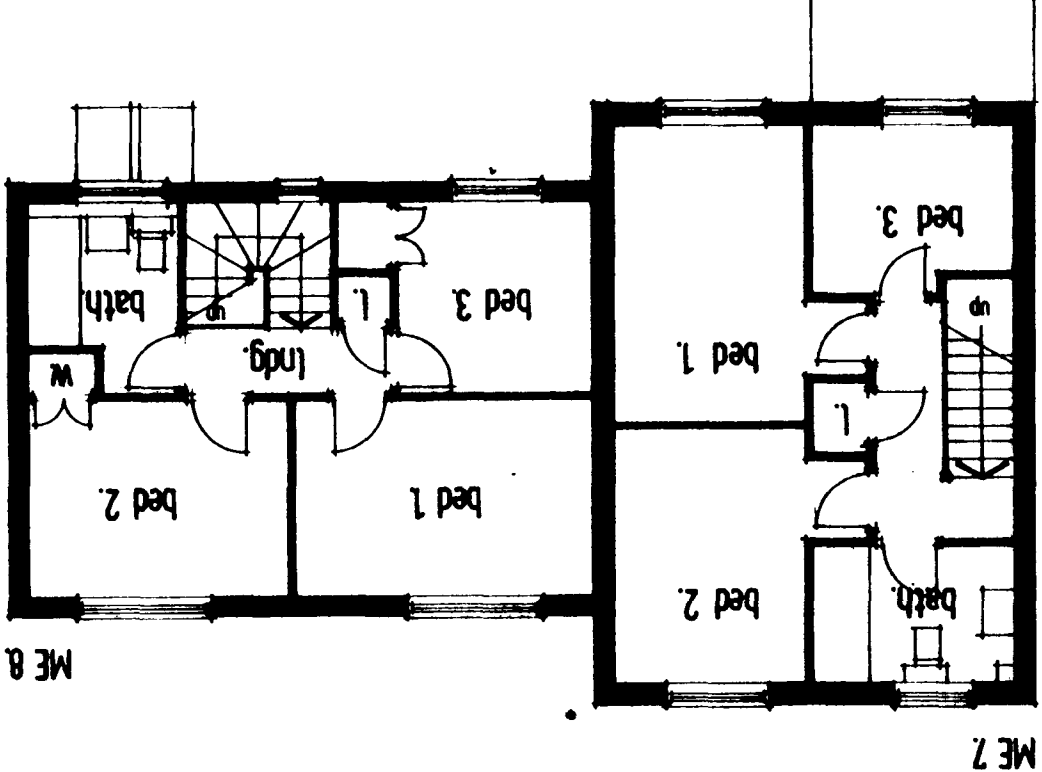
Side Elevation.

Front Elevation.



Side Elevation.

First Floor Plan.



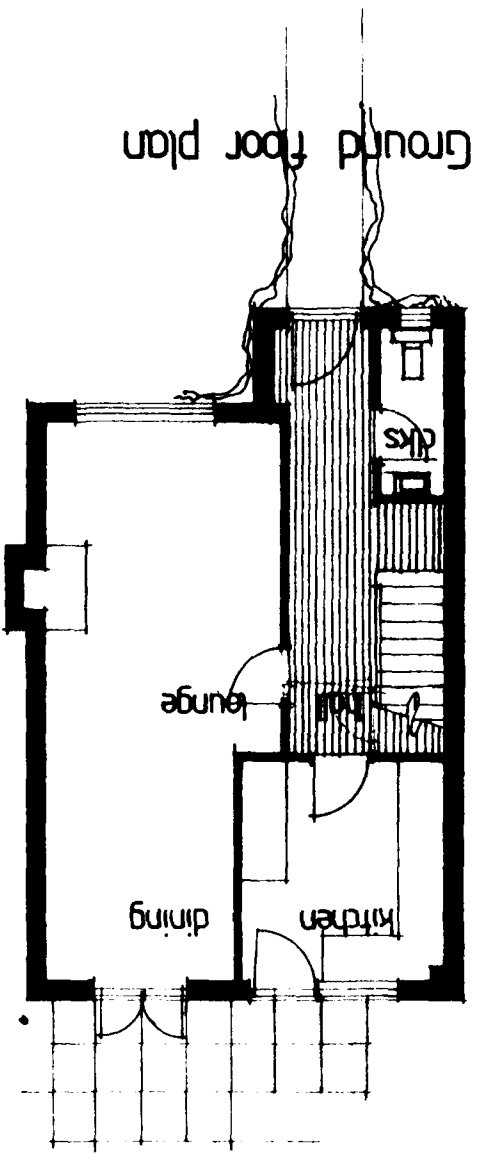
ME 7

STOCKWELL GATE, WHOPODE
01 APR 1992
1635-06

Stockwell Gate, Whopode for Metfield Estates Ltd		scale 1:100
House Types ME 7/8.		date MARCH 1992
Architects John Finch Partnership 88 Broadwood Road Chester CH1 3JH 01244 288885		drawing no. 1635-05

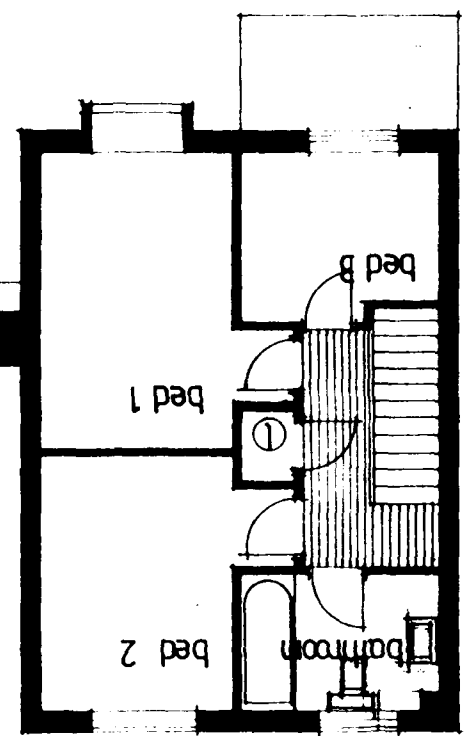
FLOOR AREAS - ME7 = 80 m² (861 ft²)
ME8 = 78 m² (839.5 ft²)

