

Application Number: FYR14/0006/F

Minor

Parish/Ward: Doddington Parish Council/Doddington

Date Received: 6 January 2014

Expiry Date: 3 March 2014.

Applicant: Mr & Mrs J Fletcher

Proposal: Erection of single-storey 3-bed agricultural dwelling, a cattle shed and a hay store.

Location: Land East of Delfland Nurseries, Benwick Road, Doddington.

Site Area: 12.14 ha (0.70 ha for dwellings and buildings)

Reason before Committee: The application is before Planning Committee due to the level of objections received.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This is a full application for a single-storey 3-bed agricultural dwelling, cattle shed and hay store on a site to the east of Delfland Nurseries at Benwick Road in Doddington in connection with an existing livestock enterprise. The applicant's have been running a farm business for many years as tenants of CCC and have accumulated experience, skills and animals to enable them to set up a new enterprise in Doddington. The enterprise will be based on a 60 cow herd of Simmental cross beef cows which will be housed over winter in the new shed and will be used for summer finishing of the previous year's crop of calves. The capital costs of the farm buildings and house will be met from savings built up over many years of judicious and skilled farming.

A business plan has been produced setting out the financial and functional tests to establish whether planning permission should be given. The Council's agricultural consultant considers that the report has shown both the financial and functional tests have been proven and considers that consent should be given albeit by way of a temporary consent for the dwelling.

The LPA has taken into account all aspects of the enterprise including the potential effect on the residential amenities of neighbouring properties, highway safety and drainage issues and supports the relocation of the enterprise. However the LPA also considers that support can be given to a permanent dwelling on the site in light of the length of time the applicant's have been beef farming and the evidence contained within their business report.

The proposal accords with national and local policies which support agricultural dwellings and operations and therefore the development is recommended for approval.

2. HISTORY

NW/73/129/F

Retention of 25 polythene houses.

Granted 18th February 1974.

NW/72/83/F	Retention of 25 polythene houses.	Granted 29 th September 1972.
NW/71/17/D	Erection of 126 polythene houses for the production of horticultural crops.	Granted 29 th April 1971.

3. **PLANNING POLICIES**

3.1 **National Planning Policy Framework:**

Para 2: Planning law requires that applications for planning permission must be determined in accordance with the development plan.

Para 14: Presumption in favour of sustainable development.

Section 1: Building a strong, competitive economy.

Section 3: Supporting a prosperous rural economy.

Section 6: Delivering a wide choice of high quality homes.

3.2 **Fenland Local Plan Core Strategy (September 2013):**

CS1: A presumption in favour of sustainable development

CS3: Spatial strategy, the Settlement Hierarchy and the Countryside

CS12: Rural Areas Development Policy

CS16: Delivering and Protecting High Quality Environments across the District

3.3 **Fenland District Wide Local Plan:**

E1: Open character of Fenland landscape

E8: Residential amenity

H3: Development within Development Area Boundaries

H16: Agricultural dwellings

AG1: New agricultural development

EMP4: New agricultural development outside Development Area Boundaries

4. **CONSULTATIONS**

4.1 ***Doddington Parish Council***

Not supported as the proposed development is outside of the village building line.

4.2 ***Middle Level Commissioners***

This development is in an area where drainage problems are currently being experienced and there are concerns that this proposal may exacerbate this. The water level/flood risk management systems in the area become overloaded during high rainfall events resulting in flooding. Therefore it is considered that there is insufficient capacity to receive increased run-off rates. Flows from the site must be restricted to the Greenfield rate of run-off and not increase as a result of this development. No additional volumes of flow or increased run-off will be consented by the Board.

The Board will expect the applicant to provide adequate details and test results to prove that the proposed surface water system will work.

4.3 **CCC Highways**

No objection in principle but the following points should be noted/require attention:

- The access is located at the point of an existing lay-by, these cannot both remain in the same location, so the lay-by must be closed.

- The Council should be mindful that in approving the development, a significant level of frontage foliage will need to be permanently removed to facilitate visibility.

