
F/YR20/1177/O

Applicant: Mr N King

**Agent : Swann Edwards
Architecture Limited**

Land South East Of Corner Barn, Mouth Lane, Guyhirn, Cambridgeshire

Erect up to 2no dwellings (outline application with matters committed in respect of access)

Officer recommendation: Refusal

Reason for Committee: Number of representations received contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 This submission seeks outline planning permission for the erection of two dwellings in an area identified as being an 'elsewhere location' in local planning policy terms.
- 1.2 Earlier schemes for similar developments have been consistently resisted as non-compliant with planning policy. Whilst Paragraph 78 of the National Planning Policy Framework has been introduced since the proposed development was last considered this does not overcome the earlier reasons for refusal which were based on the location of the site and flood risk.
- 1.3 Even when assessing the scheme in the context of Paragraph 78, which would require this 'group of dwellings' within an open countryside location to be first accepted as a 'smaller settlement' in its own right the site is still found to be functionally isolated and as such contrary to the aims of Planning Policy to deliver sustainable development.
- 1.4 Furthermore the site is within a flood zone 3 location and the application fails to deliver a robust and policy compliant sequential test which accords with the guidance contained within the Cambridgeshire Flood and Water SPD. As a consequence, it therefore fails to demonstrate that there are no sequentially preferable locations on which 2 additional houses could be delivered which would be at lower flood risk.
- 1.5 The location of the proposed site and its flood risk classification are such that a recommendation of refusal is forthcoming.

2 SITE DESCRIPTION:

- 2.1 The site lies to the south-east of Mouth Lane, Guyhirn; it forms part of a parcel of land immediately to the south-east of Corner Barn and Inlays Barn and south-east of Newberry Lodge.
- 2.2 To the north-east of the site is a large detached dwelling which whilst originally served by the access intended for the proposed dwellings is now accessed directly from a new access which runs along the north-eastern boundary of the application site, this access did not require planning permission as Mouth Lane is an unclassified road.
- 2.3 The application site is laid to grass with post and rail fencing and some intermittent tree planting, the western boundary is formed by low level close boarded fencing.
- 2.4 Whilst there are residential properties within the vicinity these are sporadic, and the location is distinctly rural in character. Detached from any settlement core, albeit with a Guyhirn postal address, the site is situated within Parson Drove and Wisbech St Mary parish and located over 1 km from Tholomas Drove, over 1km from Guyhirn and circa 2km from Wisbech St Mary.
- 2.5 The site is within a flood zone 3 location.

3 PROPOSAL

- 3.1 This application seeks outline planning permission for the erection of 2 dwellings, with matters committed in respect of access. An illustrative site plan and street scene accompanies the proposal indicating how the site may be developed and it is clear that the site can accommodate two dwellings of a similar scale to that approved, and constructed, to the north-east.

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/YR18/0533/F	Change of use of land for domestic purposes and erection of a single-storey side extension to existing dwelling, detached car port and stables (The Stables)	Granted 24.07.2018
F/YR17/1212/O	Erection of up to 2no dwellings (outline application with matters committed in respect of access) (Land South East of Corner Barn	Refused 13.02.2018
F/YR16/3057/COND	Details reserved by conditions 3, 5 and 6 Of planning permission F/YR15/0139/F (Land East of Corner Barn)	Approved 20/07/2016
F/YR16/0298/F	Erection of 1 x 4-bed and 1 x 5-bed 2-storey dwellings (Land South East of Corner Barn)	Refused 15/07/2016

F/YR15/3020/COND	Details reserved by conditions 2, 3, 5 and 6 Of planning permission F/YR12/0670/F (Land East of Corner Barn)	Approved 21/08/2015
F/YR15/0314/PNC	Change of use from agricultural building to 2-storey 2-bed dwelling (Class Q (a) (b)) (Building South East of Corner Barn)	Further details not required 11/06/2015
F/YR15/0139/F	Erection of a 2-storey 4-bed dwelling with Integral double garage and detached triple garage/workshop/store (Land East of Corner Barn)	Granted 17/04/2015
F/YR14/0950/PNC	Change of use from agricultural building to 2- storey 2-bed dwelling (Building South East of Corner Barn)	Refused 23/01/2015
F/YR12/0670/F	Erection of a 2-storey 5-bed dwelling with attached garage and 2 x single-storey outbuildings for use as workshop/garage and storage (Land East of Corner Barn)	Granted 19/10/2012
F/YR07/0253/F	Erection of an agricultural storage building	Granted 11/04/2007
F/YR05/0626/F	Erection of a single-storey side extension to existing dwelling (Inlays Farm)	Granted 04/08/2005
F/YR02/1058/F	Conversion and extension of barn to form day nursery with 2-bed flat over 15/01/2003	Refused
F/YR02/0567/F	Conversion and extension of barn to form day nursery with 2-bed flat over (Inlays Farm)	Refused 28/06/2002
F/99/0866/F	Conversion of barn to a 3-bed dwelling Inlays Farm	Granted 07/12/2000
F/91/0350/F	Change of use of agricultural building to dwellinghouse and formation of residential curtilage (Land Buildings North of Inlays Farm)	Granted 27/04/1992