FLOOR AREA - 80 m ² (861 ft ²)	
Stockwell Gate, Whiplode for Metfield Estates Ltd	House type ME 6
John Finch Partnership Architects 88 Brunswick Road Chislehurst, Essex CM8 3SB Tel: 0205 288885	Drawing no. 1635-03 date 01/1992 scale 1:100

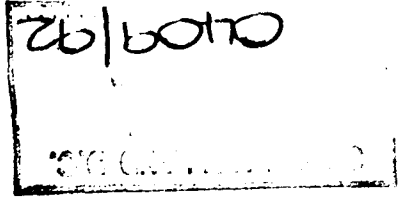


Rear elevation

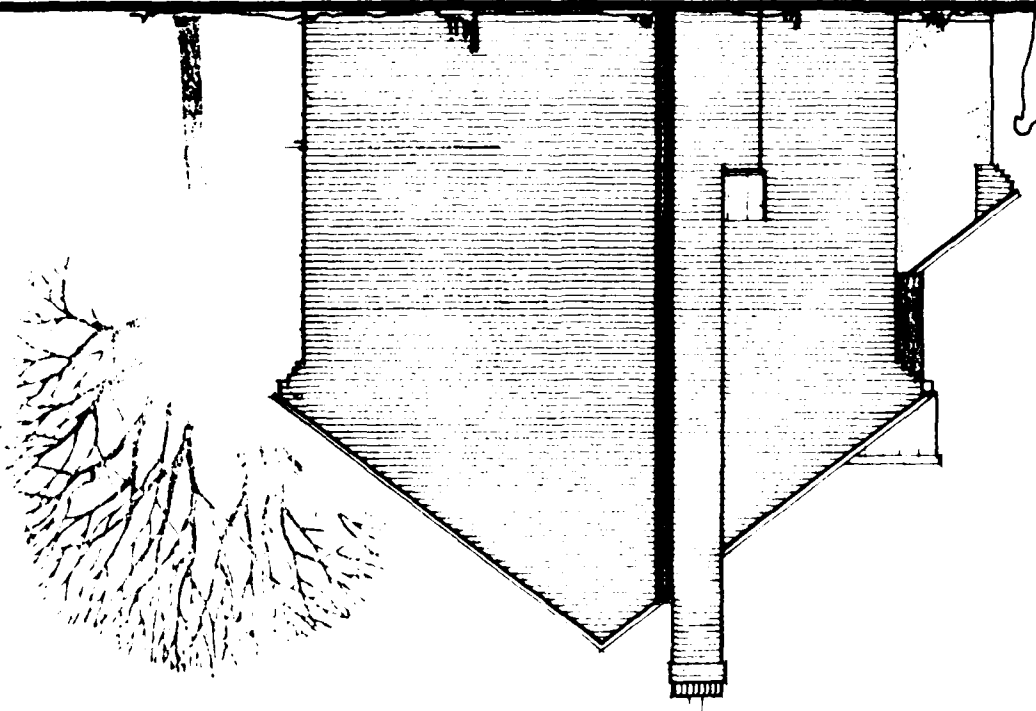
Side elevation



First floor plan

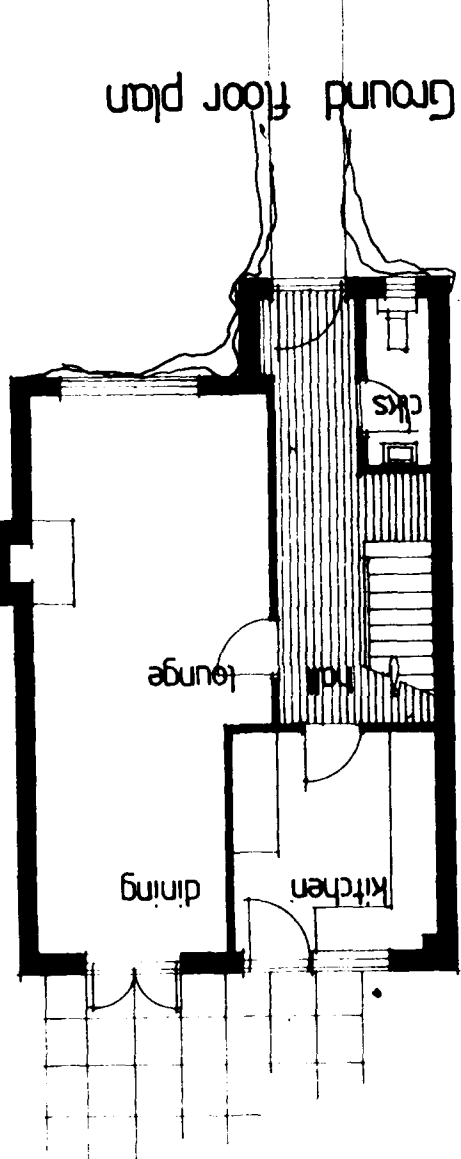


Front elevation



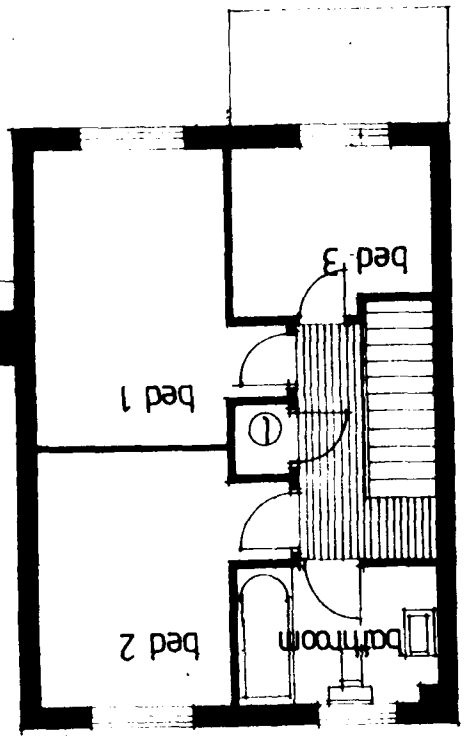
Side elevation

FLOOR AREA - 80 m² (861 ft²)

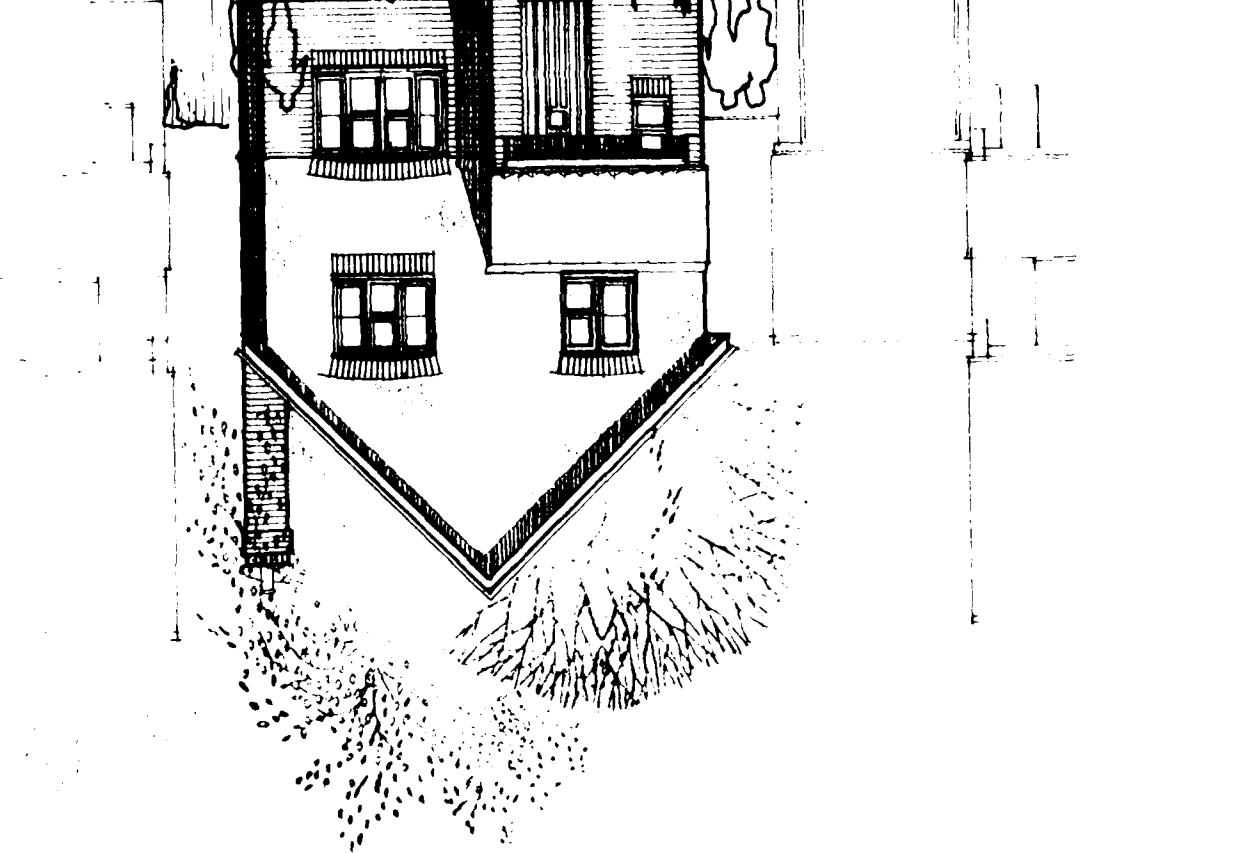
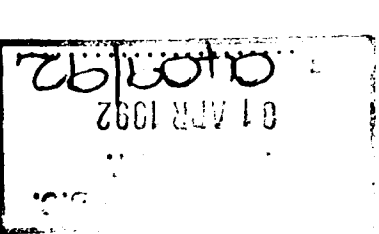


