
F/YR20/1082/F

Applicant: Mr R Brockhurst

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

Land West Of Sunset Rooms, Station Road, Wisbech St Mary, Cambridgeshire

Erect 6 x dwellings (2-storey 3-bed)

Officer recommendation: Grant

Reason for Committee: Parish Council comments contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 The site is within the settlement of Wisbech St Mary which is identified as a growth village in terms of the settlement hierarchy outlined in Policy LP3 of the Fenland Local Plan. Whilst the scheme has generated some local objection, predominantly on the grounds of residential amenity impacts and highway safety, due regard has been given to the planning history of site, including the recent outline planning approval for up to 3 dwellings, and the level of impact arising from the development.
- 1.2 Although the development of the site will change the outlook from adjoining residents the likely impacts of the proposal, are not considered to so significant as to render the scheme unacceptable.
- 1.3 Similarly concerns regarding the access to serve the development, when viewed against the backdrop of its historic use to serve the former Sunset Rooms, are such that it would not be reasonable to withhold consent on the grounds of highway safety. Some betterment of the access is achievable through enhancements to existing surfacing; this will be to the benefit of both residential amenity and highway safety.
- 1.4 It is considered that there are no planning grounds on which consent should be withheld and accordingly the scheme, on balance, must receive a favourable recommendation.

2 SITE DESCRIPTION

- 2.1 The site is located to the west of Station Road in Wisbech St Mary and comprises land associated with the former Sunset Rooms which is now in use as a sports hall. Immediately to the east of the site is an area of car park associated with the sports hall use; this area is gravelled, and a fence is in place between it and the application site under consideration.

- 2.2 The site itself is vacant and overgrown in parts. Access to the site is via a track leading from Station Road. There are dwellings to the south (Blundell Terrace and Beechings Close) and the east (Station Road). To the north there are some dwellings positioned sporadically surrounded by agricultural land.
- 2.3 The existing community centre and sports field are positioned to the west, accessed from Beechings Close. The site is within flood zone 1.

3 PROPOSAL

- 3.1 This submission seeks full planning permission for the erection of three pairs of semi-detached dwellings.
- 3.2 The first two pairs of dwellings will address the access road with the third pair rotated to look eastward onto the side boundary of Plot 4, with an intervening continuation of the access providing access to the parking spaces associated with these dwellings.
- 3.3 Parking is provided to the individual dwellings, either to their sides or in the case of Plot 5 to the front of the dwelling.
- 3.2 During the evaluation of the proposal revisions were sought to the central pair of dwellings due to concern regarding overlooking and dominance and subsequently the first floor element of the outshoot which features on the remaining plots was deleted from the scheme and new drawings submitted in this regard.
- 3.3 Each dwelling will have maximum dimensions of 6.3 metres wide x 13.8 metres deep with an eaves height of 5 metres and a maximum ridge height of 8.5 metres. Parking provision of two spaces per dwelling is shown.
- 3.4 Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

4 SITE PLANNING HISTORY

F/YR19/0841/VOC	Variation on conditions 8 and 9 to enable amendment to approved plans relating to Planning permission F/YR18/0386/O	Granted 05.12.2019
F/YR18/0386/O	Erection of up to 3 x dwellings (Outline with matters committed in respect of access)	Granted 15.10.2018
F/YR17/0259/F	Erection of a single-storey 4-bed dwelling and detached garage with playroom above	Granted 15.05.2017
F/YR16/0922/F	Erection of 4 x 3-storey dwellings comprising of 2 x 5/6 bed with detached double garage with playroom above; 1 x 5-bed with detached double garage with playroom above and 1 x 5-bed with attached hovel	Refused 02.12.2016

5 CONSULTATIONS

- 5.1 **Parish Council:** *'At the meeting of Wisbech St. Mary Parish Council on 14th December 2020, the Council recommended REFUSAL, based on access concerns and over-development of the site. Following re-consultation regarding the amended design the Parish note that they 'have nothing further to add regarding on the design amendments to plot 3 & 4, please refer to our previous response which recommends refusal'.*
- 5.2 **Cambridgeshire County Council Highways Authority:** *'I have no highway objections to the application subject to the same highway conditions imposed against planning consent F/YR18/0386/O and parking and turning condition'.*
- 5.3 **Cambridgeshire Fire & Rescue Service:** *'With regard to the above application, should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition. [...]'.*
- 5.4 **FDC Environmental Health:** *'There are no implications for local air quality with this proposal. There are no implications with noise being created by this proposal and there are no local noise sources which could adversely affect the house and occupants. There are no issues with ground contamination and no known former contaminative use of the site. [...] However, I would recommend the attachment of the standard unsuspected land contamination condition. Consequently, there are no objections to this proposal, subject to the attachment of the above condition'.*
- 5.5 **FDC Refuse Team:** *'Home-owners/future homeowners would need to be notified that alternative arrangements for waste collection would need to be made due to no suitable collection point. This isn't an ideal situation but provided they are made aware I have no issues with this.'*
- 5.5 **North Level Internal Drainage Board:** *'North Level District IDB has no comment to make with regard to this application'.*
- 5.6 **Local Residents/Interested Parties:** Six letters of objection from 5 households have been received (3 x Station Road and 2 x Beechings Close) which may be summarised as follows:

Access

- Concern over *'the vehicle access / exit which will remain narrow allowing only one vehicle entrance and exit onto a very busy road that recently was down-graded and the central lines removed which encourages traffic at the present to drive at speed in the centre of the road'.*
- *'Single lane is constructed of gravel that continuously has potholes'*
- Vehicle access to site, entry / exit which at its narrowest point is 3.5 metres which will only allow one vehicle entrance and exit onto an extremely busy road, which would be extremely dangerous.
- Poor visibility on this busy turning into a single access road that a car may already be waiting to exit and vice versa.
- Concerns regarding access for construction vehicles, emergency services and refuse vehicles
- Insist that a site visit should be undertaken re access

- 'Several elderly neighbours who walk down the lane to access the playing fields at the end to enable them to walk their dogs. When a vehicle enters the lane there is nowhere for these people to stop to allow the vehicles to pass them'
- *'We have had several near misses whereby one vehicle has nearly collided with a vehicle coming in the other direction when entering and leaving the gravel lane. Both vehicles driving too fast'.*

Noise and disturbance

- Concern that the increased noise, traffic and light pollution will impact on adjacent holiday let; compounding the increase noise from vehicles accessing the activity centre – *'believe that any further development would be excessive for the area'*.
- *'Our home sits at the end of the lane (Station Road) and on dark evenings we have headlights shining through our windows, so brings more light pollution'.*
- *At present it is a very nice and quiet area. More traffic especially during the build will destroy the peace.*

Residential amenity

- Loss of view/Outlook, Overlooking/loss of privacy, Proximity to property.
- Shadowing/ loss of light, Visual impact
- *'My house is surrounded by other buildings and it is the only open space (complete loss of privacy when the new buildings will be erected)'.*
- *'This development will affect my property directly, so I totally oppose it'.*

Other matters

- *'Nowhere for refuse bins to be placed near the road'.*
- *'I believe that 6 properties are over development for the size of the site'.*
- *'already too many buildings in the area'*
- *'The proposed site is a piece of land that has become land locked with past over development'.*
- *'Local services / schools are unable to cope with present development'.*
- Visual impact, light pollution
- Sewage and drainage are already a major problem in the area.
- *'The neighbours dyke also encourages people to dump their rubbish, so will this get worse'?*
- *'The gravel is constantly being compacted, ourselves and our neighbours have lost our electrical supply for several days as the electrical junction starts at the beginning of the lane. This can be verified by The National Grid'.*
- Environmental Concerns, Wildlife Concerns
- Devaluing property

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. 2 - Applications should be determined in accordance with the development plan, unless material considerations indicate otherwise

Para. 10 - Presumption in favour of sustainable development

Para. 12 - Presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making

Para. 47 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise

Chapter 5 - Delivering a sufficient supply of homes

Chapter 9 - Promoting sustainable transport

Para. 127 - achieving well designed places

Chapter 14 - Meeting the challenge of climate change, flooding and coastal change.

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2019

Context C1 - Relationship with local and wider context

Identity I1 - Respond to existing local character and identity; I2 Well-designed, high quality and attractive

Built form B1 - Compact form of development; B2 Appropriate building types and forms

Movement M3 - well-considered parking, servicing and utilities infrastructure for all users

Homes and Buildings H1 - Healthy, comfortable and safe internal and external environment, H3 - Attention to detail; storage, waste, servicing and utilities

Lifespan L3 - A sense of ownership

7.4 Fenland Local Plan 2014

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

LP12 – Rural Development

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

8 KEY ISSUES

- **Principle of Development**
- **Village Thresholds**
- **Character and Appearance**
- **Residential Amenity**
- **Risk of flooding and drainage**
- **Highway Safety**
- **Other matters**

9 ASSESSMENT

Principle of Development

- 9.1 Policy LP3 of the FLP sets a hierarchy for new development and reflects the guidance contained with the NPPF in prioritising new development to the most sustainable locations. This policy identifies Wisbech St Mary as a growth village, where development will be appropriate either with the existing urban area or as a small village extension.
- 9.2 As concluded in respect of the earlier scheme the application site is well related to the existing pattern of development in the settlement and is considered to be a sustainable location. As such the development is considered to be acceptable in principle and complies with the provisions of LP3.
- 9.3 Notwithstanding the above there remain other policy considerations with regard to character and form, highway safety, residential amenity and flood risk. The policy framework pertinent to these considerations being outlined in Policies LP12, LP14, LP15 and LP16. Policy LP12 also identifies the need to ensure that village growth is appropriate and that local communities are engaged in the planning process through consultation.

