
F/YR19/0889/O

Applicant: Mr Fennelow

**Agent : Mr G Edwards
Swann Edwards Architecture Limited**

Land North Of 3A-15, High Road, Gorefield, Cambridgeshire

Erect up to 5no 2-storey dwellings (outline application with matters committed in respect of access and scale)

Officer recommendation: Refuse

Reason for Committee: The Officer's recommendation is contrary to the Parish Council's and the 9 letters of support received for the scheme

1 EXECUTIVE SUMMARY

- 1.1 The application seeks outline planning permission (with access and scale committed) for residential development of the site for up to 5 dwellings.
- 1.2 The site considered to fall outside the developed footprint of Gorefield – defined as a 'Small Village' under policy LP3 of the Fenland Local Plan. LP3 states that development in Small Villages will be considered on its merits but will normally be limited in scale to residential infilling. This proposal is for up to 5 dwellings in an area of open countryside (having regard to the definition of developed footprint under LP12) and is not considered to be infill development or that of limited scale. The principle of development of this site is therefore considered contrary to Policy LP3.
- 1.3 Furthermore, the development would erode the rural, open character of the countryside, instead introducing a ribbon development resulting in an urbanising impact and failing to respect the core settlement form of Gorefield and by reason of its incongruous 2-storey scale would fail to respect the prevailing scale of built form in the locality contrary to Policy LP12(c d and e) and LP16(d).
- 1.4 Finally, the site lies in Flood Zone 2 (medium risk). Whilst the applicant has submitted a sequential test it is considered that the scope of the test is too restricted and the application therefore fails to demonstrate that the development could not be secured on an alternative site at a lower risk of flooding contrary to Policy LP14 of the Fenland Local Plan and the Chapter 4 of the Cambridgeshire Flood and Water SPD and para 100 of the NPPF.
- 1.5 Whilst the site offers no technical issues e.g. in respect of highways, contamination or biodiversity, the significant harm resulting from the development is considered to substantially outweigh the modest benefits that the development could achieve.
- 1.6 The recommendation is to refuse the application.

2 SITE DESCRIPTION

- 2.1 The site comprises 0.48Ha of high grade agricultural land located to the east of Gorefield. The site fronts onto High Road and directly opposite a line of primarily single-storey dwellings which continue along the south of High Road into the settlement of Gorefield. Open countryside extends beyond the site to the north and east. Immediately west is the garden land of 40 High Road. Further west are 3 more dwellings separated by garden land and agricultural accesses. A farm yard stretches across the rear of these properties and extends to the planned estate of Churchill Road to the east.
- 2.2 The site lies in Flood Zone 2 (medium probability of flooding).

3 PROPOSAL

- 3.1 The application seeks outline planning permission for the residential development of the site for up to 5 dwellings.
- 3.2 The application is in outline with only matters of access and scale committed. Matters of layout, appearance and landscaping are reserved for future consideration. Notwithstanding this, the applicant has provided an illustrative layout and elevations plan to indicate how the dwellings could be arranged within the site and could appear on the street scene.
- 3.3 The indicative plan denotes a linear row of 5 dwellings extending along the frontage with individual accesses onto High Road. The elevational plans denote 2-storey dwellings at a maximum height of 7.7m.
- 3.4 The application includes the following supporting documents:
- Flood Risk Assessment
 - Existing site plan (Survey Drawing) ref: SE-1093 100
 - Location plan, Indicative Site and Street view plan ref: SE-1093 PP 1000 E
 - Indicative Elevations drawing ref: SE-1093 PP1001A
 - Design and Access Statement
 - Initial biodiversity checklist
 - Flood Risk Sequential Test statement
- 3.5 Full plans and associated documents for this application can be found at:
<https://www.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR19/0294/O	Erection of up to 5no dwellings (outline application with matters committed in respect of access)	Refused 20 June 2019
18/0143/PREAPP	Erection of 9 dwellings at Land North of 1 - 11 High Road, Gorefield.	Planning application not encouraged by Officers

5 CONSULTATIONS

Parish/Town Council

- 5.1 Supports the application. Considers that building on both sides of High Road could be a deterrent for speeding vehicles in a 30 mph zone.

Environment & Health Services (FDC)

- 5.2 Raises no objection – considers it is unlikely to have a detrimental effect on local air quality and the noise climate, or be affected by ground contamination.

Environment Agency

- 5.3 Raises no objection and advises following the standing advice for development in flood Zone 2 in respect of;
- surface water management
 - access and evacuation
 - floor levels
 - flood resilience measures

Cambridgeshire County Council Highways Authority

- 5.4 Raises no objection – advises the access arrangements and visibility splays are acceptable. Advises that FDC will need to consider the merits of the applicant providing a footway along the site frontage.

Requests conditions securing;

1. Standard outline condition securing reserve matters
2. Condition securing details of 1.8m footway along the site frontage (linking all proposed accesses). Delivered prior to occupation.
3. Access to be constructed including visibility splays prior to occupation.