Rear elevation

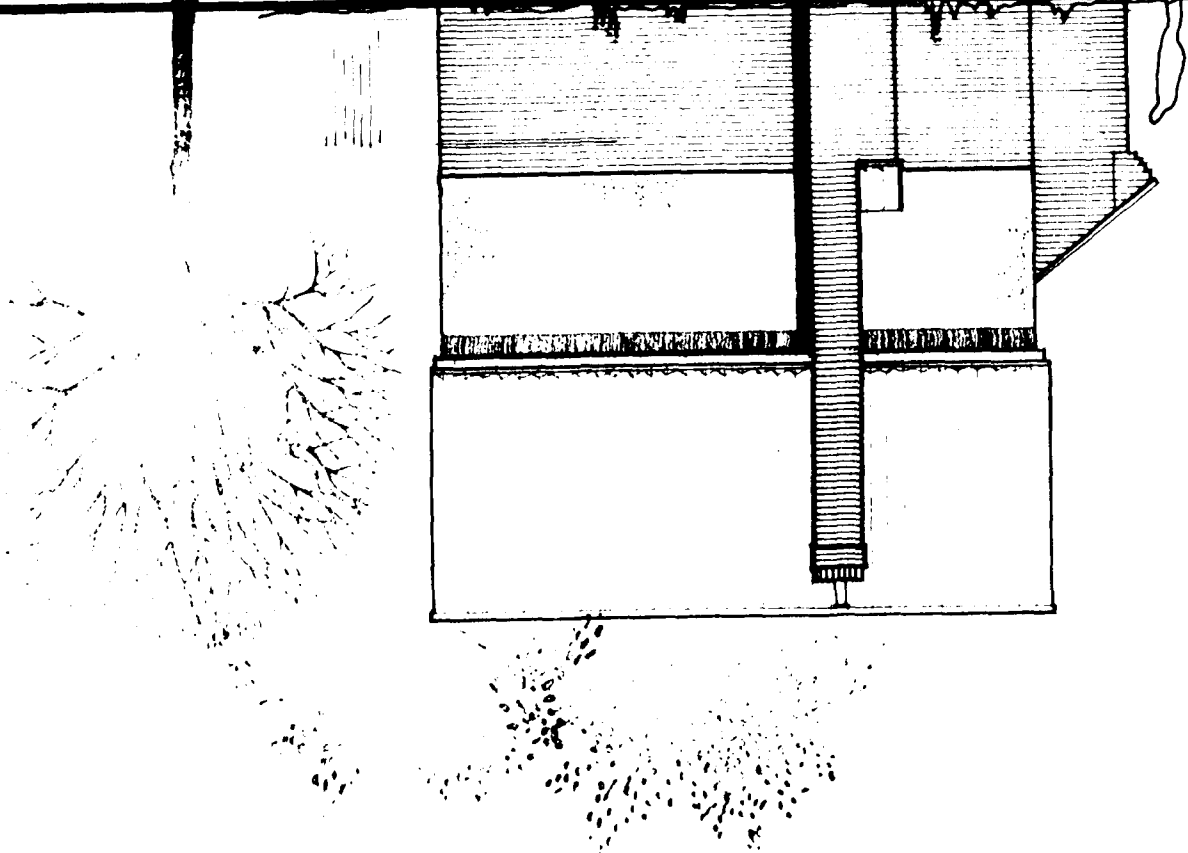
Side elevation



First floor plan



Front elevation

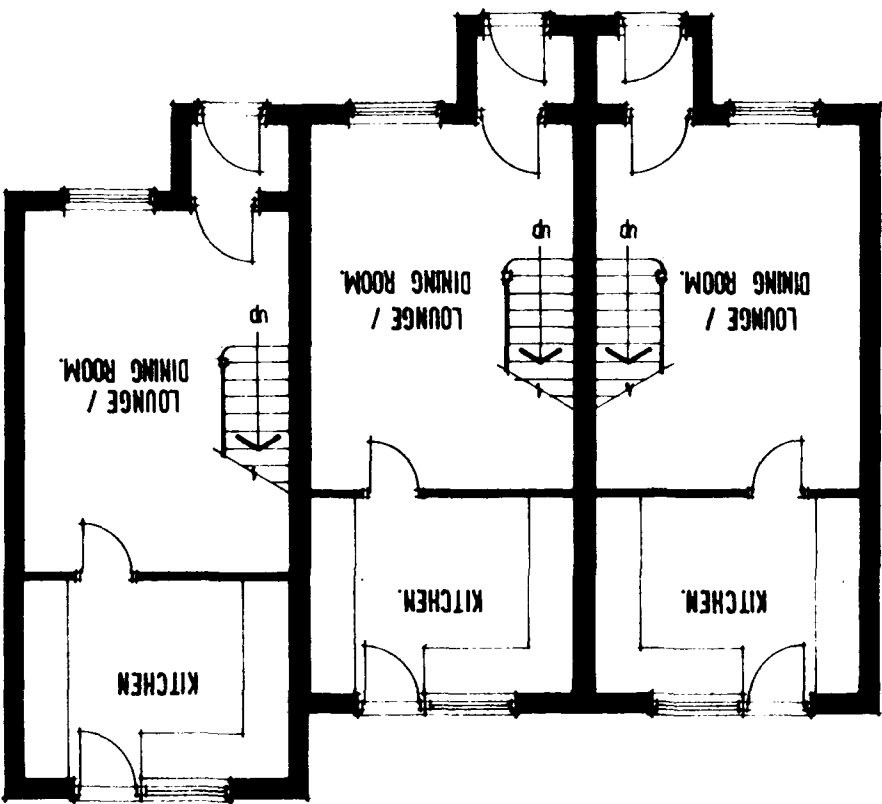


Side elevation

FLOOR AREA - 80 m ² (861 ft ²)	
Stockwell Gate, Whiplode for Metfield Estates Ltd	House type ME 7
John Finch Partnership Architects 88 Brunswick Road Chislehurst, Essex CM8 3SB Tel: 0205 288885	Drawing no. 1635-04 date 02/1992 scale 1:100