5 CONSULTATIONS

5.1 Parish Council

'At the meeting of Wisbech St. Mary Parish Council on 11th January 2021, the Council recommended APPROVAL. However they would prefer this application to be for only one dwelling'.

5.2 Cambridgeshire County Council Highways Authority

'I question the sustainability credentials of this development. Consideration should be given to whether the location is suitable for further development. Any occupants of the dwellings will be reliant upon private vehicle trips.'

The proposed access is already shared and therefore provides suitable access to the development proposal.

I have no highway objections subject to FDC considering this development to be policy compliant in terms of sustainability'.

5.3 Environment Agency

'We have no objection to the proposed development but wish to make the following comments.

National Planning Policy Framework Flood Risk Sequential Test In accordance with the National Planning Policy Framework (NPPF) paragraph 158, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is for the Local Planning Authority to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower flood risk as required by the Sequential Test in the NPPF. Our flood risk standing advice reminds you of this and provides advice on how to do this.

By consulting us on this planning application we assume that your Authority has applied and deemed the site to have passed the NPPF Sequential Test. Please be aware that although we have raised no objection to this planning application on flood risk grounds this should not be taken to mean that we consider the proposal to have passed the Sequential Test.

Review of Flood Risk Assessment (FRA) We have no objection to this application, but strongly recommend that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) carried out by Ellingham Consulting Ltd (Report Ref: ECL0366/Swann Edwards Architecture) dated November 2020 are adhered to. The FRA states: -Finished floor levels to be set no lower than 2.15m above Ordnance Datum (AOD) - The development to have at least two storeys - Flood resilient construction to a height of 300mm above the finished floor level'

Also recommends informatives regarding the Floodline Warnings Direct service, the use of flood resilient construction and foul drainage and offers advice to the LPA regarding flood warning and evacuation planning.

5.4 North Level Internal Drainage Board

'North Level District IDB has no comment to make with regard to this application'.

5.5 Environment & Health Services (FDC)

'The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal as it is unlikely to affect or be affected by the noise climate or air quality. Records show the application site has not been previously developed and therefore is unlikely to have been affected by ground contamination.'

5.6 Local Residents/Interested Parties:

One letter of objection has been received in respect of the proposal (adjacent occupier) and 7 letters of support (5 from residents of Mouth Lane, 1 from North Brink, Wisbech and 1 from March; these may be summarised as follows:

Objections:

- **Access, Traffic or Highways:** The present surface of Mouth Lane is very poor. Additional traffic would not be beneficial. Already there is little or no space for passing traffic so consequently verges outside properties are damaged despite residents trying to keep them looking neat and presentable. The current volume of traffic and excessive speed of some vehicles using the shared access is a concern. Additional traffic could compromise safety.
- **Visual and residential amenity:** Overlooking/loss of privacy, loss of view/outlook, proximity to property, visual impact.
'As the rear of the stables is to a large part glass not only would I lose all privacy externally but a considerable amount internally.'
- *'The Stables' could be visually dwarfed by the proposed development.'*
- Density/Over development
- Anti Social behaviour
- Devaluing property
- Drainage
- Noise

Support:

