

**F/YR15/1141/F**

**Applicant: Mr G Boston  
GB Construction Partnership Ltd**

**Agent : Mr Nigel Lowe  
Peter Humphrey Associates Ltd**

**Land East Of Townhouse Cottages, Leverington Common, Leverington,  
Cambridgeshire**

**Erection of 4 x 2-storey 2-bed dwellings**

**Reason for Committee: Due to the views of the Parish Council being contrary to  
Officer Recommendation and the level of objection received.**

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## **1 EXECUTIVE SUMMARY**

This is a full application for the erection of 4 x 2-storey 2-bed dwellings on Land East of Townhouse Cottages off Leverington Common in Leverington. The site is within the main settlement of Leverington and will be accessed off Leverington Common via a new access.

The key issues for consideration are:

- The principle of development and village thresholds;
- The layout and design of the proposal;
- Biodiversity
- Highway Safety; and
- Drainage.

The proposal has been considered against the relevant local and national planning policies and has been found to comply with these in terms of the above considerations. Furthermore, no objections have been received from the relevant statutory consultees in terms of highway safety and drainage. As such the proposal is considered to be acceptable and is recommended for approval.

## **2 SITE DESCRIPTION**

- 2.1 The site is located to the south of Leverington Common in Leverington, opposite the junction of Ringers Lane with Leverington Common and forms a piece of vacant land bounded to the front by Heras fencing and to the rear by an existing ditch. A hedgerow to the site frontage has been removed. The site adjoins the main settlement of Leverington with existing residential development to the north, east and west, and open agricultural land to the south. There is a Grade II Listed Building within a large site to the north east, rows of terraced properties to the south west and a mix of semi-detached and detached dwellings to the east and north east. The area is characterised by a variety of designs and a mix of single and 2-storey dwellings. The site is within Flood Zone 1.

### 3 PROPOSAL

- 3.1 This is a full application for the erection of 4 x 2-storey 2-bed dwellings on an area of land to the east of Townhouse Cottages, Leverington Common, Leverington. The 4 dwellings are proposed to be terraced and will be located to the western side of the site. Access to the site will be off Leverington Common and the central part of the site will provide 10 parking spaces and turning areas, with an area of landscaping proposed to the East. The dwellings will each have 2 parking spaces with 2 additional visitor spaces, all with a width of 2.7m. Each dwelling will have an area of private rear garden land and storage for 3 bins within the rear gardens (Plots 2 – 4) and to the side of the dwelling (Plot 1). There will be an additional rear pedestrian access to the properties. The layout of the site has been informed by the easement requirements of the Drainage Board in relation to the ditch to the rear of the site.
- 3.2 The dwellings have been designed to reflect the adjacent dwellings to the west which are terraced 2-storey properties. Each dwelling will have a footprint of approximately 8.2 metres x 4.6 with an eaves height of approximately 5 metres and a ridge height of approximately 7.5 metres (excluding the chimney). The dwellings are relatively simple in design, with some variation achieved through the two different porch details. Materials are to be agreed by condition.
- 3.3 Full plans and associated documents can be viewed at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=O08AQ0HE01U00>

### 4 SITE PLANNING HISTORY

F/YR15/0371/F	Erection of 6 x 2-storey dwellings comprising of 5 x 2-bed and 1 x 3-bed.	Withdrawn 20.07.2015
F/YR10/0865/O	Erection of 8 dwellings.	Refused 15.02.2011
F/YR10/0598/O	Erection of 9 dwellings.	Refused 10.11.2010
F/92/0756/O	Residential Development	Refused 17.03.1993.

### 5 CONSULTATIONS

#### 5.1 Parish Council

Concerns over drainage, filling part of the drain would create potential flood risk as the system cannot cope now. The infrastructure needs upgrading. Concerns over the dangerous bend and junction which would require a reduction in speed limit from 30mph to 20mph and double yellow lines to prevent on road parking. The development in combination with other developments will equate to a total of 17 exits into less than one mile of road which cannot happen without speed reductions. The removal of the hedge would affect birds and wildlife. The site is similar to one in Sutton Road which was refused for one dwelling on grounds of overcrowding. The exit is onto a dangerous bend. The bin store will be unsightly. Leverington is a limited development area, if this is permitted along with those already passed it would equate to over 200 new dwellings if approvals continued at this rate. The broadband roll out is not complete yet giving poor service. The school is filled to capacity.

## **5.2 FDC Environmental Health**

No objections to the proposed development as it is unlikely to have a detrimental effect on local air quality or the noise climate.

## **5.3 North Level IDB**

No objection in principle however a development levy will be payable.

## **5.4 CCC Highways**

Request conditions relating to provision of parking and turning areas, access drainage, provision of temporary facilities for construction traffic, provision of visibility splays, and access construction.

## **5.5 FDC Conservation Officer**

No objection is raised to this proposal on conservation grounds. It is not felt that the proposal put forward will cause harm to the setting of this listed building nor will it unduly encroach on the building or its garden setting.

## **5.6 CCC Archaeology**

Records indicate that the site lies in an area of high archaeological potential. It is recommended that the site is subject to a programme of archaeological investigation secured through a planning condition.

## **5.7 Councillor Alan Lay:**

Concern over the number of applications submitted on this site, the proposed junction is extremely dangerous, the Police won't enforce traffic violations because of lack of resources. Application should be refused.

