
F/YR24/0365/F

**Applicant: T Sims
Sims Contract Furniture**

**Agent : Swann Edwards
Architecture Limited**

Sims Contract Furniture Limited, Plash Farm House, Plash Drove, Tholomas Drove Wisbech Cambridgeshire

Erect 1 x dwelling (2 storey, 4 bed) with a 1.8m (max height) front boundary wall (in association with existing business) and the formation of an access, involving the demolition of existing outbuildings

Officer recommendation: REFUSE

Reason for Committee: Call in by Chair of Planning Committee

Government Planning Guarantee

Statutory Target Date For Determination: 19 June 2024

EOT in Place: Yes

EOT Expiry: 13 January 2025

Application Fee: £578

Risk Statement:

This application must be determined by 13th January 2025 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

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| <p>1.1 The application seeks full planning permission for the erection of 1 x dwelling (2 storey, 4 bed) with a 1.8m (max height) front boundary wall (in association with existing business) and the formation of an access, involving the demolition of existing outbuildings.</p> <p>1.2 Policy LP3 of the Fenland Local Plan 2014 sets out the settlement Hierarchy and the countryside. The site is located in the open countryside more than 1km south of the settlement of Murrow and more than 500m west of the small village of Tholomas Drove Policy LP3 of the Fenland Local Plan (2014) requires development in areas away from market towns and villages to be essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services. Policy LP12 Part D of the Fenland Local Plan (2014) states proposals for new dwellings in such locations will be supported where the application addresses the functional need for a dwelling in this location and that there is no availability of other suitable accommodation on site or in the area. The proposal seeks to create a residential development associated with a rural enterprise in an elsewhere location. The submission has not demonstrated that the proposal is demonstrably essential or that there is functional need for accommodation such as the proposed to be provided at the site as there is already a dwelling on the site. Furthermore, there has been no</p> |
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evidence submitted to suggest that the proposal meets any of the exceptions as set out in Paragraph 84. Thus, the principal of the development in this location is considered contrary to the above aforementioned local and national planning policies and cannot be supported.

- 1.3 Local and National planning policy states that development in areas at risk of flooding should be avoided. In addition, Local Plan Policy LP 14 (Part B) reflects the national approach by adopting a sequential approach to flood risk from all forms of flooding. The application site is situated partially within flood Zone 3 (High Risk) and the application is not accompanied by a sequential test and the sequential and exception tests have not been passed. Therefore, the proposal would fail to accord with the provisions of the NPPF and Policy LP14 of the Fenland Local Plan 2014.
- 1.4 The proposal is considered a new dwelling in the countryside. A dwelling on the proposed site would significantly reduce the plot size of 'Plash Farmhouse' which would not be in character with the sporadic dwellings positioned on large plots along Plash Drove or the countryside location. Therefore, the proposal is considered contrary to policy LP16 (d) of the Fenland Local Plan 2014
- 1.5 As such the recommendation is to refuse planning permission.

2 SITE DESCRIPTION

- 2.1 The application site is associated with Sims Contract Furniture Limited, located within the open countryside on the southern side of Plash Drove approximately 500m southwest of the village of Tholomas Drove and approximately 2km south of Murrow. The overall site consists of a number of small buildings (2x workshops, woodstore, portacabin/office, and 2x containers) which make up Sims Contract Furniture Ltd including an existing large industrial building and an associated farmhouse approximately 55m to the west of the business. The proposed dwelling would be located between the business and the associated farmhouse partially in replacement of outbuildings associated with the business and partially on garden land associated with the farmhouse. The business has been operating from the site for over 20 years.
- 2.2 The site is within Flood Zone 3 (High Risk).

3 PROPOSAL

- 3.1 The application seeks full planning permission for the erection of 1 x dwelling (2 storey, 4 bed) with a 1.8m (max height) front boundary wall (in association with existing business) and the formation of an access, involving the demolition of existing outbuildings.
- 3.2 The proposed dwelling would measure approximately:
 - 12m width
 - 7.9m max roof pitch height
 - 12.2m depth
- 3.3 The materials proposed are:
 - Walls – Michelmersh Facing Brick Freshfield Lane 1st quality
 - Roof – Marley Thrutone Fibre Cement Slate
 - Windows – UPVC windows