- Whilst appropriate visibility splays have been shown the access does not achieve adequate forward visibility for traffic approaching the rear of a vehicle waiting to turn right into the site. This is restricted by the bend in the road. To rectify this, the access will need to be relocated around 20m west and the plans should be amended accordingly.

Conditions relating to a scheme for access construction, provision of parking and turning areas, temporary parking facilities for construction vehicles, visibility splays and the closure of the lay-by should be attached to any permission given.

Following the submission of an amended plan the Highway comments are as follows:

The amended plan is acceptable from a highway point of view subject to the conditions as detailed previously.

4.4 **CCC Waste and Minerals Team**

The proposed development sits within the Mineral Safeguarding Area for sand and gravel. However the resource in this instance is an isolated area of sand and gravel which is limited in size and close to residential and other property. It is unlikely to be a viable resource and therefore no objections to the development.

4.5 ***FDC Environmental Protection***

Required clarification/further information in relation to potential noise, odour, storage of waste, storage of hay/silage, drainage from cattle shed and waste and food storage areas, delivery restrictions and cattle movements to and from the site.

Following receipt of further information, Environmental Protection has no objection to this application. Noise and odour are considered unlikely to have a detrimental effect on the local area.

4.6 ***Agricultural Consultant***

Planning policy requires a temporary dwelling where the activity has yet to be established. The proposal has been considered against draft policies and it is agreed that there is a functional need for a responsible worker to live close to the buildings once they house livestock. The applicant has demonstrated sufficient intention and ability and the enterprise has been planned on a sound financial basis.

4.11 ***Local Residents***

11 letters of objection received concerning (in summary):

- Concern over the potential for obnoxious smells from cattle and sheep;
- Where is the effluent from the animals to be kept and disposed of?
- Vermin come with the keeping of animal bedding and feed. How will this be dealt with?
- Will the applicant want to stop up or move the public right of way?
- The proposed buildings will block up open panoramic views;
- Flora and fauna were removed from the site in November 2013 prior to the application being submitted;
- Animal and vehicle noise will be upsetting to existing lifestyle;
- Concerns over highway safety for an already over-burdened road;
- The speed limit at the access is 60mph therefore disturbance will be caused to neighbours with the sudden braking of vehicles.
- Concerns over early morning disturbance when tending to the animals.

- Loss of privacy as the proposed planting will be around the proposed buildings and not around the boundary of the site.
- The proposed location in the middle of the field is far from appropriate and cannot understand how this location will reduce the impact of smells and noise.
- The smells from the cattle will have a continual impact on the immediate area and substantially reduce the pleasure of being in the garden.
- The plans do not adequately show the bends in the road and concerns over the safety of the proposed access in the 60mph zone.
- A speed reduction is going to be needed. The road is right beside a frequently used footpath.
- There is no street lighting at this end of the road which will severely restrict visibility.
- There will be an increase in agricultural vehicles, especially lorries.
- If this is approved then it will expand with more buildings and cattle.
- The local residents have not been taken into consideration and will have to suffer increase in noise, traffic, smells, flies and loss of views.
- There appears to be a great deal of information which the public cannot view in terms of the business plan. Therefore the intentions of the applicant are not clear.
- How many animals will be at the site and how is it to be run?
- There is reference to sheep but only a building for cattle so are the sheep to be outside constantly?
- Whilst it is acknowledged that the agricultural field may be used for the grazing of animals concerned that the approval of buildings would permit a substantial intensification of the activity.

- If agricultural livestock buildings fall within 400m of residential properties they do not benefit from permitted development rights suggesting that at a distance within this there will be an adverse impact on residential dwellings. The existing dwellings are 170 – 220m away and so must be severely detrimentally affected.
- The proposed 1.8m high fencing across the frontage will have an adverse visual impact.
- Does the enterprise justify a dwelling? Shouldn't it be a caravan to begin with?
- The location of the dwelling is not in keeping with the existing frontage development.
- The proposal is no acceptable in terms of planning policy.
- Concerns over the health implications for nearby residents due to the pollutants associated with discharge of animal waste into the air and surface water.
- Concerned with the spread of diseases from livestock such as bovine TB, BSE and foot and mouth.
- One dwelling has recently installed air-source heat pumps which would result in the smell of cattle being drawn into their home.