Village Thresholds

- 9.4 Policy LP12 identifies that if a proposal is within or on the edge of a village and would, in combination with other development built since April 2011 and committed to be built (i.e. with planning permission), increase the number of dwellings within the village by 15 % it should have demonstrable evidence of clear local community support for the scheme, Such support should be generated by a thorough and proportionate community consultation exercise.
- 9.5 Wisbech St Mary has exceeded this growth threshold with the latest figures indicating a threshold of 85 dwellings and a committed figure of 151 dwellings (30 October 2020). Whilst it would normally be expected for the scheme to be accompanied by evidence of support due regard must be given to a relevant appeal decision which indicates that the threshold considerations and requirement for community support should not result in an otherwise acceptable scheme being refused and against this backdrop the absence of community support does not render the scheme unacceptable in planning terms. This stance aligns with that taken in respect of the earlier scheme for 3 units.

Character and Appearance

- 9.6 Policy LP16 of the FLP seeks to promote good design that is in keeping with the character of the area. The earlier approvals highlighted that whilst the proposal could be considered to represent back land development within the context of the surrounding area due regard must also be given to the adjoining developments which resulted in the site being accepted as an infill of the area between the existing sports hall and No. 40 Beechings Close.
- 9.7 In terms of the wider site context it is noted that development has a mix of scale, size and character within the locality. As such it may be accepted that the development, complies with Policy LP16 in terms of form and character.
- 9.8 Whilst planning permission was refused for a 4 dwelling scheme in 2016 that scheme incorporated 3-storey dwellings all having 5 bedrooms or over; as such the previous resisted scheme is not material to the scheme currently under consideration as the scale of development was substantially different.

Residential Amenity

- 9.9 With regard to the built form proposed and the relationships with existing properties it is noted that:
- The properties are positioned to the north of dwellings in Beechings Close and as such there are no issues of overshadowing to reconcile
 - The properties are illustrated as achieving a minimum separation distance (wall to wall) of circa 14.8 metres (maximum 25 metres); where the distance is only 14.8m this represents a flank wall to rear wall relationship (plots 5-6 outlook to Plot 4)
 - Revisions have been secured in respect of the central pair of dwellings, to delete the first floor element of the outshoot as this was considered to be too close to the dwelling to the south-east (26 Beechings Close)
 - The orientation of the final pair of dwellings to side onto the access road results in the rear aspect of these dwellings facing onto the side wall of number 40 and results in a wall to wall separation distance of 22 metres . The flank wall of these plots will be circa 18 metres from the rear elevation of No 28 Beechings Close and 15 metres from No 30)
 - The dwellings having a maximum ridge height of 8.5 metres, with a lower rear offshoot having a ridge height of circa 7.9 metres. All the roofs are hipped to minimise the impact of the dwellings.
 - The individual plots will all benefit from a minimum of a third private amenity space as required by Policy LP16 (h), gardens ratios range from 37% (Plot 4) to 53% (Plot 6).
 - Whilst the dwellings at Plots 1-2 and 5-6 will each have bedroom windows (x 2) at first floor within their rear elevations the separation distances are such that no significant residential amenity harm will arise.
- 9.10 The comments of neighbours are noted with regard to the likely noise and disturbance arising from additional usage of the access roadway. As the site is currently vacant land there will of course be some impact arising from its development; however from a planning perspective whilst it is necessary to safeguard residential amenity it would be necessary to demonstrate significant harm arising in order for the scheme not to comply with local and national planning policy.
- 9.11 Against the above backdrop it is noted that the access intended to serve the six dwellings was consented to serve a car parking area, associated with the Sunset Rooms, which comprised circa 100 spaces. This area has been substantially reduced given the earlier subdivision of the site and it would therefore not be reasonable to withhold consent on the grounds of noise and disturbance, similarly the impact of car headlights at the exit from the site on adjacent properties is not deemed to be so significant as to render the scheme unacceptable
- 9.12 It is a highway requirement that the first 10 metres of the access be hard surfaced, sealed and drained which will in part reduce the potential for noise and disturbance.
- 9.13 Whilst the initial scheme for 3 dwellings did condition more extensive resurfacing of the access way this requirement was subsequently deleted under F/YR19/0841/VOC following consideration by the Planning Committee in December 2019 as it was found not to meet the tests outlined in Paras 55-56 of

the NPPF in terms of 'reasonableness'. This conclusion was drawn having due regard to the justification put forward by the agent at that time, i.e.

'The existing former Sunset Rooms is now being used as a sports hall as part of the Community Centre, the traffic movements from the venue are at unsociable hours whereas the proposed dwellings would be accessing and leaving at times consistent with neighbouring properties.

The traffic using the access in association with the sports hall is much greater than the proposed dwellings will generate. There are 22 parking spaces allocated for the sports hall which, on the basis of how the hall is currently used, are likely to be used to their capacity. In view of the amount of vehicular movements going to and from the sports hall car park, the trips generated by the proposed dwellings will be easily absorbed into the sports hall traffic. Therefore no additional harm caused by noise and disturbance will be caused by vehicles associated with the proposal as a result of the retention of the existing access surface material.

The site of the dwellings is the former extended car park to the sunset rooms and due to its size would be capable of having space for an additional 70 parking spaces. Should the proposal not go ahead the land can be used for the additional 70 parking spaces and any upgrade works to the existing access or driveway could not be sought. Therefore to request an upgrade of the drive for 3No. dwellings is unreasonable and unjustified.

The Sunset Rooms has no restriction on opening times, how many individuals use it and how often it is used, so to carry out any extensive works to the drive would be impossible to do as the users have a restricted access at all times. To carry out the works to the access as requested by condition 08 would restrict the users to the sports hall which could ultimately threaten the vitality of this community facility.'

- 9.14 Although the current scheme proposes an increase of 3 dwellings over and above those committed it would still remain less intense in terms of its vehicular movements than the earlier historic use of the site and accordingly it is considered that the scheme must be viewed as compliant with Policies LP2 and LP16 of the FLP (2014) and must therefore be favourably recommended.

Risk of flooding and drainage

- 9.15 The site is within a Flood Zone 1 location, albeit within a flood warning area. As an area of lowest flood risk there are no grounds to resist the scheme in terms of Policy LP14. It is proposed to dispose of foul water to the mains sewer with surface water being disposed to soakaways, which will be subject to Building Regulations approval. The North Level Internal Drainage Board have raised no objections in principle to the scheme.
- 9.16 Accordingly, there are no matters to reconcile with regard to flood risk and the scheme achieves compliance with Policy LP14 of the Fenland Local Plan (2014).

Highway safety

- 9.17 As can be noted from the site history section above there have been two schemes approved on this site previously. The latest of these schemes granted approval for 3 detached dwellings. Matters of highway safety were considered as

an integral part of that proposal and given the previous use of the Sunset Rooms and the extent of car parking which was used in association with that historical use it was concluded that there would be no grounds to withhold consent on the basis of highway safety. A similar scenario exists in the consideration of the current scheme and as such there would be no grounds to withhold consent in this regard.

- 9.18 Comments regarding the potential for conflict between pedestrian users of the lane and vehicles are also noted however again due regard must be given to the historic use of the site.
- 9.19 Noting the historic use of the land, the earlier approval granted and the formal recommendation of the LHA it is not considered that a refusal could be sustained in respect of LP15 of the FLP on highway safety or amenity grounds

Refuse collection

- 9.20 The application as submitted initially indicated that the householders would utilise the local authority refuse collection service; this being at variance to the earlier scheme for three dwellings which in recognition of the bin travel distances involved and the access road constraints proposed that private collection arrangements would be put in place.
- 9.21 It remains the case that the proposal has no potential to comply with RECAP guidance for waste collection by the Council, with the access way being approximately 95 metres long and unable to accommodate a bin storage area within 30 metres of the highway as required by RECAP; as such the agent has confirmed that a private refuse collection strategy will be operative which has been accepted by the FDC Refuse Service.
- 9.22 Accordingly, it is considered subject to suitable conditions the scheme whilst not achieving full compliance with Policy LP16 in terms of refuse collection arrangements would not represent significant amenity harm. Furthermore, mindful of the existing consent in place and the availability of a mechanism to address the shortfall in this regard via condition it is considered that on balance the scheme may be accepted

Other matters

- 9.23 Section 100ZA(5) of the Town and Country Planning Act 1990 provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).
- 9.24 The applicant has been consulted on the following pre-commencement condition and has confirmed their agreement to it being imposed in writing. Therefore, should the application be approved and the consent granted with the proposed conditions it is considered that the requirements of section 100ZA(5) have been met.