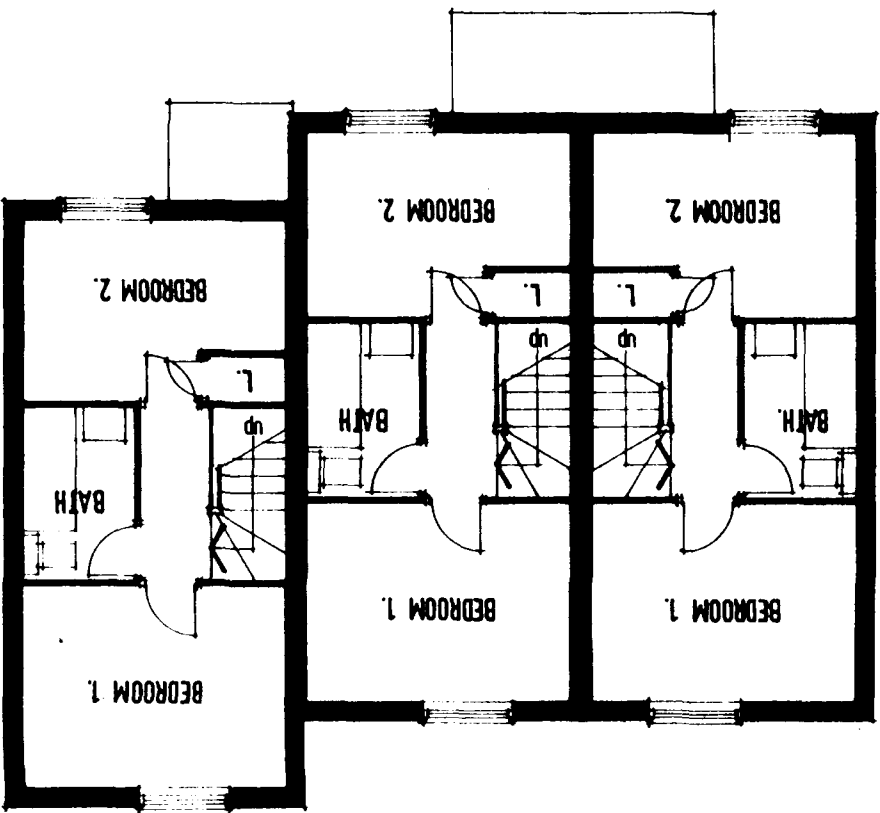
FLOOR AREA = 53.67 m² (577.7 M²).

Ground Floor Plan.



Front Elevation (staggered).

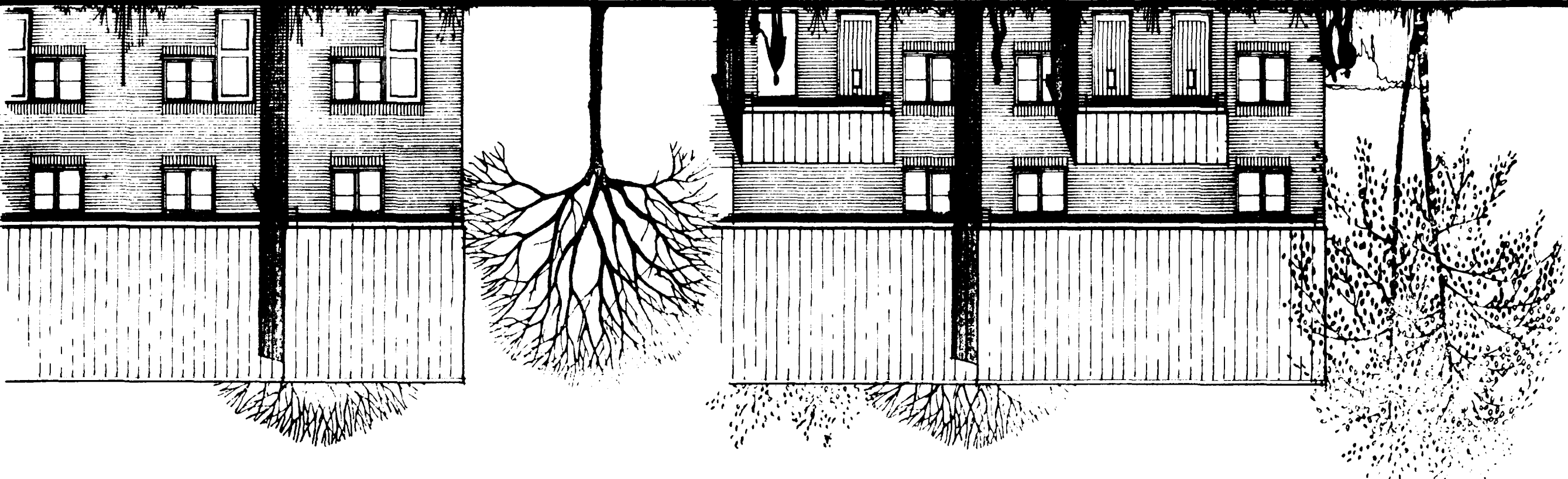
First Floor Plan.



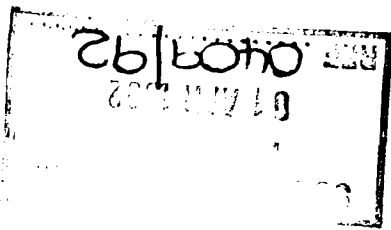
Side Elevation.