PCC Wildlife Officer

- 5.5 Notes that the "Initial Biodiversity Report" has not been completed by a suitably qualified ecologist or produced to any recognised environmental standard, and therefore holds little or no weight. Notwithstanding this, given the lack of suitable habitats within the application site, considers that the proposal is unlikely to result in any adverse impacts to protected species or habitats. Advises that a number of bird nesting and/ or bat roosting features and details of any fencing to allow access for small mammals is secured via condition to enhance the development for biodiversity.

5.6 North Level Internal Drainage Board

Raises an objection due to the layout denoting the dwelling of Plot 5 set within 9 metres of the brink of the adjacent drain. Requires a clear 9m corridor adjacent to the drain.

Local Residents/Interested Parties

- 5.7 9 letters of support raising the following matters;
- Gorefield Primary School confirms there is capacity at the local primary school
 - Would enhance the entrance to the village

- The village school and pre-school are undersubscribed – new housing would support the village
- The site is well-suited to the proposal
- There are no easement rights
- No archaeological interest
- Small development – would contribute to local housing needs
- Would provide affordable housing through the semi-detached dwellings
- Will add to the community
- A logical extension to the village with a mixture of housing
- The site is within the 30mph speed limit
- There are a lot of retired people moving into the village – the development would encourage young families
- Relies on the growth of the village to support local business and services

5.8 2 letters of objection raising the following matters;

- Previously refused on location, character harm and flood risk grounds (quotes excerpts from previous committee report)
- Dangerous road
- Access
- Agricultural land
- Density/Over development
- Design/Appearance
- Does not comply with policy
- Drainage
- Environmental Concerns
- Flooding
- Loss of view/Outlook
- Noise
- Out of character/not in keep with area
- Parking arrangements
- Proximity to property
- Residential Amenity
- Traffic or Highways
- Visual Impact
- Waste/Litter
- Wildlife Concerns
- Would set a precedent
- Unhappy with the amount of people included in neighbour notifications as
- The majority who supported the last planning do not live anywhere near the site

6 STATUTORY DUTY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Para 8: 3 strands of sustainability

Para 11: Presumption in favour of sustainable development

Para 127: Well-designed development

Para 130: Permission should be refused for development of poor design that fails to take opportunities for improving the character and quality of an area.

7.2 National Planning Practice Guidance (NPPG)

National Design Guide

(Ministry of Housing, Communities and Local Government, 2019):

- Context
- Identity

7.3 Fenland Local Plan 2014 (FLP)

LP1: A Presumption in Favour of Sustainable Development

LP2: Facilitating Health and Wellbeing of Fenland Residents

LP3: Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4: Housing

LP12: Rural Development

LP14: Climate Change and Flood Risk

LP15: Facilitating the creation of a More Sustainable Transport Network in Fenland

LP16: Delivering and Protecting High Quality Environments across the District

LP19: The Natural Environment

7.4 Supplementary Planning Documents/ Guidance:

- Delivering & Protecting High Quality Environments in Fenland SPD (2014)
- Cambridgeshire Flood & Water SPD (2016)
- The Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) which includes the RECAP CCC Waste Management Design Guide SPD (2012)

8 KEY ISSUES

- Principle of Development
- Impact on the character and appearance of the area
- Access & Highways
- Biodiversity & Ecology
- Resident Comments

9 BACKGROUND

9.1 A similar application seeking outline permission for 5 dwellings (with access only committed) was refused by Planning Committee in June 2019 for the following reasons;

1.	<i>The site is located within Flood Zone 2 where there is a medium probability of flooding. The Sequential test has not been adequately applied. Consequently, the application fails to demonstrate that there are no alternative sites in the area reasonably available with a lower probability of flooding. The proposal would therefore place people and property at an increased risk of flooding without justification contrary to Policy LP14 of the Fenland Local Plan (2014), Section 4 of the Cambridgeshire Flood & Water Supplementary Planning Document (2016) and Chapter 10 of the NPPF.</i>
2.	<i>The application site constitutes an area of open countryside located outside the developed footprint of the settlement. The development proposal would result in an incursion into the open countryside rather than small scale infilling and would result in the loss of the open character of the site and the</i>

urbanisation of the area. Therefore, the proposal is considered to be contrary to Policies LP3, LP12 Part A (c, d and e) and LP16(c and d) of the adopted Fenland Local Plan (2014), Policy DM3 of the Fenland District Council Supplementary Planning Document: Delivering and Protecting High Quality Environments in Fenland (2014) and paragraph 127 of the NPPF.

- 9.2 A copy of the previous committee reports and minutes is [available here](#).
- 9.3 This application seeks permission for the same quantum of development in the same location but this time commits scale in addition to access. This previous application and decision is a material consideration.