- Supports application as it seems this could be very beneficial to the community
- Previously a neighbour of the applicant and notes that the properties he has built *'have greatly added to the status and wellbeing of the lane. His buildings are always of the highest quality and inject a certain class to the area. I have always admired his work and believe a further two properties would enhance the corner considerably'*.
- *Land [...] not suitable for farming so buildings surely must be the answer.*
- *'two further properties for families who will be supporting local schools, tradesman post office etc. I am sure the local residents would welcome them with open arms.*
- *Support applications to build homes [for applicant and his son] recognise [that they] need a local base in which to live*
- *Support the importance of local businesses for the benefit of the economy, of which [the applicant's company] is one. As many trades are involved in the construction of a property, we believe this will also provide local income to other companies and trades in the local community'*
- *'Will improve the area by infilling the unused land and would also be nice to have more people living in our road'*
- *'Would be aesthetically pleasing'*
- *'Scheme will improve community even more'*
- *Considers that 'a sympathetic build would be required to really enhance the streetscene but with the existing barn conversions, stable conversions and the large 'farmhouse' style house in existence, a truly rural street scene is easy to create. Definitely an asset to our community in Mouth Lane'.*

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: NPPF is a material consideration

Para 8: 3 strands of sustainability

Para 11: Presumption in favour of sustainable development

Para 78: Housing should be located where it will enhance or maintain the vitality of rural communities.

Para 155: Development should be directed away from areas at highest risk of flooding.

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide (2019)

C1 – Understanding and relate well to the site, its local and wider context

I1 – Responding to existing local character and identity

H1 – Healthy, comfortable and safe internal and external environment

H2 – Well-related to external amenity and public spaces

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 Areas Development Policy

LP14 -

LP16 – Delivering and Protecting High Quality Environments across the District

8 KEY ISSUES

- **Principle of Development**
- **Paragraph 78 considerations**
- **Character and Amenity**
- **Residential Amenity**
- **Risk of flooding**
- **Highways and infrastructure**
- **Other matters**

9 BACKGROUND

9.1 The dwelling adjacent to the current application site was approved in 2015, this was constructed in accordance with a revised scheme for a dwelling initially granted planning permission in 2012. The original decision was a committee overturn as Members did not support officer's recommendation of refusal as they felt that the scheme was a quality development, not out of character with the area for which local support had been forthcoming. These factors were considered all to outweigh the refusal recommendations which related to the open countryside location, the unsustainable nature of the site and the incongruous nature of the development which was considered to be detrimental to the open character of the landscape. Whilst the existence of an extant approval had to be given weight when considering the 2015 proposal it would not be appropriate to cite this earlier decision as justification for yet more unsustainable development in this location.

9.2 Against this backdrop a similar scheme for two dwellings submitted under F/YR17/1212/O was refused under delegated powers; this refusal has not been tested at appeal, nor has an earlier refusal for two dwellings on the site under F/YR16/0298/F.

10 ASSESSMENT

Principle of Development

- 10.1 The main policy documents which are relevant to the consideration of this application are Fenland Local Plan 2014, and the National Planning Policy Framework. The weight that should be attributed to these policies and documents are considered below. The site is an elsewhere location as defined by Policy LP3 of the FLP in that is detached from the main settlement core within what is essentially an open countryside location as such there is no policy support given that the proposal is not demonstrably essential for the efficient operation of agriculture, horticulture etc. In addition to the locational deficits of the scheme in terms of its sustainability the site is also located within a Flood Zone 3 area and as such would be contrary to Policy LP14 (B) of the FLP.
- 10.2 The NPPF position would be similar in terms of flood risk; and the location of the site away from any main settlement would render the scheme unsustainable as clearly the site is some way from the settlement core with the intended occupiers the dwellings being reliant on private motor transport.
- 10.3 It would appear that the main thrust of the argument postulated by the agent relies on Para 78 of the NPPF. Whilst it is acknowledged that to '*promote sustainable development in rural areas*' Para 78 of the NPPF **does** allow for the introduction of housing where it will '*enhance or maintain the vitality of rural communities*' the key emphasis is on allowing villages to grow and thrive, especially where such housing will support local services. It is explicitly identified in Para 78 that '*where there are groups of smaller settlements, development in one village may support services in a village nearby*'. Para 78 considerations are addressed below.

Paragraph 78 considerations

- 10.4 A key focus of the submitted design and access statement is the Court of Appeal decision re Braintree DC v SSCLG (2018) '*where it was found by the Court that there is [...] no description or specified minimum number of dwellings or population set out in the NPPF to define what constitutes a settlement. To this end the Court found that despite a site being located outside of the defined settlement boundary it would not be 'isolated' within the context of paragraph 79 (formerly 55) of the NPPF as it was located within a collection of existing buildings.*'
- 10.5 Whilst it is fully accepted that the lack of physical isolation may result in a 'smaller settlement' in the context of Para 78, this does not overcome 'functional isolation' when considering whether a 'smaller settlement' is a sustainable location.
- 10.6 However Para.78 of the NPPF does not give carte blanche for development where there are 'groups of dwellings' as the framework in this regard is only reasonably enacted where such development will support and sustain settlements; it is contended that the location identified whilst not 'physically isolated' **is** 'functionally isolated' and as such not compliant with the golden thread of 'sustainability' that runs through the NPPF.
- 10.7 The Para.78 argument has been tested by a 2020 appeal decision relating to a site at Crooked Bank, Elm (F/YR19/0828/F). In this instance the Planning Inspector upheld the decision of the LPA in refusing planning permission for a