## **Local Residents/Interested Parties**

## **5.8 Objectors**

7 letters of objection received (from Leverington Common, Popes Lane,) concerning (in summary):

- Concern over the safety of the access as it leads onto a very busy road with a blind corner;
- Parking would need to be prohibited on the road;
- Concern over the safety of pedestrians crossing the road;
- There are significant HGVs using the road and farm traffic from the site opposite;
- If all parking spaces are filled where will additional visitors park;
- Concerns over the safety of the refuse collectors who will have to stop on this dangerous bend;
- Concern over the filling of the dyke and the potential for flooding as a result;
- Who will maintain the trees and shrubs to be planted on the boundary so that their height does not block the visibility for cars leaving the site;
- A virtually identical scheme was submitted last year which was inappropriate for safety reasons amongst others;
- Previous applications have been refused;
- Loss of open spaces, views and wildlife enjoyed by the existing residents;
- The landscape will become more cluttered and ugly;
- Concerns over the impact on existing housing prices;
- Bungalows would be a better option;
- Do not have a problem with the area being redeveloped but believe that the current proposal is the wrong one.

## **6 POLICY FRAMEWORK**

### **6.1 National Planning Policy Framework (NPPF)**

Paragraph 14: A presumption in favour of sustainable development;  
Paragraph 17: Core Planning Principles;  
Section 6: Delivering a wide choice of high quality homes;  
Section 7: Requiring good design;  
Section 11: Conserving and enhancing the natural environment;  
Section 12: Conserving and enhancing the historic environment.

### **6.2 National Planning Policy Guidance (NPPG)**

Design;  
Conserving and Enhancing the Historic Environment;  
Health and Wellbeing;  
Rural Housing;

### **6.3 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;  
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;  
LP18: The historic environment;  
LP19: The natural environment.

### **6.4 SPD: Delivering and Protecting High Quality Environments in Fenland (July 2014)**

DM2: Natural Features and Landscaping Schemes;  
DM3: Making a positive contribution to local distinctiveness and character of the area;  
DM4: Waste and recycling facilities.

## **7 KEY ISSUES**

- **Principle of Development**
- **Village Thresholds**
- **Layout and Design**
- **Highway Safety**
- **Drainage**
- **Health and wellbeing**
- **Economic Growth**
- **Other Considerations**

## **8 BACKGROUND**

8.1 Since 1992 there have been 4 previous applications on this site for residential development, one of which was withdrawn and 3 which were refused (see history section for specific details). The following were the reasons for refusal given to the previous applications;

- F/YR10/0598/O – The site is located outside of the Development Area Boundary, and the site represents an important gap in the built form. It has not been demonstrated that there is a justifiable need for the housing in this location. The Council have a minimum 5 year supply of housing land.

Highway safety grounds due to the proximity of the Ringers Lane junction and number of accesses.

- F/YR10/0865/O - The site is located outside of the Development Area Boundary, and the site represents an important gap in the built form. It has not been demonstrated that adequate visibility can be provided at the access.
- F/92/0756/O – The site is outside of the Development Area Boundary. The development may set a precedent for other schemes.

8.2 Since these refusals there has been significant Policy changes, namely the introduction of the National Planning Policy Framework which was brought in in 2012 and replaced the previous PPGs, the National Planning Practice Guidance, and the Fenland Local Plan, which was adopted in May 2014 and superseded the 1993 Local Plan. In addition the scheme has been changed following the refused schemes. In broad terms the changes are as follows:

- There is no longer a Development Area Boundary for the village;
- The access to the site has been relocated so it is no longer in conflict with the Ringers Lane junction;
- There is now adequate visibility;
- The number of accesses has been reduced from two to one access only.

## 9 ASSESSMENT

### Principle of Development

9.1 The site is located within the main settlement of Leverington which is classed as a Limited Growth Village within Policy LP3. For limited growth villages a small amount of development and new service provision will be encouraged and permitted in order to support their continued sustainability, but less than would be appropriate in a Growth Village and may be suitable as a small village extension.

9.2 Furthermore, Policy LP12 states that for development in villages the site should be in or adjoin the main settlement, should not have an adverse impact on the surrounding countryside and should be of a scale and in a location that is in keeping with the existing form and character of the settlement whilst not extending existing linear/ribbon features.

9.3 This proposal would introduce residential development which adjoins the main settlement and would not go beyond the level of development permitted by Policy LP3. Whilst the development is linear in nature, it sits between 2 areas of existing residential development and does not extend any ribbon development beyond the settlement and into the open countryside. Furthermore, the proposed development is in keeping with the nature of development on this side of the road. As such the proposal is considered to be acceptable in principle and complies with Policy LP3 and LP12 in this regard.

### Village Thresholds

9.4 Policy LP12 Part A of the Fenland Local Plan, also requires that for development in villages, if they have reached their 10% threshold (or 15% for Growth Villages) then the application is required to be supported by demonstrable community support, evidenced through a pre-application community consultation exercise.

9.5 The latest village threshold figures, dated 15<sup>th</sup> March 2017, show that Leverington has capacity for a further 95 dwellings (from April 2011) before the 10% threshold

is breached and that there have been 41 approvals to date. Leverington therefore remains under threshold and as such there is no requirement for a community consultation in this instance and the proposal complies with Policy LP12 Part A.

### **Layout and Design**

- 9.6 The proposal will introduce 4 terraced dwellings into the western side of the site, whilst providing parking centrally within the site and landscaping to the east. It is noted that some of the garden depths are modest, with minimum depths of 5.2m approximately, however this was the case with elements of the previously refused schemes and this issue was not given as a reason for refusal, therefore, on balance, the level of amenity space is considered to be acceptable. Furthermore the layout of the development is in keeping with the existing terraced blocks to the west of the site and as such would accord with Policies LP16 (d) and LP12 (d). The proposed layout will see the dwellings positioned so as not to cause any overlooking or overshadowing of nearby properties and also to avoid any harm to the setting of the Listed Building opposite. The area of landscaping to the eastern part of the site will seek to retain some of the rural character that this gap in the street scene currently provides and therefore addresses one of the previous concerns raised in the applications that preceded this one.
- 9.7 In design terms the fenestration and porch detailing will continue the character of the existing dwellings to the west and the scale of the proposed dwellings are also in keeping with these. As such there will not be any adverse visual impacts on the surrounding area and the proposed dwellings would not look incongruous within the street scene. The proposal is therefore considered to comply with Policies LP12 and LP16 in this instance.