The proposed condition is as follows;

Condition 2 – construction management plan

10 CONCLUSIONS

- 10.1 This site is within the settlement of Wisbech St Mary which is identified as a growth village in terms of the settlement hierarchy outlined in Policy LP3 of the Fenland Local Plan. Whilst the scheme has generated some local objection, predominantly on the grounds of residential amenity impacts and highway safety, due regard has been given to the planning history of site and the level of impact arising from the development.
- 10.2 Although the development of the site will change the outlook for adjoining residents the likely impacts of the proposal are not considered to so significant as to render the scheme unacceptable. Similarly concerns regarding the access to serve the development, when viewed against the backdrop of its historic use to serve the former Sunset Rooms, are such that it would not be reasonable to withhold consent on the grounds of highway safety. Some betterment of the access is achievable through enhancements to existing surfacing; this will be to the benefit of both residential amenity and highway safety.
- 10.3 It is considered that there are no planning grounds on which consent should be withheld and accordingly the scheme, on balance, must receive a favourable recommendation.

11 RECOMMENDATION: Grant subject to conditions as follows

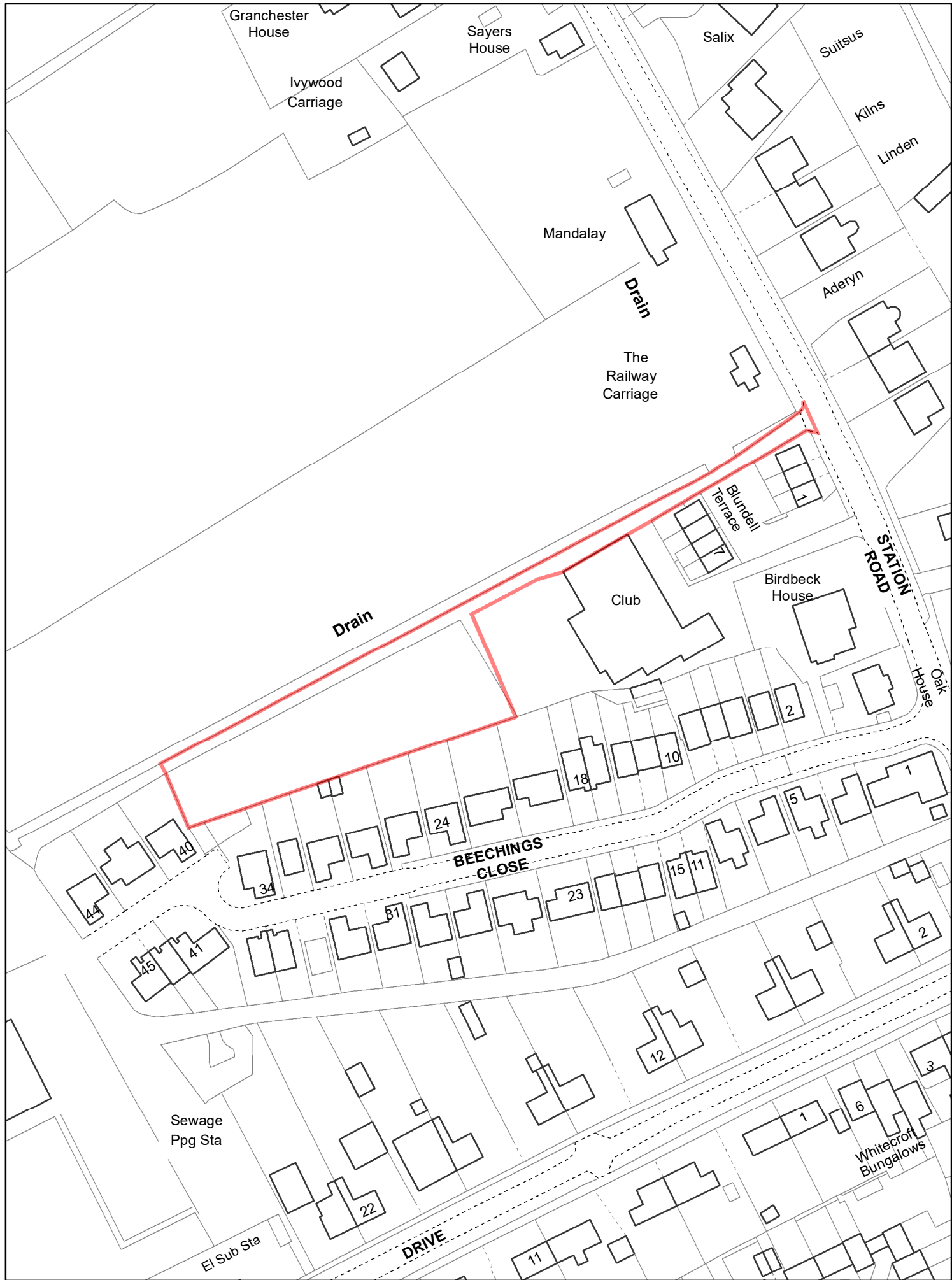
Conditions

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/ timescales of development etc. The CEMP shall be adhered to at all times during all phases.</p> <p>Reason - To safeguard the residential amenity of neighbouring occupiers, in accordance with policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
3	<p>Prior to occupation of any part of the development hereby approved a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection shall accord with the agreed details and thereafter be retained in perpetuity unless otherwise agreed in writing.</p> <p>Reason - To ensure a satisfactory form of refuse collection and compliance with Policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
4	<p>Prior to occupation of the first dwelling hereby approved the vehicular access from Station Road shall be hard surfaced, sealed and drained away from the highway for a minimum width 5m and a minimum length</p>

	<p>of 10m from the back edge of the existing carriageway, in accordance with a detailed scheme to be submitted to and approved in writing by the LPA.</p> <p>Reason - In the interests of highway safety in line with Policy LP15 of the Fenland Local Plan (May 2014).</p>
5	<p>Prior to the first occupation of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply and access arrangements for fire and rescue service shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and made available for use prior to the first occupation of the first dwelling.</p> <p>Reason: In the interests of the safety of the occupiers and to ensure there are available public water mains in the area to provide for a suitable water supply</p>
6	<p>Prior to any development above slab level full details of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved particulars and retained in perpetuity thereafter.</p> <p>Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
7	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.</p> <p>Reason - To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with policy LP16 of the Fenland Local Plan</p>
8	<p>Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:</p> <p>ii) the erection of house extensions (as detailed in Schedule 2, Part 1, Class A (h) & (j))</p> <p>ii) alterations including the installation of additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);</p> <p>iv) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C);</p> <p>Reasons - To prevent overlooking of neighbouring properties, in the interest of the protection of residential amenity in accordance with Policies LP2 and LP16 of the Fenland Local Plan (2014)</p>
9	<p>The development hereby permitted shall be carried out in accordance</p>

	<p>with the following approved plans and documents</p>
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	<p>Reason - For the avoidance of doubt and in the interest of proper planning.</p>
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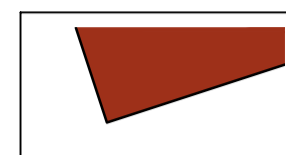
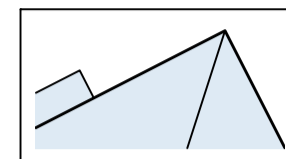
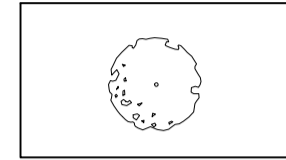



Scale = 1:1,250



Schedule of Sizes							
Plot	Unit Type	Unit Ref	Bedrooms	People	Floor Area	Finished Floor Level	Notes
Plot 1	Market	House Type A	3 Bed	5 Person	132.0m2		
Plot 2	Market	House Type A	3 Bed	5 Person	132.0m2		
Plot 3	Market	House Type B	3 Bed	5 Person	117.0m2		
Plot 4	Market	House Type B	3 Bed	5 Person	117.0m2		
Plot 5	Market	House Type A	3 Bed	5 Person	132.0m2		
Plot 6	Market	House Type A	3 Bed	5 Person	132.0m2		

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

SITE PLAN KEY

-  Indicates surrounding buildings (OS Location Plan)
-  Indicates House Type A
-  Indicates new specimen trees
-  Indicates new grassed garden
-  Indicates new washed gravel driveway
-  Indicates new patios and paths