- Doors – UPVC

3.4 Full plans and associated documents for this application can be found at:

<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

4.1 Pertinent planning history listed below:

Application	Description	Decision	Date
F/YR23/3028/COND	Details reserved by Condition 06 (Materials) of planning permission F/YR21/0063/F (Erect an industrial building and portacabin (part retrospective) and access improvements)	Approved	14 Apr 2023
F/YR23/0857/F	Change of use of land to form car park, erect an extension to existing building, formation of an access and relocation of office portacabin and container	Granted	Dec 2023
F/YR21/0063/F	Erect an industrial building and portacabin (part retrospective) and access improvements	Granted	15 Apr 2021
F/94/0893/F	Erection of detached double garage	Granted	07 Apr 1995
F/90/0996/F	Erection of a 3-bed bungalow with attached double garage	Granted	23 May 1991
F/0988/89/F	Erection of agricultural workers bungalow	Refused	19 Apr 1990
F/0183/79/F	Erection of a garage	Application permitted	26 Apr 1979

5 CONSULTATIONS

5.1 Wisbech St. Mary Parish Council

At the meeting of Wisbech St. Mary Parish Council on 13th May 2024, the Council recommended APPROVAL subject to sufficient evidence of business needs.

5.2 Environment & Health Services (FDC)

I refer to the above application for consideration and would make the following observations.

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal as it is unlikely to have a detrimental effect on local air quality or the noise climate.

As the proposal involves demolition of an existing structures, we ask for the following condition to be imposed in the event planning consent is granted;

UNSUSPECTED CONTAMINATION CONDITION: 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 LPA) shall be carried out until the developer has submitted, and obtained written approval from

the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

REASON: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

5.3 North Level Internal Drainage Board

Please note that North Level District Internal Drainage Board has no objections to make regarding the above planning application.

5.4 Cambridgeshire County Council Highways Authority

Recommendation

On the basis of the information submitted I have no objection to the proposed development.

Comments

The proposed access is of sufficient size to accommodate the forecast use and it is capable of achieving the necessary visibility. While details of drainage have not been submitted, the land visibility falls away from Plash Drove, meaning an additional means of access drainage is not required. Please append the following Recommended Conditions

Closure of Access: Prior to the commencement of the development hereby approved a scheme for the permanent and effective closure of the existing access(es) to Plash Drove, including reinstatement of the highway verge as appropriate shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in accordance with the approved details within 28 days of the bringing into use of the new access.

5.5 Environment Agency

Thank you for the consultation dated 07 June 2024. We have reviewed the documents as submitted and have no objection to this proposal as long as you have taken into account the Flood Risk considerations that are your responsibility.

Flood Risk

Our maps show the application site lies within Flood Zone 3, defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding. As per Paragraph 173, footnote 59 of the National Planning Policy Framework (NPPF) a site-specific Flood Risk Assessment (FRA) has been submitted alongside this proposal.

Flood Risk Assessment

We have reviewed the Flood Risk Assessment (FRA) titled Flood Risk Assessment For Residential Development At Plash Drove, Wisbech St Mary, Final Report Ecl0391-3, Compiled By Swann Edwards Architecture, and dated February 2024.

It is highly recommended that the development shall be carried out in accordance with the submitted flood risk assessment and the following mitigation measures it details:

- o Finished floor levels to be set no lower than 300mm above Ground Level*
- o The development to have at least two storeys*
- o 300mm of Flood resilience and resistance measures to be incorporated into the proposed development as stated in the submitted FRA*

5.6 Local Residents/Interested Parties

No representations received.

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 December 2024 (NPPF)

- Chapter 2 - Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 5 – Delivering a sufficient supply of homes
- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 8 – Promoting healthy and safe communities
- Chapter 9 – Promoting sustainable transport
- Chapter 10 - Supporting high quality communications
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 - Conserving and enhancing the historic environment
- Chapter 17 – Facilitating the sustainable use of minerals

7.2 National Planning Practice Guidance (NPPG)

- Determining a Planning Application

7.3 National Design Guide 2021

- Context
- Identity
- Built Form
- Movement
- Nature
- Homes and Buildings

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
- LP4 – Housing
- LP12 – Rural Areas Development Policy
- LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland
- LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland
- LP16 – Delivering and Protecting High Quality Environments across the District
- LP19 – The Natural Environment