### **Highway Safety**

- 9.8 It is noted that a number of the objections received against this development relate to highway safety issues. The proposal comes forward with 2 spaces for each dwelling plus 2 visitor spaces, as well as a turning area to prevent vehicles from having to reverse out of the site. Appendix A of the Local Plan, which relates to the required parking standards for the different types of development, requires that for dwellings of up to 3 bedrooms 2 spaces should be provided for each. As these are 2 bedroomed properties, the proposed parking provision complies with the requirements of the Local Plan a higher number of spaces cannot be sought nor can the application reasonable be refused on that basis.
- 9.9 The Local Highway Authority have assessed the proposal in terms of highway safety and have concluded that, subject to the imposition of conditions relating to parking and turning, temporary facilities, visibility splays, access construction and access drainage, they would have no objections to the scheme on a highway safety basis. Whilst it is noted that local residents have concerns over the proximity of the access to the Ringer's Lane junction and the presence of the bend in the road, the applicant has been able to demonstrate the required visibility to comply with the Highway Team's road safety requirements. The points made in relation to parking that may occur on the bend as a result of this development has been considered and in order to prevent this, the applicants have applied for a Traffic Regulation Order to impose double yellow lines along the site frontage. A Traffic Regulation Order has been considered by CCC Highways but a decision was made not to progress it. This was because the existing road markings are such that they legally prevent on road parking and so are equivalent to standard double line markings.

### **Biodiversity**

- 9.10 The proposal involves the piping of the drainage ditch to the rear of the site and as such a Visual Habitat Survey has been carried out for the site. This has been assessed by the PCC Wildlife Officer who raises no objections subject to the imposition of conditions relating to installation of bird nest boxes, landscaping and improving access for hedgehogs. In relation to hedgehogs, given the limited scale of the development and gardens, it is not proposed to impose such a condition in this instance.
- 9.11 It is noted that the requested conditions also related to the hedgerow clearance (i.e. that the hedgerow should not be removed between 1 March and 31 August, and also that the hedge be hand checked for hedgehogs). Unfortunately, the clearance of the hedgerow has taken place during the consideration of the application and as such the above conditions cannot be included. Whilst it is regrettable that the clearance has taken place, it does not require planning permission and therefore the LPA had limited control over these works taking place.

### **Drainage**

- 9.12 Concerns regarding the piping of the drain to the rear of the site have been raised in the objections received. This is noted and North Level IDB have been consulted on the proposal. North Level raise no objections to the proposed works and as such the application cannot be reasonably refused on drainage grounds. It is proposed to condition full details of the piping and maintenance of the ditch, and details of foul and surface water drainage disposal. As such the proposal is considered to comply with Policy LP14 in this instance.

### **Health and wellbeing**

- 9.13 Policy LP2 seeks to ensure that development proposals should positively contribute to creating a healthy, safe and equitable living environment by creating sufficient and the right mix of homes and in the right location, building homes which are easy to warm and are safe from flooding and avoiding adverse impacts, amongst other criteria. This development would provide homes which are easy to warm and are safe from flooding and will avoid adverse impacts on the amenities of existing residents, and as such it is considered that the proposal complies with LP2 in this regard.

### **Economic Growth**

- 9.14 This proposal will provide 4 additional houses for Fenland's housing stock as well as providing employment opportunities for local firms during the construction period. As such it will contribute to the economic growth of the District in both the short and long terms. The proposal therefore complies with Policy LP6 in this regard.

### **Other Considerations**

#### House Prices

- 9.15 One of the points of objection raised relates to the impact of the development on the existing house prices. Whilst it is noted that this is a common concern, house prices are not a material planning consideration and therefore cannot form part of the determination of this application.

### Site Levels

- 9.16 It is noted that at present the site drops down from road level by approximately 1m and as such a degree of land levelling will be required to facilitate the development. A topographical plan has been submitted showing the existing land levels and a condition will be applied to secure details of the proposed land levels in order to retain control over the amount of land raising that will occur within the site.

### Heritage Assets

- 9.17 The proposal has been considered by the Cambridgeshire County Council Archaeology Team who note that the plot is situated within an area of known prehistoric and onward occupation sites. The Roman Bank (probably Saxon in origin) is located to the east of the proposed development site and a known prehistoric barrow is also located east of the application area. In addition, the site of a Civil War Artillery Redoubt is located directly to the east of the site. As such the County have requested that the standard archaeology condition is applied to any permission given to secure the necessary investigation and preservation of the archaeological interest of the area.
- 9.18 The site is located to the south east of Hallcroft which is a Grade II Listed late 18<sup>th</sup> Century dwelling. It is noted that the previously submitted applications were not refused on the basis of harm to this Listed Building. The current application has been considered by the Conservation Officer who raises no objections to the scheme. In this instance it is not considered that the proposal will cause harm to the settling of the listed building and the presence of the mature trees within the grounds of Hallcroft is such that the development will not be clearly visible from the Listed Building and vice versa. As such, in this instance the proposed development will not unduly encroach on this listed building or its garden setting and the proposal therefore complies with the requirements of Policy LP18.

## **10 CONCLUSIONS**

- 10.1 The proposal has been assessed against the relevant local and national planning policies and is considered, on balance, to comply with these in terms of the principle of development, the layout and design of the scheme, highway safety, impacts on the nearby Listed Building and drainage. The County Council have no outstanding concerns with the development and the biodiversity considerations in relation to birds can be secured in the main by condition. As such the proposal is recommended for approval.