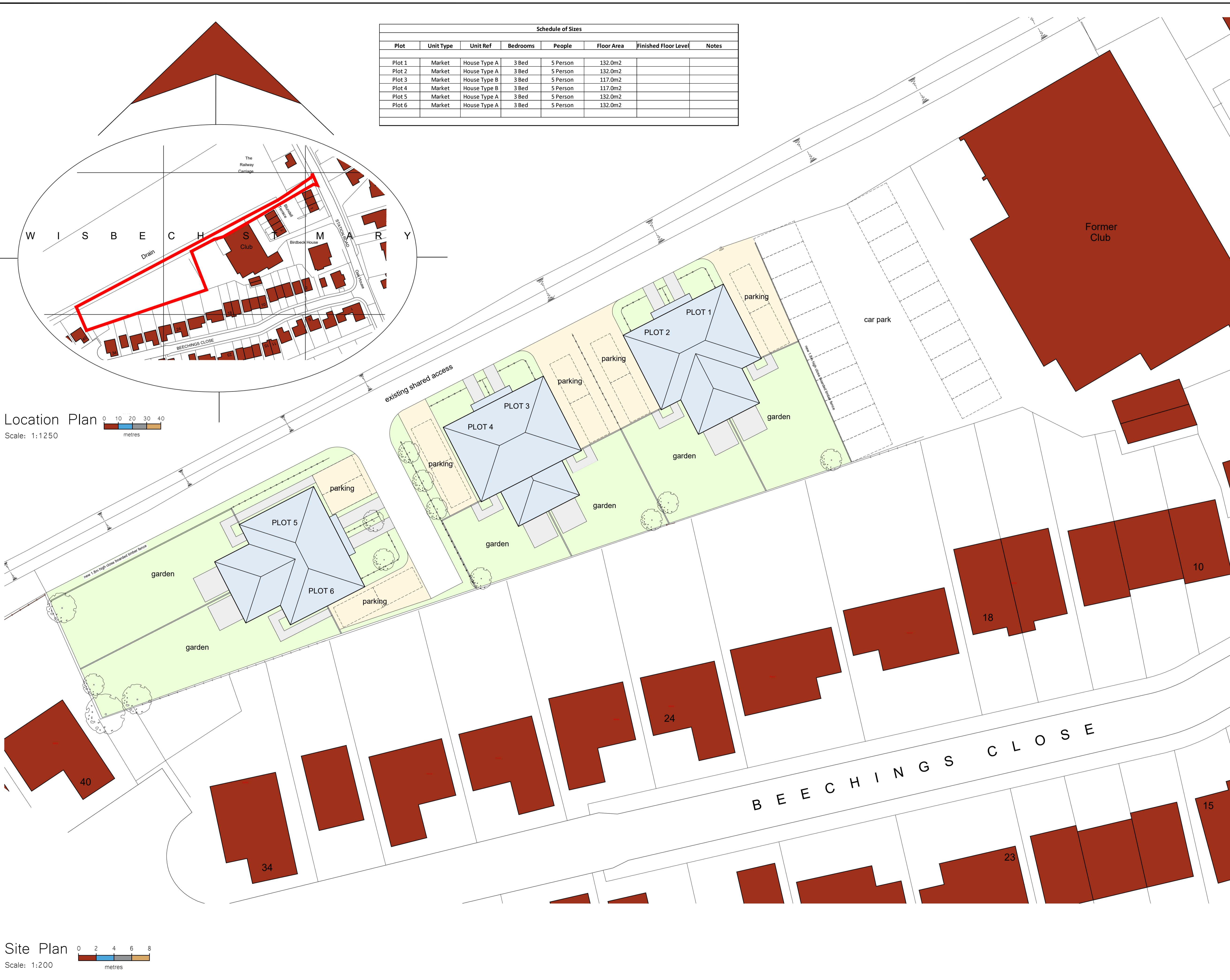
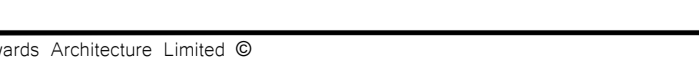
Landscaping Description	
<p>SP - Shrub Planting to include: Lonicera Pileata, Spirea Godol Flame, Scenecio Greyii, Prunus Laurocarpus, Syringa Vulgaris C3 pot size, planting size 40-60cm, planted at 750mm ctrs</p> <p>Hedging - mixed as follows</p> <ul style="list-style-type: none"> ○ 50% Hawthorn (Crataegus monogyna) ○ 10% Dog Rose (Rosa canina) ○ 10% Field Maple (Acer campestre) ○ 10% Guelder Rose (Viburnum opulus) ○ 10% Hornbeam (Carpinus betulus) ○ 10% Wild Privet (Ligustrum vulgare) <p>Planting size 300-600mm. Planted in double rows, 300mm apart. Plants to be 30cm apart in their rows and staggered (6 plants per metre of hedge)</p>	<p>GC - Ground Cover Plants Hedera Helix, Lavandula Spica 6 plants per sq m</p> <p>T - Trees to include Prunus (Flowering Cherry) 'Accolade' 14-16cm girth and 3.5m minimum height with a clear stem of 1.75-2.0m high</p>

Landscaping Notes - All planting, seeding or turfing as shown on the above landscaping plan are to be carried out in the first planting and seeding seasons following the occupation of the dwelling of the completion of the development, whichever is sooner; and any trees or plants which within a period of 5 years from the completion date, are to be removed and replaced with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Location Plan
 Scale: 1:1250



Site Plan
 Scale: 1:200



Status
FOR APPROVAL

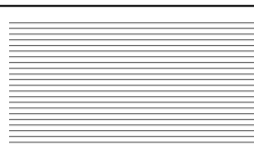
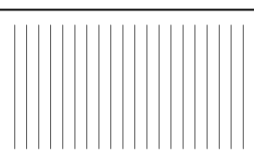
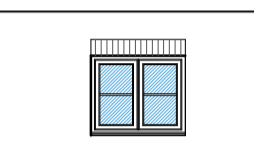
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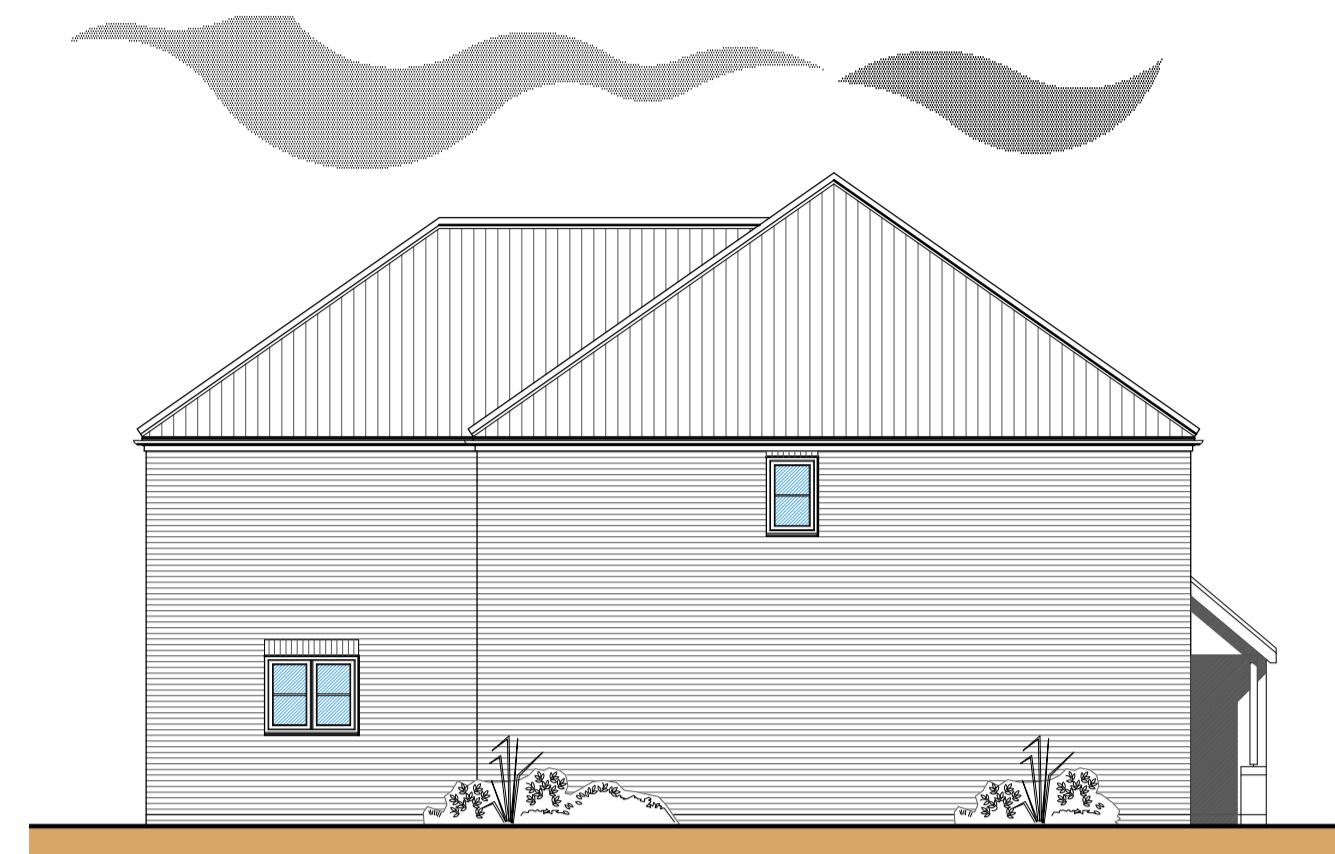
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 Fen Road, Guyhim, Wisbech, Cambs. PE13 4AA
 t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title	Date	Scale
Proposed Residential Development Wisbech St Mary Mr R Brockhurst	August 2020	As Shown Sheet Size A1
Drawing Title	Job No.	Drawn by
Planning Drawing Site and Location Plans	SE-1461	RS
	Dwg No.	Revision
	PP1000	C

- 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.