7.5 Emerging Local Plan

- The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry

extremely limited weight in decision making. Of relevance to this application are policies:

- LP1: Settlement Hierarchy
- LP2: Spatial Strategy for the Location of Residential Development
- LP5: Health and Wellbeing
- LP7: Design
- LP8: Amenity Provision
- LP18: Development in the Countryside
- LP20: Accessibility and Transport
- LP22: Parking Provision
- LP24: Natural Environment
- LP25: Biodiversity Net Gain
- LP27: Trees and Planting
- LP28: Landscape
- LP32: Flood and Water Management

7.6 **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

DM2 – Natural Features and Landscaping Schemes

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

7.7 **Cambridgeshire Flood and Water SPD 2016**

8 **KEY ISSUES**

- **Principle of Development**
- **Character**
- **Residential Amenity**
- **Flood Risk**
- **Highways Safety and Parking**
- **Biodiversity Net Gain (BNG)**

9 **ASSESSMENT**

Principle of Development

- 9.1 The site is located in the open countryside more than 1km south of the settlement of Murrow and more than 500m west of the small village of Tholomas Drove. The site including the business to the east and the farmhouse to the west is surrounded by agricultural land.
- 9.2 Policy LP3 of the Fenland Local Plan 2014 sets out the settlement Hierarchy and the countryside. The policy classifies sites within the countryside as being within an 'Elsewhere' location and states that development in an elsewhere location will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation. Any such development will be subject to a restrictive occupancy condition.
- 9.3 The application seeks a new dwelling to provide security for an existing Furniture business. The business does meet the criteria within policy LP3.
- 9.4 Policy LP12 Part D of the Fenland Local Plan refers to Policy LP3 as being the overarching policy for considering proposals for new dwellings in areas away from the market towns and villages. To aid in the determination of the proposal, and in

accordance with Policy LP12 Part D, the applicant has provided the following supporting evidence to justify the proposal as required by the required criteria, a-f;

(a) The existing functional need for the dwelling

- 9.5 Planning Policy Guidance makes clear the definition of functional need, with Paragraph 10 of the PPG defining a functional need to live on site as being “for instance, where farm animals or agricultural processes require on-site attention 24 hours a day and where otherwise there would be a risk to human or animal health from crime”.
- 9.6 Within the submitted Design and Access Statement it states *that the dwelling is required in connection with the contract furniture manufacturing enterprise as there is an essential need for a worker to live on site for the proper functioning of the business and to provide security. The business has grown and there is existing planning permission to expand on site to the east but this is currently unimplemented.*
- 9.7 Sims Contract Furniture is a family business over 3 generations. The Design and Access statement states that *the proposed dwelling would provide accommodation for Ms Sims, a 50% shareholder in the company (working full time on site running the business). The dwelling would function as a family home for Ms Sims.*
- 9.8 Whilst it is noted that the applicant seeks full time occupation of the site to guard from loss in relation to business stock and equipment due to crime, the risk of such losses, whilst financial, is not a reason for allowing a new dwelling in an elsewhere location. Furthermore, the overall site benefits from an existing residential property housing residents connected to the business who could otherwise provide a degree of security against the risk of crime. Accordingly, the justification provided does not align with the definition of functional need as outlined in planning guidance.
- 9.9 A recent appeal, which was dismissed, APPEAL APP/Y3940/W/24/3337786, is comparable with the current application. The appeal was made by Mr & Mrs Neil & Emma Jarmolinski against the decision of Wiltshire Council. The inspectorate determined that security needs fail to justify dwelling at a tree surgery compound. The erection of a security lodge at a tree surgery business located in rural Wiltshire to provide year-round living accommodation for a staff member has been rejected after an inspector found that there was insufficient functional and financial evidence to satisfactorily demonstrate that the development of a permanent dwelling was essential or required.
- 9.10 Therefore, with due regard for the definition outlined within the PPG and appeal decisions seeking similar development within a comparable business, it is considered that the functional need for a dwelling on the site has not been sufficiently proven in this case.

(b) The number of part time and full-time worker(s) to live in the dwelling.

- 9.11 This development is proposed owing to a perceived need for security of the family business of which multiple generations of the applicant’s family are/have been involved. The application indicated 1x full time worker would live in the dwelling with their family.

(c) The length of time the activity has been established.

9.12 Sims Contract Furniture Limited business has been established since 2012. Although pre-2012, a furniture reupholstering service was run from the site dating back generations.