single dwelling within a group of dwellings located on the periphery of Elm. Salient points are listed below caveated by the fact that there are many similarities between the current application under consideration and this earlier appeal.

- Site at Crooked Bank was within a group of dwellings forming 'Begdale' and as such was not isolated
- *Whilst 'one new dwelling would be a social benefit to the area [and] new customers and potential employees for local businesses and services and the construction of the development would also generate economic benefits. However, given the scale of development these combined benefits would be modest.'*
- Proposal would have a 'negligible effect on the vitality of the rural community of Begdale or the vitality of those nearby such as Elm'.
- *Whilst it was acknowledged that there were 'some services, facilities and employment opportunities nearby, these [did] not include healthcare or education. [...] no substantive evidence [was provided to allow the Inspector] to fully assess access to bus services or the frequency of those services connecting to larger centres [it was also noted that] many of the roads in the area do not benefit from footpaths or street*
- *'Future occupiers of the proposed dwelling would have limited transport choice other than to rely on private motorised transport to access services, facilities and employment. Whilst one new dwelling would only give rise to a small number of trips, private motorised transport is the least sustainable transport mode and the proposed development would still therefore result in environmental harm. I accept the travel circumstances of any future occupants of the proposal would be similar to those experienced by many existing residents living in the area. However, this does not justify the proposal'.*
- *Although the Inspector recognised 'the overall national objective to boost the supply of housing, the combined benefits of the scheme [were] still relatively modest such that they are outweighed by the environmental harm arising from the dependence on the private car and development in the countryside.*
- *In conclusion the Inspector identified that 'the proposed development would not therefore amount to sustainable development when considered against the Framework as a whole. For [those] reasons the proposed development would not provide a suitable site for housing, having particular regard to the accessibility of local services and facilities. It would therefore be in conflict with Policies LP3 and LP12 of the LP and the Framework which taken together seek to ensure a sustainable pattern of development.'*

10.8 Whilst this current scheme proposed two dwellings, as opposed to the one considered under the Crooked Bank submission it does share the locational characteristics of the Crooked Bank proposal and as such this appeal decision is a material consideration when evaluating this submission.

Character and Amenity

10.9 The agent asserts within the submitted Design and Access statement that the site *'forms a gap within the frontage of the continuous built form between Leighwood and Newberry Lodge'* and that its *'authorised use [...] is agricultural however due to its relatively small scale, its unconventional shape and the fact that it is within private ownership, it is not practical or possible to farm the land'*.

- 10.10 Whilst it is accepted that there are a number of dwellings which sporadically address Mouth Lane it is not considered that these constitute a built up frontage. Similarly, whilst the area of land may not be practicable to farm it is not a given that every piece of land which cannot be farmed has to be developed. It is further noted that the original south-western (side) boundary shown for the dwelling to the north-east was located some 22 metres from the dwellings flank wall, whereas as delivered on site there is only 4.6 metres from the flank wall of this dwelling to the side boundary of the proposed plots; with the excluded land now forming part of the site currently under consideration.
- 10.11 As indicated the character of development in this location is of open countryside sporadically interspersed with a variety of dwelling styles of differing scales. Whilst viewed in isolation additional dwellings may sit appropriately in context, they will serve to consolidate development thereby detracting for the open countryside qualities of the area.
- 10.12 That said it is not considered that significant harm would accrue to the locality as a result of such consolidation and as such the proposal could not be deemed as unacceptable in character terms and accordingly represents no issues in respect of LP16.

Residential Amenity

- 10.13 The comments of the neighbouring occupier are noted regarding the potential impact that this scheme would have on their residential amenity with regard to overlooking, loss of privacy, loss of view/outlook, proximity to property and visual impact. However, this is an outline application and the specific details would be the subject to a reserved matters submission at which time matters of privacy and overlooking could be fully addressed. That said the relationship of the proposed dwellings to 'The Stables', the orientation of the plots and the separation distances evident are such that it is accepted that a scheme could be delivered which achieves compliance with Policies LP2 and LP16 of the FLP in terms of acceptable residential amenity impacts.