MATERIALS KEY

-  Hatch indicates brickwork to be confirmed
 -  Hatch indicates roof tiles to be confirmed
 -  Windows and doors - UPVC Casement with brick soldier course above
- Rainwater goods - black half round gutters and black round downpipes



Side Elevation
Scale: 1:100



Front Elevation
Scale: 1:100



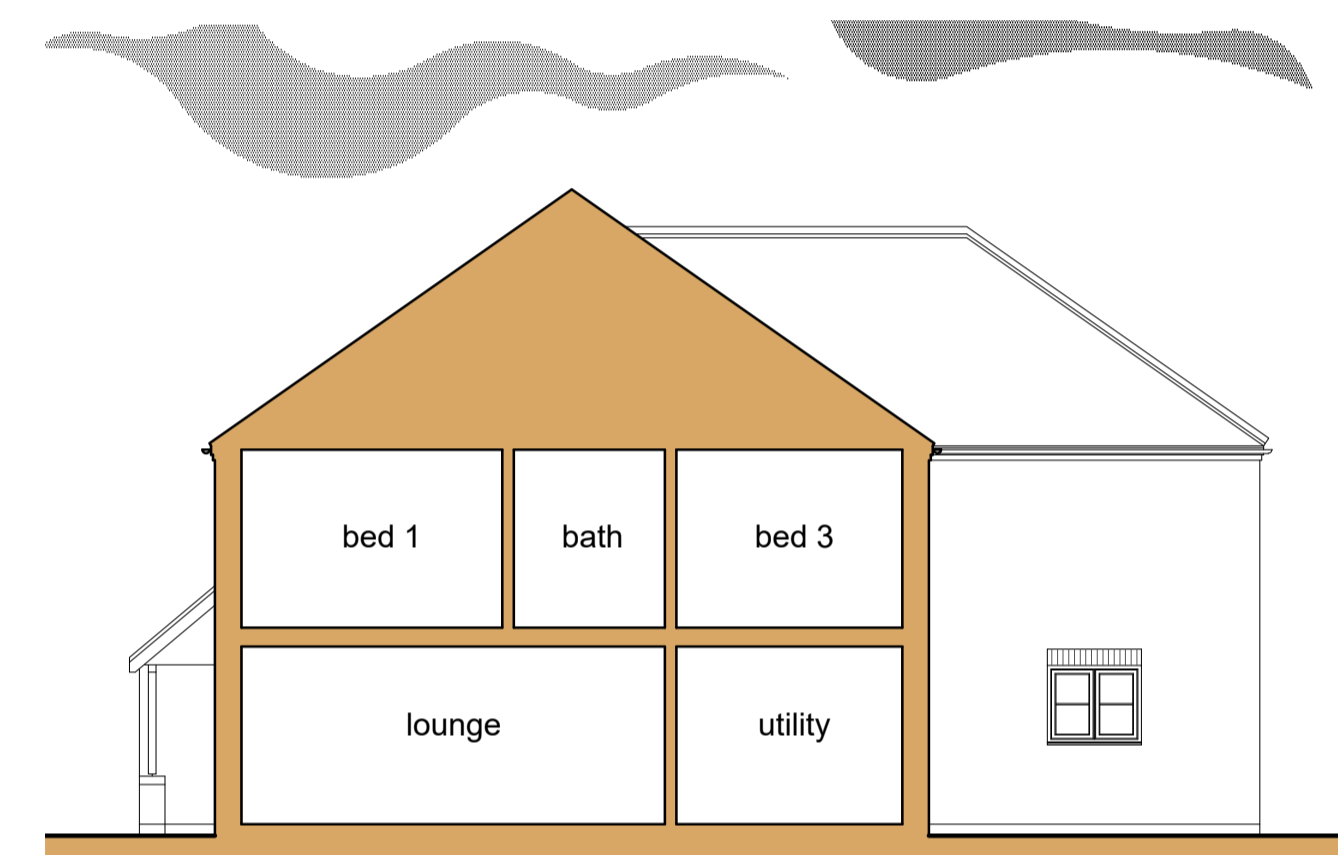
Side Elevation
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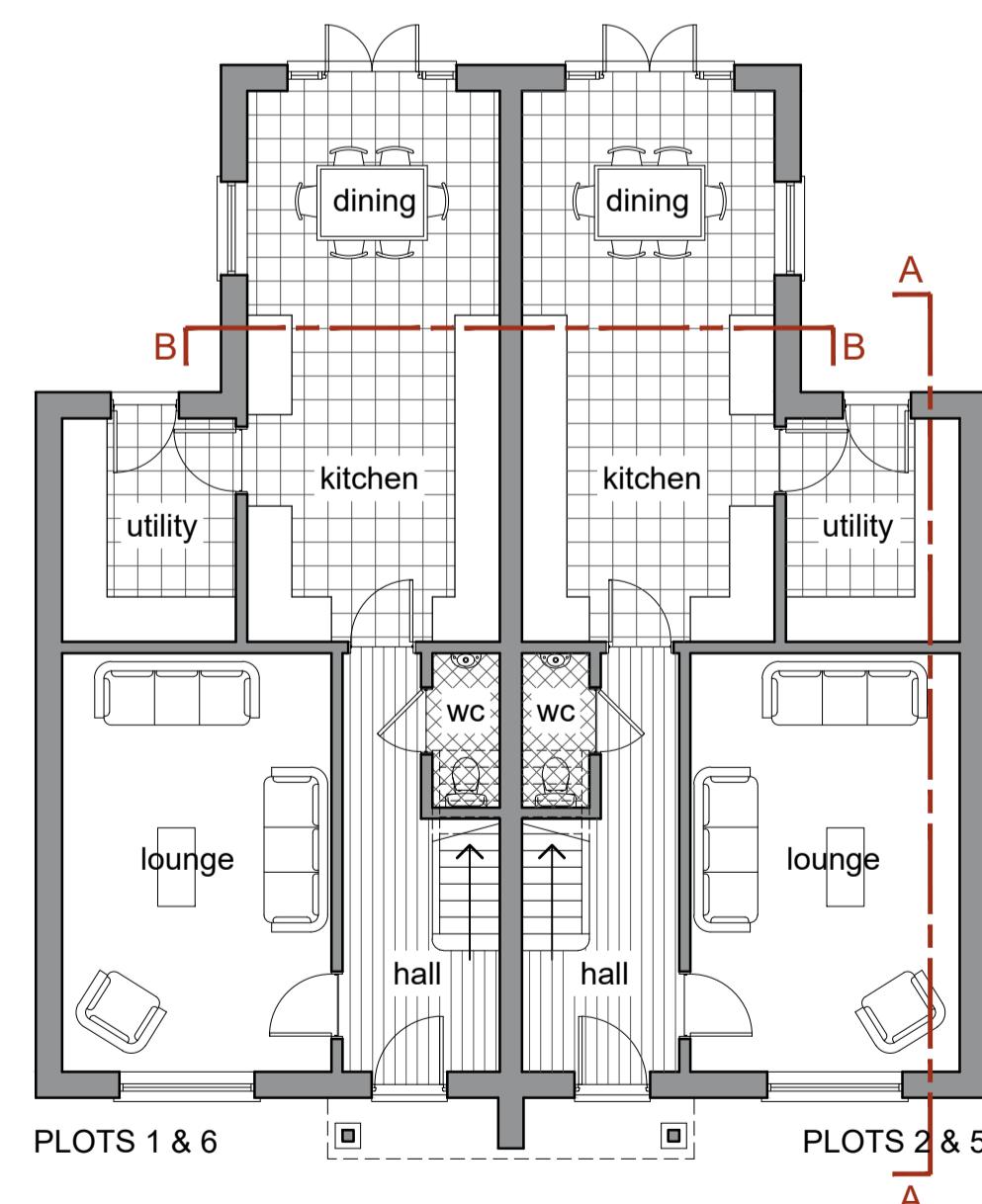
Section B-B
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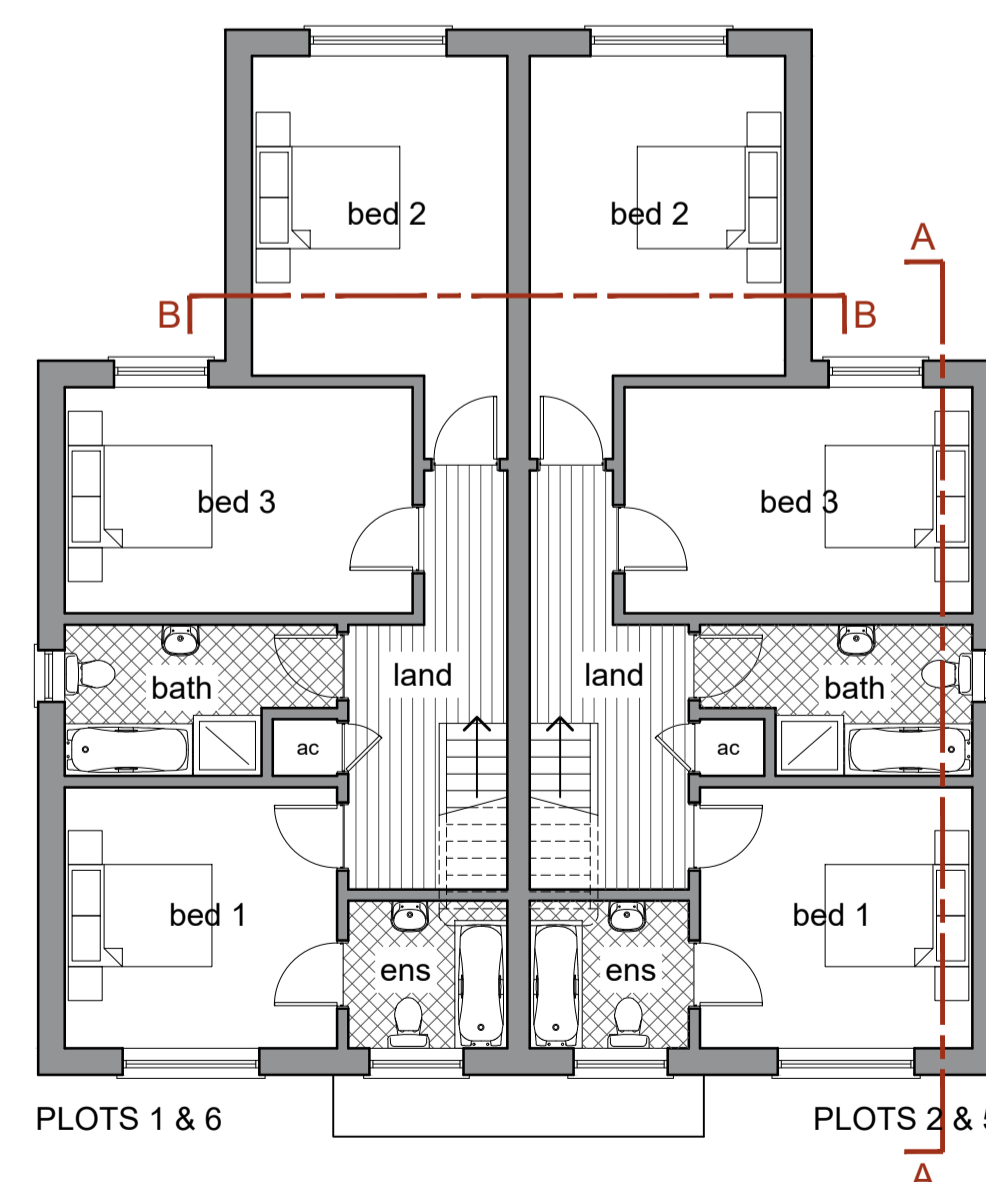
Rear Elevation
Scale: 1:100