## **11 RECOMMENDATION**

### **Grant Subject to**

#### **i) Conditions**

### **Conditions**

- 1. The development 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. No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme and timetable of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The approved programme shall then be implemented in accordance with the approved timetable prior to any other works taking place on site.**

**Reason - To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy LP18 of the Fenland Local Plan 2014.**

- 3. Prior to the construction of the dwellings above slab level full details of the materials to be used for the external walls and roof shall be submitted to an 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 in accordance with Policy LP16.**

- 4. 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:**

- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E);**
- ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D);**
- iii) 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);**
- iv) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C);**

**Reason: To prevent overlooking of neighbouring properties, in the interest of the protection of residential amenity and in order to control future development and to prevent the site becoming overdeveloped in accordance with Policy LP16 of the Fenland Local Plan, 2014.**

- 5. Prior to the commencement of the development hereby approved full details of both hard and soft landscaping 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) Hard surfacing, other hard landscaping features and materials;**
- b) Existing trees, hedges or other soft features to be retained;**

- c) Planting plans, including specifications of species, sizes, planting centres number and mix;
- d) Details of the proposed landscaping to the filled ditch to the rear of the proposed development and its future maintenance;
- e) Management and maintenance details for all soft and hard landscaped areas.

**Reason - To ensure acceptable landscaping in the interest of the amenity value of the development in accordance with Policy LP16 of the Fenland Local Plan 2014.**

- 6. 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 in accordance with Policy LP16 of the Fenland Local Plan 2014.**

- 7. Prior to any dwelling being occupied the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to:**
- 1. enter, turn and leave the site in forward gear;**
  - 2. park clear of the public highway;**
  - 3. load and unload;**

**shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.**

**Reason - In the interests of satisfactory development and highway safety in accordance with policy LP15 of the Fenland Local Plan 2014.**

- 8. Prior to any development above slab level a surface water disposal scheme shall be submitted to and approved in writing by the Local Planning Authority and the development shall be implemented in accordance with the approved details.**

**Reason: To prevent surface water discharging to the highway and in the interests of flood prevention in accordance with Policies LP14 and LP15 of the Fenland Local Plan, 2014.**

9. No works shall commence on site until such time as a Construction Management Plan shall be submitted to an approved in writing by the Local Planning Authority. The Construction Management Plan shall include (but not exclusively), the following:
- Hours of on-site working;
  - Parking, turning and loading/unloading areas for all construction/contractors vehicles;
  - Site compounds/storage areas;
  - Wheel cleansing facilities capable of cleaning the underside of the chassis and wheels of all vehicles entering and leaving the site during the period of construction;
  - A noise management plan including a scheme for the monitoring of construction noise;
  - A scheme for the control of dust arising from building and site works;
  - Details of remedial measures to be taken if complaints arise during the construction period;

Thereafter the details shall be implemented in accordance with the approved plan.

Reason - In the interests of highway safety and residential amenity in accordance with Policy LP15 and LP16 of the Fenland Local Plan 2014.

10. Prior to the first occupation of the development visibility splays shall be provided at the access intersection with Leverington Road. 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 43m, 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 in accordance with Policy LP15 of the Fenland Local Plan, 2014.

11. Prior to the commencement of the use hereby permitted visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the highway boundary. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the highway/footway

Reason - In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan, 2014.

12. No development shall commence on site until such time as details of proposed ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of visual amenity in accordance with Policy LP16 of the Fenland Local Plan 2014.

- 13. Prior to the occupation of any dwelling, details of bird nesting boxes shall be submitted to and approved in writing by the Local Planning Authority. These details shall include numbers and types of boxes, their locations and timings for installation and the works shall then be carried out in accordance with the agreed scheme and retained thereafter in perpetuity.**

**Reason – In the interests of protecting and enhancing the biodiversity on the site in accordance with Policy LP19 of the Fenland Local Plan, 2014.**