Risk of flooding

- 10.14 The NPPF requires Local Planning Authorities to steer new development to areas at the lowest probability of flooding. The site lies within Flood Zone 3 and the proposed development is classed as 'more vulnerable'. Table 3 of the PPG to the NPPF states this type of development should be subject to the application of the sequential test and should the sequential test be satisfied the exception test should then be applied.
- 10.15 Whilst it is recognised that there have been two consents given for residential accommodation in the vicinity of this site it should be recognised that the first was a committee overturn where greater weight was given to the 'quality of the development' and the second was a prior notification submission where only the 'site specific flood risk' could be considered; not the more fundamental sequential test requirements of the NPPF and Fenland Local Plan.
- 10.16 Limited information has been submitted in respect of the sequential test, merely a statement as follows:

'The site lies within Flood Zone 3 of the Environment Agency's flood maps for planning. Policy LP14 and Section 14 of the NPPF require a Sequential approach to development by locating new development proposals on land at lowest risk of

flooding it the first instance. In accordance with the Cambridgeshire and Peterborough Flood Risk SPD an area of search of reasonably available sites which could accommodate the development should be established. On the basis that this application is submitted on the strength of Mouth Lane being a settlement for the purposes of paragraph 78 of the NPPF following case law, the area of search for the Sequential test would be Mouth Lane. As can be seen from the extract below, there is no other land available at lower risk of flooding and therefore the site passes the Sequential Test. Following successful completion of the Sequential Test, Policy LP14 and Section 14 of the NPPF require the Exception Test to be passed, demonstrating that the site would (a) represent a community benefit which would outweigh flood risk and (b) would be technically safe from flooding. With regards to (a) the applicant is committed to providing a dwelling which strives to achieve a carbon status by means of sustainable construction methods and techniques within the fabric of the building. A condition to this effect would be duly accepted on any permission granted. The proposal would help support the local community and existing services and facilities in accordance with paragraph 78 of the NPPF. With regards to (b), a technical site specific flood risk assessment accompanies this submission which demonstrates that the proposal and the surroundings will be technically safe from flooding’.

- 10.17 The agent asserts that the area of search should be restricted to Mouth Lane as this is deemed a settlement in its own right. This is a novel and spurious assertion given that guidance within the SPD clearly indicates that the first part of the sequential test preparation should be agreeing with the LPA the geographical area over which the test is to be applied, and that this would usually be over the entire LPA area and may only be reduced in discussion with the LPA because of the functional requirements and objectives of the proposed development [...] and because there is an identified local need for that type of development.
- 10.18 As this site is in an elsewhere location away from the main village core the sequential test search area would extend clearly wider than Mouth Lane, and indeed the settlement of Guyhirn and there are clearly sites available in areas of lesser flood risk within other ‘elsewhere’ locations in the District. Even when restricting the search area to Guyhirn recent evidence shows that there are sites with permission that have yet to be developed. Accordingly, it can be demonstrated that the proposal does not meet the requirements of the sequential test.
- 10.19 As the scheme fails to meet the sequential test it is not necessary to explore the exception test requirements however for the sake of completeness it is accepted that the applicant would accept a condition requiring sustainable construction methods and techniques and fabric of the building, however such benefits have not been quantified. It is however accepted that the second part of the exceptions test relating to a suitable site specific flood risk is satisfied given that appropriate confirmation in this regard has been received from the Environment Agency.
- 10.20 Given that the applicant has failed to adequately evidence that there are no sequentially preferable sites; and the scheme will not bring about wider sustainability benefits to the community that outweigh flood risk the proposal is deemed contrary to Policy LP14 of the Fenland Local Plan, adopted May 2014 and must be resisted.

Highways and infrastructure

- 10.21 Again it is recognised that this scheme when viewed in isolation from other relevant planning policy framework offers an appropriate layout and no objection has been raised with regard to highway safety. However, the CCC Highways team have identified that consideration needs to be given to the sustainability credentials of this type of development.
- 10.22 It is noted that the agent in the design and access statement highlights that there are nearby bus stops providing access to Wisbech and Peterborough; it is accepted that there is a bus stop at the end of Mouth Lane at the junction with High Road (some 560 metres from the site) and that there are various services and facilities on offer within close proximity to the site. However, the nature of Mouth Lane as a rural road with no footpaths or lighting is not conducive to accessing public transport. Similarly, the distance from Guyhirn village centre (1.73 km to the primary school), the nearest settlement which provides only limited services, and the lack of safe walking routes compound the locational disadvantages of this site.
- 10.23 As such whilst the scheme in layout terms meets the requirements of Policy LP15 and LP16 in layout terms; it fails to comply with Policy LP15 (d) in that the site is not located so that it maximises accessibility and helps to increase the use of non-car modes.