5. **SITE DESCRIPTION**

- 5.1 The site consists of an area of agricultural land of 12.14 ha in size and is located to the west of Doddington. There are no structures on the land at present. To the east is a residential dwelling with further residential dwellings to the north. To the west is Delfland Nursery site and there is open land to the south. The site is located in Flood Zone 1.

6. **PLANNING ASSESSMENT**

The key issues for consideration to this application include:

- Policy considerations
- Functional and financial need
- Provision of permanent dwelling
- Design considerations
- Highway considerations
- Amenity issues
- Other local resident concerns
- Drainage and Flood Risk

Policy Considerations

The proposal is for an agricultural dwelling and farm buildings in connection with the re-establishment and expansion of an existing livestock business located at Witcham Farm, Manea.

Policies relating to the proposal include the NPPF, CS3 and CS12 of the emerging Core Strategy together with relevant policies contained within the 1993 Local Plan.

Para. 55 of the NPPF states that when putting forward cases for special circumstances that can overturn the general presumption against new isolated dwellings in the countryside that the essential need for a rural worker to live permanently at or near their place of work in the countryside is established. The farming enterprise requires a worker on site in order to oversee the welfare of the livestock on site.

Policy CS3 provides an overarching policy for development which states that, in areas outside settlements, developments should be restricted to that which is demonstratively essential for agriculture, horticulture, forestry etc.

Policy CS12, Part D, gives further guidance on the information needed to establish whether a proposed agricultural dwelling is essential including the functional need for a dwelling and the financial viability of the dwelling.

Policy H16 of the Local Plan supports agricultural dwellings provided they are accompanied by a bona fide justification of need and will be subject to appropriate conditions restricting occupation.

Functional and Financial need

The applicants provided a business plan of their proposal which has been scrutinised by the Council's own agricultural consultant.

The functional need of the operation relates to whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Examples are:

- in case animals and agricultural processes require essential care at short notice;
- to deal with emergencies that could otherwise cause serious loss of crops or products.

In this case the reasons are mainly for husbandry and animal welfare of the livestock on site i.e. cows. Where livestock are kept in buildings they are fully reliant on the keeper for their environment, feeding and welfare generally on a 24 hr – 365 day basis. Where breeding stock is kept (such as this enterprise) signs of 'heat' or imminent birth are also very important to spot.

It is therefore considered that if the buildings are erected and livestock are kept on site that there it will be an essential need for a responsible person to be readily available at most times; therefore the functional need is established.

With regards to the financial need consideration has to be given to the availability of other dwellings. If the development takes place as proposed, only a dwelling within sight and sound of the housed livestock would be suitable to fulfil the need and that is unlikely from any existing dwellings in Benwick Road within sight of the enterprise.

A business plan has been submitted with the application which sets out the background and includes the applicant's reasons for moving his enterprise to Doddington. The contents of the business plan contains income and expenditure and are accordingly confidential however the Council's agricultural consultant considers that the business plan is well researched and realistic and is planned on a sound financial basis. The reason for the relocation relates to the uncertainty surrounding the applicant's tenancy with Cambridgeshire County Council and the desire to provide purpose built buildings that the family will own to provide security for the family in the future.

Under the guidance contained within Annex A of PPS 7, which was cancelled when the NPPF was published, the Council's agricultural consultant states that evidence of 'existing functional need' should be demonstrated before a new permanent agricultural workers' dwelling is considered necessary. In this case there are no buildings with permission on the new site and the applicant has a secure agricultural tenancy at Witcham Farm. It is therefore not possible to say there is an 'existing need' although policy does allow for the provision of a temporary dwelling to allow the new site to be developed and livestock to be kept before a permanent dwelling is considered.

