



*When You're Ready For
Something Special...*

Omission Site

North Of Cemetery Road
Winterton

Rep from Keigar Homes

When you're ready for something special



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8 SERVICES
WATER
GAS
ELECTRIC
SEWERS
B.T.

9 DELIVERABILITY OF SITE

10

11

12

code 907174



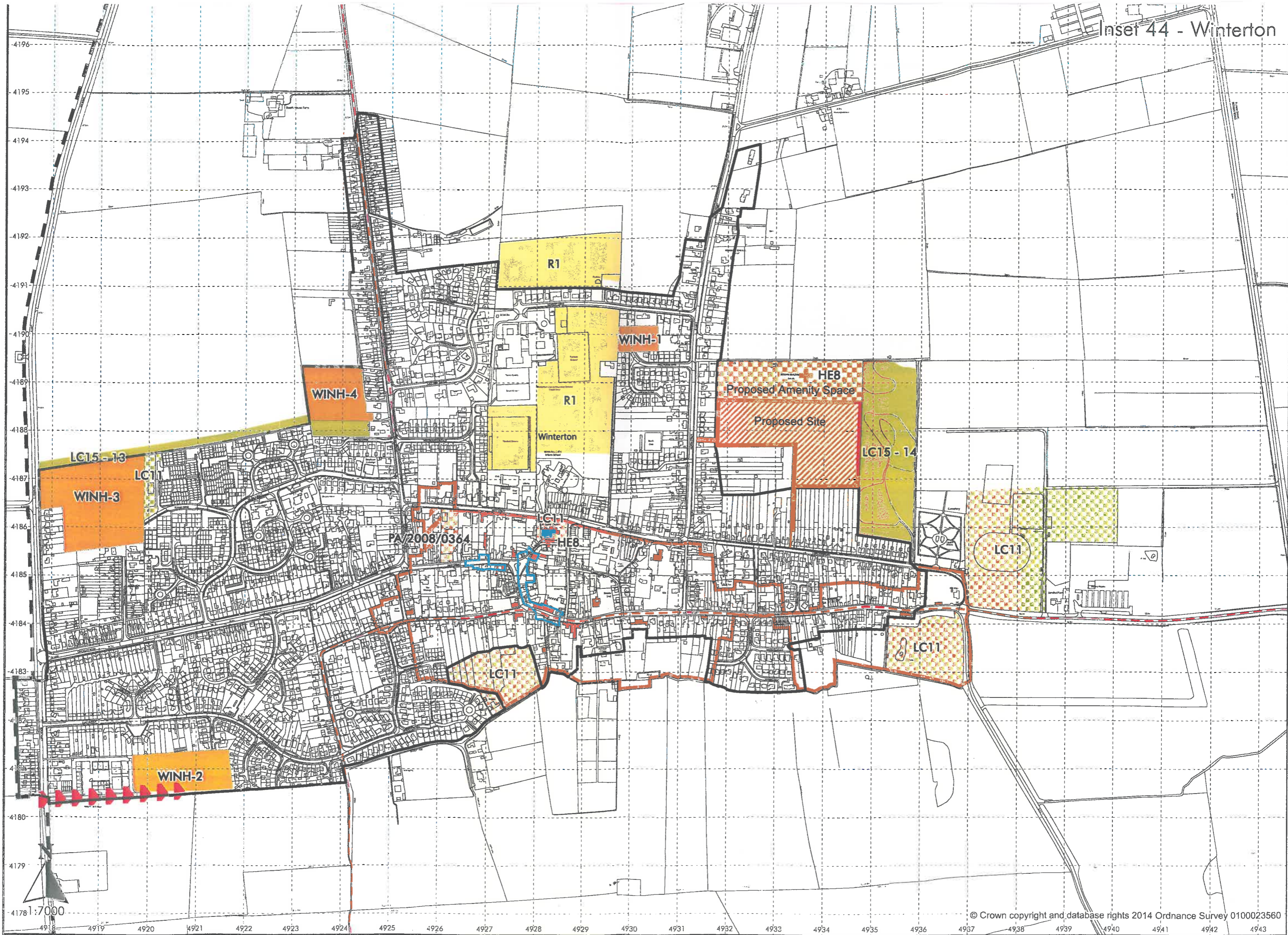
A4

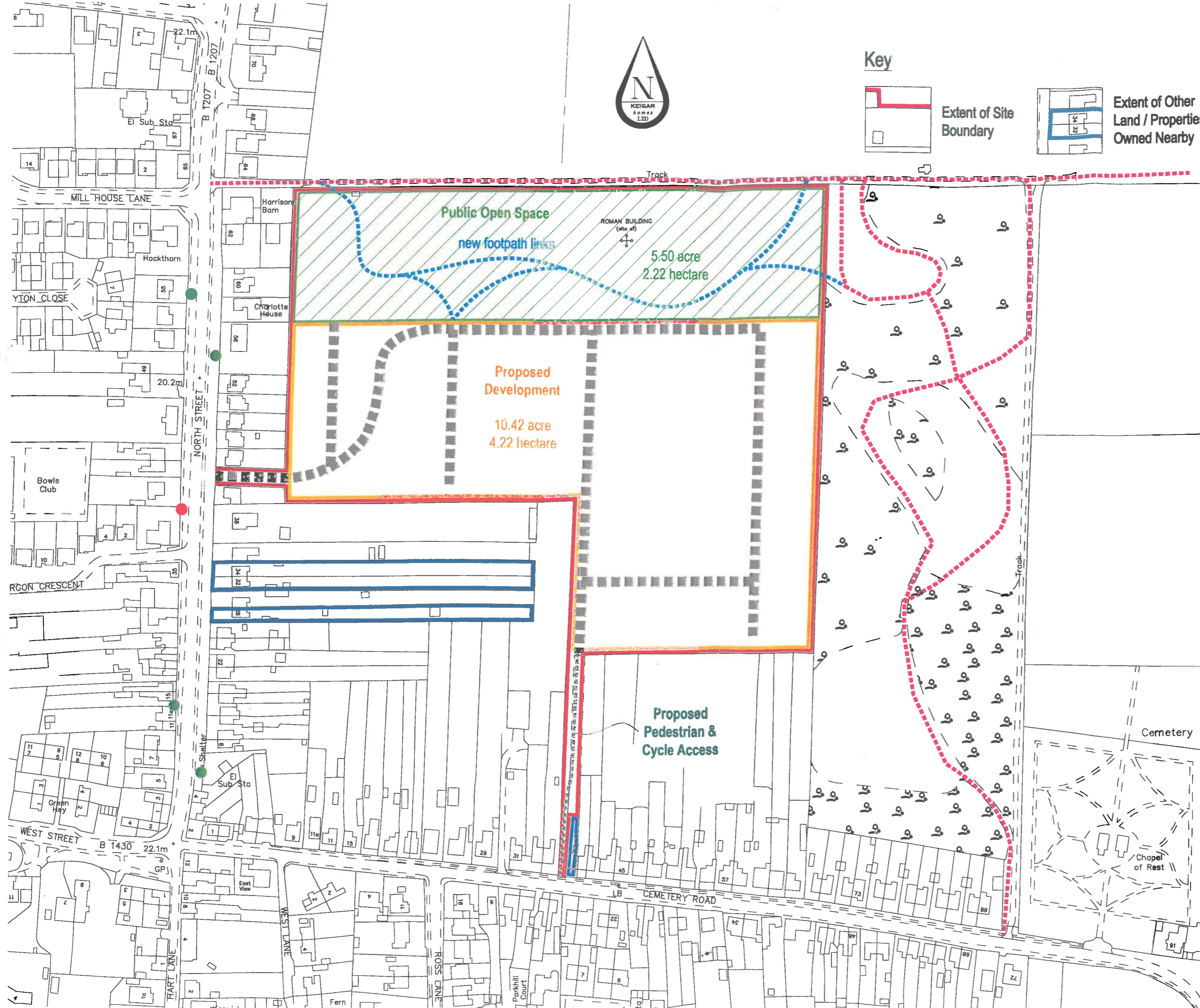


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Handwritten text, possibly a list or notes, running vertically down the center of the page.





