SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H23/0872/92 Received:20-AUG-92 Type:OUTLINE

Name: Diocese of Lincoln
Diocesan Office
The Old Palace
Lincoln

Agent: Stuart Long Architect
18a Cottingham Way
Thrapston
Northants
NN14 4PL

Description: Parsonage house in grounds of existing Vicarage *including details of siting and means of access*
Location : Grounds of existing Vicarage Parson's Lane Whaplode Drove 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 outside Whaplode Drove's Interim Boundary of Development in an area where it is the policy of the Local Planning Authority only to permit new development in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. Moreover, the development is not in the opinion of the Local Planning Authority reasonable infilling and as such would be contrary to Policies 5A, 6A and 7A of the approved Lincolnshire Structure Plan. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No 7, 1992 (The Countryside and the Rural Economy) and are aimed at, inter alia, the preservation of the character of the countryside and the economic provision of services. Further, in the opinion of the Local Planning Authority the granting of permission for the development proposed would be harmful to the purposes of the above policies, because as well as its individual effect on these issues it would form a precedent for further similar proposals which would then be difficult to resist.

2 *In the opinion of the Local Planning Authority* the development as proposed would prejudice the continued existence of some of the existing trees upon the site, which contribute to the visual amenities of the rural locality and are the subject of a Tree Preservation Order.

3 The development would, if permitted, create an undesirable form of development to the extent that, in the opinion of the Local Planning Authority, the residential amenities of the future occupants of the proposed dwelling would be adversely affected by the proximity of the site to the Elizabethan Sports and Social Club immediately to the east and possibly the bowling club to the north.

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

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

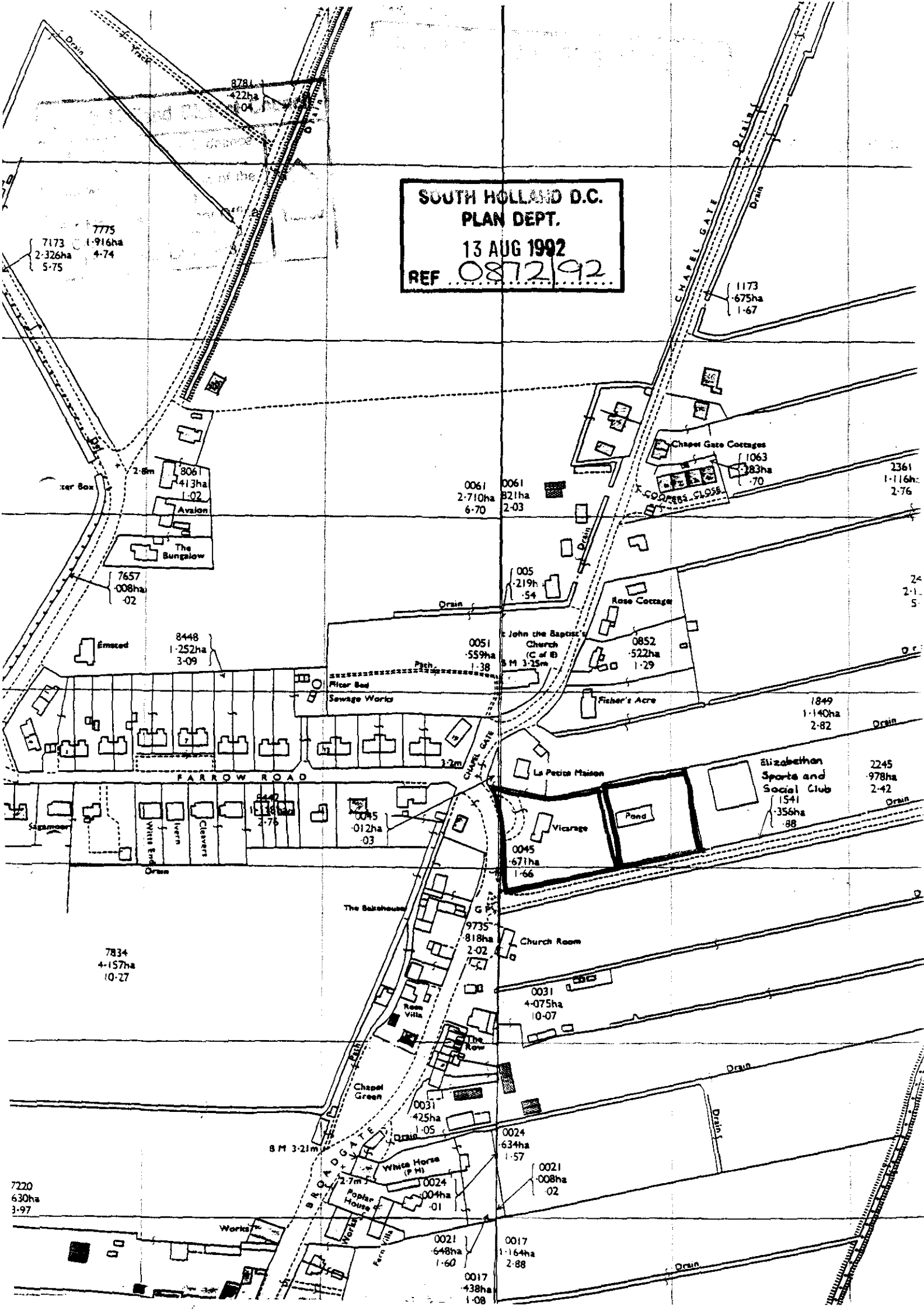
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
09-OCT-92 H23/0872/92

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

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

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


SOUTH HOLLAND D.C.
PLAN DEPT.
13 AUG 1992
REF 0872/92
Drain
Track
8781
·422ha
1·04
7775
1·916ha
4·74
7173
2·326ha
5·75
CHAPEL GATE
1173
·675ha
1·67
Chapel Gate Cottages
1063
·283ha
·70
COOPERS CLOSE
2361
1·116ha
2·76
0061
2·710ha
6·70
0061
821ha
2·03
2·8m
806
·413ha
·02
Avalon
The Bungalow
7657
·008ha
·02
005
·219ha
·54
Rose Cottage
Drain
8448
1·252ha
3·09
Emsted
0051
·559ha
1·38
St John the Baptist's Church (C of E)
0852
·522ha
1·29
Path
Pitcr Bed
Sewage Works
Fisher's Acre
1849
1·140ha
2·82
FARROW ROAD
3·2m
CHAPEL GATE
La Petite Maison
Elizabethan Sports and Social Club
2245
·978ha
2·42
1541
·356ha
·88
Sycamore
White End
Ivern
Cleavers
0045
·012ha
·03
Pond
Vicarage
0045
·671ha
1·66
The Bakehouse
G P
9735
·818ha
2·02
Church Room
7834
4·157ha
10·27
0031
4·075ha
10·07
Rose Villa
The Row
Chapel Green
0031
·425ha
·05
8 M 3·21m
BROADGATE
White Horse (P H)
2·7m
0024
·004ha
·01
Poplar House
Works
Fern Villa
0024
·634ha
1·57
0021
·008ha
·02
7220
630ha
3·97
0021
·648ha
1·60
0017
1·164ha
2·88
0017
·438ha
1·08

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23\0872\92

Date Registered 13 AUG 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

DIOCESE OF LINCOLN
DIOCESAN OFFICE
THE OLD PALACE
LINCOLN

Tel. No. 0522 529241

NAME AND ADDRESS OF AGENT

(if form completed by agent)
STUART LONG ARCHITECT
18a COTTINGHAM WAY
THRAPSTON, NORTHANTS
NN14 4PL

Tel. No. 0832 735201
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

GROUNDS OF EXISTING VICARAGE, PARSON'S LANE, WHAPLODE DROVE.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PARSONAGE HOUSE IN GROUNDS OF EXISTING VICARAGE including details of siting and means of access

Please complete

Signed. S. J. Long Date 10TH AUGUST 1992

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £330 If you consider no fee is payable include a written explanation instead.

Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [ ] ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application [✓]

Please state Site Area .22 (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 pervious 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 Dwellings	✓	If so, how many: ONE
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:	)Outline Application sq. metres)but see 167/AS/1)
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:	TO BE AGREED
D. Please state type and colour of roofing materials.	TO BE AGREED
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.

GROUNDS OF EXISTING VICARAGE

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

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

or

B. There will be a new or altered access to a public road ✓ ➡ If so, name of road: PARSON'S LANE
Will there be — Individual access(es) ✓ / New estate road ☐

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

double garage + PARKING FOR 3 CARS MIN.

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of — SOAKAWAYS ~~TO BE AGREED (OUTLINE APPL. ONLY)~~

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

C. Please state whether a land drain will be affected — NO

D. Foul sewerage will be disposed of to: ~~TO BE AGREED~~

Mains sewer ☐ Cesspool ☐ Septic tank ✓

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	~~NO~~	➡ Date: / Consultee(s)
Is this application related to a previous submission?	NO	➡ 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.

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).

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.** (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 ..... (~~Applicant~~ / Agent) Date 10 Aug 92

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 ..... ~~(Applicant~~ / Agent) Date 10 Aug 92

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.
Tenant's Name:
Address of tenant at which notice was ~~served~~: State Date notice served:

~~Signed~~ ..... ~~(Applicant / Agent) Date~~ .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other

Inspected by
Date

Notice posted by
Date

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	✓	9/9
LB/Cons. Area – Local	.....	.....
– Local & National	.....	.....
– English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer DAVID GIDNEY **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 330 P1546 - £110 P1547 - £220

Receipt Issued

Date first Rec'd 13 AUG 1992

Registration

Reference H23/0872/92

Cross-Ref N/A

Date 14-AUG-92

Validation

TYPE OUTLINE

Site area 0.25.

Description

Earliest permission

No of dwellings 1

Floorspace

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 330.

Additional
Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 39

OS No's

Grid ref 530010 313130

Ward 11

Parish CAMPLODC

Inside IBD NO

Inside LP area NO

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO YES

Linked to site

Ref 792

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

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

Com

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0872/92 Type: OUTLINE

Applicant: Diocese of Lincoln
Tel: 0522 529241

Agent: Stuart Long Architect
0832 735201

Description: Parsonage house in grounds of existing Vicarage including details of siting and means of access

Location: Grounds of existing Vicarage
Parson's Lane
Whaplode Drove
Spalding

Valid date: 20-AUG-92
Target dates:
To case officer 25-AUG-92
Inspected by 30-AUG-92
Extra contacts 04-SEP-92
Report if not clear by 24-SEP-92

Terminal date: 15-OCT-92
Target Committee: 07-OCT-92
Report deadline: 23-SEP-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: .25 HA
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	25-AUG-92	08-SEP-92
Cllr N P Judge MBE 0406 330300	25-AUG-92	08-SEP-92
Dir of Environmental	09-SEP-92	23-SEP-92
Site/Press Advert MIN	28-AUG-92	18-SEP-92

L C C - Obs Attached for CK 26/8/92

SITE DETAILS

Grid ref: 532090 313430
OS Sheets: 352 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

SOUTH HOLLAND DISTRICT COUNCIL

COM

Application no: H23/0872/92 Type: OUTLINE

Applicant: Diocese of Lincoln
Tel: 0522 529241

Agent: Stuart Long Architect
0832 735201

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D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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Category: Newbuild
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	Sent	Expiry
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Cllr N P Judge MBE 0406 330300	25-AUG-92	08-SEP-92
Site/Press Advert MIN	~~28-AUG-92~~	~~18-SEP-92~~

L.C.C — OBs Attached for CS 28-8-92 29.9.92

SITE DETAILS

Grid ref: 532090 313430
OS Sheets: 352 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/0872/92 Received:20-AUG-92 Type:OUTLINE

Name: Diocese of Lincoln
Diocesan Office
The Old Palace
Lincoln

Agent: Stuart Long Architect
18a Cottingham Way
Thrapston
Northants
NN14 4PL

Description: Parsonage house in grounds of existing Vicarage including details of siting and means of access
Location : Grounds of existing Vicarage Parson's Lane Whaplode Drove Spalding

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

1 The site is outside Whaplode Drove's Interim Boundary of Development in an area where it is the policy of the Local Planning Authority only to permit new development in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. Moreover, the development is not in the opinion of the Local Planning Authority reasonable infilling and as such would be contrary to Policies 5A, 6A and 7A of the approved Lincolnshire Structure Plan. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No 7, 1992 (The Countryside and the Rural Economy) and are aimed at, inter alia, the preservation of the character of the countryside and the economic provision of services. Further, in the opinion of the Local Planning Authority the granting of permission for the development proposed would be harmful to the purposes of the above policies, because as well as its individual effect on these issues it would form a precedent for further similar proposals which would then be difficult to resist.

2 In the opinion of the Local Planning Authority the development as proposed would prejudice the continued existence of some of the existing trees upon the site, which contribute to the visual amenities of the rural locality and are the subject of a Tree Preservation Order.

3 The development would, if permitted, create an undesirable form of development to the extent that, in the opinion of the Local Planning Authority, the residential amenities of the future occupants of the proposed dwelling would be adversely affected by the proximity of the site to the Elizabethan Sports and Social Club immediately to the east and possibly the bowling club to the north.

Authorised to issue:

08-OCT-92 H23/0872/92 AD...A.....DC..AC....

APPLICATION REFERENCE: H23/0872/92 DATE RECEIVED: 20 08 92

APPLICANT: Diocese of Lincoln
Diocesan Office
The Old Palace
Lincoln

AGENT: Stuart Long Architect
18a Cottingham Way
Thrapston
Northants
NN14 4PL

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date -7 OCT 1992

TYPE: Outline

DESCRIPTION: Parsonage house in grounds of existing Vicarage including details of siting and means of access

LOCATION: Grounds of existing Vicarage, Parson's Lane, Whaplode Drove

Parish Council: Do not consider this site suitable for a dwelling - it is too close to the Elizabethan Centre and Social Club. The trees which would have to be removed to build also shield the Vicarage as it is.

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

Environmental Services: The site abuts the Elizabethan Centre to the east which currently has a Public Entertainment Licence until 2.00 am, and the Bowling Club to the north, both of which could have a degree of impact on any dwelling. Screening of the sensitive boundaries together with an appropriate design and layout for the dwelling should be considered if the Committee are mindful to grant permission in this location.

Information From Applicant: (summarised)

- Existing Vicarage totally unsuitable as a Parsonage house. The Diocese of Lincoln follows a policy to provide houses that are in line with the requirements set out in a Guide published by the Church Commissioners. A Parsonage house is not only a house for the incumbent and family, but also a place of work from which he conducts most of his ministry. The requirements are very specific (list enclosed with application).
- Can therefore be seen that it is preferable to build a purpose design Parsonage than to attempt to adapt the existing house. Experience also shows that rarely can a property be found that

can be adapted to form a workable Parsonage to serve a succession of incumbents.

- The Parsonage House serves an important function in a community and in Whaplode Drove it is vital to replace the existing house in order to attract incumbents in the future.
- Have indicated the preferred location of a new house on the site, which limits the number of trees which would need to be removed to a minimum. The house has been positioned within the area that is presently a borrow pit and this would have to be built up to make the ground floor the same level as the site.