10 ASSESSMENT

- 10.1 Policy LP3 of the Fenland Local Plan, 2014 ('the FLP') identifies Gorefield as a 'small village' where a development will be considered on its merits but will normally be limited in scale to residential infilling or a small business opportunity. The FLP under its glossary defines residential infilling as "Development of a site between existing buildings". The [Planning Portal defines this](#) as "*The development of a relatively small gap between existing buildings.*"
- 10.2 The development site abuts garden land to the east and extends to open countryside to the west. As such, the development is not considered to meet the definition of 'residential infilling', contrary to LP3. Furthermore, having regard to the criteria based approach to determining the locations of sites relative to the settlement under LP12 Part A, the site is considered to fall outside of Gorefield as follows;
- 10.3 The developed footprint of the village is defined under policy LP12 as the continuous built form of the settlement excluding:
- (a) individual buildings and groups of dispersed, or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement;
 - (b) gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built-up area of the settlement;
 - (c) agricultural buildings and associated land on the edge of the settlement;
 - (d) outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.
- 10.4 Having regard to these criteria, it is concluded that the site, which is set with an agricultural field adjacent to an area of garden land does not fall within or directly adjacent to the established settlement and relates more to the open countryside than to the urbanised part of the settlement. This assessment is made acknowledging that the southern side of High Road does form a continuous built frontage, whereas this site is notably detached and comprises a very different character area.
- 10.5 Notwithstanding this, regard is had to the NPPF whereby Paragraph 78 of the NPPF seeks to promote sustainable development in rural areas by locating housing where it will enhance or maintain the vitality of rural communities through supporting services and businesses in nearby settlements, whilst avoiding new isolated homes in the countryside. In this regard it is noted that whilst the site is clearly detached from the main settlement it benefits from links to the core of

Gorefield including a footpath immediately opposite where frontage development can be found. The proposed development would therefore not be in an isolated location in the context of paragraphs 79 of the NPPF and occupiers could sustainably access Gorefield's services.

- 10.6 In this regard therefore, whilst there is conflict with the aims of LP3 in terms of the detached location of the site as set out under LP12, this policy is somewhat superseded by paragraph 78 of the NPPF and the principle of development can be supported subject to compliance with other relevant policies of the development plan.

Flood Risk

- 10.7 The site lies in Flood Zone 2 and therefore at medium risk of flooding. National and local planning policies set out strict tests to the approach to flood risk, aiming to locate development in the first instance to areas at lowest risk of flooding (Flood Zone 1). Policy LP14 requires applicants to demonstrate this through the application of the sequential test. In order to justify the development in Flood Zone 2, the sequential test would be expected to demonstrate that there are no reasonably available sites in Flood Zones 1 which could accommodate the development - be that one whole site or several sites cumulatively capable to accommodating the 5 units.
- 10.8 Section 4.4 of the adopted Cambridgeshire Flood and Water SPD sets out that the initial approach to carrying out a sequential test should be to agree the scope of the test with the LPA i.e. agree the geographical area for the search which should be justified in the sequential test report.
- 10.9 Given that the site does not lie within or adjacent to the village (having regard to the definition under LP12 Part A (a)) and relates more to the open countryside, the applicant was advised that the scope for the sequential test would need to be the whole of the rural area (villages and open countryside), which follows the approach concurred with by the Inspector at recent planning appeals in the district (see previous Officer report).
- 10.10 The applicant has instead restricted the scope of the sequential test to the settlement of Gorefield only as they consider that the application site lies within Gorefield. Whilst the sequential test confirms that there are no other reasonably available sites in lower areas of flood risk in Gorefield, Officers do not consider that the sequential test has been adequately met due to the scope being too restrictive.
- 10.11 As such and as previously concluded, it is considered that the application has failed to satisfy the sequential test and therefore the proposal would be in conflict with policy LP14 of the FLP and the aims of the NPPF in steering development to lowest areas of flood risk to avoid placing people and property at an unjustified risk of flooding.

Impact on the character and appearance of the area

- 10.12 The site comprises agricultural land with views extending northwards across the countryside and farmland. Whilst it is noted that linear development exists along the south of High Road opposite the application site, the site itself has a completely different character comprising agricultural land with wide open views extending north through to east across the countryside and farmland.

- 10.13 Consequently, the development would result in a linear form of development extending away from the settlement of Gorefield and having regard to the linear development south of the site, the proposal would result in ribbon development.
- 10.14 Whilst policy LP12 (Part A)(c, d and e) applies to development in villages (which this site is not considered to fall within), it nonetheless seeks to achieve development which respects the core shape and form of the settlement, does not adversely affect the character of an area and does not result in linear or ribbon development. Furthermore, LP16(c) requires development to retain natural features such as field patterns and criteria (d) amongst other things, to make a positive contribution to local distinctiveness and character of an area.
- 10.15 Whilst the streetscene elevations provided are only indicative, it is noted that the design, particularly of 7.7m high 2-storey dwellings would not relate to the scale of the single-storey, more modest dwellings opposite on the south side of High Road. As such, it is considered that a proposal for dwellings of a height up to 7.7m would fail to respect the modest scale and character of the area which forms the gateway into Gorefield.
- 10.16 It is considered that development of this site would fail to respect the core shape and form of the settlement instead introducing ribbon development; extending and reinforcing the linear feature of the settlement and would introduce an inappropriate scale of development. Consequently, the development would erode the rural character and appearance of the surrounding countryside and farmland resulting in a suburbanising effect through the loss of openness. This adverse impact would be compounded by an inappropriate scale of development when compared with the prevailing scale of built form in this part of Gorefield.
- 10.17 As such and as previously concluded under F/YR19/0294/O, the development is contrary to the aims of policy LP12-Part A (c, d and e) and fails to make a positive contribution to the settlement pattern and character of the area contrary to policy LP16 and Policy DM3 of the Fenland District Council Supplementary Planning Document: Delivering and Protecting High Quality Environments in Fenland 2014 and Chapter 12 of the NPPF.