Key

-  Extent of Site Boundary
-  Extent of Other Land / Properties Owned Nearby

-  Existing Footpath Routes
-  Proposed Footpath Routes
-  Proposed Estate Roads
-  Proposed Public Open Space
-  Proposed Development Area
-  Proposed Footpath / Cycle / Emergency Access Route
-  Existing Bus Stop
-  Existing Post Box

Rev: Details: _____ Drawn by: _____ Date Approved: _____

KEIGAR HOMES LTD
 KEIGAR LODGE
 CANBERRA VIEW
 BARTON-UPON-HUMBER
 NORTH LINCOLNSHIRE
 DN15 5GR
 Tel: 01652 631939 Fax: 01652 631938



Project Title:
**LAND OFF NORH STREET
 WINTERTON**

Drawing Title:
**Illustrative/Optional
 Layout Plan**

Drawn by: NwP Date: 03.12.14 Scale: 1:2000 @ A3

Drawing No: **NSW/165/102** Revision: _____

HERITAGE ASSESSMENT:

LAND OFF NORTH STREET, WINTERTON, NORTH LINCOLNSHIRE

Planning Reference: Pre-planning

NGR: SE 93340 18852

AAL Site Code: WINS 14

OASIS Reference Number: allenarc1-199552



Report prepared for Keigar Homes

By

Allen Archaeology Limited

Report Number AAL2015004

January 2015



Allenarchaeology



- 11.8 Across the northern quarter of the survey area are a large number of interconnected linear, curvilinear and amorphous positive anomalies. These most likely represent a former settlement, most probably of Roman date. The long linear positive anomalies [8] produced readings of 8 to 10 nT/m (with some areas as high as 15 nT/m), these likely represent ditches, with a track or road between them.
- 11.9 In the western part of the site to the south of [8] is a roughly rectangular positive feature [9] approximately 100m by 50m. The linear and curvilinear positive anomalies produced readings of between 4–8 nT/m, and these likely represent a large enclosure. The enclosure appears to be subdivided by roughly parallel linear positive anomalies [10] orientated approximately east-west, producing readings of 5–10 nT/m.
- 11.10 North of [8] are a large number of complicated interconnected curvilinear, linear and amorphous positive anomalies [11]. These have produced readings of approximately 5 – 10 nT/m, with some areas as high as 15 nT/m. These likely represent ditches and pits within the settlement area, potentially relating to former structures.
- 11.11 There are a few amorphous positive anomalies e.g. [12], 6–15 nT/m, scattered across the site. These may relate to the settlement, and most likely represent pits, soil-filled hollows or former ponds. However they may be more recent in origin and contain material similar to that used to fill the large pit [1]. This material is highly magnetic and is likely to have been spread around the field by modern ploughing.
- 11.12 Scattered randomly throughout the site are a number of strong and weak dipolar responses, examples of which are highlighted as [13]. The characteristic dipolar response of pairs of positive and negative 'spikes' suggest near surface ferrous metals or other highly fired material.

12.0 Discussion and Conclusions

- 12.1 The desk-based assessment has revealed evidence within the study area from the prehistoric period to the present day including remains from the prehistoric, Roman and early modern periods within the site itself.
- 12.2 There is significant evidence recorded for prehistoric activity in the search area, with scattered artefacts and extensive cropmark features, including some flint artefacts from the site itself. A geophysical survey to the east of the site identified a possible ring ditch, however a lot of the features in the survey were orientated east – west, similar to the ridge and furrow identified in the survey for this project, and interpretation may be skewed due to the historic nature of the survey (Noel 1998). The potential to encounter activity of this date in the study area is considered to be moderate as it is likely that further isolated flint finds may be found, and possible associated features.
- 12.3 There is substantial Roman activity in the area with the Winterton villa west of the village and Ermine Street to the east. There is a settlement on the site itself, although this appears to be largely confined to the northern third of the field. The site visit indicated that there is considerable damage being done to the site due to intensive ploughing and recent holes made most probably by illegal metal detecting (no consent from the landowner). A geotechnical report showed that the ploughsoil overlies the natural geology (Humberside Materials Laboratory Ltd 2015), and therefore the archaeological horizon, and thus ploughing action will continue to damage or destroy sensitive archaeological features and remove or damage artefacts. Preservation of these remains would be aided by cessation of agricultural practices in

the field and habitation nearby would greatly deter metal detectorists. A similar strategy has been employed successfully at Navenby in Lincolnshire where elements of the Roman settlement fronting Ermine Street have been left as green space during part of an extensive residential development (Plate 7). As with this site, the Navenby site was exhibiting damage from ploughing, and the removal of the sensitive archaeology from agricultural practices has greatly aided the survival of the archaeological remains.

- 12.4 The geophysical survey has revealed a large and complex former settlement at the north end of the survey area. Approximately 50m from the northern edge of the survey there appears to be long parallel ditches running east to west, which may represent the main thoroughfare for the settlement.
- 12.5 To the south of the parallel ditches in the western half of the survey area are the remains of part of a large enclosure measuring approximately 100m by 50m. Due to its orientation and the interconnected nature of the positive anomalies, it is highly likely that it dates to the same period as the features on the north side of the parallel ditches. It becomes noticeably more indistinct to the south, possibly due to disturbance by ploughing and the adjacent rubbish dump. The results of the geophysical survey corresponded well with the cropmarks rectified from aerial photography.
- 12.6 Although there was a settlement at Winterton from the Anglo-Saxon period, as it is mentioned in the Domesday Book of 1086, there have not been any physical remains found from this period. As the Anglo-Saxon settlement is likely to have been within the historic core of the village to the southwest of the site, the potential for finding Anglo-Saxon archaeological remains from the site is very low.
- 12.7 The site lies just beyond the medieval village core, which is likely to have grown around the Market Place and All Saints Church. As such, it is unlikely that the site was developed during this period and was most likely to have been agricultural land. Some traces of ridge and furrow have been recorded on the outskirts of the village and similar remains have been identified during the geophysical survey.
- 12.8 The presence of cultivation features that are almost certainly ridge and furrow agriculture suggests a continual usage of the field in the medieval period. Although much fainter it is possible to see the ridge and furrow cutting through the earlier settlement.
- 12.9 Cutting through the ridge and furrow appears to be a later trackway or path. Although the readings for this trackway are identical to the natural background noise of the field it is clear to see as a gap in the ridge and furrow trend.
- 12.10 The post-medieval and early modern periods saw an expansion of the village, although the site appears to have remained as agricultural land until the present day. There is a ROC underground monitoring post at the northern boundary of the site which would date from the Cold War era. The top of one of the posts has been filled in by concrete.
- 12.11 The large area of magnetic noise in the centre of the field identified during the geophysical survey is, according to a local resident, the result of filling up a large hole or pit with modern detritus. The size of the magnetic readings suggests large amounts of ferrous or highly fired material.
- 12.12 Overall therefore, there is a high archaeological potential for features and deposits of archaeological interest to be present on the site, of later prehistoric and Roman date and the

assessment has indicated that this is largely concentrated within the northern part of the field, where an area of public open space is proposed. It is evident that this area is suffering ongoing damage due to ploughing as there were numerous finds identified in the ploughsoil, as well as freshly disturbed voids where illegal metal detectorists have very likely investigated metal detector signals and illicitly removed metal artefacts from the site. An area of public open space in this part of the field would greatly reduce the damaging effects of its current land use and preserve the archaeological resource for future generations.

- 12.13 It is evident from this assessment of known information and new data (geophysical survey and site visit) that removing the land from housing allocation is allowing the continued destruction of the archaeological deposits through ploughing and also illegal metal detecting. Should this situation continue then the finite archaeological resource will continue to be eroded, and eventually lost. Returning the site to housing allocation will allow the significant majority of the identified archaeological remains to be protected from further destruction through provision of a large open space area at the north end of the site.
- 12.14 It is recommended that an appropriate programme of intrusive evaluation trenching be undertaken if the land is re-allocated for housing, to fully characterise the nature and extent of the archaeological resource and to allow the appropriate mitigation of the impact on any archaeological remains that lie beyond the open space zone.

13.0 Effectiveness of Methodology

- 13.1 The non-intrusive evaluation methodology employed was appropriate to the scale and nature of the site. Magnetometry was the prospection technique best suited to the identification of archaeological remains. Other techniques would have required further justification and may have proved too time consuming or cost-prohibitive.

14.0 Acknowledgements

- 14.1 Allen Archaeology Limited would like to thank Keigar Homes Limited for this commission. Mike Hemblade, Historic Environment Assistant at North Lincolnshire Council and Rose Nicholson, curator at the North Lincolnshire Museum, are thanked for their help.