PLANNING POLICIES/DOE ADVICE

Outside IBD.
Structure Plan Policies 5A, 6A and 7A.

PLANNING ISSUES

1 The determining issues in this particular case are a) whether the proposal is acceptable on policy grounds. b) Will the proposal adversely affect the existing trees upon the site? c) The relationship of the site to the Elizabethan Sports and Social Club.

2 The site is currently in the grounds of the existing Vicarage and has a frontage of approximately 48 metres and depth in the region of 50 metres. It has an existing borrow pit/pond upon it, plus a large number of trees. The latter are the subject of a Group Tree Preservation Order (Whaplode Drove Tree Preservation Order No 1, 1966).

3 The existing Vicarage is located to the west of the site, the Elizabethan Sports and Social Club to the east and the bowling club to the north.

CONCLUSIONS

1 The purpose of the Interim Boundaries of Development, including that for Whaplode Drove, are to apply Structure Plan Policies 5A, 6A and 7A on a consistent basis. The site is outside the boundary in question and as such there is a presumption against new residential development.

2 Pursuant to the above, the proposal is contrary to Structure Plan Policy 7A since there is no essential agricultural or horticultural need for a dwelling in this particular position. Further, it is considered to be contrary to Policies 5A and 6A since it is not a reasonable form of infilling (as defined within PPG7, 1992).

3 The trees upon the site contribute as a group to the visual amenities of this rural locality. It is my opinion that a dwelling upon the site, even in the position shown, would prejudice the continued existence of at least some of the trees, which are the subject of a Tree Preservation Order.

4 Further, the proposal is in close proximity to the Elizabethan Sports and Social Club as well as the bowling club and in my view activity associated with the former in particular would be detrimental to the residential amenity of the future

occupiers of the dwelling, who could then seek action to restrict the activities in this club.

5 The dwelling itself would be sited on what is presently a borrow pit/pond (this would be filled). As such, a thorough site investigation would need to be carried out to assess such factors as the possible presence of methane gas, etc. The consequence may be that the site of the pond would have to be dredged and backfilled, which could prove very costly.

RECOMMENDATION - Refuse Permission.

SCA 1 The site is outside Whaplode Drove's Interim Boundary of Development in an area where it is the policy of the Local Planning Authority only to permit new development in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. Moreover, the development is not in the opinion of the Local Planning Authority reasonable infilling and as such would be contrary to Policies 5A, 6A and 7A of the approved Lincolnshire Structure Plan. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No 7, 1992 (The Countryside and the Rural Economy) and are aimed at, inter alia, the preservation of the character of the countryside and the economic provision of services. Further, in the opinion of the Local Planning Authority the granting of permission for the development proposed would be harmful to the purposes of the above policies, because as well as its individual effect on these issues it would form a precedent for further similar proposals which would then be difficult to resist.

SCB 2 In the opinion of the Local Planning Authority the development as proposed would prejudice the continued existence of some of the existing trees upon the site, which contribute to the visual amenities of the rural locality and are the subject of a Tree Preservation Order.

SCC 3 The development would, if permitted, create an undesirable form of development to the extent that, in the opinion of the Local Planning Authority, the residential amenities of the future occupants of the proposed dwelling would be adversely affected by the proximity of the site to the Elizabethan Sports and Social Club immediately to the east and possibly the bowling club to the north.

South Holland Internal Drainage Board
Marsh Reeves
Foxes Lowe Road
Holbeach
Spalding
Lincs
PE12 7PA

For the attention of Mr Staines

21 September 1992

Dear Sirs

OUTLINE PLANNING APPLICATION/DIOCESE OF LINCOLN
PARSONAGE HOUSE AT PARSON'S LANE, WHAPLODE DROVE

Further to your letter of 7th September 1992, and my subsequent telephone conversation with Mr Staies, may I confirm that I feel it is very unlikely that there are any surface water outfalls to the 'borrow pit/pond'. However, should our Application for Planning Approval be approved, the matter would of course be fully investigated in due course.

Yours faithfully

Stuart Long

cc: District Planning Officer
South Holland District Council

872/92

S.H.D.C. PLANNING DEPT.
RECEIVED
23 SEP 1992 DG
DPO NGH
DOPO
JC
Action by
Discussed with
Copy to

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 15.9.92

OUR REF: JC/SS/PC

TO: DIRECTOR OF PLANNING & BUILDING CONTROL YOUR REF:

Planning Application H23/0872/92
Dwellings, Parsons Lane, Whaplode Drove

I write in response to the above and would confirm that the site abuts the Elizabethan Centre to the east which currently has a Public Entertainment Licence until 2.00 a.m., and the Bowling Club to the north, both of which could have a degree of impact on any dwelling. Screening of the sensitive boundaries together with an appropriate design and layout for the dwelling should be considered if the Committee are mindful to grant permission in this location.

Director of Environmental Services

S.H.D.C. PLANNING DEPT.
RECEIVED
16 SEP 1992

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

File Nos.

Acknowledge YES/NO
by
date

DRO

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
14 SEP 1992 DG

Please contact: Mr. Staines

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

Our Ref. RS/PA-D/872/92/JAM **Your Ref.**

Date 7 September 1992

Dear Sir,

OUTLINE PLANNING APPLICATION - DIOCESE OF LINCOLN
PARSONAGE HOUSE AT PARSONS LANE, WHAPLODE DROVE

Thank you for the plan and copy letter regarding your above clients proposed development. Although the proposal does not directly affect my Board's interests, I set out below general advice for your clients attention.

No Board's watercourse adjoins the site that is situated within the catchment area of the Board's Division Drain located some 200 metres to the East.

Other watercourses adjoining any site are privately owned and maintained.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

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

The applicant is advised that should a direct surface water outfall be constructed 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 storage facilities are provided.

The contribution rate is currently £135 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

Our Ref: RS/PA-D/872/92/JAM Your Ref: 7 September 1992

My Board will raise no objection in principal to the infilling of the "borrow pit/pond" subject to confirmation that there are no surface water outfalls to it. If so, alternative arrangements would have to be discussed and agreed.

Should you wish to discuss the project further, please contact my assistant Mr. Staines.

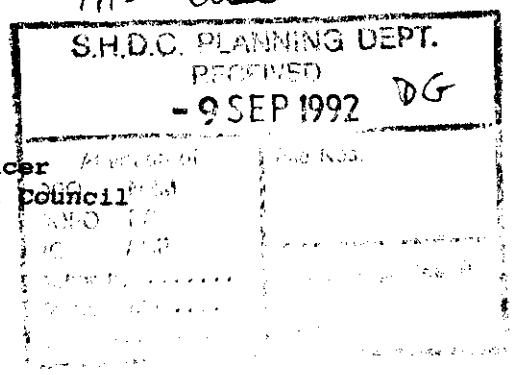
A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

ENGINEER TO THE BOARD

Stuart Long, Esq.,
18A Cottingham Way,
Thrapston,
Northants.
NN14 4PL

7/10 dlee



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

NRA

National Rivers Authority
Anglian Region

7 September 1992

Our Ref: GT/92/1/SH/246

Dear Sir

PLANNING APPLICATION NO H23/872/82
FOR PARSONAGE HOUSE IN GROUNDS OF EXISTING VICARAGE INCLUDING DETAILS OF SITING AND MEANS OF ACCESS GROUNDS OF EXISTING VICARGE PARSON'S LANE

With regard to the above-mentioned application received on 27 August 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

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

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

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

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

/contd.....

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN5 1TF
Tel: 0522 513100
Fax: 0522 512927

/contd....