Provision of permanent dwelling

The LPA has noted the recommendation of the agricultural consultant based on the theory that the application is for a new enterprise and accepts the conclusion. However consideration has been given to the nature and length of time the existing enterprise has been in operation which Officers consider must be given some weight when evaluating this proposal. Whilst the relocation of this enterprise from Manea to Doddington will have implications for the business i.e. moving from a tenancy to an owner/occupier on their own land, the LPA is content that a permanent dwelling should be allowed once livestock is present on the site. This conclusion is based on the years of experience the applicant has in beef production and the fact that the applicant's family are also involved in farming. The LPA is content with the financial information provided and concludes that a permanent dwelling can be supported in this instance. It is considered that the relatively unique circumstances of this case warrant special consideration of the residential aspects of this scheme.

Design considerations

The proposal is for a detached 3-bed bungalow and two outbuildings consisting of one cattle shed and 1 hay/silage shed together with additional landscaping. The dwelling will be single-storey with an overall ridge height of 6.55m and the principle footprint will be 21.2m wide and 11.1m in depth; the roof will be hipped. The two outbuildings will have a ridge height of 6.45 m and have floor area of 32m x 15.4 m including the overhang to the yard area. It should be noted that the modest dwelling has been situated centrally within the site as this is the optimal location in terms of its function, i.e. to enable the cattle to be actively monitored.

The dwelling will be of brick and tile construction with materials being subject to an appropriate condition. The outbuildings have been designed to reflect a farm building aesthetic with corrugated sheeting used for the main roof and predominant cladding material as well as the use of concrete panels as appropriate for the protection and enclosure of the cattle. These buildings will be of steel portal frame construction.

There will be no overlooking or overshadowing from the dwelling or outbuildings on neighbouring properties.

Highway considerations

The original proposal for the position of the new access has been amended during the application process. The new position has been located further to the west (towards Delfland Nursery) to achieve adequate forward visibility for traffic approaching the rear of a vehicle waiting to turn right into the site. There is a lay-by close to the entrance which will require closing and the LHA has confirmed that there is no objection to this closure. The LHA has recommended conditions be appended to any approval for the site which are listed at the end of this report.

Amenity issues

The main issues relating to the acceptability of such an enterprise relate to the potential for noise and odour emanating from the site and this has been raised by all the local residents. The Council's Environmental Protection team also raised many questions relating to these issues and requested clarification on a number of points including:

- how is odour from livestock controlled;
- how is noise from cows controlled;
- storage of waste;
- vehicle movements;
- identify all other sources of noise generation;
- identify all other sources of odour generation.

Information obtained from the applicant confirmed that:

- there should be very limited odour from the livestock with most of the cows being in the shed for calving etc. and not all cows will be outside all the time. The shed will be made up of straw and deep litter which will be regularly cleared and will not be allowed to reach 'muck' stage. This has to be done to ensure animal welfare standards are kept and maintained.
- Noise from the cows will be minimal with the only potential being during calving – calving does not occur at one particular time but is spread through out the seasons.
- The straw and deep litter will be removed off site by an agreement between farmers with the dirty straw being removed and replaced by clean straw for bedding. The provision of the reed beds will deal with any 'dirty' water from the yard area and will be naturally degraded.
- Vehicle movements will be intermittent. Apart from the daily domestic vehicle movements from the occupiers of the dwelling the cows will be brought to the farm from the Ouse Washes for calving and then general grazing before being returned so there will not be regular vehicle movements. There will be limited deliveries of straw and hay will be

- delivered generally once a year over a 2 day period.
- Other noise generators will come from cattle lorries to and from the site but this is generally consistent with any agricultural operation on agricultural land.
- There should be no other sources of odour from the site than that outlined above.

The LPA took the opportunity to visit the applicant's existing enterprise and are content that noise and odour will be minimal and should not have a significant detrimental impact on neighbouring properties. Due to the location of the barns, which are approximately 160 m away, it is not considered that noise or odour will have a significant impact on the residential amenity of these properties.