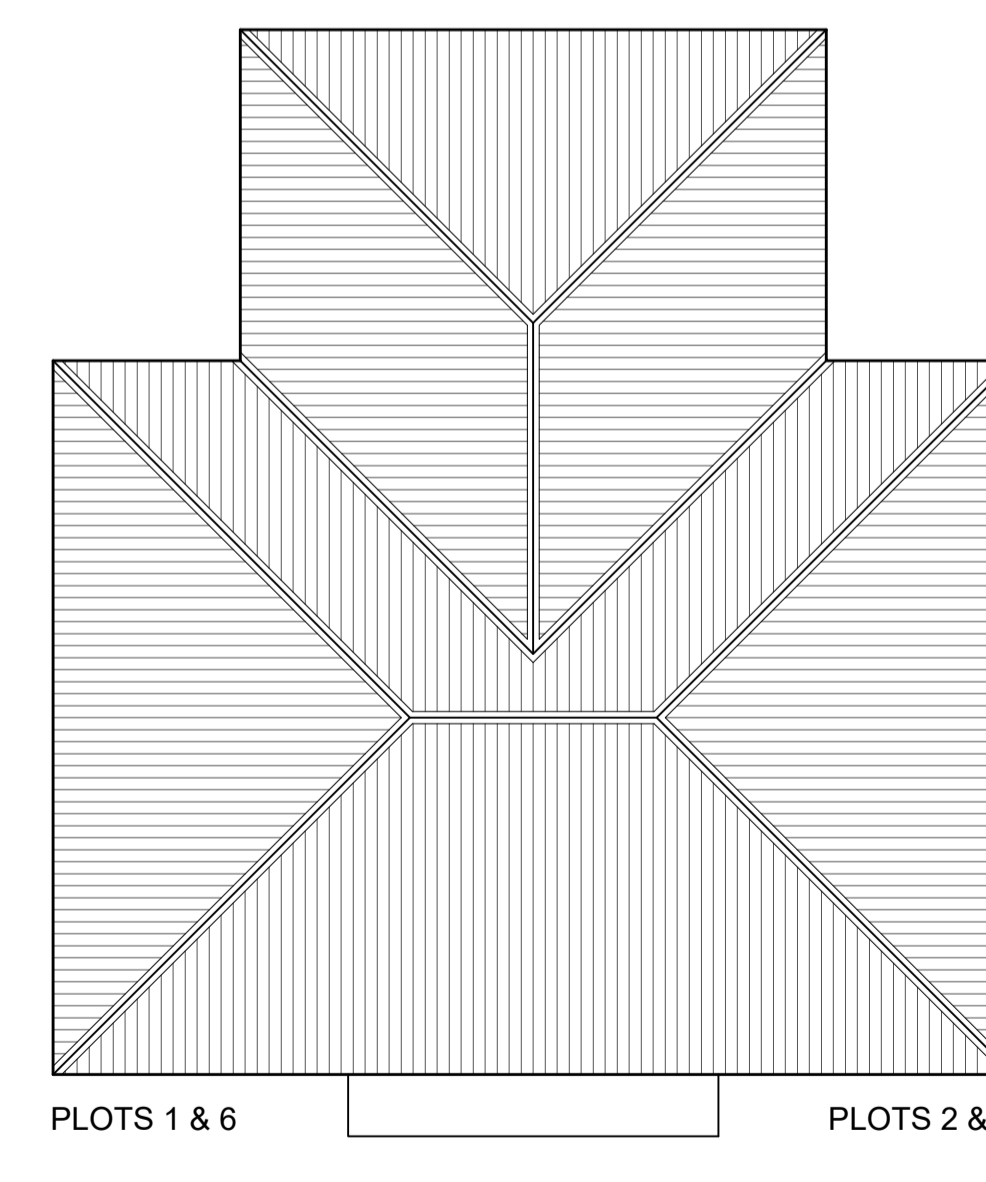
Section A-A
Scale: 1:100



Ground Floor Plan
Scale: 1:100



First Floor Plan
Scale: 1:100



Roof Plan
Scale: 1:100

Status
FOR APPROVAL

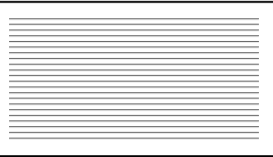
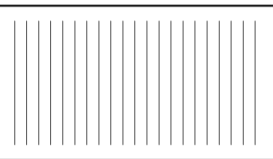
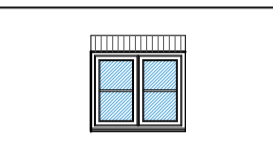
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Job Title	Date	Scale
Proposed Residential Development	August 2020	As Shown
Wisbech St Mary		Sheet Size
Mr R Brockhurst		A1
Drawing Title	Job No.	Drawn by
Planning Drawing	SE-1461	RS
Plans and Elevations	Dwg No.	Revision
Plots 1, 2, 5 & 6	PP1100	B

General Notes
 1. All dimensions are shown in 'mm' unless otherwise stated.
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MATERIALS KEY

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Side Elevation
 Scale: 1:100