Access & Highways

- 10.18 The applicant has provided an amended plan (SE-1093 1000 B) denoting each of the dwelling accesses following comments from the LHA in respect of demonstrating visibility. The LHA has concluded that they are satisfied that safe and effective access can be achieved with the development based on the access positions shown on the site plan in compliance with LP15.
- 10.19 The LHA has also requested that the LPA considers securing a footpath along the sites frontage with an uncontrolled pedestrian crossing point to link up with the existing footpath along the south side of High Road and has requested a condition to this effect.
- 10.20 The LHA has however advised that they would not be able to sustain an objection were this infrastructure not secured thereby inferring that it would not necessarily make the development unsafe if not provided. Furthermore, to secure the infrastructure would only seek to further urbanise the area, compounding the character harm already identified. Given that each dwelling is served by its own access, the adequate visibility achieved and the existence of a footpath opposite the site, it is concluded that this infrastructure would not be strictly required in

order to make the development acceptable. Therefore having regard to the tests of planning conditions, to secure the infrastructure would not be reasonable.

- 10.21 One resident has raised concerns that the development may lead to people parking on the highway and causing traffic obstruction/ dangers. The LHA has raised no concerns on this basis and therefore the LPA could not reasonably sustain an objection on these grounds.
- 10.22 In summary, given that only access and scale is committed at this time, with matters of layout to be determined through reserved matters, the application satisfies Policy LP15 and LP16 in respect of access design and highways impacts.

Biodiversity & Ecology

- 10.23 The Council's Wildlife Officer has reviewed the application and raises no objection to the development on biodiversity grounds subject to biodiversity enhancement opportunities being incorporated into the scheme at design stage (reserved matters). It is considered that this could be controlled via suitably worded planning conditions secured under this outline application and could meet the aims of policies LP16(b) and LP19 in this regard.

Resident Comments

- 10.24 Whilst a number of residents' comments/ concerns have been addressed above, the following matters are considered;

Drainage

- 10.25 The application form indicates that foul and waste water would be discharged into the mains sewer and that surface water would be managed through soakaway. Given the scale of the development, no concerns are raised on this basis and such matters could be reasonably secured through planning condition to be finalised at reserved matters stage – notwithstanding that Building Regulations would require demonstration that drainage is adequately managed and follows the drainage hierarchy as laid out under Approved Document H of The Building Regulations 2010.

Agricultural land

- 10.26 Development of the site would lead to a loss of high grade agricultural land. However given the overall size of the site, this is not considered to be a significant loss of productive land and therefore is not a matter that could be sustained if refused on this basis.

Would set a precedent

- 10.27 All applications are to be considered against the development plan as required by law (unless material considerations indicate otherwise). As such, should any future development proposals come forward, these would be dealt with on a case by case basis in accordance with the development plan having regard to the overall sustainability of the proposal.
- 10.28 Notwithstanding this, consistency of decision making is a material consideration and as noted in section 9 above, a recent proposal for the same quantum of development in the same location was considered inappropriate based on flood risk, meeting the settlement hierarchy aims and character harm - the same issues identified with this proposal, notwithstanding the concerns over the proposed scale.

Noise

- 10.29 The residential use of the site for 5 dwellings is unlikely to yield significant adverse impacts through noise. Notwithstanding this, the Council's Environmental Protection team have legislative powers to control statutory noise nuisance where this arises.

Proximity to property/ Residential amenity/ Shadowing/loss of light/ Light Pollution

- 10.30 The indicative layout plan, which includes committed access, indicates that up to 5 dwellings can be adequately accommodated on the site without adversely affecting the amenity of existing occupiers. Notwithstanding this, such matters would be considered at design stage under reserved matters.

Waste/Litter

- 10.31 Waste produced and removed off-site during the construction of the development would be controlled under license through the Environment Agency. Furthermore, the District Council has a statutory duty to collect household waste and already operates in the area. The future layout reserved matters detail would be expected to provide details of adequate household waste collection arrangements.

Unhappy with the amount of people included in neighbour notifications as the majority who supported the last planning application do not live anywhere near the site

- 10.32 The assessment of this application follows a round of consultations with statutory consultees, neighbours and residents and those who contributed to the last application. In respect of the latter, the LPA will often consult with those previous contributors who made comment on a previous application if it is submitted within 1 year of the current application – as in this case.

Could result in reduced traffic speeds

- 10.33 No evidence has been provided to indicate that the development would have a negative or positive effect on current traffic speeds. The LHA raises no specific objection or support to the development on this point.