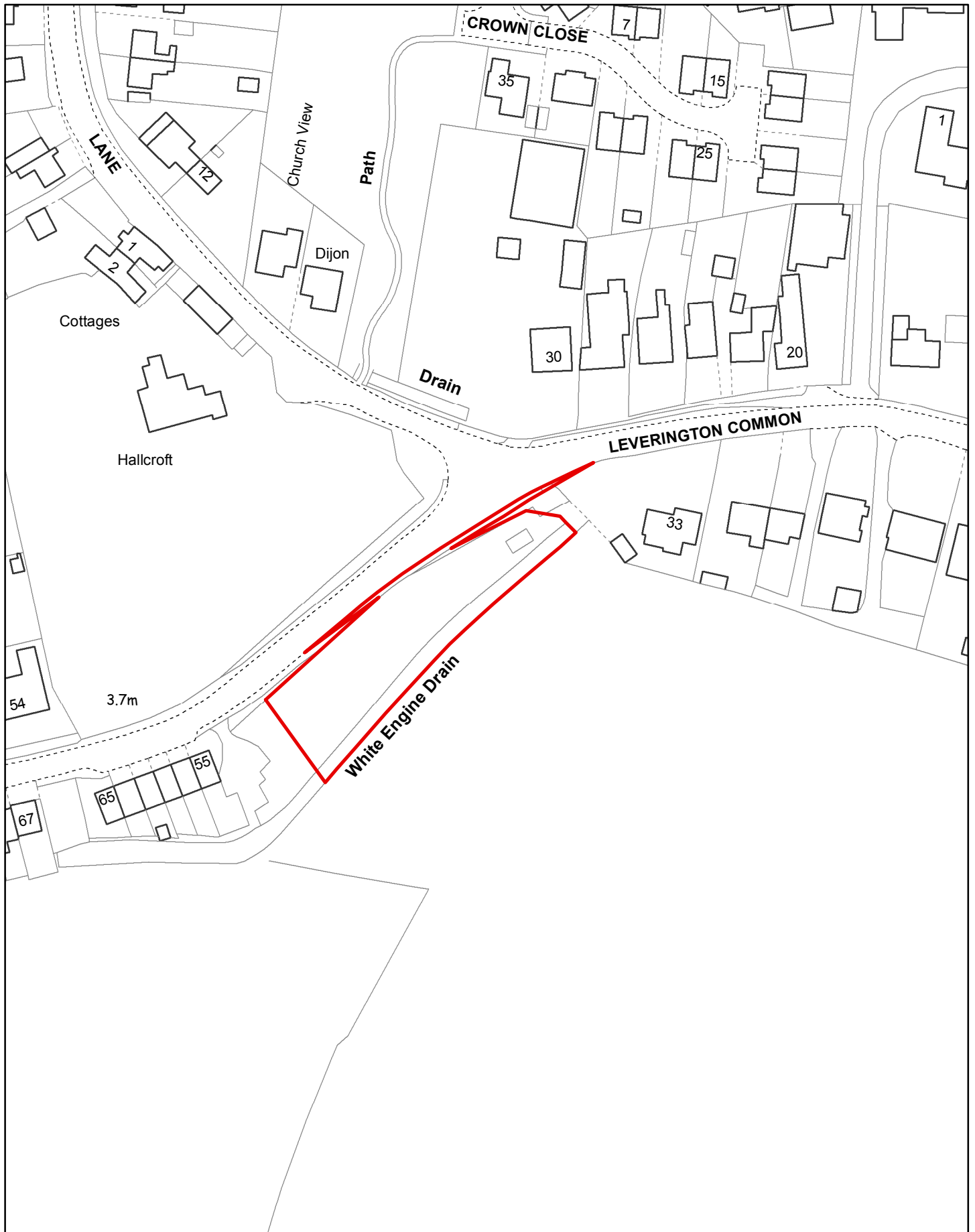
- 14. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Authority. The scheme shall subsequently be implemented in accordance with the approved details before the relevant parts of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

**Reason – To ensure a satisfactory method of foul water drainage and to prevent the increased risk of pollution to controlled waters in accordance with Policy LP16 of the Fenland Local Plan, 2014.**

- 15. Prior to the commencement of any works to the ditch to the rear of the site, full details of the proposed piping and filling and future maintenance shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.**

**Reason – In the interests of satisfactory works to the ditch and to ensure acceptable drainage methods in accordance with Policies LP14 and LP16 of the Fenland Local Plan, 2014.**

- 16. Approved Plans**



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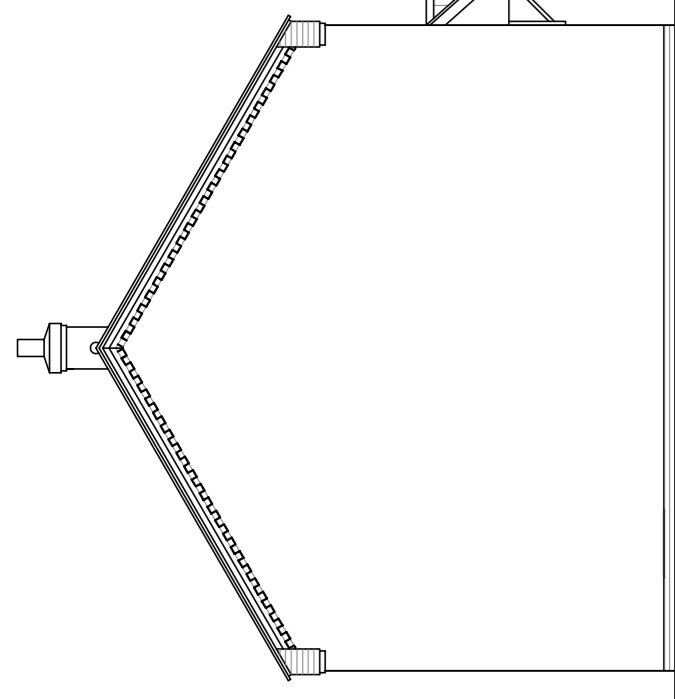
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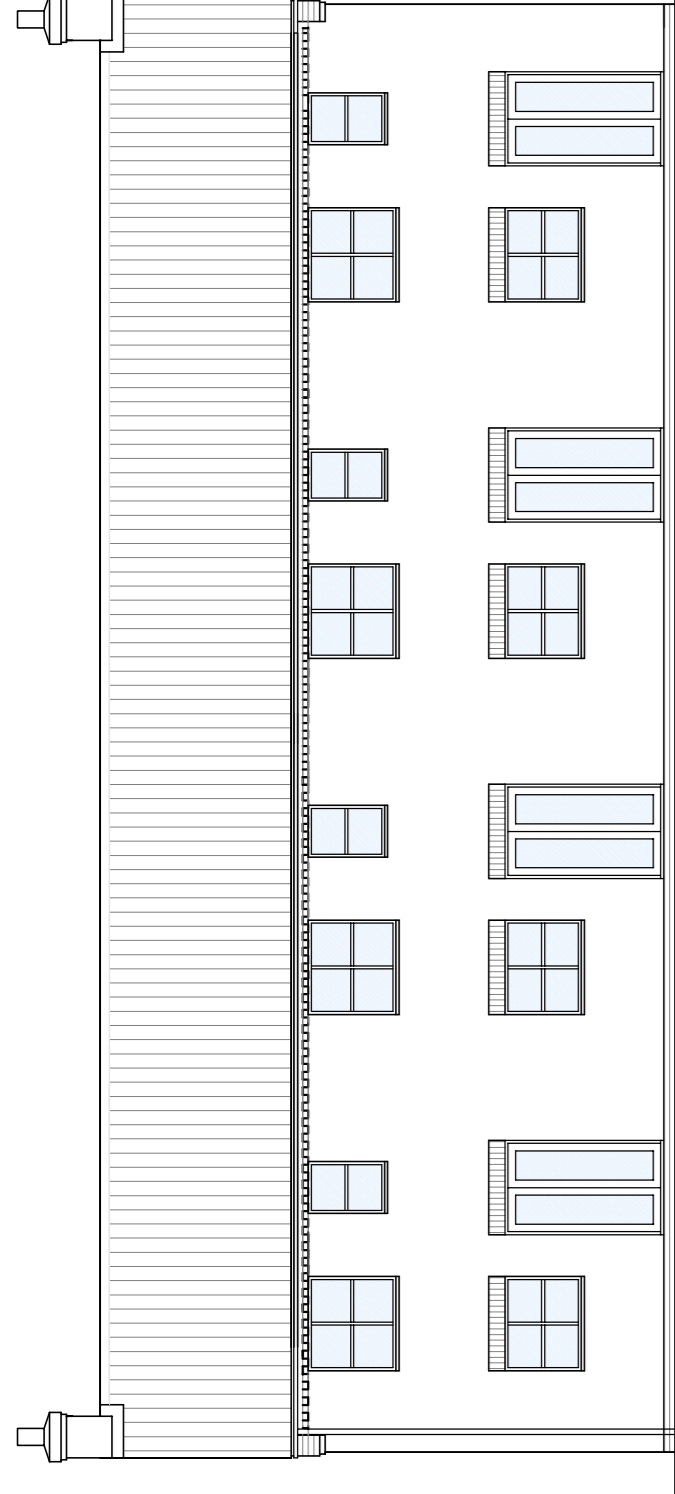