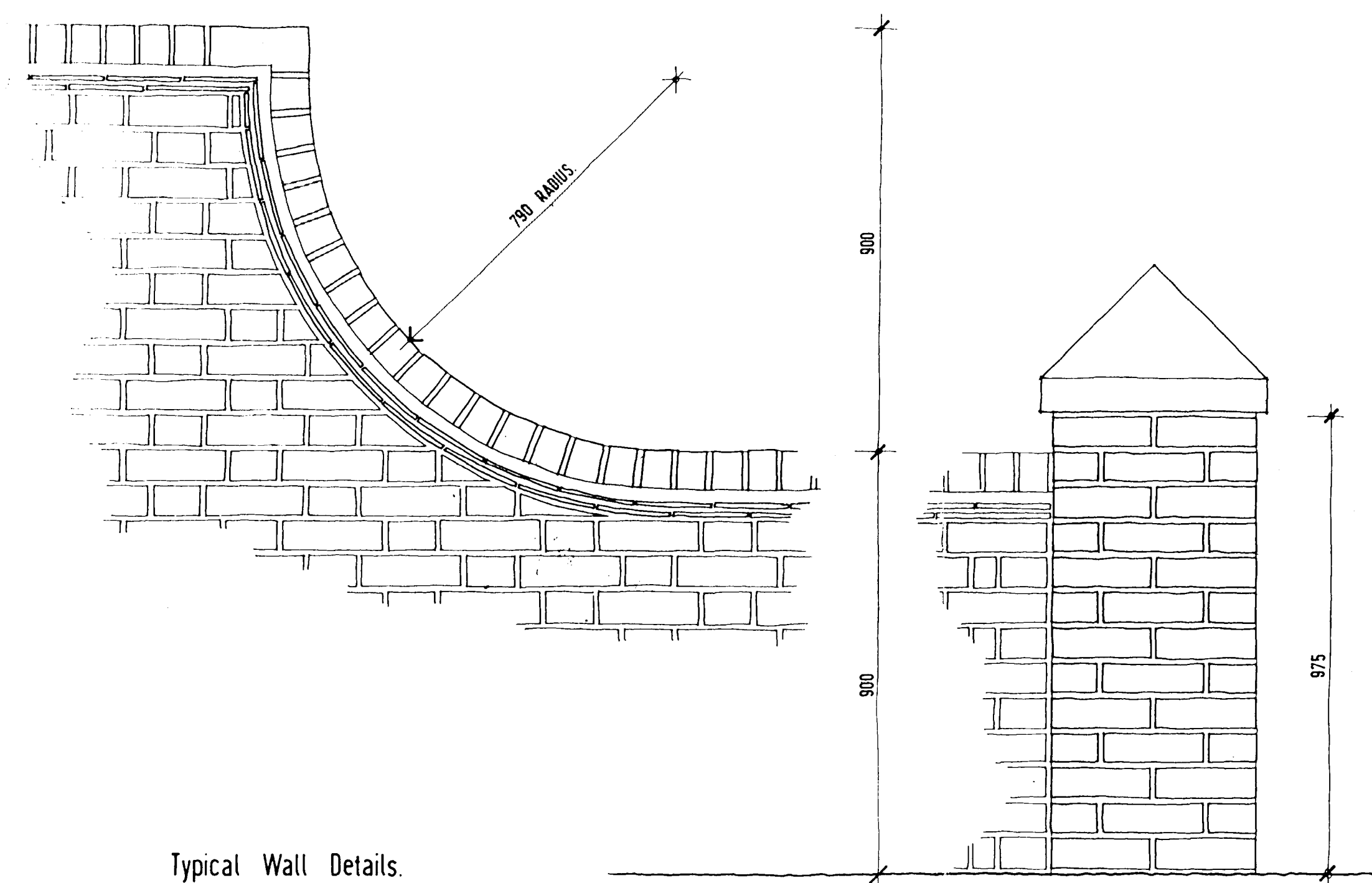
Rear Elevation.

Front Elevation (paired).



Stockwell Gate, Whaplode for METFIELD ESTATES LTD.		House Type ME 3.		John Finch Partnership Architects 88 Broomfield Road Chesham Bucks MK1 1SS 0246 364319 & 280780 Fax 0246 280886		drawing no. 1635:02		rev.	
		scale 1 : 100.		date MARCH 1992.					