15.0 References

Cameron, K, 1998, *A Dictionary of Lincolnshire Place-Names*. The English Place-Name Society, Nottingham

Department for Communities and Local Government, 2012, *National Planning Policy Framework*. London, Department for Communities and Local Government

English Heritage, 2008, *Geophysical Survey in Archaeological Field Evaluation*. English Heritage

English Heritage, 2006, *Management of Research Projects in the Historic Environment*. Historic Buildings and Monuments Commission for England. London

Humberside Materials Laboratory Limited, 2015, *Site Investigation Report For The Proposed Development Off North Street, Winterton*, unpublished report

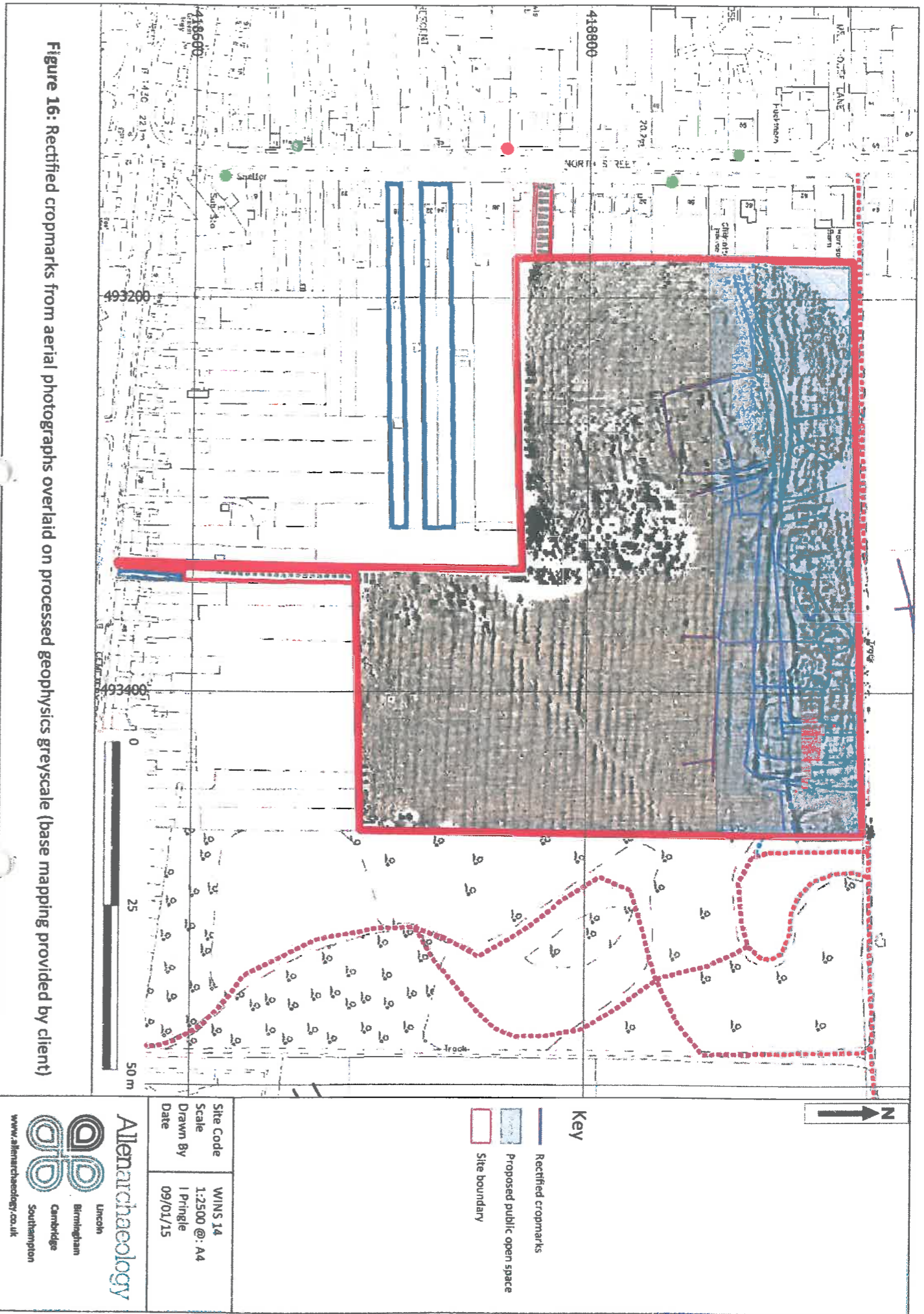


Figure 16: Rectified cropmarks from aerial photographs overlaid on processed geophysics greyscale (base mapping provided by client)

ECOLOGY AND PROTECTED SPECIES SURVEY

**LAND OFF NORTH STREET, WINTERTON,
NORTH LINCOLNSHIRE**

DECEMBER 2014



Scarborough Nixon
Associates Limited

www.scarboroughnixonassociates.co.uk

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E-mail: helen@scarboroughnixonassociates.co.uk

Company registration number: 8087266
VAT registration number: 994957340

Issued to:
Mark Snowden
Keigar Homes Ltd
Keigar Lodge
Canberra View
Barton Upon Humber
North Lincolnshire
DN18 5GR

- Retain and protect the bunker structure; this structure has potential for use by hibernating bats. An internal inspection was not possible – however in order to ensure complete legal compliance it is recommended that it is retained and fenced off.
- Survey the property off North Street for the presence of bats ahead of demolition – ideally this should occur in the active season for bats (April to September)
- Ensure best practice within the development for hedgehogs. This requires some consideration to the fencing types used within the development (particularly the edges) in order to ensure that routes across the site and from garden to garden (particularly along the site edges) are not severed and animals will not be forced out onto roads. This can be achieved by either selecting fences with gaps at the bottom (i.e. post and rail, using hedgerows to separate properties rather than fencing or leaving small gaps of at least 12cm square in order to ensure that this species can easily move within the site (and out to Simon's Wood) via gardens.

6 SUMMARY

There are no major ecological constraints associated with the proposed development of the site. With the exception of further survey work to the property on North Road, there is no requirement for further survey work and no requirement for European Protected Species licenses or large scale mitigation.

Some precautionary measures/best practice are required in order to ensure legal compliance and no nett loss to biodiversity. These are as follows:

- Appropriate timing with regard to nesting birds
- Retention and protection of the bunker structure
- A bat survey of the property off North Street in the active season
- Retention and protection of existing hedgerows
- Vigilance and precautionary measures with regard to badgers
- Appropriate habitat creation and management (in liaison with the Woodland Trust) for the northern side of the site (POS)
- Appropriate buffer zones on the eastern edge of the site in order to accommodate the growth of the semi-mature trees on the edge of Simon's Wood
- Best practice in relation to hedgehog and bats

HUMBERSIDE MATERIALS LABORATORY
LIMITED

Atherton Way
Brigg
North Lincolnshire
DN20 8AR
Telephone & Fax 01652 652753

Site Investigation Report
For The Proposed Development
Off North Street Winterton

Client Keigar Homes
Keigar Lodge
Canberra View
Barton on Humber
Nth Lincs DN18 5GR

Date: January 2015
Report Ref: 126/3557/P

It is anticipated that soakaways are potentially viable on the site where sufficient sand is available. The limestone, where shallow, would limit the soakaways. The average value from the Hazen method to predict permeability would indicate a value of 1.6×10^{-4} m/s. The soakaway attempted in borehole 1 where the limestone was shallow and a layer of silty sand just above the limestone gave an initial fall in water level but slowed as the limestone and silty layer became predominant, resulting in the test being terminated as being too slow. The second determination in borehole 6 gave a value of 1×10^{-5} m/s. It is recommended that further tests are undertaken once the site layout has been determined to verify the value. Initial designs could be based on the 1.32×10^{-5} m/s

Water-soluble sulphate content analysis indicates levels of less than 30mg/l. Total sulphate was less than 0.05% in near neutral conditions. From BRE special digest 1 this would indicate the design sulphate DS-1, ACEC class AC-1. No special requirements are needed for below ground concrete.

9.0 Conclusion

The anticipated geology of sand and limestone was encountered. The sand was shallow at the southwest side of the site. The sand was medium to fine predominantly. SPT n-values have been recorded at various depths in the sand in the range 5 to 8. This would suggest a loose to medium density and a bearing capacity of 180 kN/m^2 for a strip footing of 1m width to limit settlement.

Further testing within the intended highway alignment will be required once the site layout has been determined. However initial testing shows a good CBR value of circa 27% and therefore an initial highway design category would be based on >6% CBR.

It is anticipated that soakaways are potentially viable on the site where sufficient sand is available. The limestone, where shallow, would limit the soakaways. The average value from the Hazen method to predict permeability would be circa 1.6×10^{-4} m/s. The soakaway attempted in borehole 1 where the limestone was shallow and a layer of silty sand just above the limestone gave an initial fall in water level but slowed as the limestone and silty layer became predominant. The second determination in borehole 6 gave a value of 1.32×10^{-5} m/s. It is recommended that further tests are undertaken once the site layout has been determined to verify the value.

Sulphate test data categorisation from BRE special digest 1 indicates the design sulphate DS-1, ACEC class AC-1. No special requirements are needed for below ground concrete

From the BGS database no radon protection measures are necessary are required for part of the site. Other areas would require basic radon protection measures.