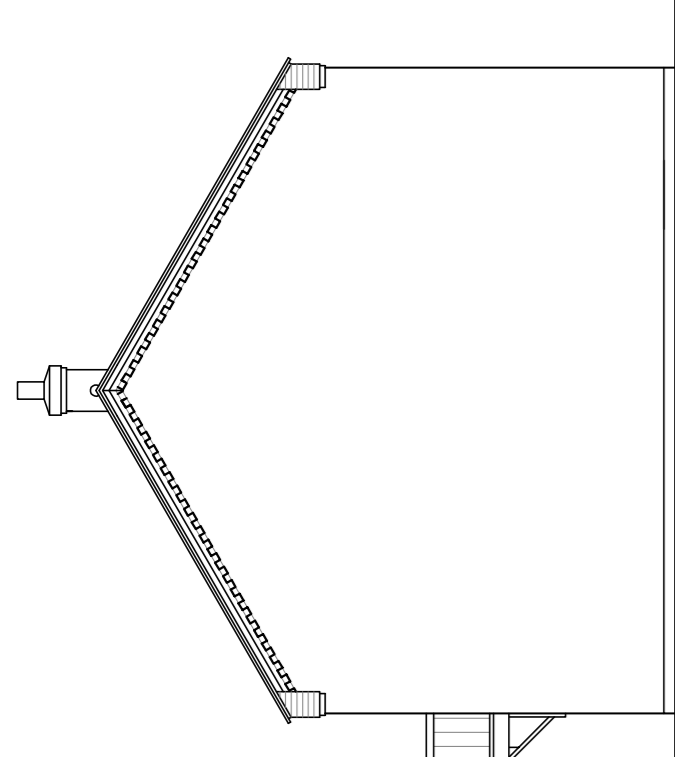
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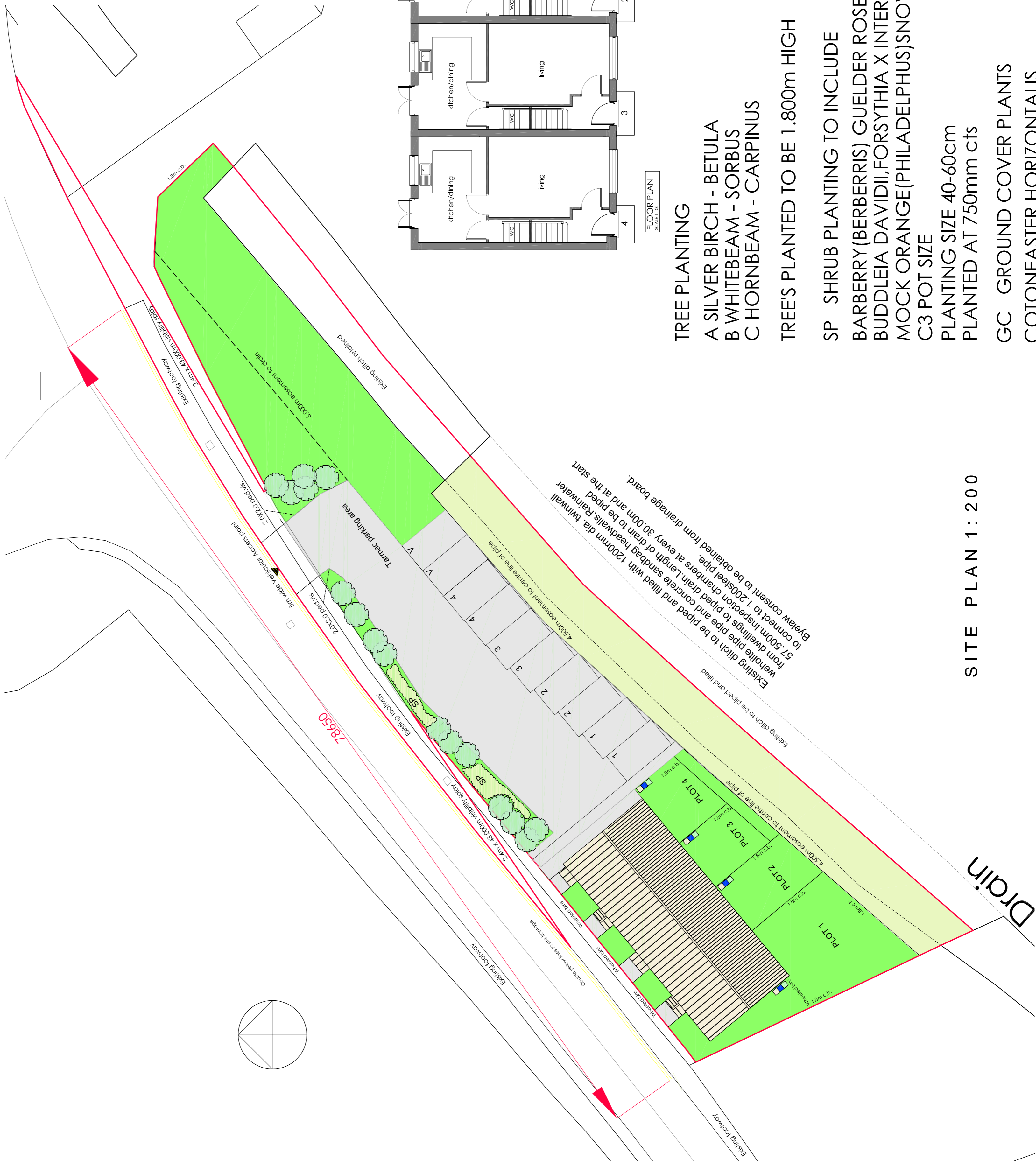