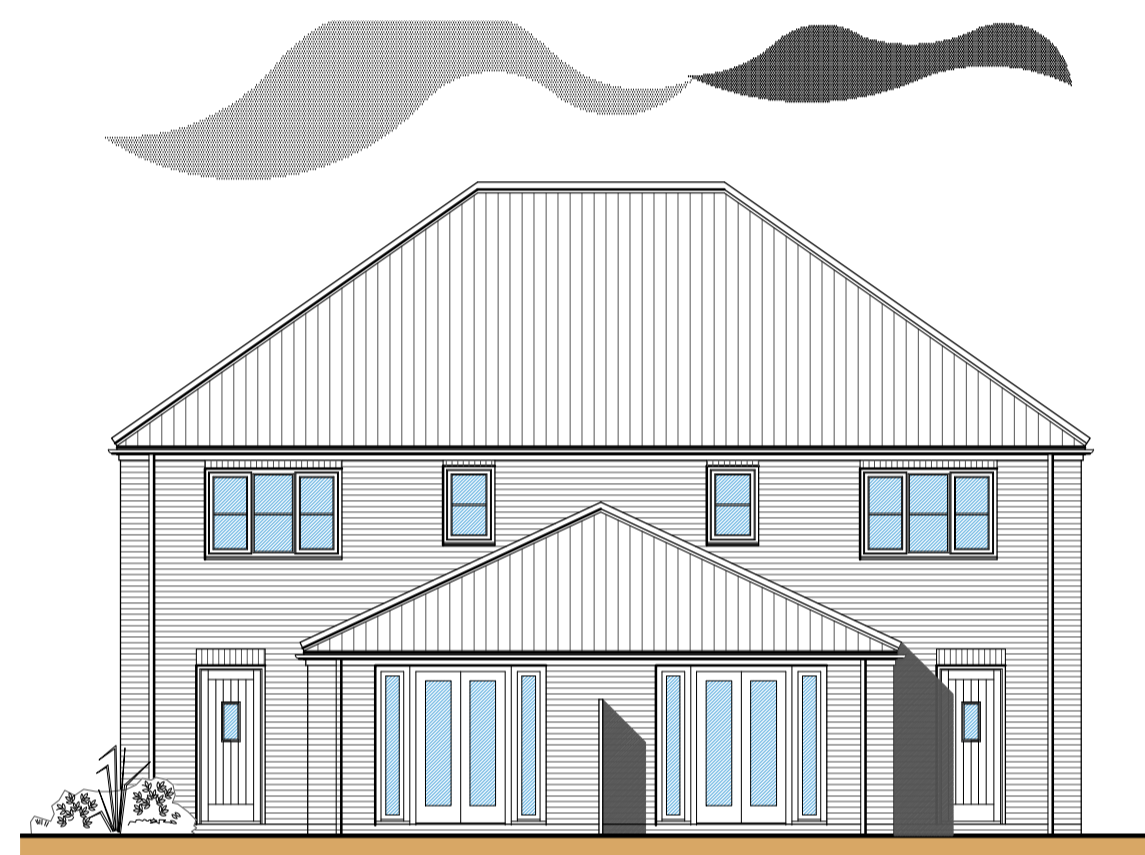
Front Elevation
 Scale: 1:100



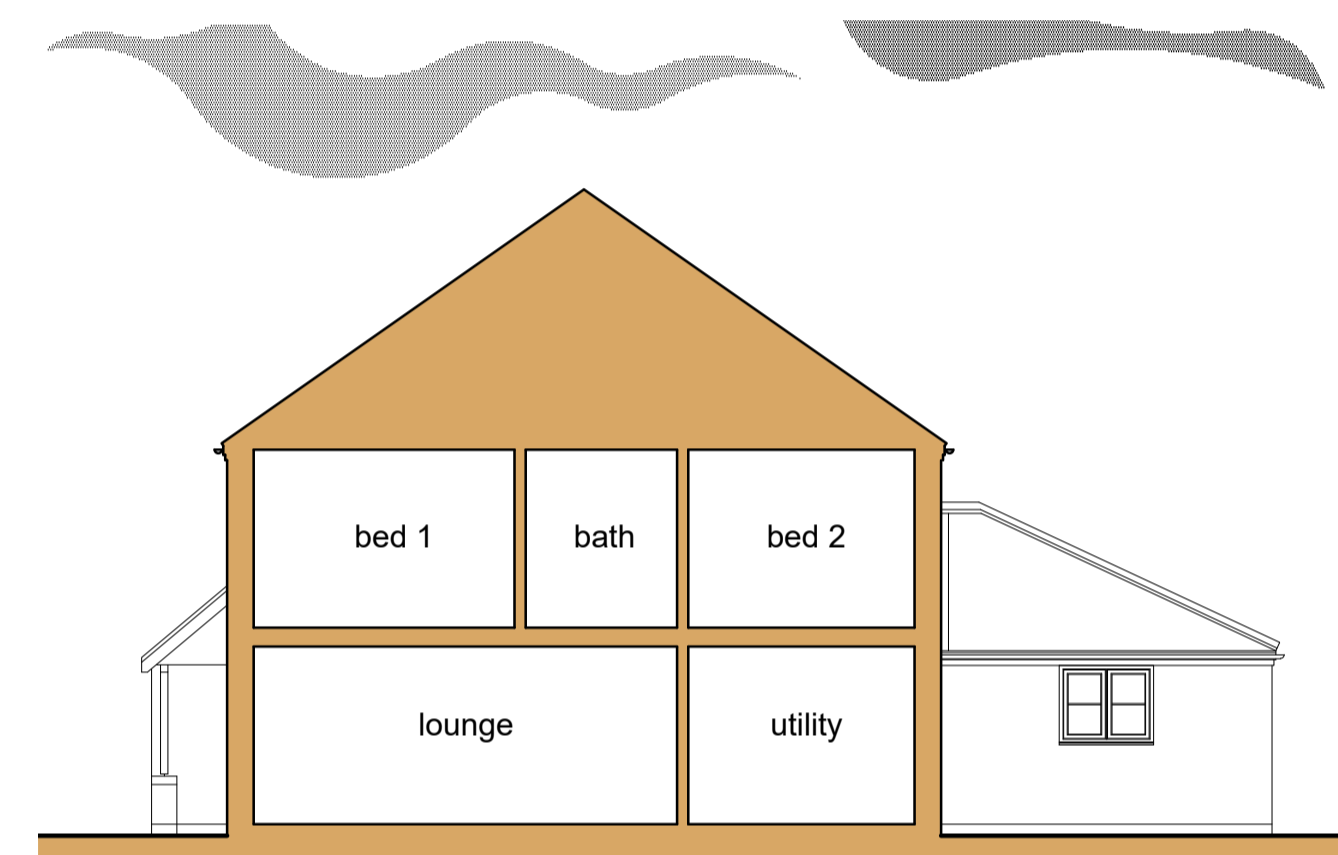
Side Elevation
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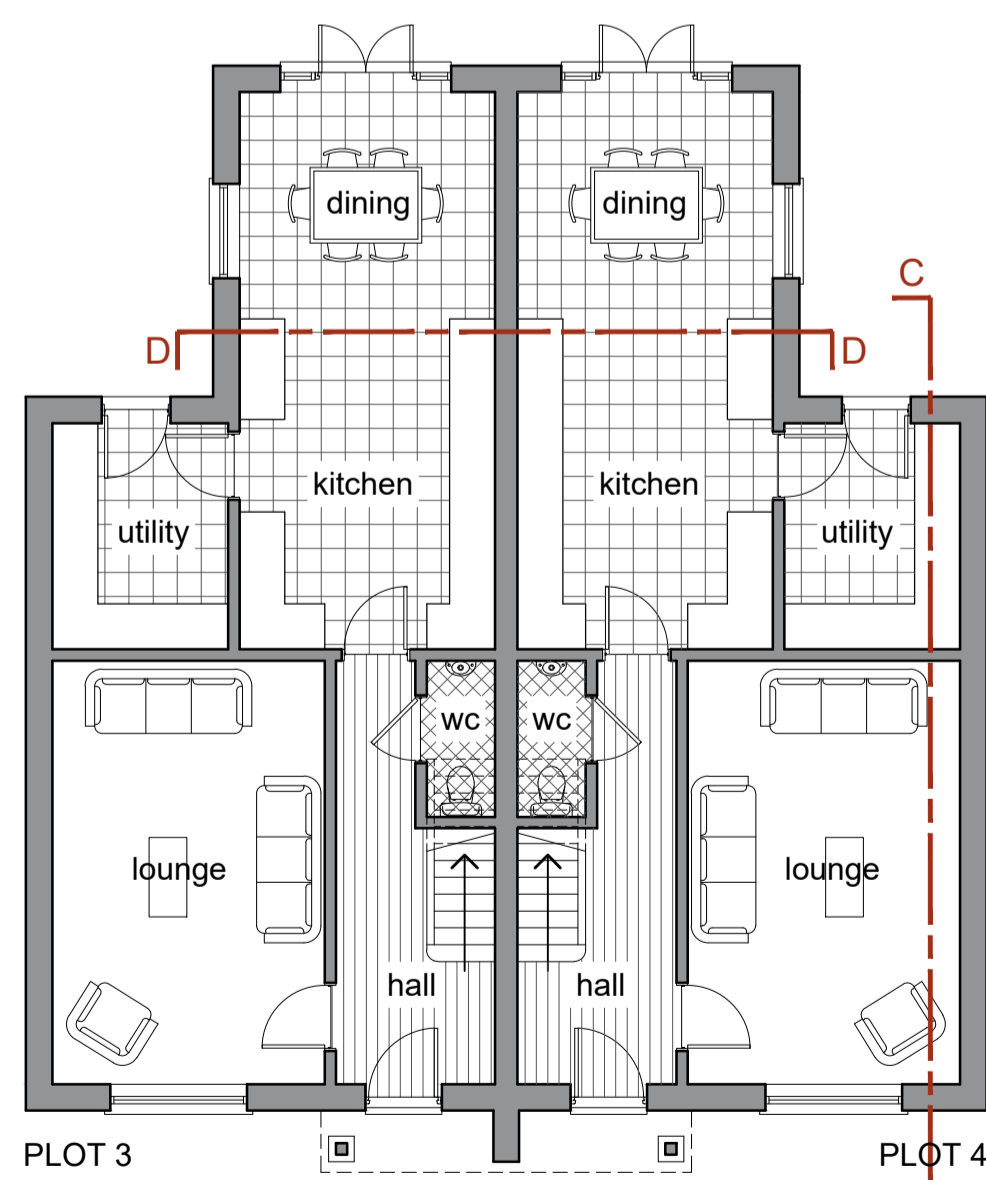
Section D-D
 Scale: 1:100