South Holland District Council

NRA

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

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

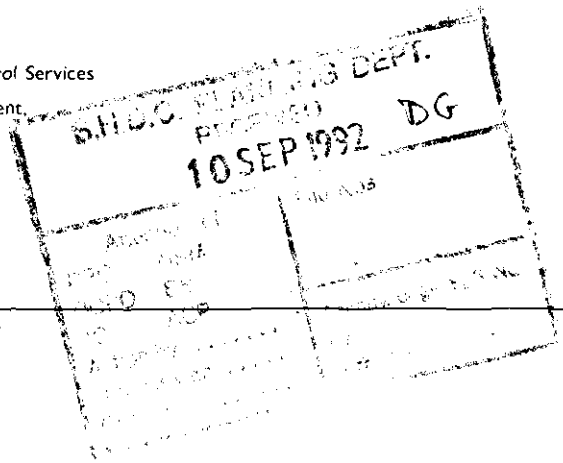
Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully

R F Morgan
Planning Engineer

HER

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



SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0872/92

Applicant: Diocese of Lincoln
Diocesan Office
The Old Palace
Lincoln

Agent: Stuart Long Architect
18a Cottingham Way
Thrapston
Northants
NN14 4PL

Description: Parsonage house in grounds of existing Vicarage including details of siting and means of access

Location: Grounds of existing Vicarage Parson's Lane Whaplode Drove Spalding

Type: OUTLINE

Date received: 20-AUG-92

25-AUG-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 09-SEP-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:

We do not consider this site is suitable for a dwelling. it is too close to the Elsobethan centre and Social club. The trees that would have to be removed to build do shield the Vicarage as it is.

Signed: M A Stones

cllr Judge telephoned.

Requested when this goes to Committee

DMF 4/9.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H23/0872/92.

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	2	0	1	3	4

2. Address or location

Vicarage, Parsons Lane, Whaplode Drove

3. Name, classification and number of road

UC

4. Date application referred 26-8-92

5. State whether outline, detailed application etc.

OL.

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

Erect Parsonage House in Grounds of Vicarage.

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

Delete as appropriate

(a.) Does not wish to restrict the grant of permission.

~~b.~~ ~~Requests that any permission given by the local planning~~ authority shall include the conditions shown overleaf.

c. Requests that the local planning authority refuse the application (reason overleaf).

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

Date: 26-8-92 Signed: [signature]
Director of Highways and Planning

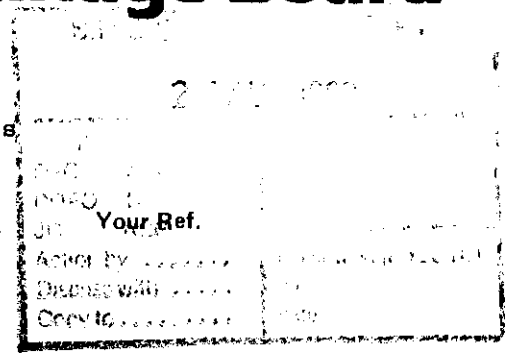
DPO

P9

SOUTH HOLLAND
Internal Drainage Board

06/

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



Please contact: Mr. Staines

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

Our Ref. RS/PA-D/872/92/JAM Your Ref.

Date 21 August 1992

Dear Sirs,

OUTLINE PLANNING APPLICATION - DIOCESE OF LINCOLN
DWELLING AT PARSONS LANE, WHAPLODE DROVE

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for the above proposed development but unfortunately the submitted plans etc were not available at the Planning Department for my inspection. I will accordingly be glad to receive at the earliest opportunity a copy of the submitted details for my consideration so that I can ascertain whether my Board's interests will be affected. The details should include information regarding the intended means of storm and foul water disposal together with your intentions in respect of the pit on site.

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

Yours faithfully,

S. Long, Esq.,
18A Cottingham Way,
Thrapston,
Northants.
NN14 4PL

ENGINEER TO THE BOARD

STUART LONG
ARCHITECT

18a Cottingham Way,
Thrapston,
Kettering
Northants
NN14 4PL
Tel: Thrapston 0832 735201

SOUTH HOLLAND D.C.
PLAN DEPT.
13 AUG 1992
REF 0812/92

District Planning Officer
South Holland District Council
Chatterton Tower
Winfrey Avenue
Spalding
Lincs

10 August 1992

Dear Sir

WHAPLODE DROVE: REPLACEMENT PARSONAGE IN THE GROUNDS OF EXISTING VICARAGE FOR THE DIOCESE OF LINCOLN

Further to meeting your Mr Gedney, please find enclosed the following documentation in support of our Application for Outline Planning Permission:

a) Four copies of Planning Application Form duly completed and signed.
b) Four copies of Certificate A
c) Four copies each of drawing No. 167 AS/1.
d) Four copies of location plan.
e) Cheques totalling £330 to cover the Planning Application Fee.

During my meeting with Mr Gedney I briefly explained how the existing Vicarage is totally unsuitable as a parsonage house, and would expand on this as follows:

The Diocese of Lincoln follows a policy to provide houses that are in line with the requirements set out in a guide published by the Church Commissioners. A parsonage house is not only a house for the Incumbent and family, but also a place of work from which he conducts most of his ministry. The requirements are very specific, with the main criteria being:

1) A house that is welcoming to parishioners and yet allows the family privacy. The study and the rest of the house should have a single main entrance, with a suitable entrance lobby/waiting space which can separate the study from the residential accommodation, the latter usually being designed around an inner hall, leading from the lobby.

The study ($23m^2$) will be in daily use as a place in which to pray, read and work, and is a room in which to meet both individuals and small groups of people without disturbance.

/Continued.....

2) Easy access from the church.
3) Total area, exclusive of garage of 190m^2.
4) 2 family rooms (lounge 22m^2, and dining room 15.5m^2, the latter to give dining provision for up to 8 people).
5) 4 bedrooms, including a master bedroom of 22m^2 with en-suite, and a guest room.
6) Parking for 3-5 cars + double garage.

As previously stated, the existing house is totally unsuitable, and could not be readily adapted, the main inadequacies being:

A) Site of approx. $1\frac{2}{3}$ acres (depending on site characteristics, $\frac{1}{4}$ of an acre is often regarded as being the maximum).
B) No separation between study and residential accommodation, with present layout making suitable adaption impractical, and prohibitively expensive.
C) Total area of approx. 145 m^2. Single garage.
D) Study 9.25m^2, with remaining areas generally below standard.
E) Internal circulation totally inappropriate for a parsonage house.

It can therefore be seen that it is preferable to build a purpose designed parsonage than to attempt to adapt the existing house; experience also shows that rarely can a property be found that can be adapted to form a workable parsonage to serve a succession of incumbents. A parsonage house serves an important function within a community, and in Whaplode Drove it is vital to replace the existing house in order to attract incumbents in the future.

During the meeting with Mr Gedney, it was established that this part of the grounds to the existing vicarage is outside the Interim Boundary of Development, and that access to a new Parsonage would be off Parson's Lane, and not Broadgate, as required in your policy document. However, with a precedent for access off this part of Parson's Lane being created by the Sports and Social Club, which is further removed from the I.B.M. than the proposed Parsonage, our feeling is that there is a strong case for a new house on this site, bearing in mind the need to replace the existing one.

Please note on drg. no. AS/1 that we have indicated the preferred location of a new house on the site, which limits the number of trees that would need to be removed to a minimum. Indeed, selective thinning would appear to be essential at the same time as the building programme, should our Application be successful. As can be seen, we have positioned the house within the area that is presently a borrow pit. This would of course be filled to make the ground floor at the same general level as the site i.e. approx. 9.250.