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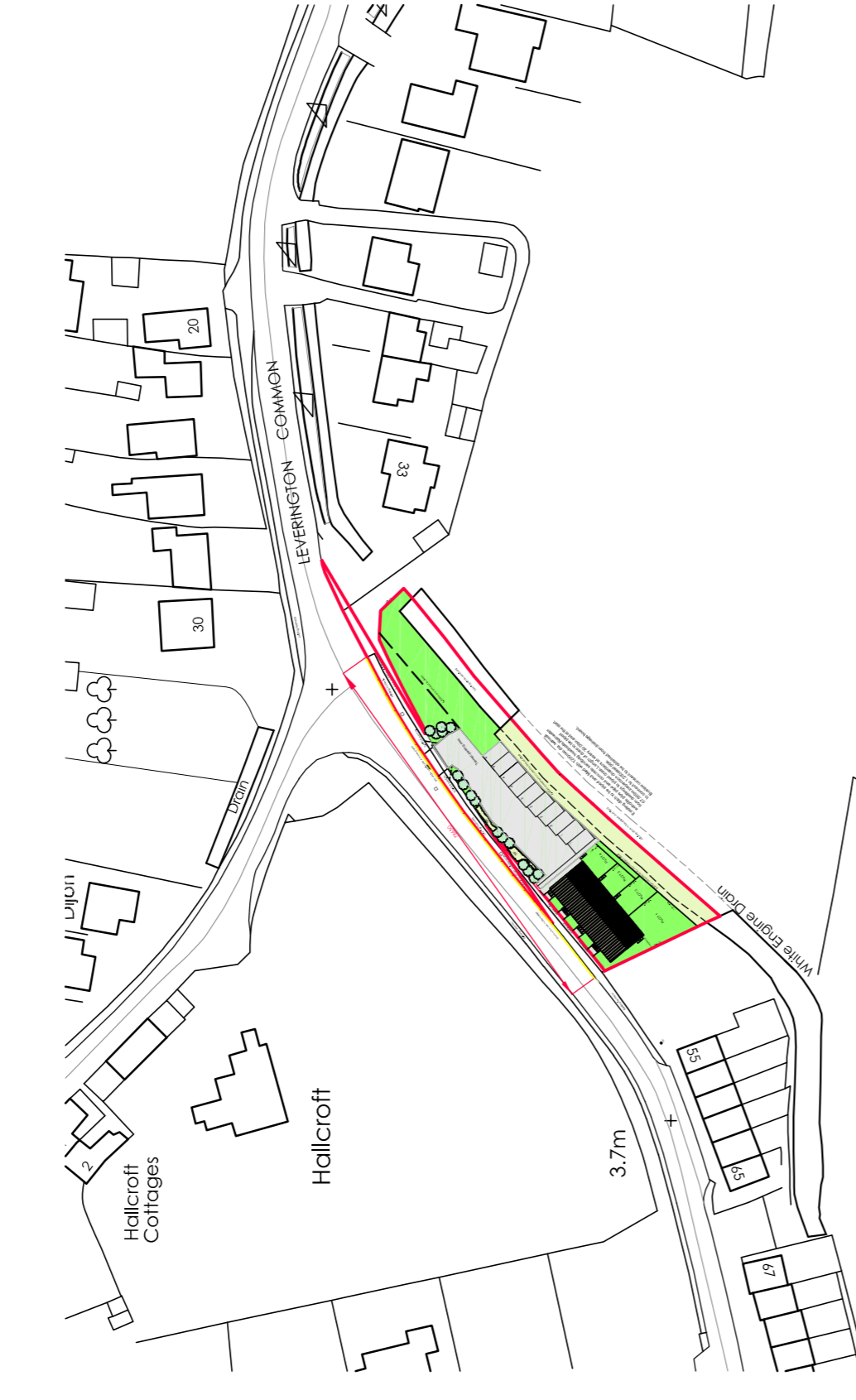
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SCALE 1:100