This report is prepared on the assumption that all facts have been disclosed. The comments given in this report and the opinions expressed assume that ground conditions do not vary beyond the range revealed by this investigation and the information provided in the production of this report is complete and reliable.

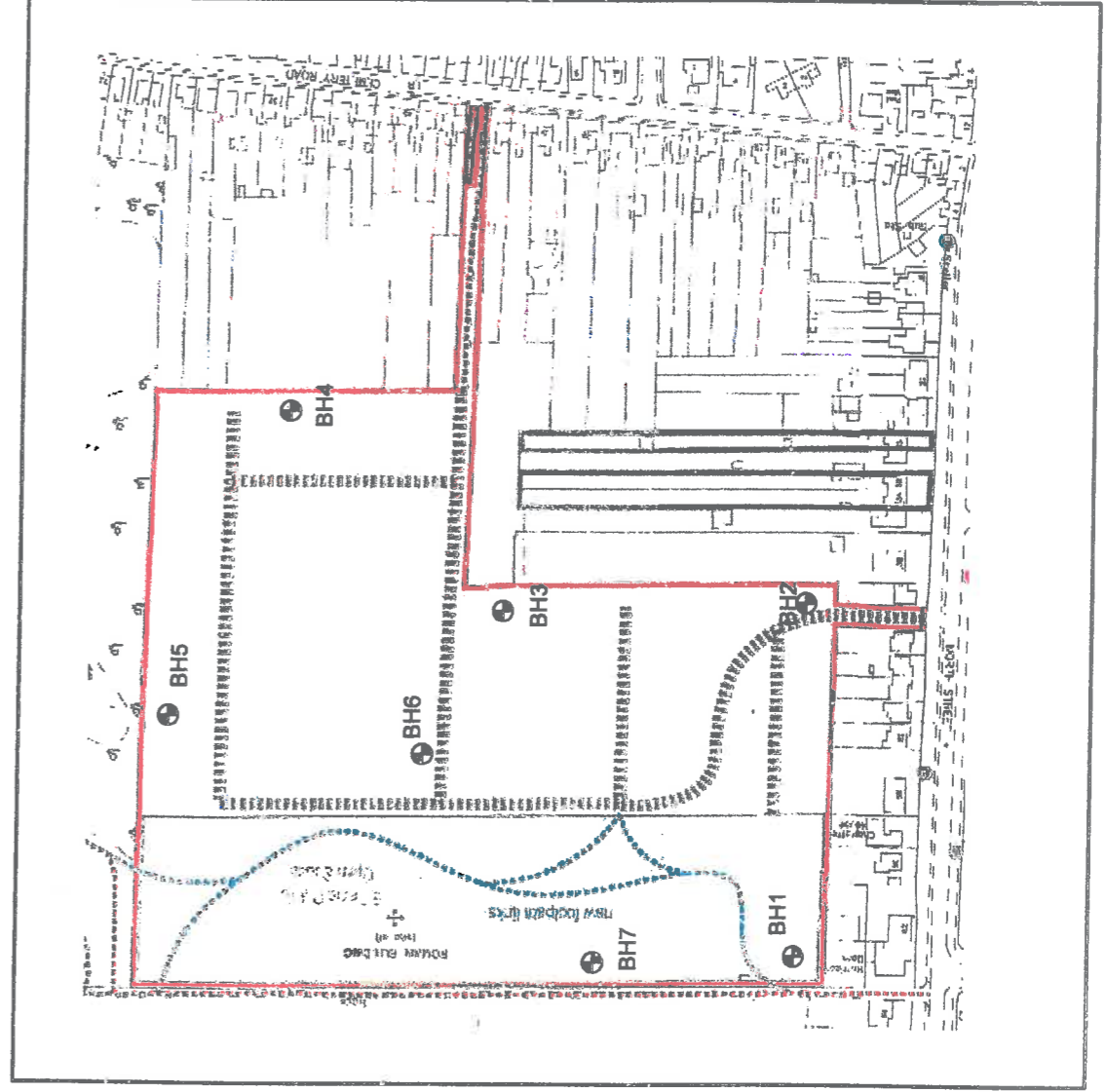
M.J. Green I.Eng. F.I.H.I.E.



Humberside Materials Laboratory Ltd
Athenon Way, Brigg
North Lincoln, DN20 6AR
Tel Fax 01662 652753

SITE PLAN

SITE :- North Street Winterton
CLIENT :- Keigar Homes



Garry Whall

From: Mark Snowden
Sent: 12 January 2015 13:44
To: Garry Whall
Subject: FW: LAND OFF NORTH STREET WINTERTON
Attachments: NORTH STREET Layout Plan.pdf; NORTH STREET Access Plan.pdf

Mark Snowden

Technical Design Manager

From: Darren Cowling [mailto:Darren.Cowling@northlincs.gov.uk]
Sent: 05 December 2014 15:56
To: Mark Snowden
Cc: Ian Jickells; Louisa Simpson
Subject: Re: LAND OFF NORTH STREET WINTERTON

Mark,

I can confirm that the visibility splay shown is in excess of that require in Manual for Streets and would provide a suitable facility for the proposed level of development.

However, I would advise that my comments relate solely to the visibility splay and do not in any way represent any kind of prior highways approval to the scheme as a whole.

Given the proposed number of units a Transport Assessment would be required to support any subsequent application. This document would need to demonstrate the acceptability of:-

- 1) vehicle turning movements onto North Street and acceptability of a standard T Junction.
- 2) the proximity of the proposed junction to Burgon Crescent
- 3) The use of Cemetery Rd for ped, cycle and emergency access.
- 4) The impact on the adjacent infrastructure.

should be noted that the access road may be deemed unacceptable by planners, particularly with regard to its proximity to the adjacent dwellings on North Street.

Regards

Darren Cowling
Highway Development Services Officer
[Tel:- 01724 296699](tel:01724296699)

-----Mark Snowden <Mark@keigarhomes.co.uk> wrote: -----
To: Darren Cowling <Darren.Cowling@northlincs.gov.uk>
From: Mark Snowden <Mark@keigarhomes.co.uk>
Date: 05/12/2014 11:40AM
Cc: Garry Whall <Garry@keigarhomes.co.uk>
Subject: LAND OFF NORTH STREET WINTERTON

(See attached file: NORTH STREET Layout Plan.pdf)
(See attached file: NORTH STREET Access Plan.pdf)