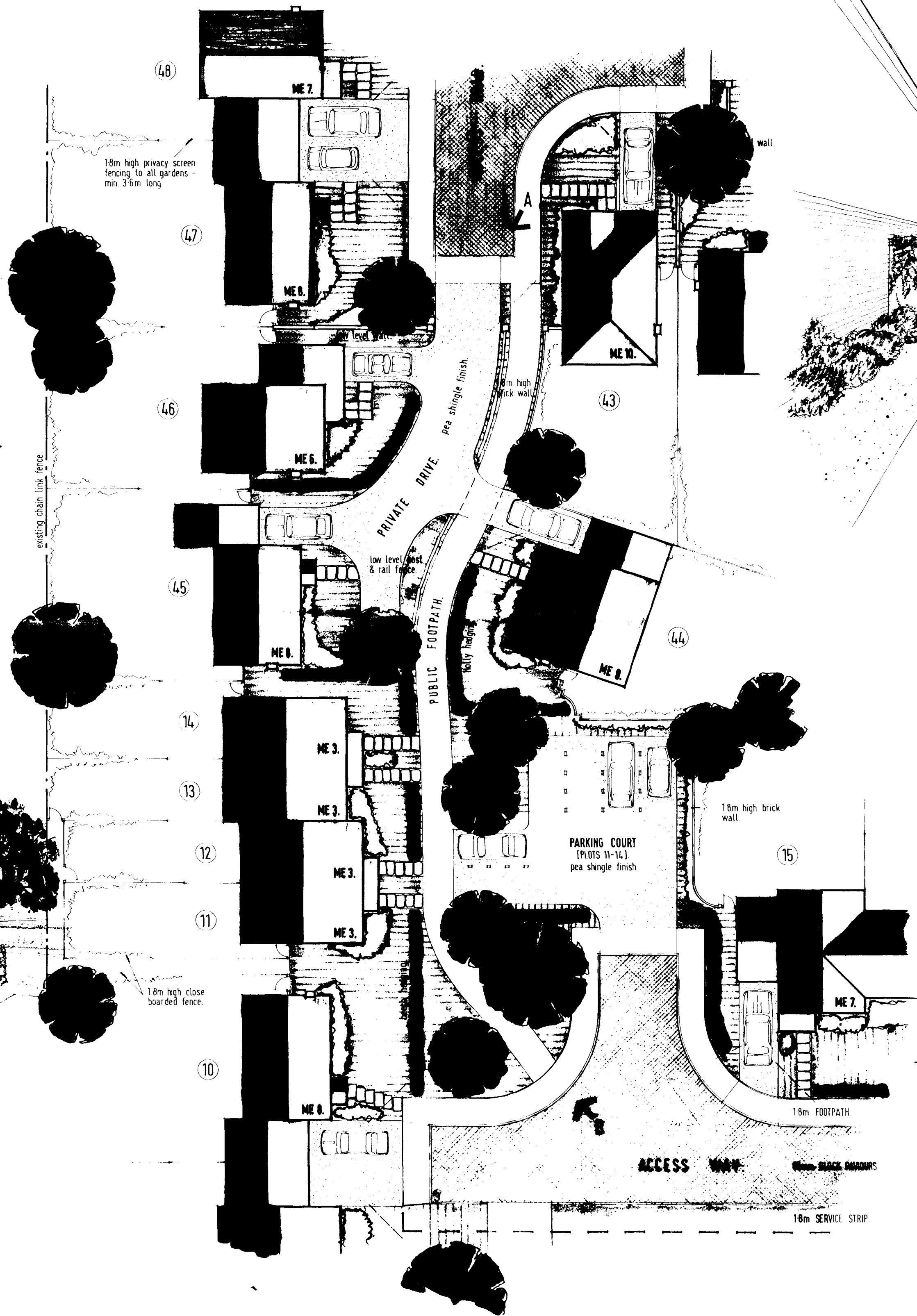




Typical Wall Details.



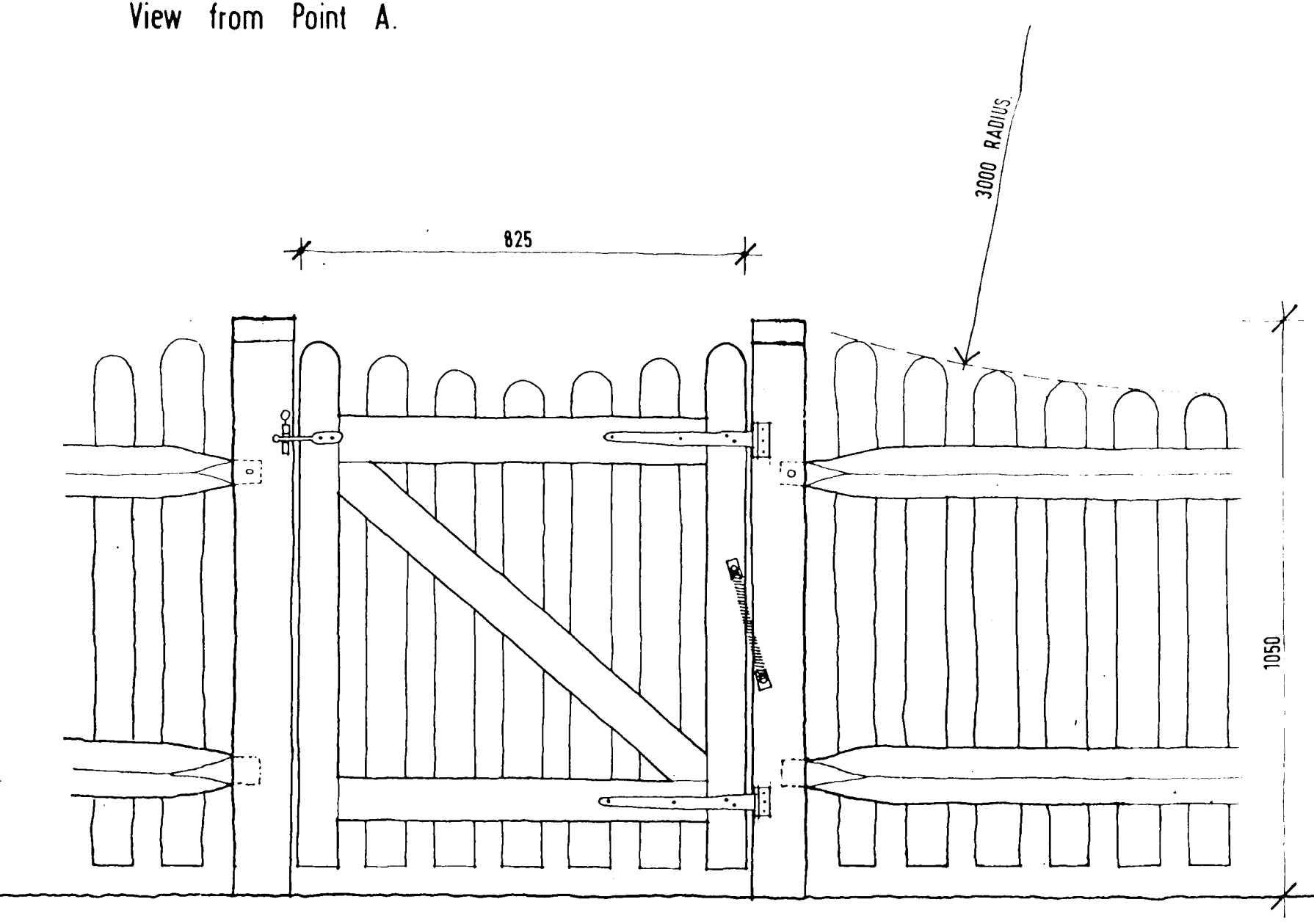
View from Point B.



Part of Site Plan.



View from Point A.