(d)The financial viability of the enterprise

9.13 The application states that the enterprise has been established on site for 12 years and the owner is investing in the business as shown in the recently permitted application to extend the workshops (F/YR23/0857/F). Financial documents have been submitted to show the last three-year annual turnover and the predicted next 3 years turnover. However, the planning permission to expand the business has not been commenced and anticipated profit has not been evidenced. Therefore, financial viability has not been established.

(e)The availability of other suitable accommodation on site or in the area.

9.14 A member of the family lives in the existing house on site however the application states the business is a multigenerational enterprise. The agent states that a search was undertaken on Rightmove and the closest available property available for sale 0.3km away in the centre of Tholomas Drove. There has been insufficient justification submitted that explains why the existing dwelling on site is not sufficient to provide the security required and why a dwelling 0.3km away could not meet the security need.

(f)How the proposed size of the dwelling relates to the viability of the enterprise.

9.15 The proposal is for a 4-bed dwelling for the part owner's family. Only 1 worker is proposed to live in the dwelling. It is not known exactly how many workers are employed on site or how many live in the existing dwelling. Therefore, insufficient justification/viability information has been supplied as to why a four-bedroom property is required.

9.16 It is considered therefore that insufficient evidence or justification has been submitted to establish Functional need, financial visibility or the size of the dwelling proposed.

9.17 Owing to the above the proposal is considered contrary to policy LP12 of the Fenland Local Plan 2014.

Character

9.18 Policy LP16 of the Fenland Local Plan 2014 states that the proposal should demonstrate that it makes a positive contribution to the local distinctiveness and character of the area and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area (LP16(d)).

9.19 A dwelling on the proposed site would be located on garden land associated with the existing dwelling and replacing some outbuildings associated with the existing business, in between 'Plash Farmhouse' and 'Sims Contract Furniture Limited'. 'Plash Farmhouse' existing on site is a 2-storey detached dwelling located on a large plot adjacent to Sims Contract Furniture Limited. The property and business are considered to be located in an elsewhere location in the countryside surrounded by agricultural land. The properties along Plash Drove outside the developed footprint of Tholomas Drove are sporadically located on large plots, contributing to the general open and verdant character of the area.

9.20 A dwelling on the proposed site would significantly reduce the plot size of 'Plash Farmhouse' which would not be in character with the sporadic dwellings positioned

on large plots along Plash Drove or the countryside location. The erection of a dwelling on the site would seem cramped in relation to the spacious plot sizes and setting of neighbouring dwellings.

9.21 The development of the site would result in unacceptable changes to the area which would fail to enhance its local setting and adversely impacts on the landscape character of the surrounding area contrary to Policy LP16.

9.22 The introduction of a new dwelling in the countryside would not be in character with the rural location, of the site and would be contrary to policies LP3, LP12 and LP16 of the Fenland Local Plan 2014.

Residential Amenity

9.23 Policy LP16 (e) seeks to ensure that development does not adversely impact on the amenity of neighbours through significant increased noise, light pollution, loss of privacy or loss of light.

9.24 The proposed dwelling would be located between the existing business and the existing dwelling and, if approved, would be conditioned to remain in association with the business. There would be more than 20m between the proposed dwelling and the existing dwelling and 9m between the proposed dwelling and the closest business building. Other dwellings located sporadically along Plash Drove are located more the 75m away from the site.

9.25 Therefore, no significant harm to neighbouring amenity is anticipated and the proposal is considered acceptable in terms of policy LP16 (d) of the Fenland Local Plan 2014.

Flood Risk

9.26 Paragraph 165 of the National Planning Policy states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. In addition, Local Plan Policy LP 14 (Part B) reflects the national approach by adopting a sequential approach to flood risk from all forms of flooding.

9.27 The proposed dwelling would be located in an elsewhere location and in Flood Zone 3 (High Risk). It is the responsibility of the LPA to assess Flood Risk and determine whether the Sequential Test and Exception test have been passed. A sequential test should have been carried out to see if there are any sites within Fenland that are sequentially preferable. Within the submitted Flood Risk Assessment no sequential test has been carried out. Therefore, a sequential test has not be passed.