Hi Darren

NORTH

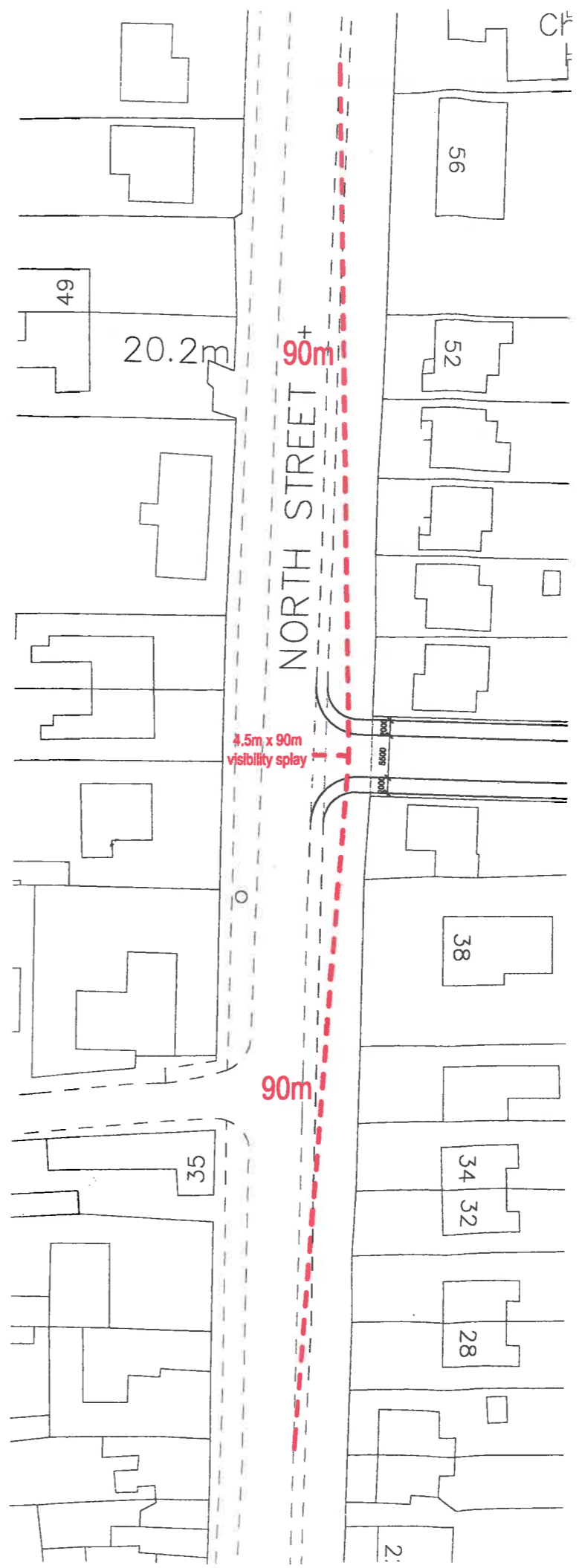
4.5m x 90m
visibility splay

2000 5500 2000

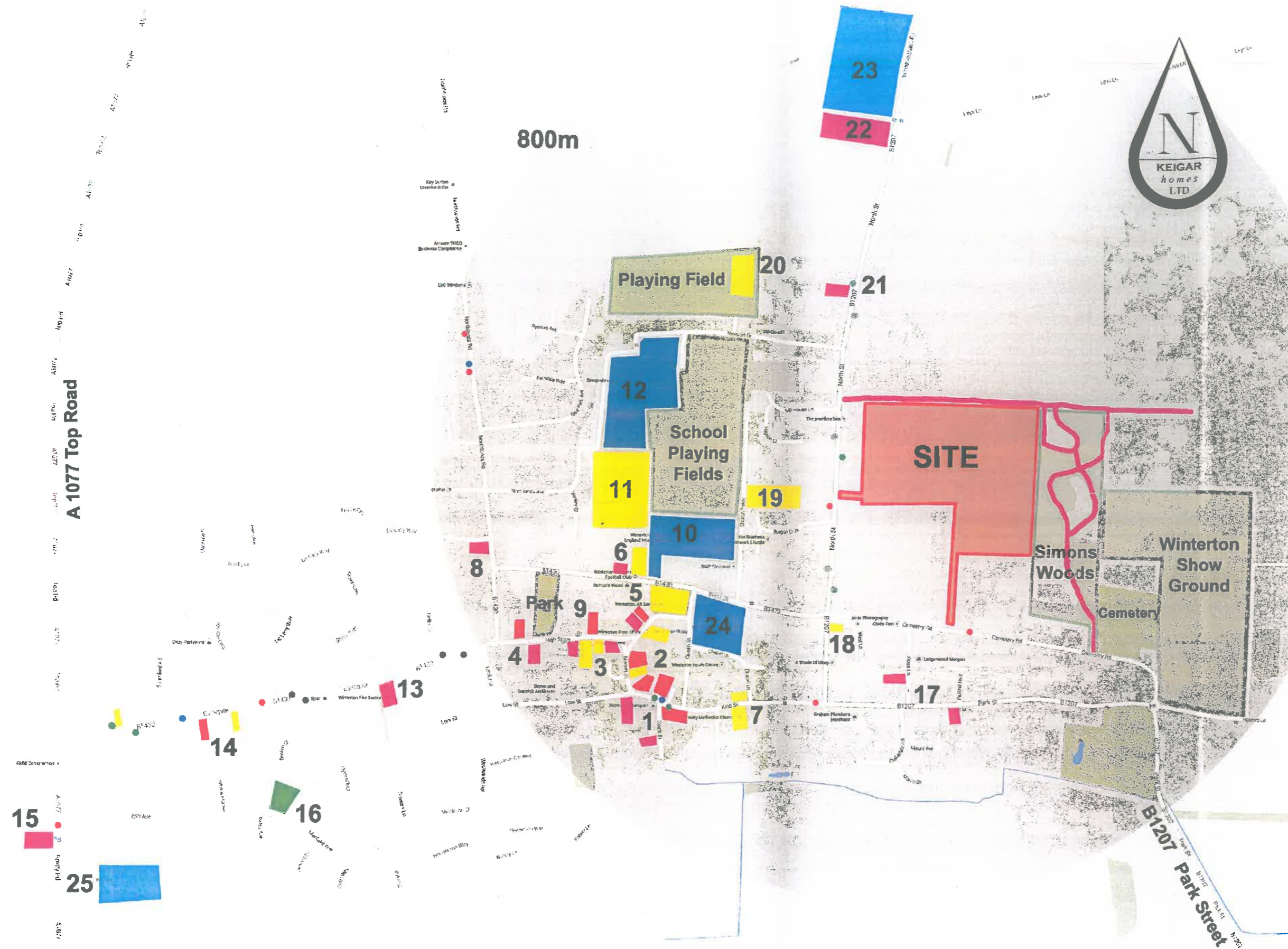
NORTH STREET 90m+

4.5m x 90m
visibility splay

90m



Rev:	Detail:	Drawn by:	Date:	Approved:
KEIGAR HOMES LTD KEIGAR LODGE CANBERRA VIEW BARTON-UPON-HUMBER NORTH LINCOLNSHIRE DN15 5GR Tel: 01652 631939 Fax: 01652 631938				
KEIGAR HOMES				
Project Title: LAND OFF NORH STREET WINTERTON				
Drawing Title: Proposed Access Layout Plan				
Drawn by:	NwP	Date:	03.12.14	Scale:
				1:200 & NTS @ A3
Drawing No:	NSW/165/103			Revision:



Amenities List

- 1 - Various Shops, Dentist & Car Repairs Garage
- 2 - Co-op (food), Chip Shop, Car Showroom & Tesco (express)
- 3 - Vets, Public House, Takeaway & Opticians
- 4 - Hair Dressers & Convenience store
- 5 - Church, Hair Dressers, Public House & Bakers
- 6 - Car Repair Garage & Town Council Office
- 7 - Church & Takeaway
- 8 - Police Station
- 9 - Post Office
- 10 - C of E Infant School
- 11 - Winterton Rangers Football Club
- 12 - Winterton Community Academy Secondary School
- 13 - Fire Station
- 14 - Spar Shop & Butchers
- 15 - Petrol Station/Garage
- 16 - Doctors Surgery & Pharmacy
- 17 - Car Repair Garage & Car Showroom
- 18 - Takeaway
- 19 - Winterton Bowls Club
- 20 - Winterton Community Pavilion
- 21 - Welding & Fabrication Works
- 22 - Winterton Recycling Centre
- 23 - Winterton Shopping Village (30+ Business Traders)
- 24 - Winterton Junior School
- 25 - Roxby Road Industrial Estate

<p>Key</p> <ul style="list-style-type: none"> Retail Shops & Supermarkets Food & Leisure Educational Facilities 	<ul style="list-style-type: none"> Business Units Health Professional Services Public Transport 	<p>Open Space & Recreational Ground</p> <ul style="list-style-type: none"> Public Foot Path Bus Stop Post Box Telephone Box
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Rev:	Details:	Drawn by:	Date Approved:
KEIGAR HOMES LTD			
KEIGAR LODGE CANBERRA VIEW BARTON-UPON-HUMBER NORTH LINCOLNSHIRE DN15 5GR Tel: 01652 631939 Fax: 01652 631938			
Residential Development at LAND OFF NORH STREET WINTERTON			
Local Amenities Map			
Drawn by:	Date:	Scale:	Revision:
NwP	03.12.14	NTS @ A3	
NSW/165/101			

Garry Whall

From: Jo Rea [Jo.Rea@northlincs.gov.uk]
Sent: 15 December 2014 18:05
To: Garry Whall
Subject: Re: Land in Winterton

Hi Garry

Apologies for not responding sooner.

I can confirm that at this stage we would seek educational contributions for primary only for this development. If the S106 agreement was signed before 31st March 2015 the contribution would be £2727 per dwelling. If the S106 agreement was signed after this date then this amount would be inflated.

We will obviously review this and formally respond when the planning application is submitted.

Regards

Jo Rea
Capital Team
North Lincolnshire Council

-----Garry Whall <Garry@keigarhomes.co.uk> wrote: -----
To: Jo Rea <Jo.Rea@northlincs.gov.uk>
From: Garry Whall <Garry@keigarhomes.co.uk>
Date: 02/12/2014 04:49PM
Subject: Land in Winterton

Hi Jo

If I can persuade N.L. Council to give me planning permission on Land in Winterton fo 130 units less affordable which would leave a toal of for sale houses of 104

Would you require any education contributions, if yes which one and how much?