Other resident concerns

11 letters of objection has been received as outlined above. Issues relating to noise and odour have been addressed already within the report. Other issues raised are summarised below, together with appropriate Officer comment

- Right of way. The right of way located to the east of the site should not be affected by the proposal as it is outside the applicant's ownership.
- Removal of existing flora and fauna. The applicant owns the land shown blue on the application plans and the trees/shrubs along Benwick Road have already been removed. This has resulted in the site being more visible from Benwick Road however the landscaping along the road frontage was not protected and the landowner was within his rights to remove it accordingly.
- Loss of privacy due to removal of landscaping. The new dwelling will be set back approximately 160 m from the highway and therefore there will be no loss of privacy to any neighbouring properties.
- Reference to sheep. The applicant has confirmed that some sheep may be accommodated on the fields but sheep is not the primary livestock for the site.
- Fencing across the frontage will have an adverse visual impact. It has been confirmed that the stock fencing around the site will consist of timber posts with barb wire strands to a height of 1.6 m and will be particularly discreet in visual terms.
- Health implications. Residents concerns are noted. Controls relating to such an enterprise include set standards of animal supervision as set out in Defra's Code of Recommendations for the Welfare of Livestock (PB7949). This together with Environmental Protection legislation should ensure that there will be health implications arising from the operations on the site.

Drainage and Flood Risk

The site is located within Flood Zone 1 and also within the catchment area of Curf and Wimblington IDB. The IDB has stated that it is the applicant's responsibility to provide adequate evidence to prove that a viable scheme for appropriate water level/flood risk management that meets current design standards exists, that it can be constructed, funded and maintained for the lifetime of the development with no material prejudice to the Board's operations, the local water level management system and built or natural environment.

The IDB will require details of soakaways/SUDs to evidence that flood risk management on the site is addressed. Drainage issues will be dealt with under Part H of the Building Regulations together with the necessary discharge consents from the IDB in accordance with their byelaws. It is considered appropriate to impose a surface water condition to any consent for the development.

Conclusion

The application seeks full planning permission for the erection of an agricultural dwelling and outbuildings in connection with a farming enterprise for beef production. The applicant's are currently tenant farmers in Manea and wish to relocate their enterprise to land that they own in Doddington.

Issues relating to principle of development, noise, odour, highways, drainage and flood risk and local residents concerns have been identified and addressed during the evaluation of the scheme.

There is policy support for such an agricultural undertaking by virtue of Policy CS12 of the emerging Core Strategy together with Policy H16 of the Local Plan. Policy CS12 requires evidence to support the existing functional need for the dwelling coupled with the length of time the activity has been established. It also covers the financial viability of the enterprise and the availability of other suitable accommodation in the area.

Policy H16 of the 1993 Local Plan supports agricultural dwellings supported by a bona fide justification. Similarly Policy AG1 of the Local Plan encourages the modernisation and expansion of the agricultural industry and favours justifiable agricultural development where such development does not seriously prejudice local amenity or highway safety.

The application has raised a number of issues relating to local amenity and these have been addressed above including issues relating to highway safety. The Local Highway Authority does not object to the new access into the site and the Environmental Protection team does not raise any objection to the relocation of this farming enterprise.

The LPA is mindful of the policy requirement relating to proving existing functional need prior to the acceptance of a permanent dwelling on the site. However the LPA is also mindful of the length of time the enterprise has been in operation in Manea and the experience of the applicant's in relation to beef production and considers that the applicant's have adequately demonstrated that the enterprise is indeed financially viable and a functional need for on-site occupation has been agreed. Therefore it is accepted that the proposal, involving the erection of a modest permanent 3-bed dwelling, can be supported.

RECOMMENDATION

Grant

1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The occupation of the dwelling shall be limited to persons solely or mainly employed, or last employed, in the locality in agriculture, horticulture or in forestry as defined in Section 336 of the Town and Country Planning Act 1990, or a dependant of such a person residing with him or her, or a widow or widower of such a person.

Reason - It would be against the Local Planning Authority's rural planning policy to permit the erection of a dwelling on this site unconnected with the use of the adjoining land for agriculture, horticulture or forestry.