The village school and pre-school are undersubscribed – new housing would support the village

- 10.34 Both the Pre-school Manager and head of Gorefield Primary School have indicated their support for the development and have raised no concerns over capacity. As such, it would appear that the impacts of the development on local education could be accommodated through current provision, noting however a recently approved scheme in Gorefield for 14 dwellings which, according to Cambridgeshire County Council's education multipliers would have an anticipated child yield of 3 pre-school aged children and 8 primary school places

There are no easement rights

- 10.35 The comments from North Level IDB are noted and indicate that development, including garden land should not occur within 9m of the adjacent drain. Whilst their objection is acknowledged, the layout plan are indicative only at the 9m easement strip could be appropriately designed at reserved matters (layout) stage – without seriously affecting the ability to accommodate 5 dwellings in the site.

Would provide affordable housing through the semi-detached dwellings

- 10.36 The application form submitted does not indicate the provision of affordable housing, nor does the Council's policies require this based on the quantum of

housing proposed. The application seeks planning permission for market housing.

There are a lot of retired people moving into the village – the development would encourage young families

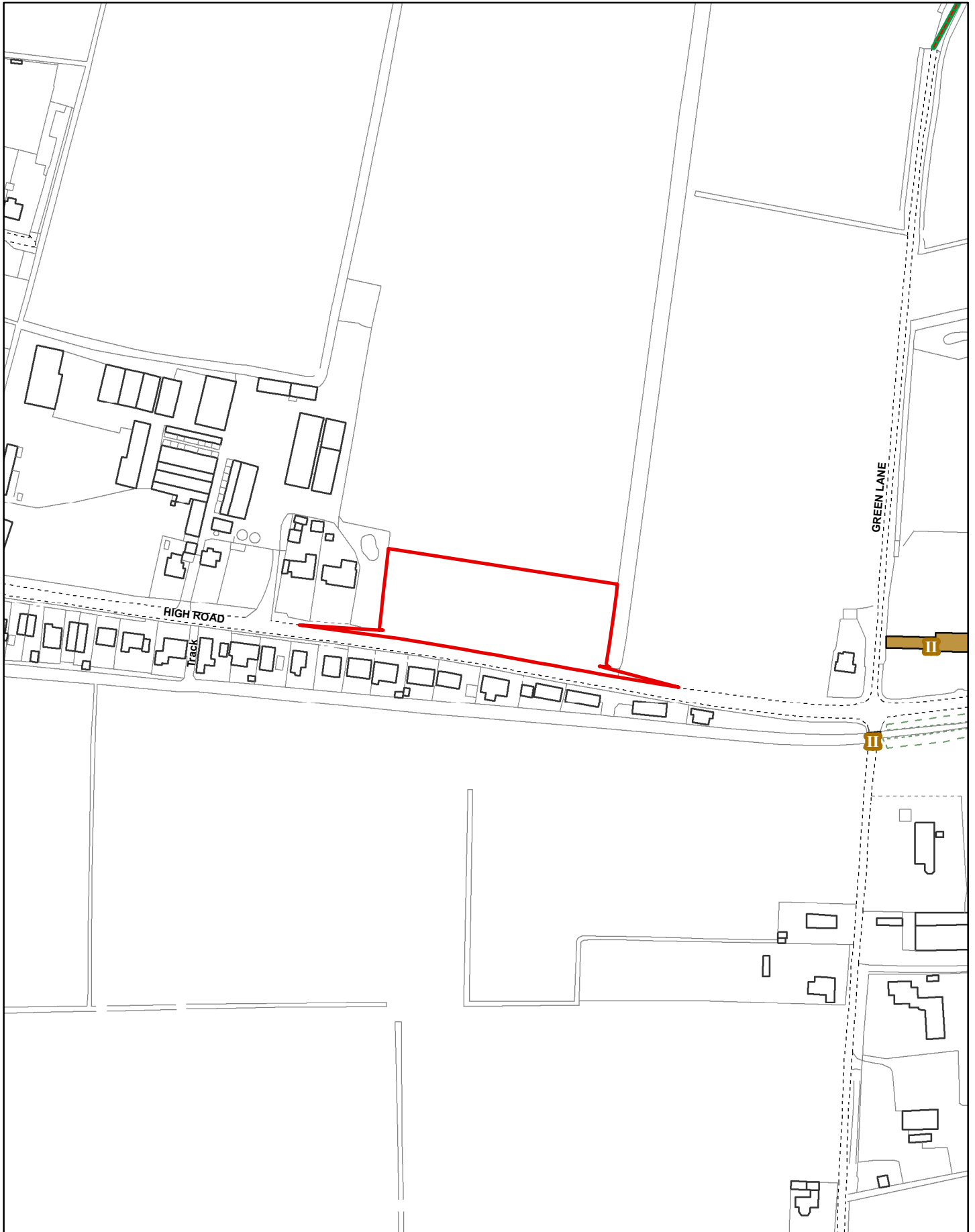
- 10.37 There is no evidence advanced to indicate that this is correct. The development also does not commit any particular design style to accommodate any particular group of people.