We trust the above information is sufficient for your requirements at the present time, but please contact the writer if you have any queries.

Yours sincerely

Stuart Long

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0872/92

Applicant: Diocese of Lincoln
Diocesan Office
The Old Palace
Lincoln

Agent: Stuart Long Architect
18a Cottingham Way
Thrapston
Northants
NN14 4PL

Description: Parsonage house in grounds of existing Vicarage including details of siting and means of access

Location: Grounds of existing Vicarage
Parson's Lane
Whaplode Drove
Spalding

Type: OUTLINE

Date received: 13-AUG-92

17-AUG-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 site including the access needs to be outlined in red on the enclosed 1:200 block plans. (Three returned for your use). The existing vicarage does not appear to have been drawn correctly on the plan.
Confirmation is required as to whether the pit is to be filled in, etc.
Drainage details need to be included at this stage, please complete the enclosed forms where marked. See letter
Please return the additional 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

Principal Administrative 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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0872/92

Applicant: Diocese of Lincoln
Diocesan Office
The Old Palace
Lincoln

Agent: Stuart Long Architect
18a Cottingham Way
Thrapston
Northants
NN14 4PL

Description: Parsonage house in grounds of existing Vicarage including details of siting and means of access
Location: Grounds of existing Vicarage Parson's Lane Whaplode Drove Spalding

Type: OUTLINE

13-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

COPY SENT TO:-

Mrs M Gettens
Winterseed
119 Broadgate
Whaplode Drove
Spalding, Lincs. PE12 0TW

OBJECTION

Winterseed 119, Broadgate,
Whaplode Drove,
Spalding, Lincs. PE12 0TT.

DMG S/0.25/9

19th. September 1992.

Dear Sirs,

Re: Proposed erection of Vicarage at Whaplode Drove.

On behalf of the Whaplode Drove Parochial Church Council, I am writing to object to the outline plans for the above, for the following reasons.

(1) Plans are outside the Building line.
(2) Very close to the Elizabethan Sports and Social Club building for Enviromental reasons.
(3) The Centre was built in that position as there was no house in the near vicinity.
(4) The pond on which we understand the proposed building will be sited will be detrimental to any conservation, and will greatly jeopardize the wild life in that part of the garden.
(5) Trees around would have to be felled, which in some cases are part of the Whaplode Drove heritage.

Yours sincerly

Margaret Gettens (Mrs.)

Margaret Gettens

Hon. Sec. Whaplode Drove P.C.C.

S72/92

S.H.D.C. PLANNING DEPT.
RECEIVED
22 SEP 1992

Attention of

S7 22/9

730. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

Plan No. and Applicant	Proposal
H01/0890/92 Mr & Mrs B Pearce	House and garage on land adjacent to 26 Backgate, Cowbit.
H06/0861/92 Anglian Water Services	Installation of additional GRP equipment kiosk and 6 metre free-standing radio mast, adjacent existing control kiosk on Main Road SPS, opposite layby A17, Gedney.
H03/0906/92 South Holland District Council	Installation of package sewage treatment plant and control kiosk at No.1 Near Church, Littleworth Drove, Deeping St Nicholas.
H16/0846/92 H Hargrave & Co Ltd	Extension to form tray wash with store at Horseshoe Road, Spalding.

(b) **Applications Refused**

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services:-

Plan No. and Applicant		Proposal
H23/0872/92 Diocese of Lincoln	O.A.	Parsonage house including details of siting and means of access in grounds of existing Vicarage, Parson's Lane, Whaplode Drove.
H09/0240/92 Lincoln Diocesan Trust and Board of Finance	O.A.	Parsonage House with vehicular access from Church Street at Vicarage Garden, Church Street, Holbeach.
H09/0893/92 Mrs J Tatam	O.A.	Bungalow and garage at "Caerleon", Foxes Low Road, Holbeach.

(c) **Applications Deferred**

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

H06/0612/92 Mr C Gilbert	O.A.	Residential development at Marsh Road, Gedney Drove End.

(Pending a site inspection to assess the characteristics of the site and locality and the suitability of the site for the proposal.)

(Councillor M.S.L. Rollinson entered the meeting during consideration of the above application.)

H15/0852/92 Mr & Mrs R P Ames	Removal of first occupancy clause (Condition 4 of planning permission H15/0514/89) adjacent to Old Plough, South Drove, Quadring.

(Pending a site inspection to assess if the siting of the property can reasonably be regarded as in-filling.)

HERITAGE

LINCOLNSHIRE

incorporating the

Trust for Lincolnshire Archaeology

7 October 1992

Mr N Midlen
Planning Department,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs PE11 2XE

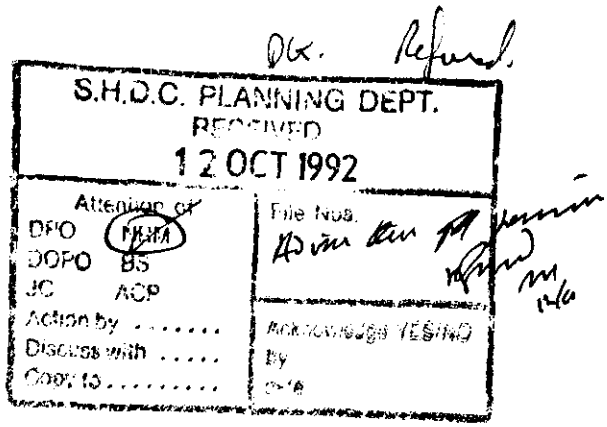
Dear Nigel,

Planning Application H23/0872/92

I imagine we are too late to comment on this application but you may be interested to see my field officer's comments (attached), and perhaps put them on file.

Yours sincerely,

David Start
Director



Heritage Trust of Lincolnshire • 28 Boston Road • Sleaford • Lincs • NG34 7EZ (0529)306327

A Company limited by guarantee and sponsored by County and District Councils.

Charity No: 1001463 • Company No: 2554738 (England).