Other matters

- 10.24 Devaluation of property has been raised by a local householder although this is not a material consideration in planning terms.

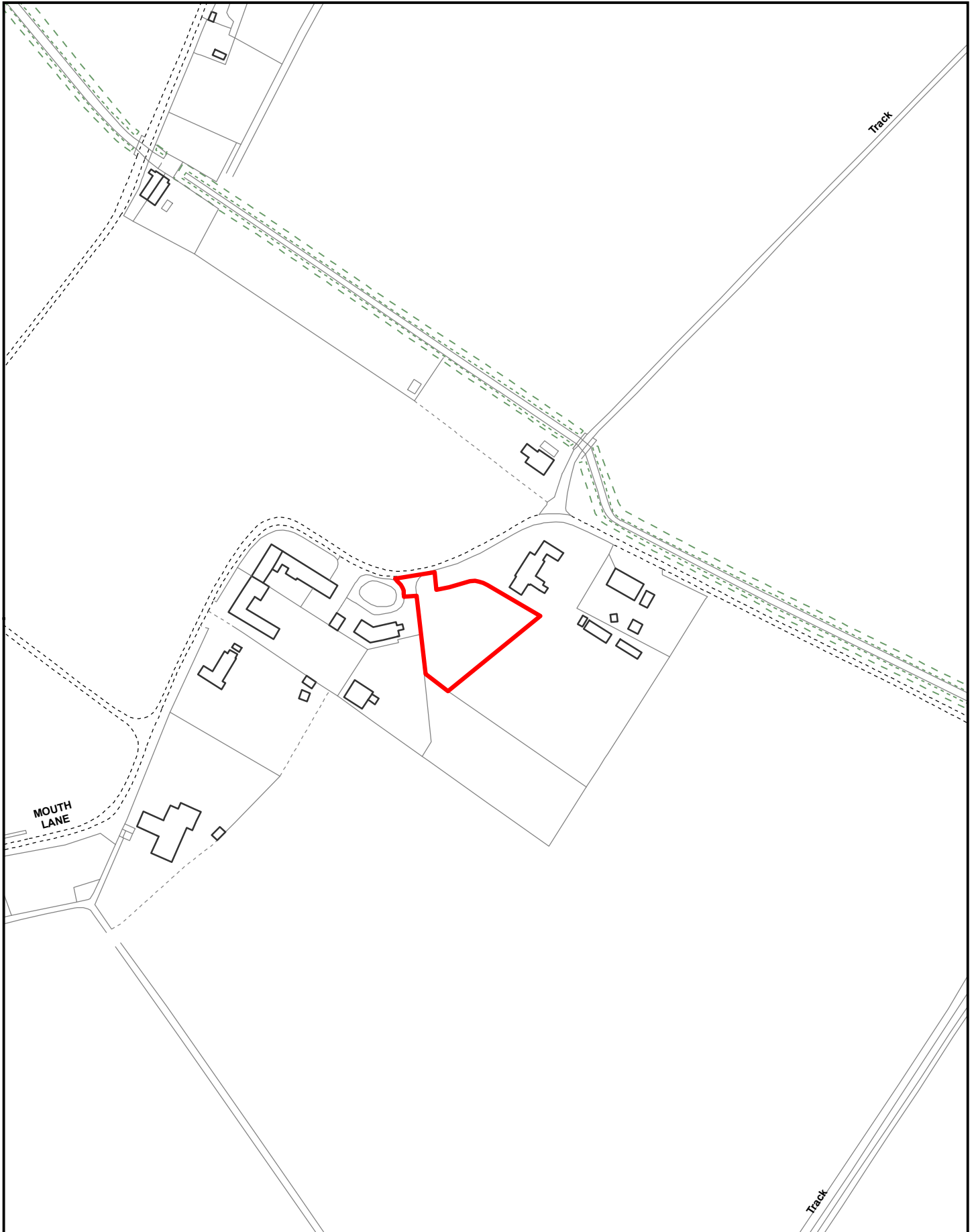
11 CONCLUSIONS

- 11.1 Whilst the scheme comes forward with a level of local support this does not in itself direct the planning response to the scheme, which should be grounded on the relevant national and local planning policy having due regard to relevant case law.
- 11.2 This continues to be an unsuitable location within a high risk flood area and as such the only planning response should be to withhold consent. It is noted that the earlier scheme refusals have not been tested at appeal, with the scheme merely being re-presented for consideration in the expectation that a differing recommendation will be forthcoming.