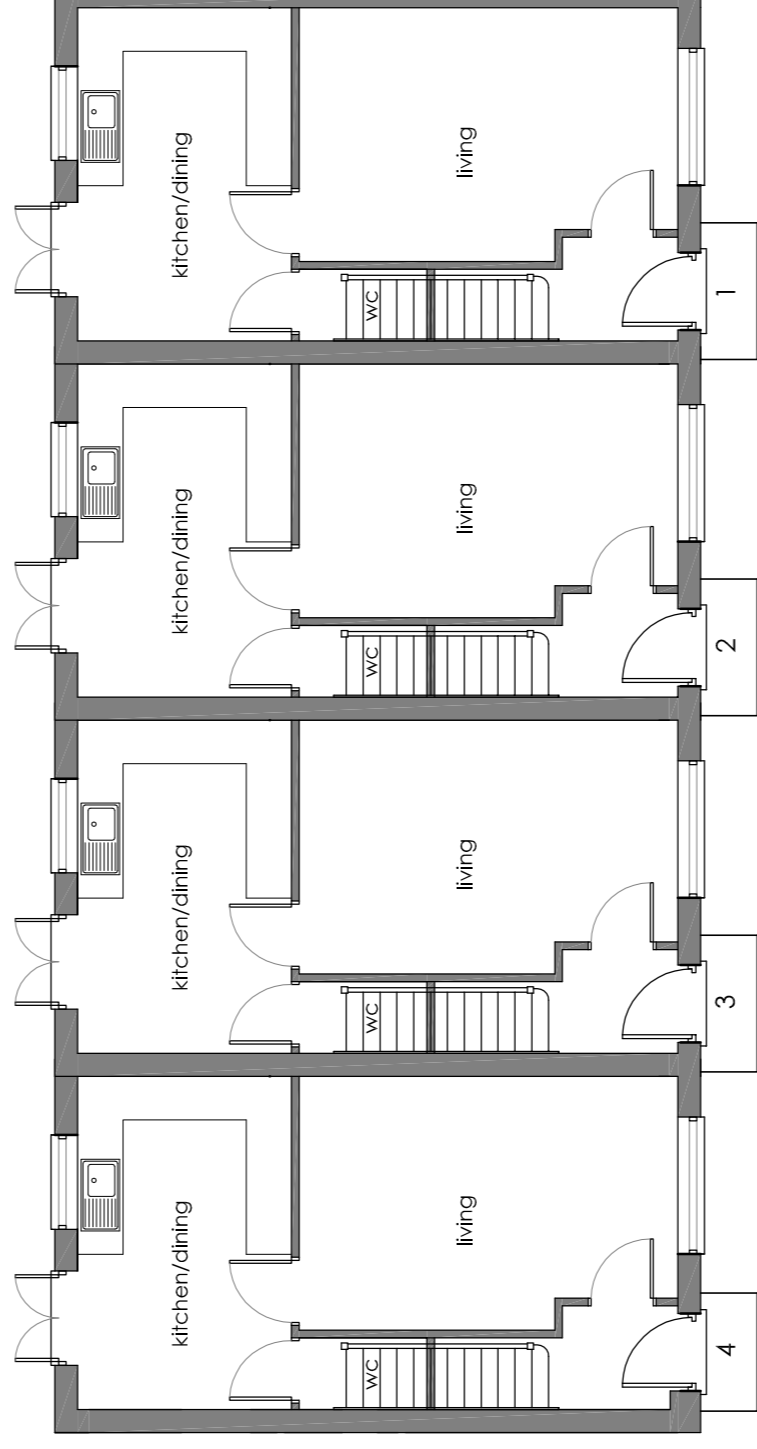
SIDE ELEVATION  
SCALE 1:100



SITE PLAN 1 : 200



LOCATION PLAN 1:1250



FLOOR PLAN  
SCALE 1:100



FLOOR PLAN  
SCALE 1:100

TREE PLANTING

- A SILVER BIRCH - BETULA
- B WHITEBEAM - SORBUS
- C HORNBEAM - CARPINUS

TREE'S PLANTED TO BE 1.800m HIGH

SP SHRUB PLANTING TO INCLUDE

- BARBERRY (BERBERRIS) GUELDER ROSE (VIBURNUM)
- BUDDLEIA DAVIDII, FORSYTHIA X INTERMEDIA LYNWOOD
- MOCK ORANGE (PHILADELPHUS) SNOWY MESPIBUS (AMELANCHIER)
- C3 POT SIZE

PLANTING SIZE 40-60cm

PLANTED AT 750mm cts

GC GROUND COVER PLANTS

COTONEASTER HORIZONTALIS,

HEDERA HELIX, LAVANDULA SPICA

6 PLANTS PER METRE SQ.

PLOTS 1-4

**Peter Humphrey Associates** Ltd.  
ARCHITECTURAL DESIGN AND BUILDING

PROJECT

Proposed Residential Development  
Adjacent to 55 Leverington Common  
Leverington  
Wisbech

DRAWING TITLE

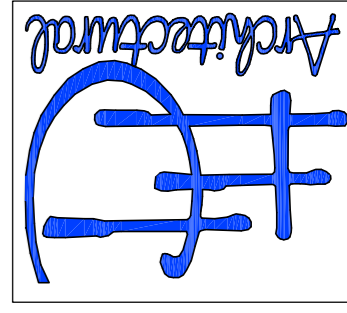
Proposed Site Plan

CLIENT

GB Construction Partnership Ltd.

DATE MARCH 2015 SCALE BB SHOWN JOB NO. 5215-PL02h

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