HERITAGE LINCOLNSHIRE

SOUTH HOLLAND ARCHAEOLOGICAL CONSULTANCY

Planning Ref: H.23/0872/92 Week beg. 10 Aug. 92

Application: New parsonage house

Location: grounds of existing vicarage, Wharlode Drove

✓ 1. Watching Brief

2. Evaluation

3. Survey

4. Scheduled Ancient Monument.

5. Listed Building.

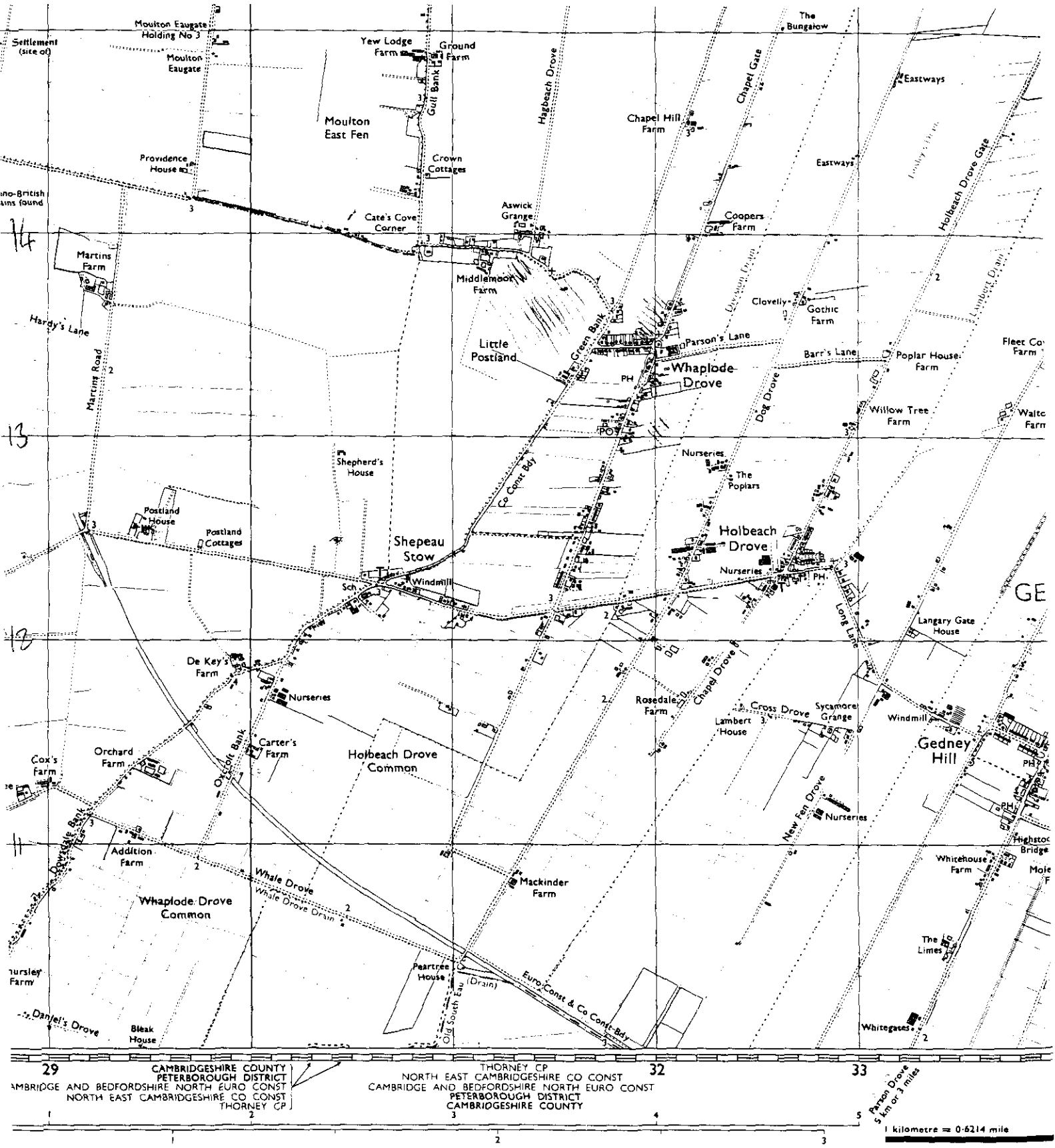
COMMENT: This site lies in an area of concentrated R-B settlement, characterised by regular finds of quantities of pottery, including Samian. One of few fenland sites to have produced a Rom. altar (in churchyard) and more coins in vicinity than normal in fenland. To the west are of the few few sites to have produced tile fragments! All in all an important area, even though most of these finds recorded on opp. side of the present, probably medieval, road.
Med. chapel founded c.1320. Med. pot also found S. of churchyard, with Roman material