9.28 The Exception Test is designed to allow appropriate and safe development to proceed in scenarios where the Sequential Test has been passed. The Sequential test has not been passed however an exception test has been set out in the flood risk assessment. It sets out a number of flood risk mitigation measures as part of the exception test. The dwelling would be 2-storey with all bedrooms located on the first floor therefore giving residents safe have in the event of flood event. However just because the proposed dwelling is 2-storey does not mean the exception test is passed.

9.29 North Level IDB and the Environment Agency have considered the proposal and have no objection. Although within the Environment Agency consultation response

they have no objection subject to the LPA having taken account the Flood Risk considerations that are our responsibility.

- 9.30 Owing to the fact the sequential test and exception test have not been passed, the proposal is considered contrary to policy LP15 of the Fenland Local Plan and paragraph 159 of the National Planning Policy Framework

Highway Safety and Parking

- 9.31 Policy LP15 states that development proposals should demonstrate that they provide well designed, safe and convenient access for all and car and cycle parking appropriate to the amount of development proposed, ensuring that all new development meets the Councils defined parking standards as set out in Appendix A. Appendix A requires dwellings with 4 bedrooms or more to have 3 appropriately sized parking spaces.
- 9.32 Drawing PP1000 Revision D clearly shows 3 appropriately sized parking spaces to the front of the proposed dwelling. The Highway Authority considered the application and have no objection. While details of drainage have not been submitted, the land falls away from Plash Drove, meaning an additional means of access drainage is not required.
- 9.33 Owing to the above the proposal is considered acceptable under policy LP15 of the Fenland Local Plan 2014.

Biodiversity net gain (BNG)

- 9.34 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 9.35 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the application was submitted prior to the requirement for statutory net gain coming into force.

10 CONCLUSIONS

- 10.1 The application has failed to evidence functional need for a new dwelling in an elsewhere location. Insufficient evidence has been provided to establish financial viability of the business or how the proposed size of the dwelling relates to the viability of the enterprise. There has been insufficient justification submitted that explains why the dwelling existing on site is not sufficient to provide the security required and why a dwelling 0,3km away could not meet the non-essential need. Therefore, the proposal is considered contrary to policy LP12 parts a, d, e, and f of the Fenland Local Plan 2014.
- 10.2 The application is considered as a new dwelling in the countryside. A dwelling on the proposed site would significantly reduce the plot size of 'Plash Farmhouse' which would not be in character with the sporadic dwellings positioned on large

plots along Plash Drove or the countryside location. Therefore, the proposal is considered contrary to policy LP16 (d) of the Fenland Local Plan 2014

10.3 No sequential test has been passed for a new dwelling in Flood Zone 3 in an Elsewhere location. Therefore, the proposal is considered contrary to policy LP14 of the Fenland Local Plan 2014.