The site would be developed in 18-24 months

Regards

Garry Whall

Managing Director

Garry Whall

From: Mark Snowden
Sent: 12 January 2015 14:28
To: Garry Whall
Cc: ris@walkerstuart.co.uk
Subject: FW: NORTH STREET WINTERTON

Mark Snowden
Technical Design Manager

From: Mark Drust [mailto:Mark.Drust@northlincs.gov.uk]
Sent: 12 January 2015 14:27
To: Mark Snowden
Subject: Re: NORTH STREET WINTERTON

Hi Mark,

As discussed on Friday at the first viewing of the plan, a development of approximately 120 dwellings would qualify for on-site recreational provision. We would want that in the form of an extended LEAP, Winterton has a shortage of equipped playareas with all the current play provision crammed into two sites at Marmion Drive & West Street. We would wish to see 1200m2 of casual open space, the allocation on the plan offers above and beyond this quantity.

As discussed a playarea can be accommodated on the allocated POS easement, however this will need to be sensitively situated away from any archaeological findings. Dependant on the archaeological investigation and report this area will be dictated in design and layout by the importance of any finds. If anything of note is present then Alison Williams in the Environment Team will manage this side of the project and devise a strategy for what is necessary. In terms of a playarea and POS we would not want this to form part of any archaeological site, it can be located on this landscaped easement but requires demarcating as a separate area.

I hope this is enough for the hearing tomorrow. We will be able to discuss further details once a more detailed scheme is available and once we have a final report for any archaeological findings.

Hope this helps.

Kind Regards

Mark Drust
GIS Officer & Public Open Space Co-ordinator,
Community Services,
Directorate of Places,
North Lincolnshire Council,
Church Square House,
Scunthorpe,
01724 297852

-----Mark Snowden <Mark@keigarhomes.co.uk> wrote: -----
To: Mark Drust <Mark.Drust@northlincs.gov.uk>
From: Mark Snowden <Mark@keigarhomes.co.uk>
Date: 01/12/2015 12:16PM
Subject: NORTH STREET WINTERTON

Hi Mark

Gill Roberts

Subject: FW: Land At Winterton
Attachments: image001.jpg

From: <Martin.Ely@northlincs.gov.uk>
Date: 15 January 2015 13:55:41 GMT
To: Garry Whall <garry@keigarhomes.co.uk>
Subject: **Re: Land At Winterton**

Hi Garry, sorry for the slight delayed reply.

As it stands the land in question is outside of the current development boundary and would therefore only be allowed to be developed as 100% affordable housing.

If the land was approved by the Inspector over the next few weeks of the land and employment land allocations process then the site would follow our CS9 policy on affordable housing of 20% over the threshold of 5 units. We would look to see the whole site coming forward in one application if the Inspector approves it.

Hope this answers your query?

Martin Ely
Housing Development Officer
North Lincolnshire Council

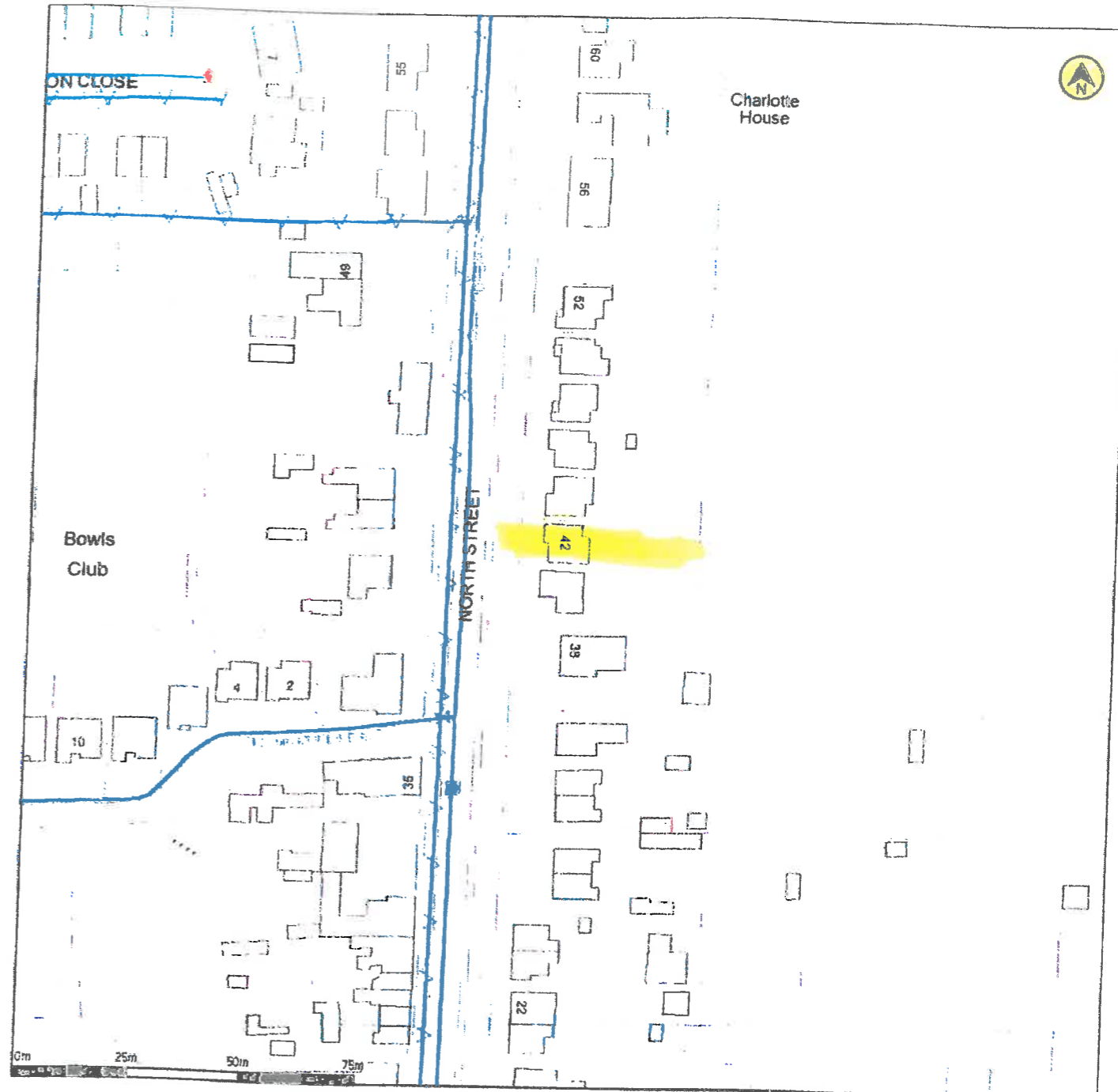
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Email Sent By Blackberry

From: Garry Whall [Garry@keigarhomes.co.uk]
Sent: 08/01/2015 12:19 GMT
To: Martin Ely
Subject: Land At Winterton

Hi Martin

Keigar is looking at Putting a planning application in for land off North Street Winterton



Map Centre: 493147,418779

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WATER ASSET LEGEND			
Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