Signed R.H. Healey Date 4 Oct 92

28 Boston Road, Sleaford, Lincs. NG34 7EZ
Tel & Fax (0529) 306327

H 23/0872/92

■ site to be built on
11 RB fields



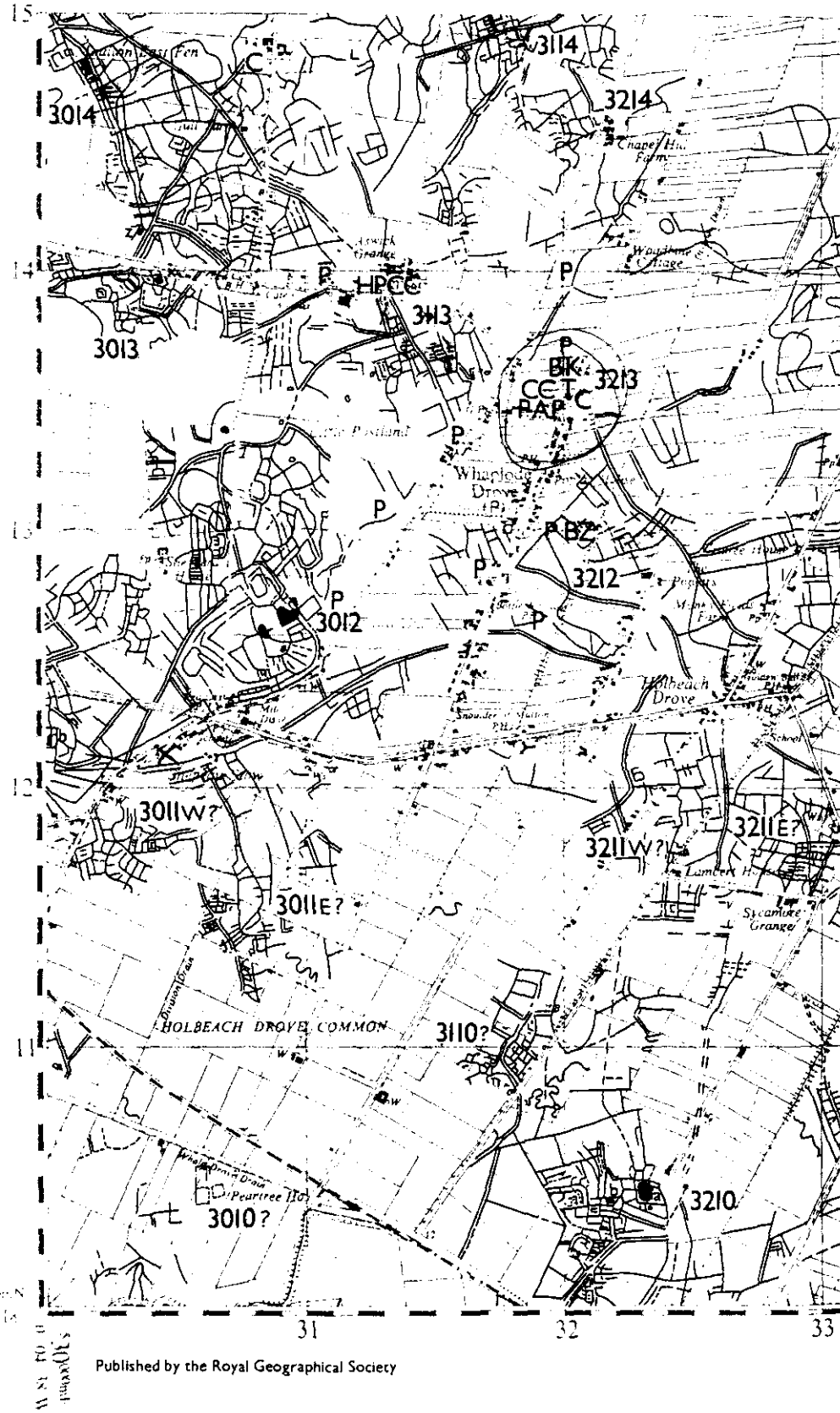
Scale 1:25 000

H 23/0872/92

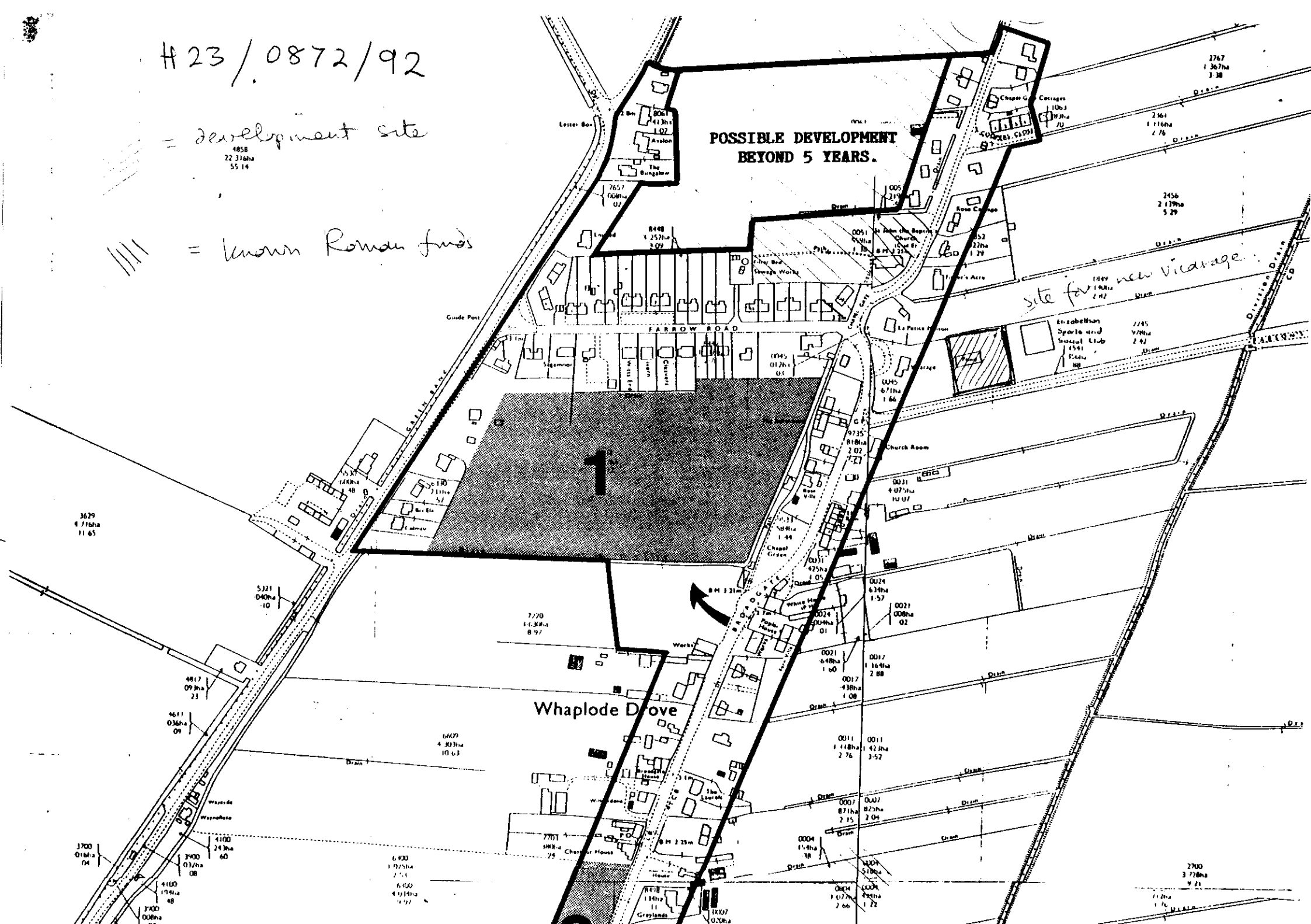
from Fenland in Roman Times

MAP 9

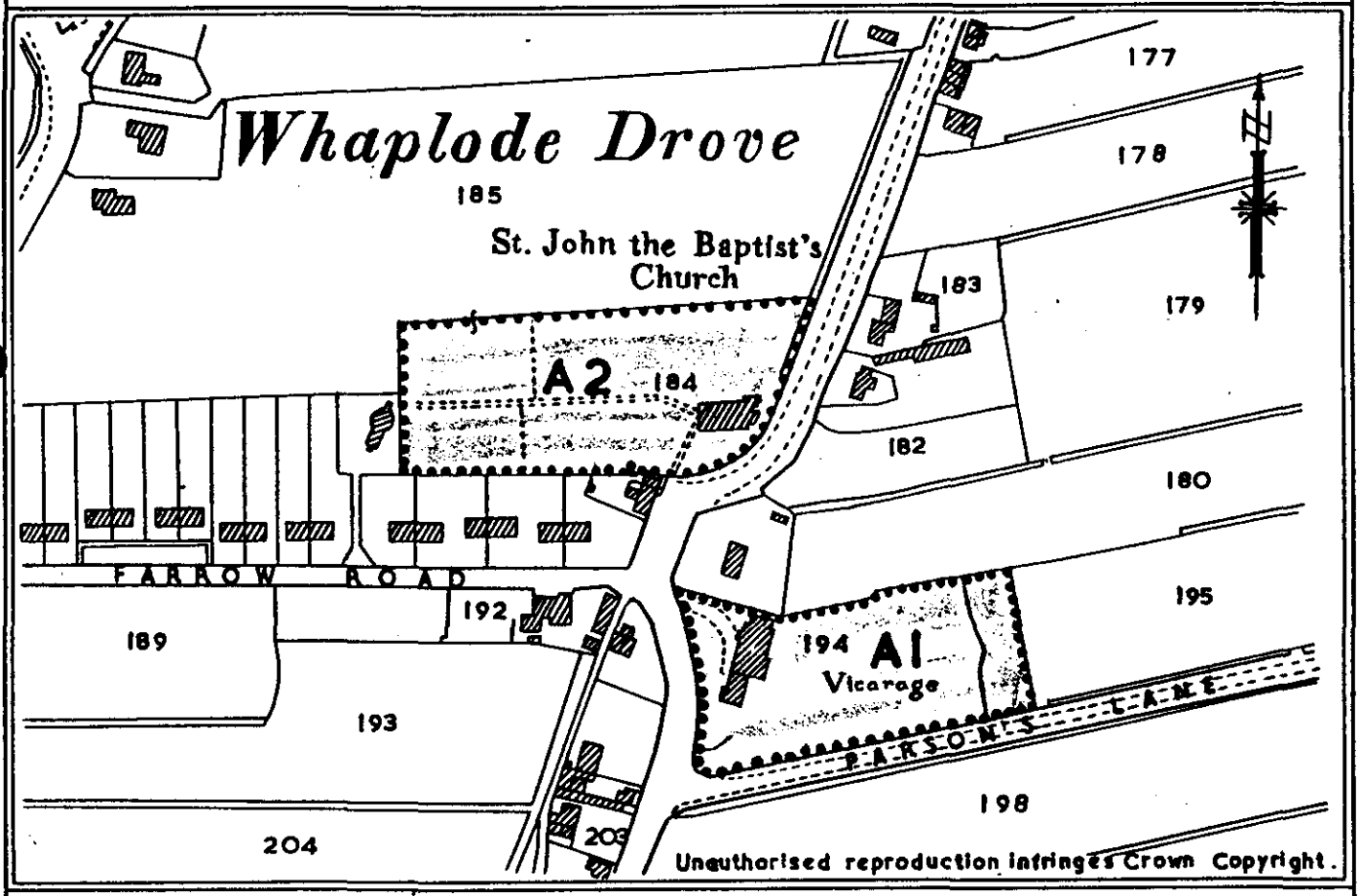
TF 31 SW



Published by the Royal Geographical Society


H23/0872/92
= development site
= known Roman finds
POSSIBLE DEVELOPMENT BEYOND 5 YEARS.
site for new Vicarage
FARROW ROAD
Whaplode Drove
Church Room
Rose Cottage
Avalon
The Bungalow
Elizabethan Sports and Social Club
Chapel Green
Broadgate
Green Bank
Guide Post
Drain

COUNTY OF THE PARTS OF HOLLAND LINCOLNSHIRE



WHAPLODE DROVE TREE PRESERVATION ORDER NO. 1.