10.4 Therefore, the proposal is considered contrary to policies LP3, LP12, LP14 and LP16 of the Fenland Local Plan 2014.

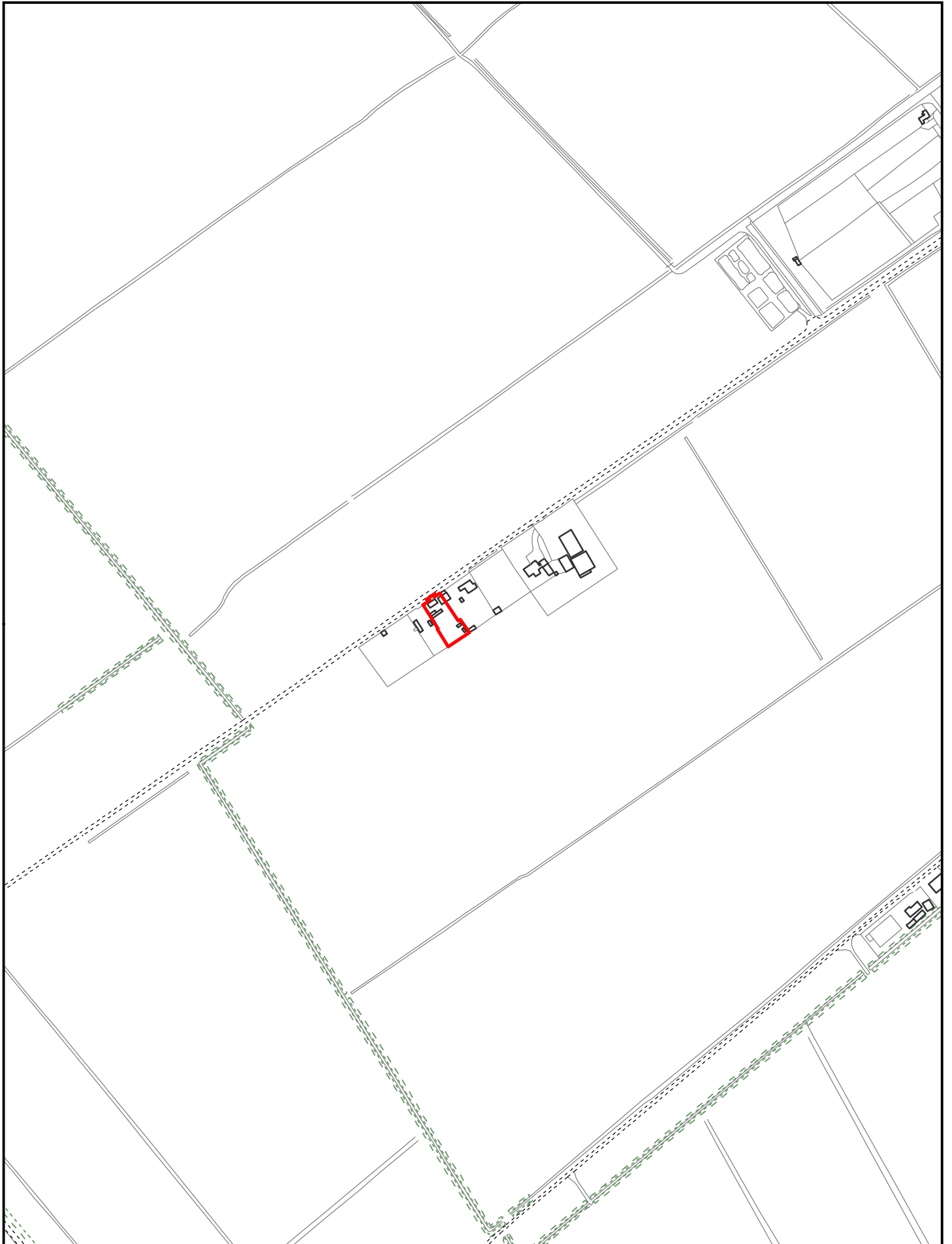
11 RECOMMENDATION

11.1 REFUSE

Reasons for refusal:

1	<p>Policy LP3 of the Fenland Local Plan (2014) requires development in areas away from market towns and villages to be essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services. Policy LP12 Part D of the Fenland Local Plan (2014) states proposals for new dwellings in such locations will be supported where the application addresses the functional need for a dwelling in this location and that there is no availability of other suitable accommodation on site or in the area.</p> <p>By virtue that the proposal seeks to create a residential development associated with a rural enterprise in an elsewhere location there is not a demonstrably essential or functional need for accommodation such as the proposed to be provided at the site as there is already a dwelling on the site. Furthermore, there has been no evidence submitted to suggest that the proposal meets any of the exceptions as set out in Paragraph 84 of the NPPF. Thus, the proposal is considered contrary to the above aforementioned local and national planning policies and cannot be supported.</p>
2	<p>Policy LP14 of the Fenland Local Plan, the NPPF and the PPG, set out the approach to developing land in relation to flood risk, with all documents seeking to steer new development in the first instance towards available land at a lower risk of flooding. This is achieved by means of requiring development proposals to undertake a sequential test to determine if there is land available for development at a lower risk of flooding than the application site, and only resorting to development in higher flood risk areas if it can be demonstrated that there are no reasonably available sites at a lower risk of flooding.</p> <p>The application site is located partially within flood Zone 3 (High Risk) and the application is not accompanied by the application of a sequential test and insufficient justification has been provided to indicate that it has been passed. Therefore, the proposal fails to accord with the provisions of the NPPF and Policy LP14 of the Fenland Local Plan 2014.</p>
3	<p>Policy LP12 seeks to support development that does not harm the character of the countryside. Policy LP16 (d) of the Fenland Local Plan (2014) and Policy DM3 of Delivering and Protecting High Quality Environments in Fenland Supplementary Planning Document (2014) require development to</p>