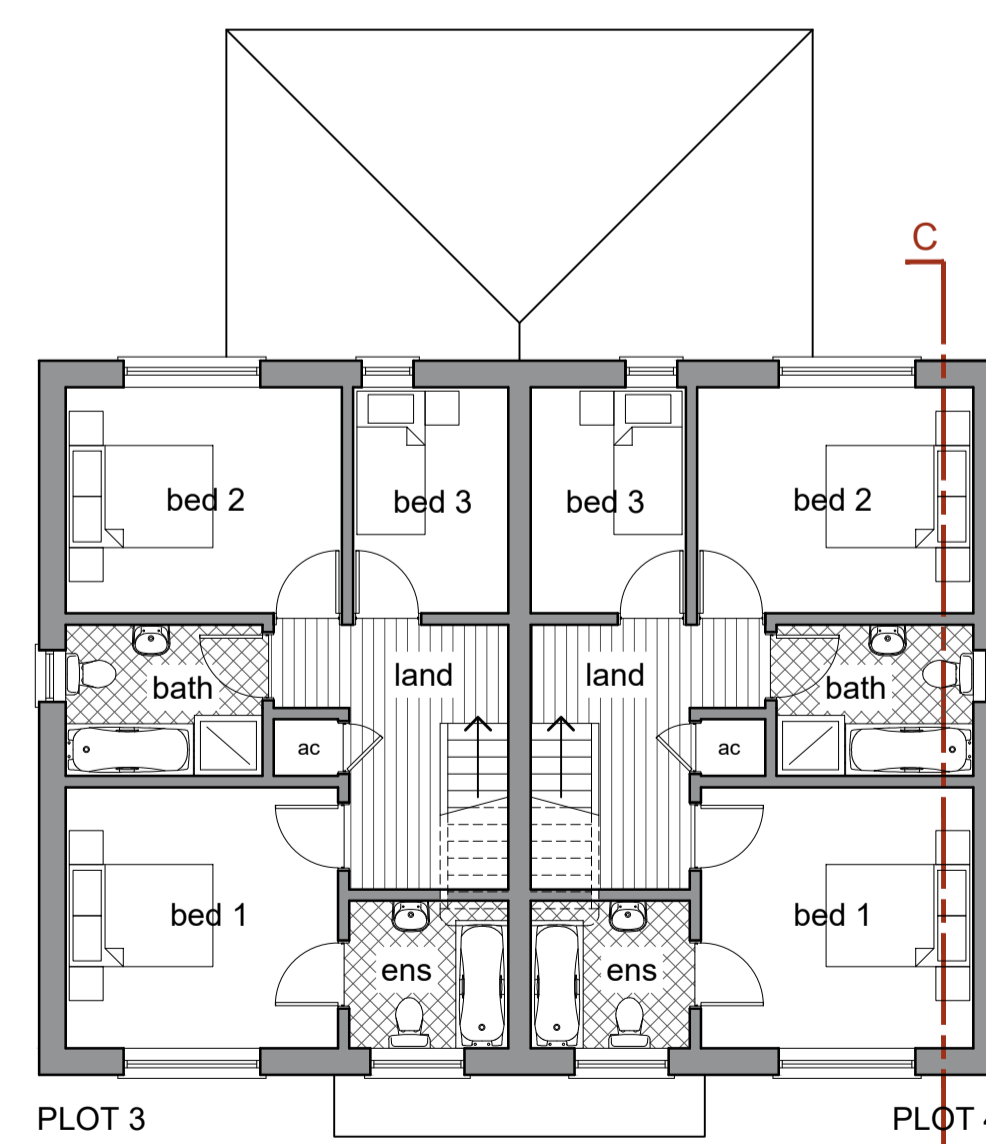
Rear Elevation
 Scale: 1:100



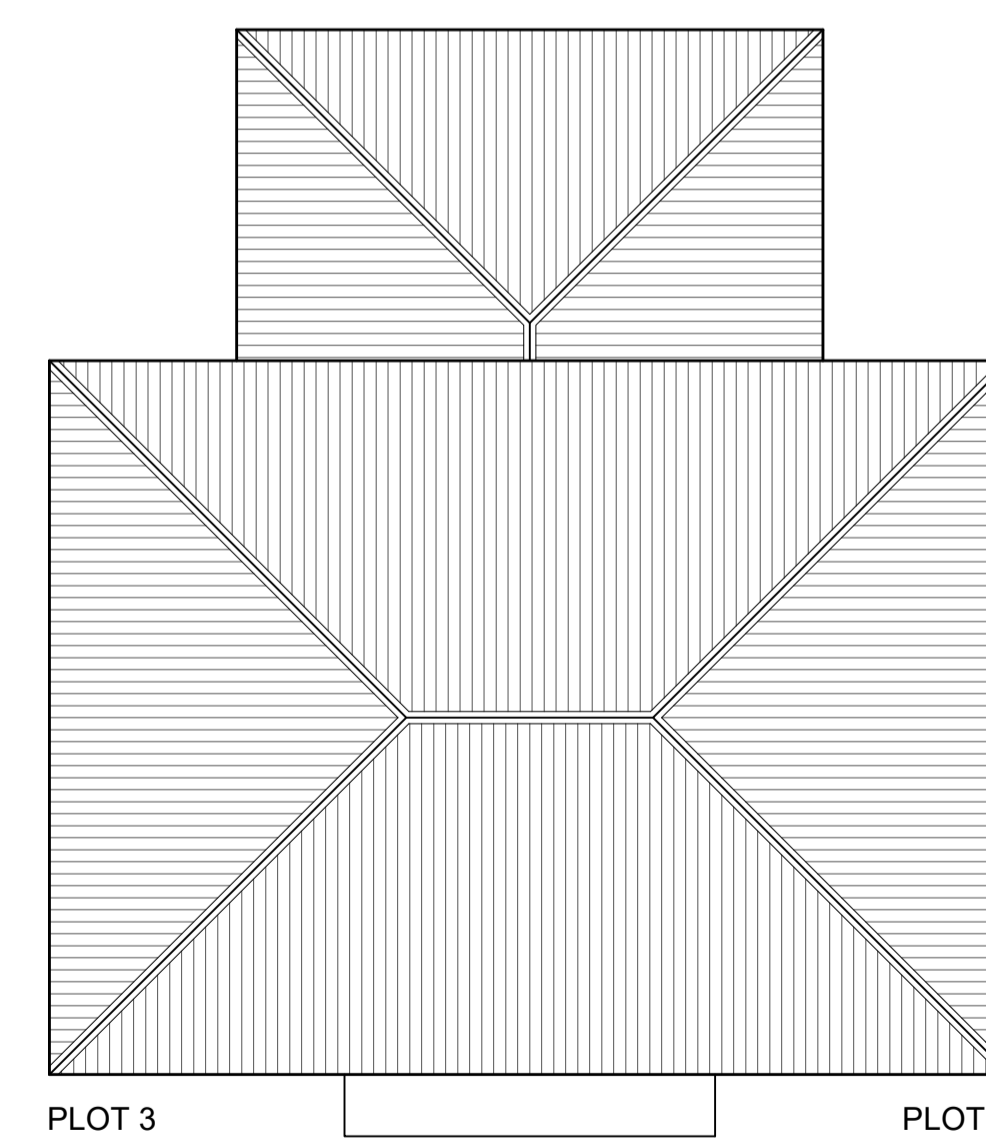
Section C-C
 Scale: 1:100



Ground Floor Plan
 Scale: 1:100



First Floor Plan
 Scale: 1:100



Roof Plan
 Scale: 1:100

Status
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Job Title	Date	Scale
Proposed Residential Development	December 2020	As Shown
Wisbech St Mary		Sheet Size
Mr R Brockhurst		A1
Drawing Title	Job No.	Drawn by
Planning Drawing	SE-1461	RS
Plans and Elevations	Dwg No.	Revision
Plots 3 & 4	PP1101	