PLAN NO.	
SCALE	1/2500
DATE	OCT. 1966
BASE	O.S. SHEET NO. CXLIX.5

R. N. WHISTON A.M.T.P.I.
COUNTY PLANNING OFFICER

1966.

WHAPLODE DROVE T.P.O. No 1 1966.

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

N O N E

TREES SPECIFIED BY REFERENCE TO AN AREA
(within a dotted black line on the map)

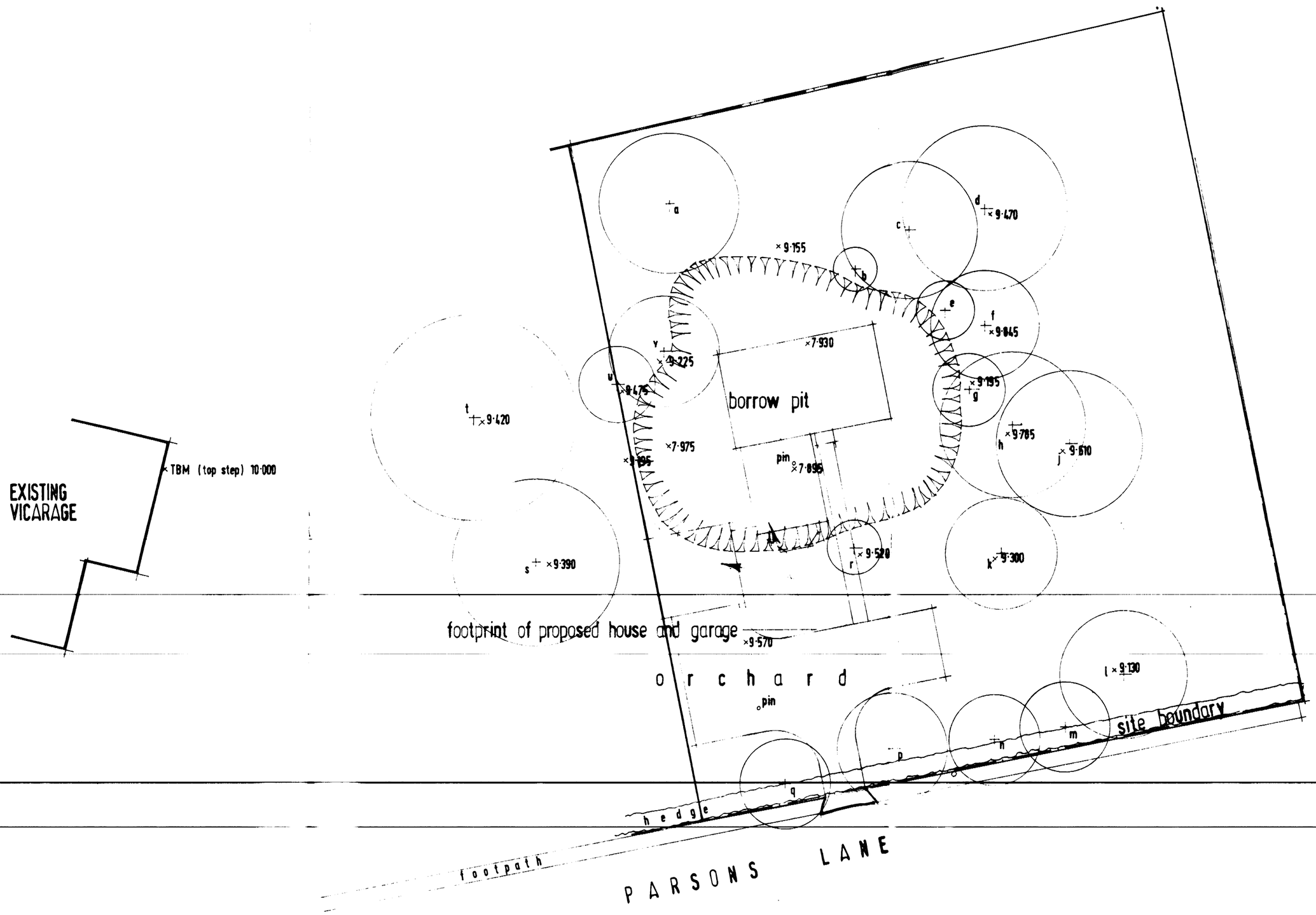
No. on Map	Description	Situation
A.1	The several trees of whatever species standing in the area numbered A.1 on the map.	The vicarage grounds on the north side of Parson's Lane, Whaplode Drove.
A.2	The several trees of whatever species standing in the area numbered A.2 on the map.	Churchyard and grounds of St. John the Baptist's Church, Whaplode Drove.

GROUPS OF TREES
(within a broken black line on the map)

N O N E

WOODLANDS
(within a continuous black line on the map)

N O N E



TREE SCHEDULE.

a ASH. 5m SPREAD. FAIRLY GOOD CONDITION.

b OF LITTLE MERIT. EDGE OF BORROW PIT. SHOULD BE REMOVED. HAWTHORN.

c ASH. 5m SPREAD. FAIRLY GOOD CONDITION.

d ASH. 6m SPREAD. FAIRLY GOOD CONDITION.

e BEECH.

f YEW. PLANTED ON MOUND. REQUIRES SURGERY, BUT COULD BE KEPT 4m SPREAD.

g ASH AS PER CONDITION ON EDGE OF BORROW PIT, BUT HAS SUBSTANTIAL CHARACTER. COULD BE RETAINED.

h YEW. PLANTED ON MOUND, 6m SPREAD. HAS GOOD CHARACTER. RETAIN.

j ASH. 5·5m SPREAD. FAIR CONDITION.

k ASH. 4m SPREAD. FAIR CONDITION.

l EUCALYPTUS. 4·5m SPREAD. MULTI-STEMMED.

m ASH. 3·5m SPREAD. FAIR CONDITION.

n ASH. 3·5m SPREAD. FAIR CONDITION.

p ASH. 4m SPREAD. FAIR CONDITION.

q EUCALYPTUS. 3m SPREAD. MULTI-STEMMED.

r ONE OF A NUMBER OF TREES FORMING A 'HEDGE' TO THE SOUTH OF THE BORROW PIT. OF LITTLE MERIT INDIVIDUALLY. THOUGH MAY BE FAIRLY CONSPICUOUS.

s FALSE ACACIA. 6m SPREAD. EXCELLENT TREE, BUT REQUIRES SURGERY.

t COPPER BEECH. 7·5m SPREAD. EXCELLENT TREE.

u UNCLASSIFIED HOLLY. 2·5m SPREAD. FAIR TREE. WOULD BENEFIT GREATLY FROM REMOVING FALSE ACACIA GROWING IT, WHICH IS DYING; BRUSH REMOVED.

v ASH. 4m SPREAD. REMOVE TENUOUS BORROW PIT GROWTH.

orchard MIXED FRUIT TREES, TO BE RETAINED WHERE POSSIBLE.

SOUTH HOLLAND D.C.
PLAN DEPT.
13 AUG 1992
0812/92

N.B. THE SITE CONTAINS NUMEROUS SAPLINGS, + TREES UNLIKELY TO BE AFFECTED BY ANY DEVELOPMENT. THESE HAVE NOT BEEN PLOTTED ON THIS DRAWING.

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project PARSONAGE HOUSE AT WHAPLODE DROVE FOR DIOCESE OF LINCOLN. drawing SURVEY.

project no. 167 drawing no. AS/1 revisions

scale 1:200 date JULY 92