3. The dwelling hereby approved shall not be occupied until livestock is present on the site.

Reason – It would be against the Local Planning Authority's rural planning policy to permit the erection of a dwelling on this site unconnected with the use of the adjoining land for agriculture, horticulture or forestry.

4. Prior to commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

- a) means of enclosure
- b) hard surfacing, other hard landscape features and materials
- c) existing trees, hedges or other soft features to be retained
- d) planting plans, including specifications of species, sizes, planting centres number and percentage mix
- e) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife

Reason - The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted.

5. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.

6. Prior to the commencement of the development hereby approved 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.

Reason - To safeguard the visual amenities of the area.

7. Prior to the first occupation of the development the vehicular access to the dwellings from Benwick Road shall be laid out and constructed in accordance a detailed scheme to be submitted to and approved in writing by the Local Planning Authority, and such a schemes shall include measures to prevent surface water discharging on to the public highway and a metalled/ sealed surface for a length of 16.5m from the carriageway edge.

Reason - In the interests of highway safety and to ensure satisfactory access into the site.

8. Prior to the first occupation of the development the proposed on-site parking / turning areas shall be laid out in accordance with a detailed scheme to be submitted to the approved by the Local Planning Authority.

Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

9. Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction in accordance with a detailed scheme to be submitted to the Local Planning Authority for approval.

Reason - In the interests of highway safety.

- 10. Prior to the commencement of the development visibility splays shall be provided each side of the vehicular access. Minimum dimensions to secure the required splays shall be 2.4m, measured along the centre line of the proposed access from its junction with the channel line of the highway carriageway, and 215m, measured along the channel line of the highway carriageway from the centre line of the proposed access.**

The splays shall be thereafter maintained free from any obstruction exceeding 0.6m above the level of the highway carriageway.

Reason - In the interests of highway safety.

- 11. Before the development hereby permitted is occupied the existing lay-by fronting Benwick Road shall be removed, and the verge reinstated in accordance with a detailed scheme to be submitted to and approved in writing by the LPA.**

Reason - In the interests of highway safety.

- 12. Prior to the first occupation of the development the vehicular access from Benwick Road shall be laid out and constructed in accordance a detailed scheme to be submitted to and approved in writing by the Local Planning Authority, and such a schemes shall include details of surface water drainage and a metalled/ sealed surface for a length of 16.5m from the carriageway edge.**

Reason – In the interests of highway safety.

- 13. Prior to the first occupation of the development hereby approved any gate or gates to the vehicular access shall be set back at least 16.5 metres from the near edge of the highway carriageway, hung to open inwards, and retained in perpetuity thereafter.**

Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway.

- 14. 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.**

Reason - To control pollution of land and controlled waters in the interests of the environment and public safety.

15. **Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted and agreed in writing with the Local Authority. The scheme shall subsequently be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.**

Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding.