Typical Patisade Fence Details.

STOCKWELL GATE, WHAPLODE. for Metfield Estates Ltd.			
DESIGN SKETCHES.		scale	1:200
John Finch Partnership		date	July 1992.
		drawing no.	1635-20.
Architects 88 Broomfield Road Chelmsford Essex CM1 1SS 0245 264719 & 260730 Fax 0245 268865		rev.	

1635 - 01

drawing no.

John Finch Partnership

Architects

88 Broomfield Road

Chesham HP5 2SS

0245 354319 & 250780

Fax 0245 250665

1:500

scale

MARCH 1992

date

SITE PLAN - POSSIBLE PHASING DRAWING.

for Metfield Estates Ltd

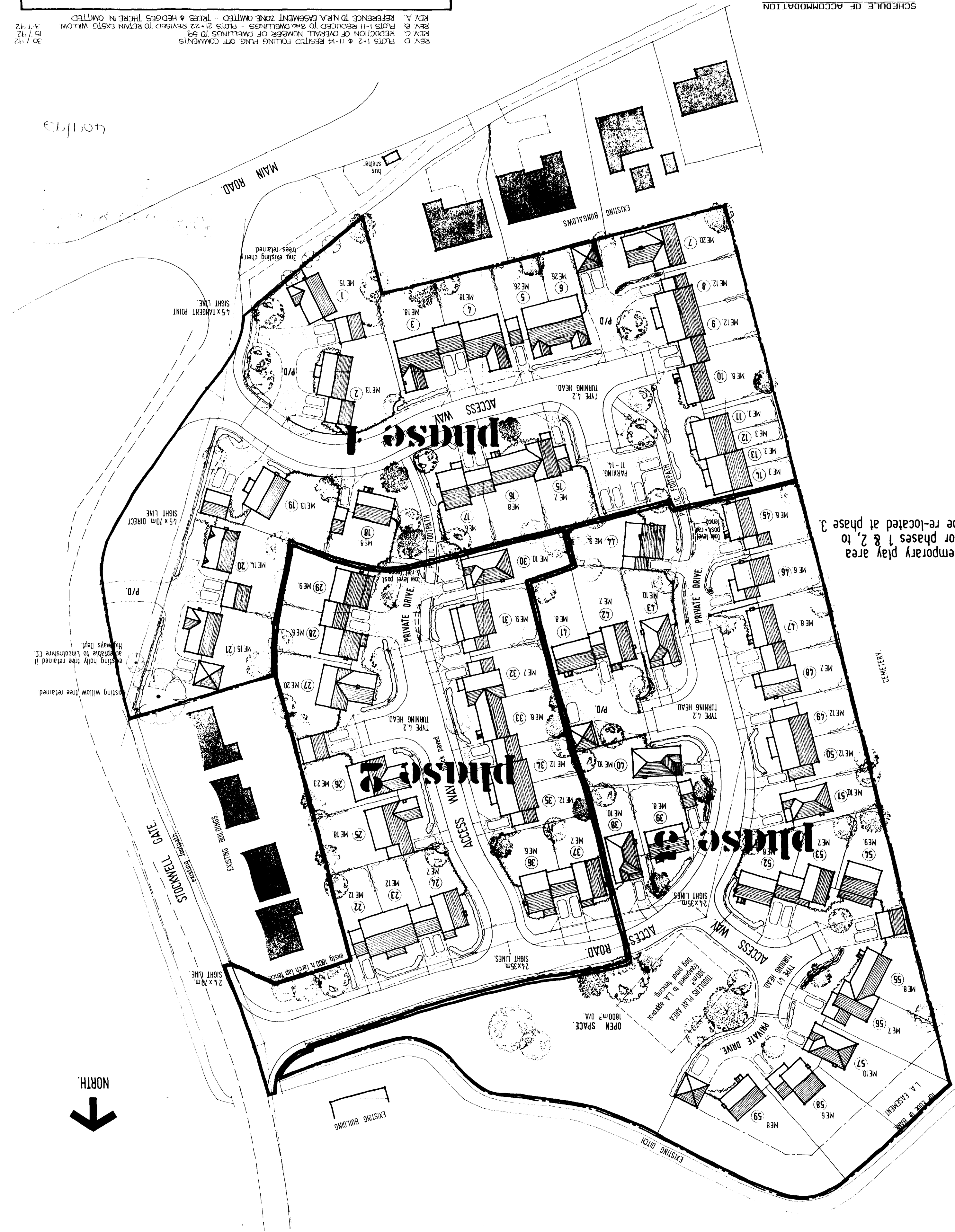
REV D PLOTS 1-2 & 11-14 RESITED FOLLOWING RUNG OFF COMMENTS
REV C REDUCTION OF OVERALL NUMBER OF DWELLINGS TO 59
REV B PLOTS 1-11 REDUCED TO 840 DWELLINGS - PLOTS 21+22 REVISED TO RETAIN EXISTING WILLOW
REV A REFERENCE TO NPA EASEMENT ZONE OMITTED - TREES & HEDGES THEREIN OMITTED

PARKING = 150% for 2 Bed Dwellings - Min. 200% Otherwise.

DENSITY = 10.4 Dwellings / Acre
SITE AREA = 2.293 Ha (5.67 Acres)

2 Bed Bungalow	2
2 Bed Terraced	4
3 Bed Semi	14
3 Bed Integral Garage	4
3 Bed Detached	22
3 Bed Bungalow	6
4 Bed Detached	5
TOTAL	59 DWELLINGS

SCHEDULE OF ACCOMMODATION



temporary play area
for phases 1 & 2, to
be re-located at phase 3.

CEMETERY

LA EASEMENT

EXISTING DITCH

EXISTING BUILDING

NORTH