12 RECOMMENDATION: Refuse

1	<p>Policy LP3 of the Fenland Local Plan supports development in the open countryside ('Elsewhere') where it is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services. The proposal fails to demonstrate that the development is essential for any of the operations as identified in LP3 and therefore would result in development in an unsustainable location. The development therefore does not comply with the requirements of Policy LP3. Whilst Paragraph 78 of the National Planning Policy Framework does allow for additional housing within settlements where such housing will <i>enhance or maintain the vitality of rural communities the location of the site under consideration and the scale of development proposed is not considered to future the aims of Paragraph 78 and to such an extent that the policy framework which seeks to protect the countryside from unjustified development.</i></p>
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2	<p>Policy LP14 (Part B) of the Local Plan requires development in Flood Zone 3 areas to undergo a satisfactory sequential test to demonstrate that the development cannot be delivered elsewhere in a location of lower flood risk. Policy LP2 seeks to deliver high quality environments, ensuring that people are not put at identified risks from development thereby avoiding adverse impacts in the interests of health and wellbeing. The site lies within Flood Zone 3 which is a high risk flood area. Consequently, the proposal fails to satisfy policies LP2, LP14 and LP16 of the Fenland Local Plan as it fails to deliver a high quality environment and unjustifiably puts future occupants at higher risk of flooding. Furthermore the submission does not comply with the NPPF or the Cambridgeshire Flood and Water Supplementary Planning Document, adopted 15th December 2016.</p>