**Osprey House, 1 Percy Road,
Huntingdon, PE29 6SZ**
DX123730 Huntingdon 6

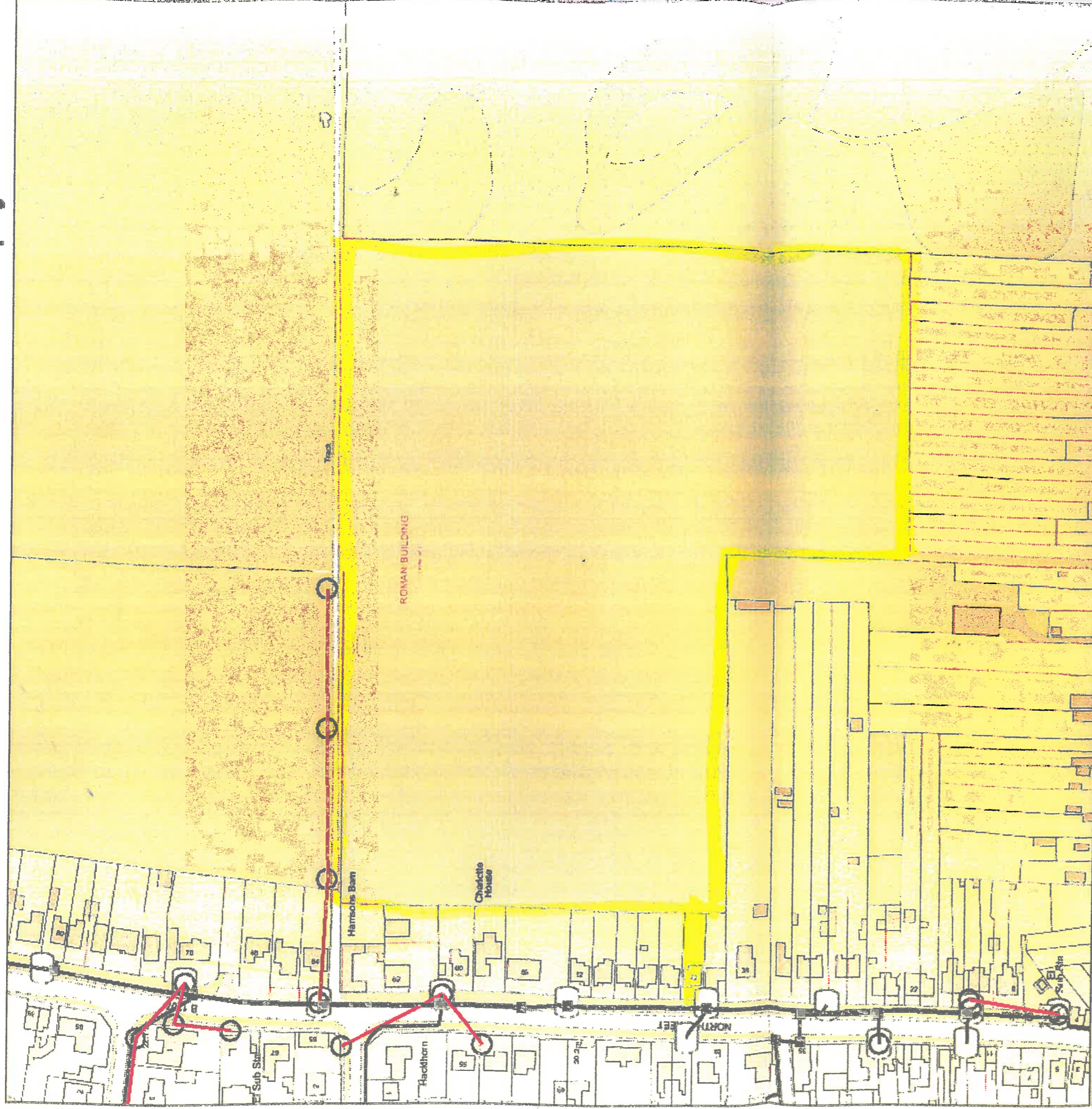
Title: B1127339-1

Scale: 1:1250

Date: 03/10/14

This plan must be used in conjunction with the search results attached. The information shown on this drawing is based on the data currently recorded but the position must be regarded as approximate. Service pipes, private sewers and drains are not generally shown. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever is accepted for any error or omission. This information is valid for the date printed. This plan is produced by Anglian Water Services Ltd trading as GEODESYS from Ordnance Survey digital map data which is protected by Crown copyright and remains the property of Ordnance Survey. (c) Crown copyright, 100022432. This map data is to be used for the purposes of viewing the location of Anglian Water 'plant' only. Any other use of the map data or further copies are not permitted.

Maps by email Plant Information Reply



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(Office hours: Monday-Friday 08.00 to 17.00)

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KEY TO BT SYMBOLS

	UNDERGROUND PLANT		POLE
	OVERHEAD PLANT		CABINET
	JOINT BOX		BURIED JOINT
	DISTRIBUTION POINT		JOINTING POST
	MANHOLE		PROPOSED U/G
	DP BOUNDARY		PROPOSED O/H
	OTHER BT BOUNDARY		PROPOSED BOX

Other proposed plant is shown using dashed lines. BT symbols not listed above may be disregarded. Existing BT plant may not be recorded. Information valid at the time of preparation.