11 CONCLUSIONS

- 11.1 This application has been considered against the previous application which was refused by the Council's Planning Committee on grounds of flood risk and character harm, acknowledging that the development is located outside of the settlement relating more to open countryside than to the built environment. This latest application has made changes only in respect of committing scale.
- 11.2 Officers consider that there are no material planning reasons that have come to light since June 2019 (when the previous application was refused) which would indicate a different conclusion should be drawn with this latest application. In addition, the committed scale is considered to be unsympathetic to the prevailing scale of development in the locality and reinforces the visual harm previously found.
- 11.3 It is acknowledged that the proposal would make a modest contribution towards economic growth, both during the construction phase and in the longer term through assisting the local economy e.g. local services/facilities, thereby helping to sustain the village of Gorefield and the wider district. This also has social benefits.
- 11.4 However, weighing against the proposal however is the introduction of development in a flood risk area without adequate demonstration that placing people and property at an increased risk of flooding is necessary in this instance. Furthermore, the development would not be in-keeping with the pattern of the settlement, resulting in ribbon development and would have a significant, adverse impact on the spacious rural character of this area. Additionally, the scale of the development is inconsistent with the scale of built form in this location and would exacerbate the visual harm of the resultant development.
- 11.5 It is considered that the harm far outweighs the benefits of the development.
- 11.6 The Council can demonstrate a 7.18 year supply of housing and therefore the 'tilted balance' under paragraph 11 of the NPPF is not engaged. In this regard therefore, the policies within the development plan are considered up to date and robust enough to determine this proposal.
- 11.7 Therefore and as per the conclusions of the previous decision, the proposal fails to accord with the policies of the Development Plan and those of the NPPF and is considered to amount to unsustainable development. In law, the LPA is required to determine planning applications in accordance with the Development Plan unless material planning considerations indicate otherwise. Officers consider that there are no material considerations that have been presented to indicate that a departure from the Development Plan would be justified on this occasion.

12 RECOMMENDATION – refuse for the following reasons;

1.	<p>The site is located within Flood Zone 2 where there is a medium probability of flooding. The sequential test has not been adequately applied. Consequently, the application fails to demonstrate that there are no alternative sites in the area reasonably available with a lower probability of flooding. The proposal would therefore place people and property at an increased risk of flooding without justification contrary to Policy LP14 of the Fenland Local Plan (2014), Section 4 of the Cambridgeshire Flood & Water Supplementary Planning Document (2016) and Chapter 10 of the NPPF.</p>
2.	<p>The application site constitutes an area of open countryside located outside the developed footprint of the settlement. The development proposal would result in an incursion into the open countryside rather than small scale infilling and would result in the loss of the open character of the site and the urbanisation of the area. Therefore, the proposal is considered to be contrary to Policies LP3, LP12 Part A (c, d and e) and LP16(c and d) of the adopted Fenland Local Plan (2014), Policy DM3 of the Fenland District Council Supplementary Planning Document: Delivering and Protecting High Quality Environments in Fenland (2014) and paragraph 127 of the NPPF.</p>
3.	<p>Notwithstanding refusal reason 2 - the scale of the development which proposes 2-storey dwellings of heights of up to 7.7m would be at odds with the scale of residential properties immediately opposite and adjacent to the site which are predominantly modest, single storey bungalows and would therefore cause harm to the prevailing character of this area contrary to policy LP16(d) of the Fenland Local Plan (2014), Policy DM3 of the Fenland District Council Supplementary Planning Document: 'Delivering and Protecting High Quality Environments in Fenland' (2014) and paragraph 127 of the NPPF.</p>



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Scale = 1:2,500

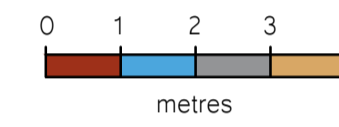


- General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.