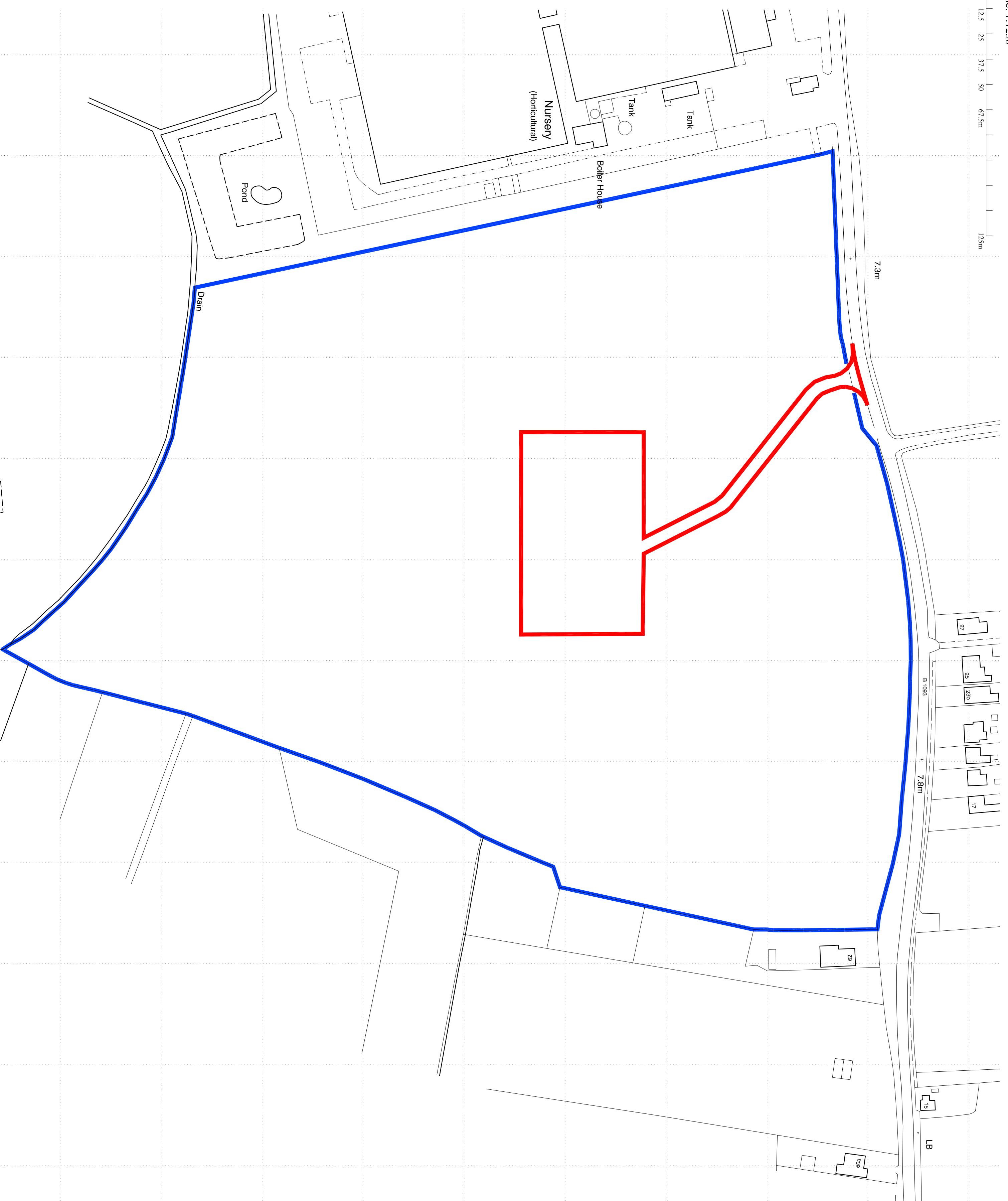
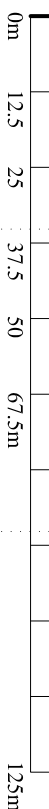
16. **Approved plans**

Informative:

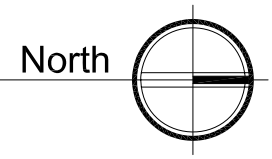
This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

The applicant should note that the development access and associated works are of a magnitude which will require the completion of a Short Form S278 Agreement with this Authority.



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Rev A 17.02.2014 Red and blue lines amended to suit final site layout
proposals following feedback from Highways.

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DRAWING STATUS: PRELIMINARY CONSTRUCTION
PLANNING FILE COPY

CLIENT: **Mr & Mrs J Fletcher**

PROJECT: **Land East of Dellfield Nurseries, Benwick Road, Daddington
Cambridgeshire**

DRAWING TITLE: **Location Plan**

SCALE	DATE	DRAWN	CHECKED
1:1250 @ A2	November 2013	LB	
DRAWING NUMBER	REVISION		
CH13/LBA/302/FP201	A		

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MR AND MRS FLECHER

PROJECT
 Land East of Dellfield Nurseries, Benwick Road, Daddington
 Cambridgeshire

DRAWING STATUS: PRELIMINARY PLANNING
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SCALE: 1:1250 @ A2
 DATE: Jun, 2014
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 CHECKED: LB
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