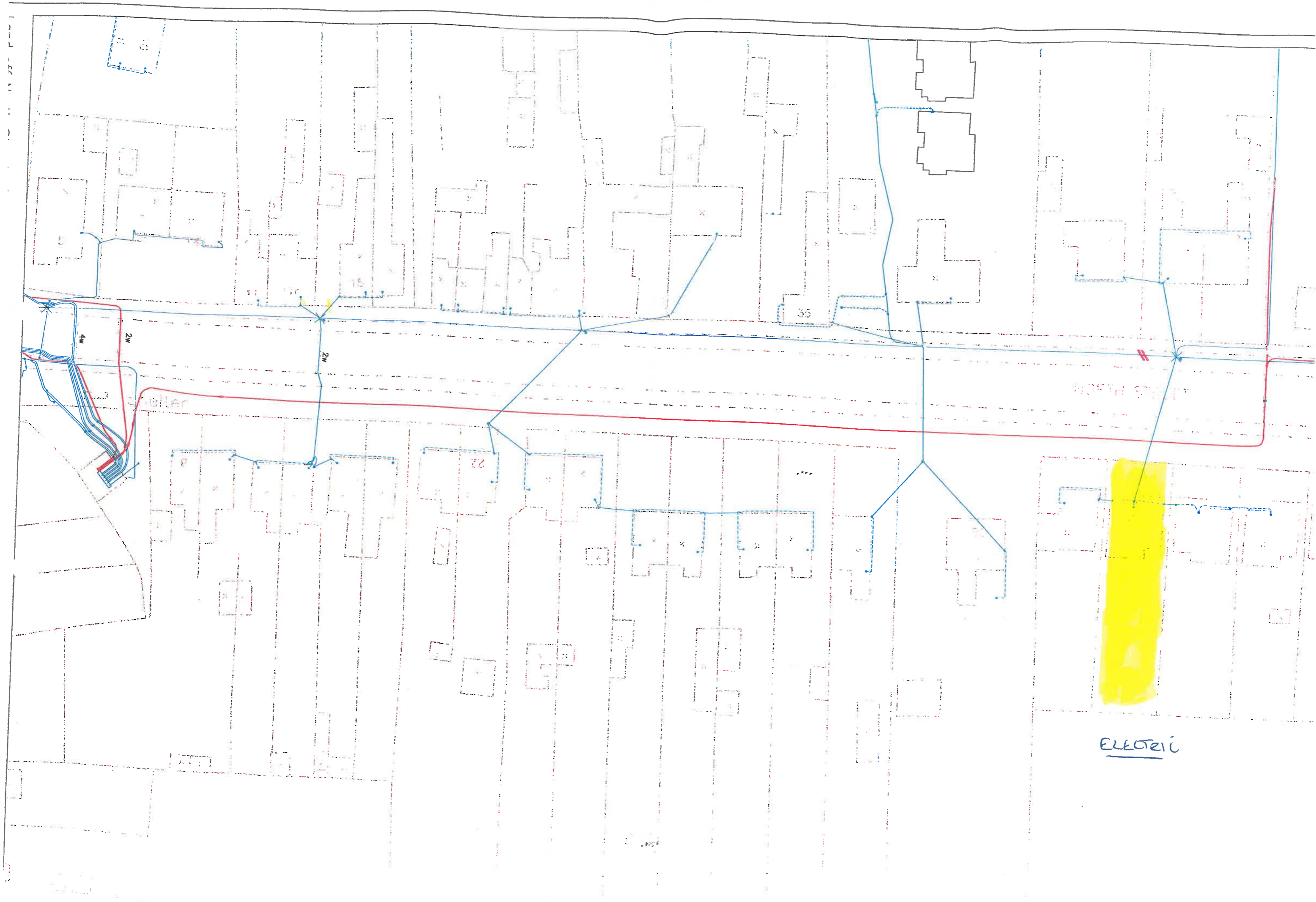
BT Ref : LRO04339R

Map Reference : (centre) SE9333818846

Easting/Northing : (centre) 493338,41884

Issued : 05/12/2014 16:33:57

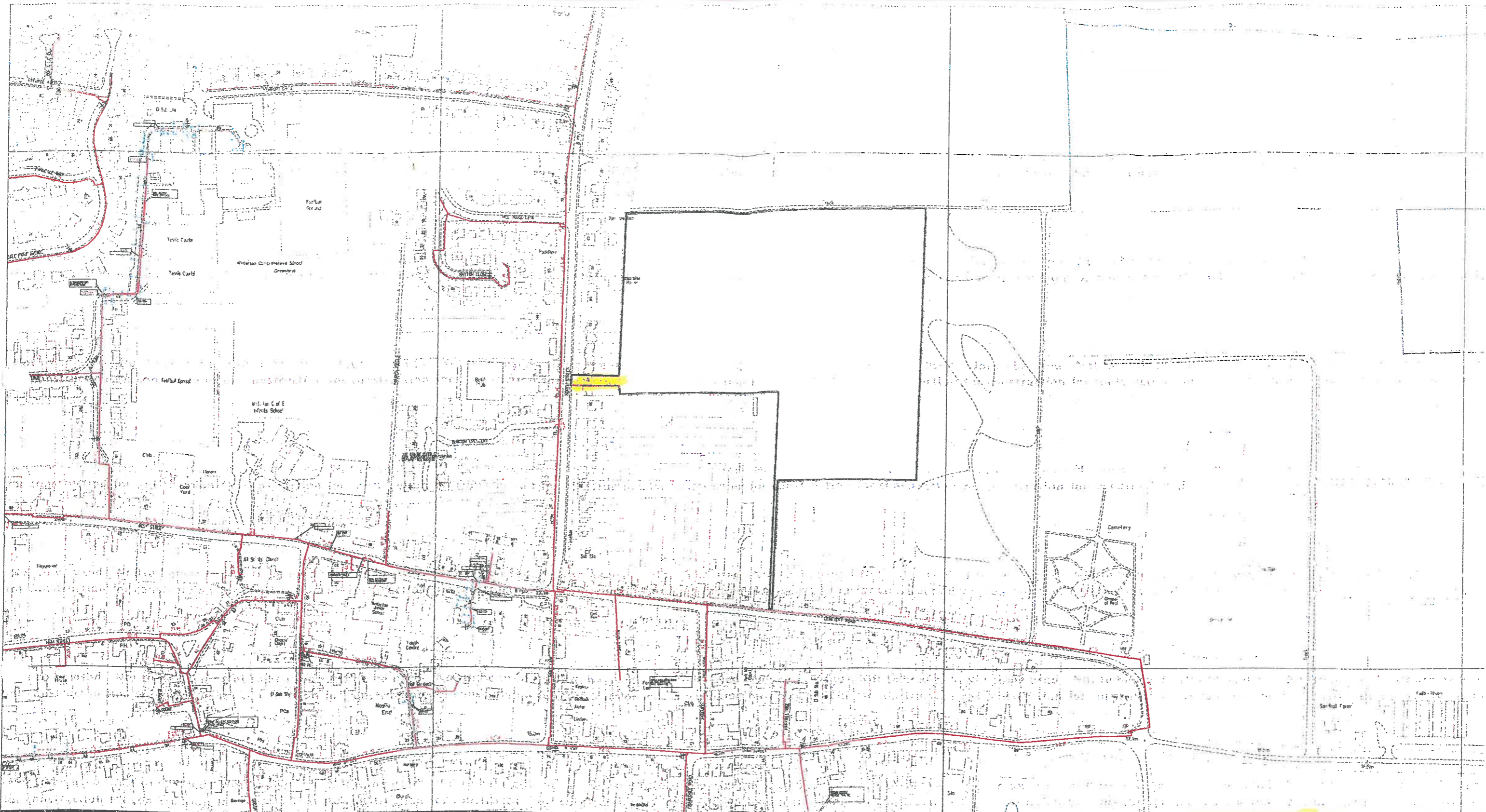
FOOTNOTE: WARNING IT IS ESSENTIAL THAT YOU CONTACT NATIONAL NETWORK HANDLING CENTRE BY EMAIL nnhc@openreach.co.uk BEFORE PROCEEDING WITH ANY WORK IN THE HATCHED AREA



NORTH ST

eller

ELECTRIC



ID: EM_TE_Z1_3SWP_118952
 USER: Jodie.Hunter
 DATE: 09/12/2014
 DATA DATE: 08/12/2014
 REF: land off North St (JH)
 MAP REF: SE9318
 CENTRE: 493304, 418753

View extent: 1445m, 785m

LP MAINS
 MP MAINS
 IP MAINS
 LHP MAINS
 NHP MAINS

0m 100m
 Approximate scale 1:5000
 on A4 Colour Landscape

Map not to be used for construction

This plan shows those pipes owned by National Grid Gas plc in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Map 1 of 1 (GAS)

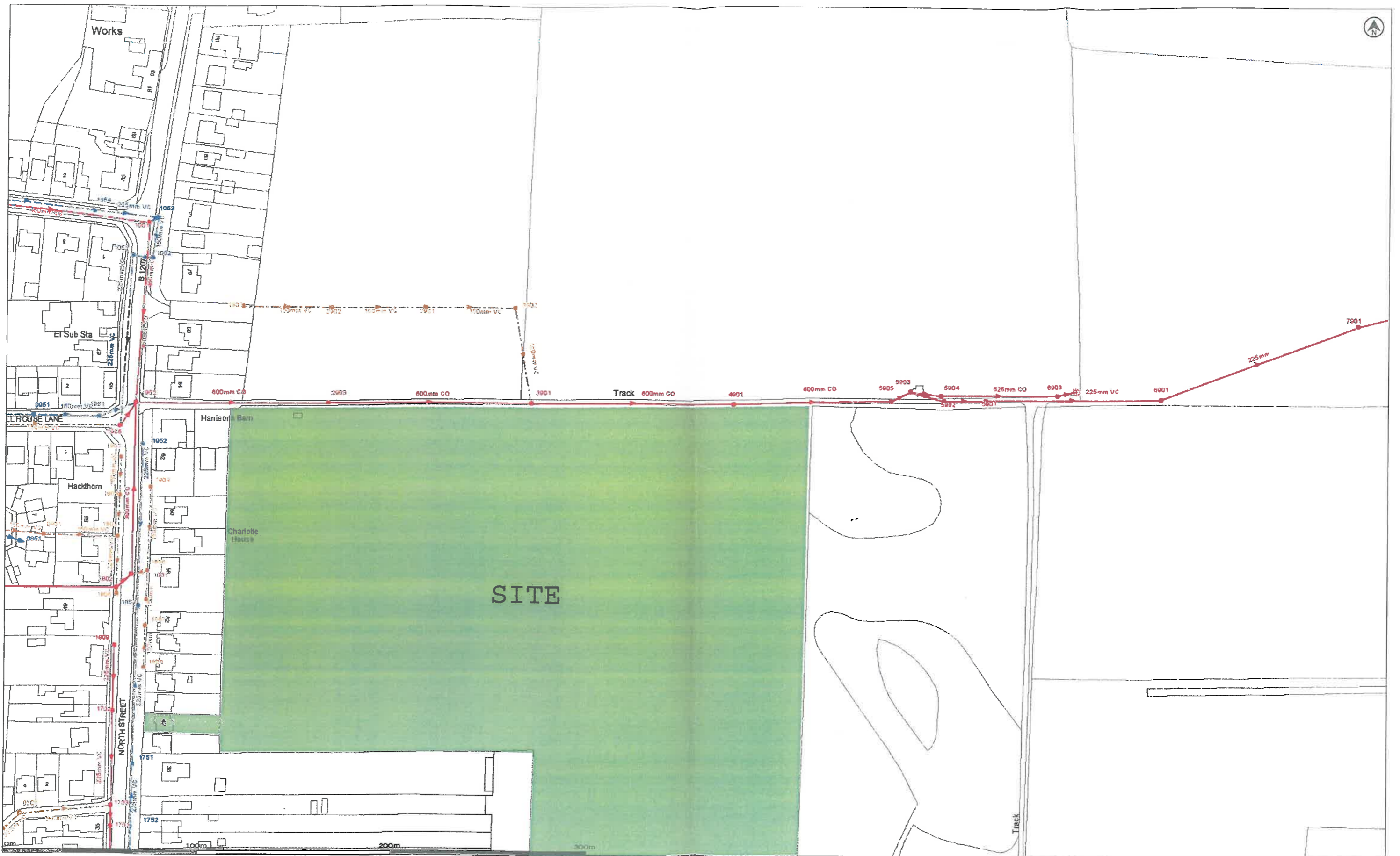
MAPS Plot Server Version 1.8.0

nationalgrid

Requested by: Keigar Homes Ltd

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Valve
 Depth of Cover
 Syphon
 Diameter Change
 Material Change



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Date: 04/06/14

Scale: 1:1250

Map Centre: 493420,418932

Data updated: 01/05/14

Our Ref: 100840 - 1

Wastewater Plan A2

This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. The plan is produced by Anglian Water Services Limited from Ordnance Survey © Crown Copyright, 100018507. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Foul Sewer		Outfall	
Surface Sewer		(Colour denotes effluent type)	
Combined Sewer		Inlet	
Final Effluent		(Colour denotes effluent type)	
Rising Main		Manhole	
(Colour denotes effluent type)		(Colour denotes effluent type)	
Private Sewer		Sewage Treatment Works	
(Colour denotes effluent type)		Pumping Station	
Decommissioned Sewer			
(Colour denotes effluent type)			

mark@keigarhomes.co.uk
winterton drainage



Deliverability of Site

1. Site & Access owned by Keigar Homes
2. No Constraints
3. Deliver 20 units a year
4. Start site 2015
5. Total number houses 135
6. Site 4.2 hectars
7. Keigar Homes will deliver this site
8. Benefits to Winterton council
 - a. Education contributions
 - b. Large Amenity Space
 - c. Affordable Housing