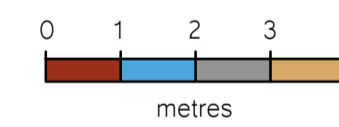
Indicative Elevations -
Plots 1, 2 & 5

Scale: 1:100



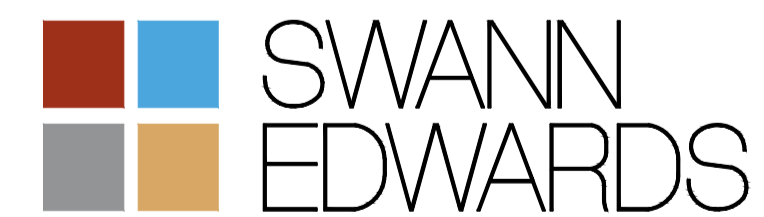
Indicative Elevations -
Plots 3 & 4

Scale: 1:100



Revisions		
A	Nov 2019	Chimneys Removed

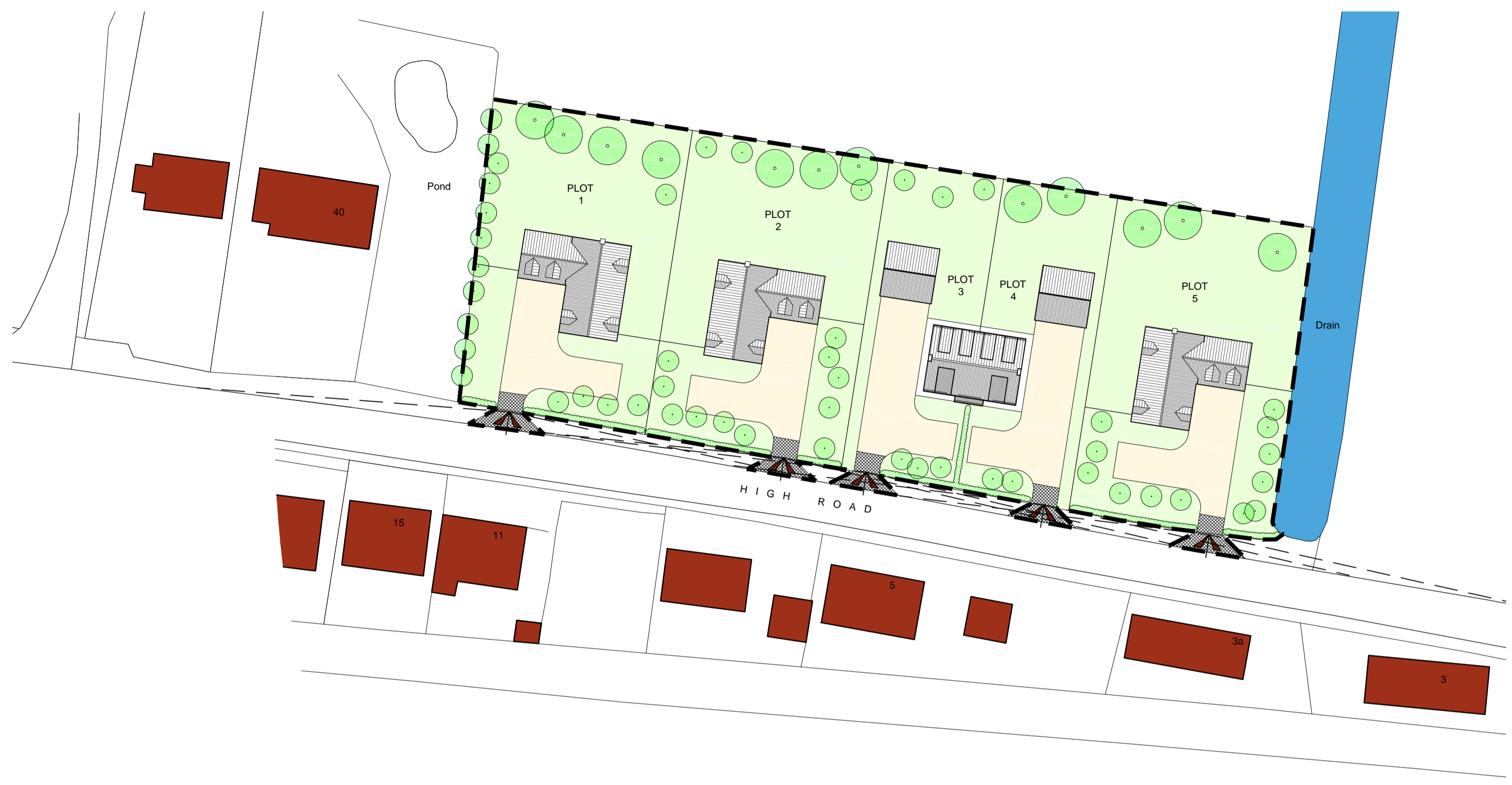
Status
FOR APPROVAL



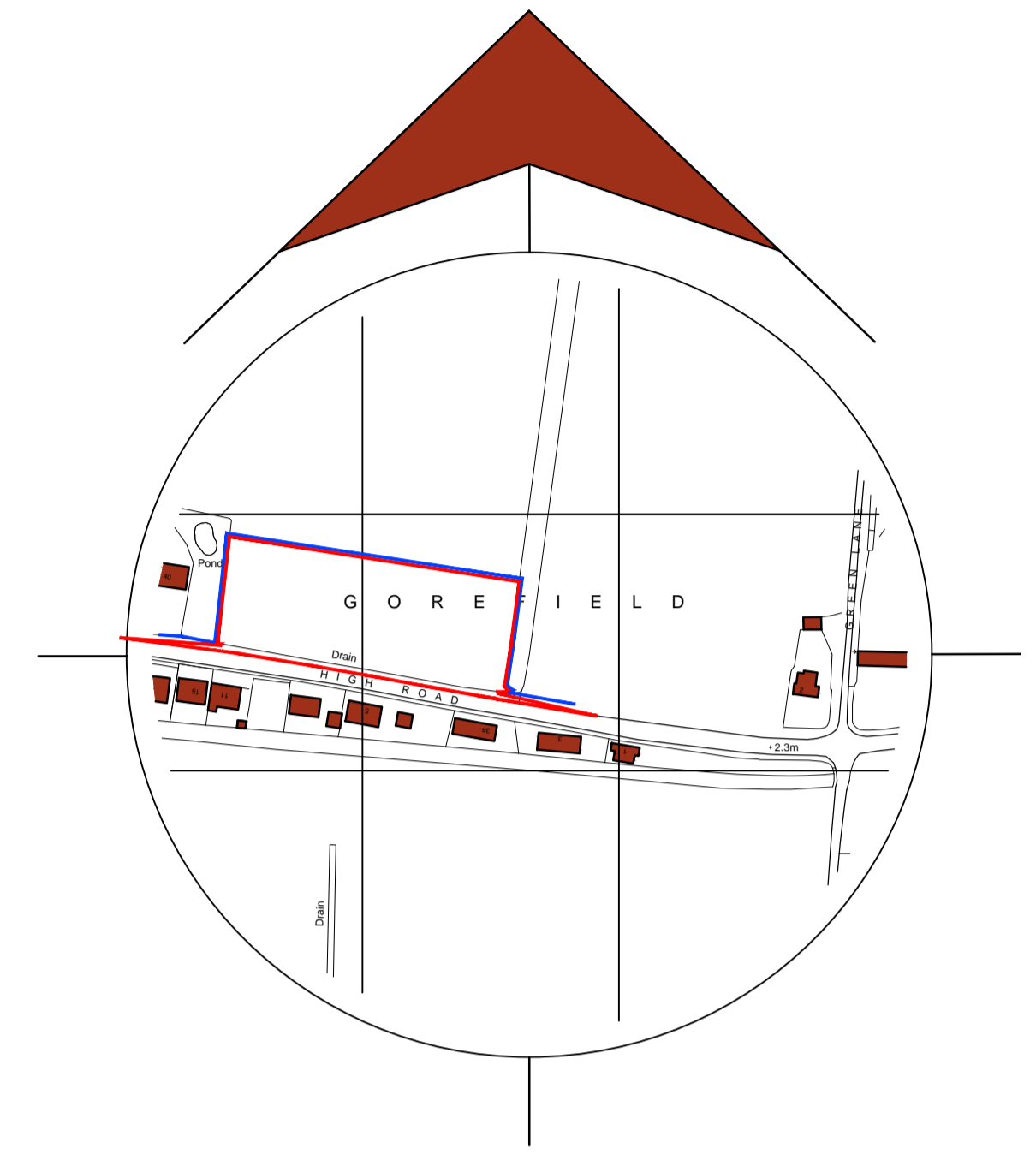
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Proposed SNo. of Plots High Road, Gorefield Wisbech, Cambs For: Mr Fennelov	Job Title Date October 2019	Scale As Shown Sheet Size A1
Drawing Title Informal Planning Drawing Indicative Elevations	Job No. SE-1093	Drawn by G.E.
Dwg No. PP1001	Revision A	

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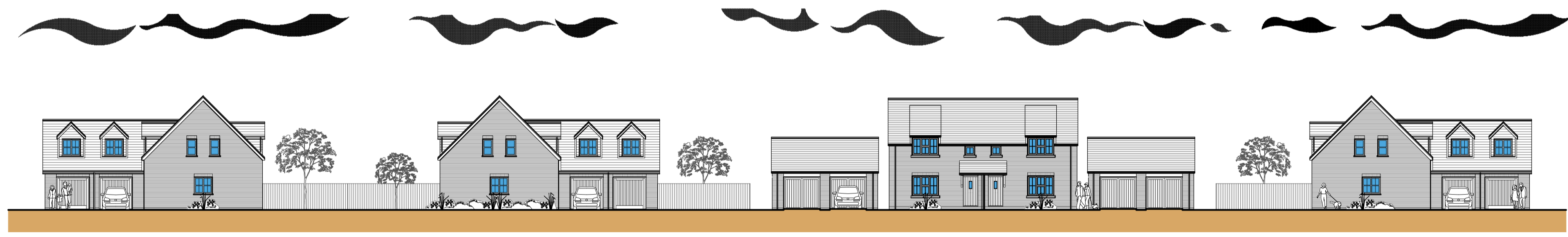
Indicative Site Plan
 Scale: 1:500



Location Plan
 Scale: 1:2500

SITE PLAN KEY

- Indicates proposed buildings
- Indicates neighbouring buildings taken from OS map
- Indicates proposed trees
- Indicates site access point
- Indicates parking spaces
- Indicates existing open drain
- Indicates proposed native hedging planted inside of post and rail fence
- Indicates proposed site boundary
- Indicates proposed sealed for 5.0m and drained access, drainage to go into site to Cambs CC Highways specification
- Indicates proposed 2.0x43.0m vision splays



Indicative Street View
 Scale: 1:200

Revisions		
A	May 2019	Highways Revisions
B	May 2019	Highways Revisions
C	Sep 2019	Planning Revisions Layout
D	Oct 2019	Planning Revisions Layout
E	Nov 2019	Chimneys Removed

Status
FOR APPROVAL

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Proposed SNo. Plots High Road, Gorefield Wisbech, Cambs For: Mr Fennelov	Job Title Date February 2019	Scale As Shown Sheet Size A1
Drawing Title Informal Planning Drawing Site Plan, Location Plan & Indicative Street View	Job No. SE-1093 Dwg No. PP1000	Drawn by G.E. Revision E