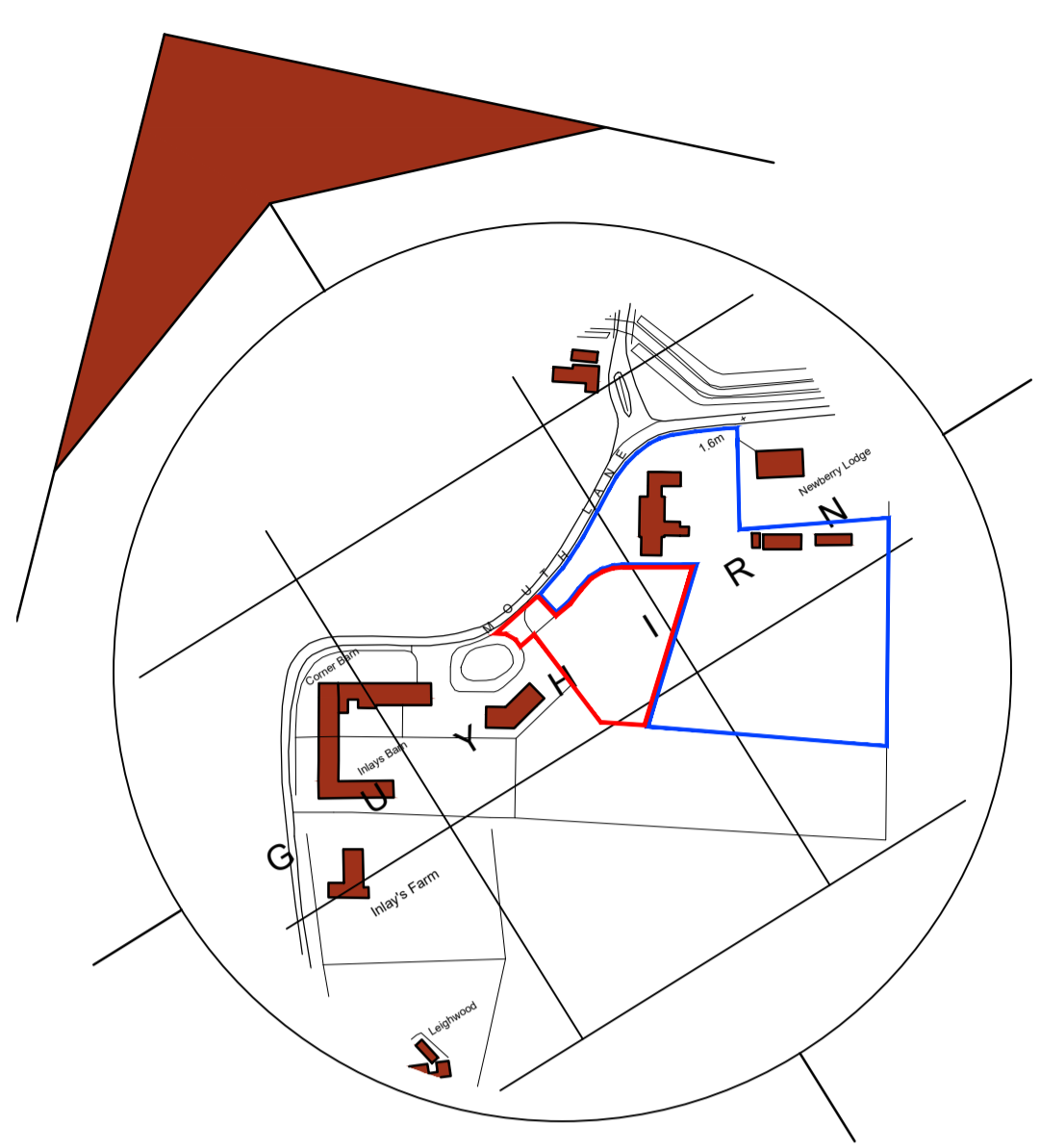
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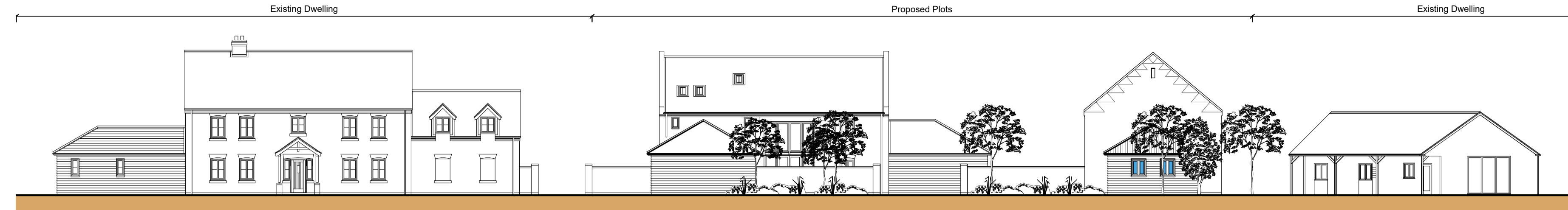
F/YR20/1177/O

Scale = 1:2,500





Location Plan
Scale: 1:2500
metres



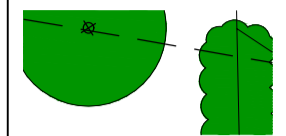
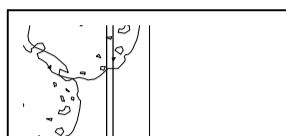
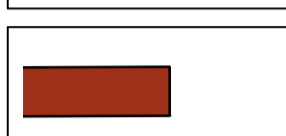
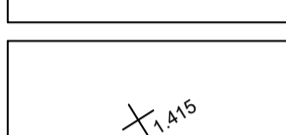
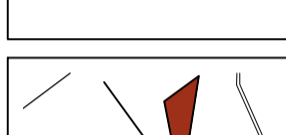
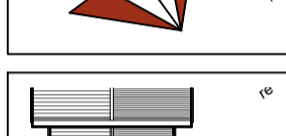
Indicative Mouth Lane Elevation
Scale: 1:200
metres



Indicative Site Plan
Scale: 1:250
metres

- 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.

SITE PLAN KEY

-  Indicates existing trees and hedges
-  Indicates proposed trees and hedges
-  Indicates neighboring properties (from ordinance survey location plan)
-  Indicates site levels
-  Indicates site access point
-  Indicates proposed new dwellings

Status
FOR APPROVAL

SWANN EDWARDS
ARCHITECTURE

Swann Edwards Architecture Limited, Fen Road,
Guyhirn, Wisbech, Cambs. PE13 4AA
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title Proposed New Dwellings Land East of Corner Barn Mouth Lane, Guyhirn For Mr and Mrs N King	Date September 2020	Scale As Shown Sheet Size A1
Drawing Title Planning Drawing	Job No. SE-1481	Drawn by RS
	Dwg No. PP1000	Revision E