<p>deliver and protect high quality environments through, amongst other things, making a positive contribution to the local distinctiveness and character of the area. The area is agricultural and verdant in character with sporadic residential development, typically in large spacious plots. The development proposed would result in a more cramped form of development on the site with the ensuing loss of the site's inherent character and a consequent detrimental impact on the wider character and appearance of the area. As such, the proposal would be contrary to the requirements of the Policies LP12, LP16(d) and DM3 (2014).</p>
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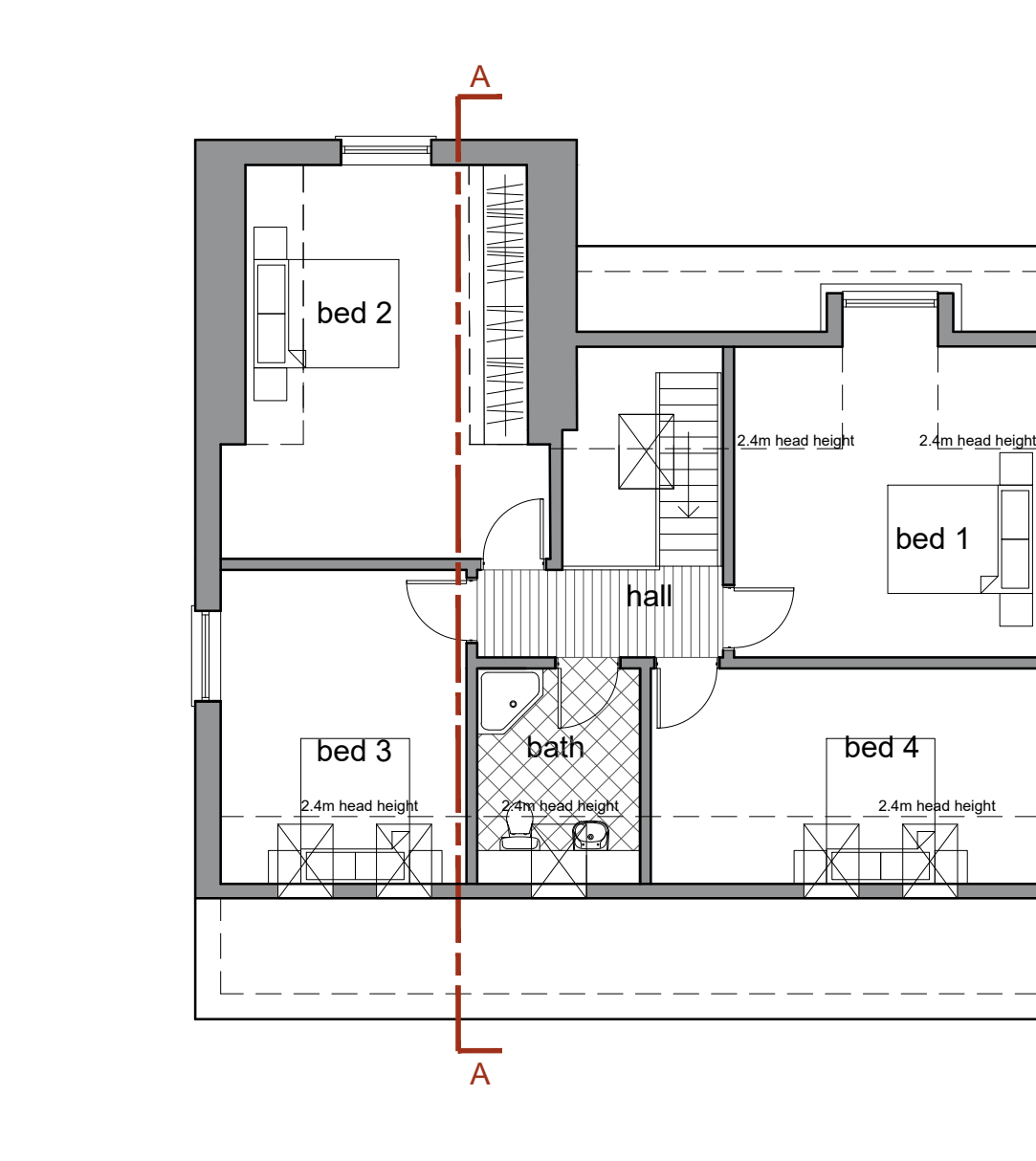
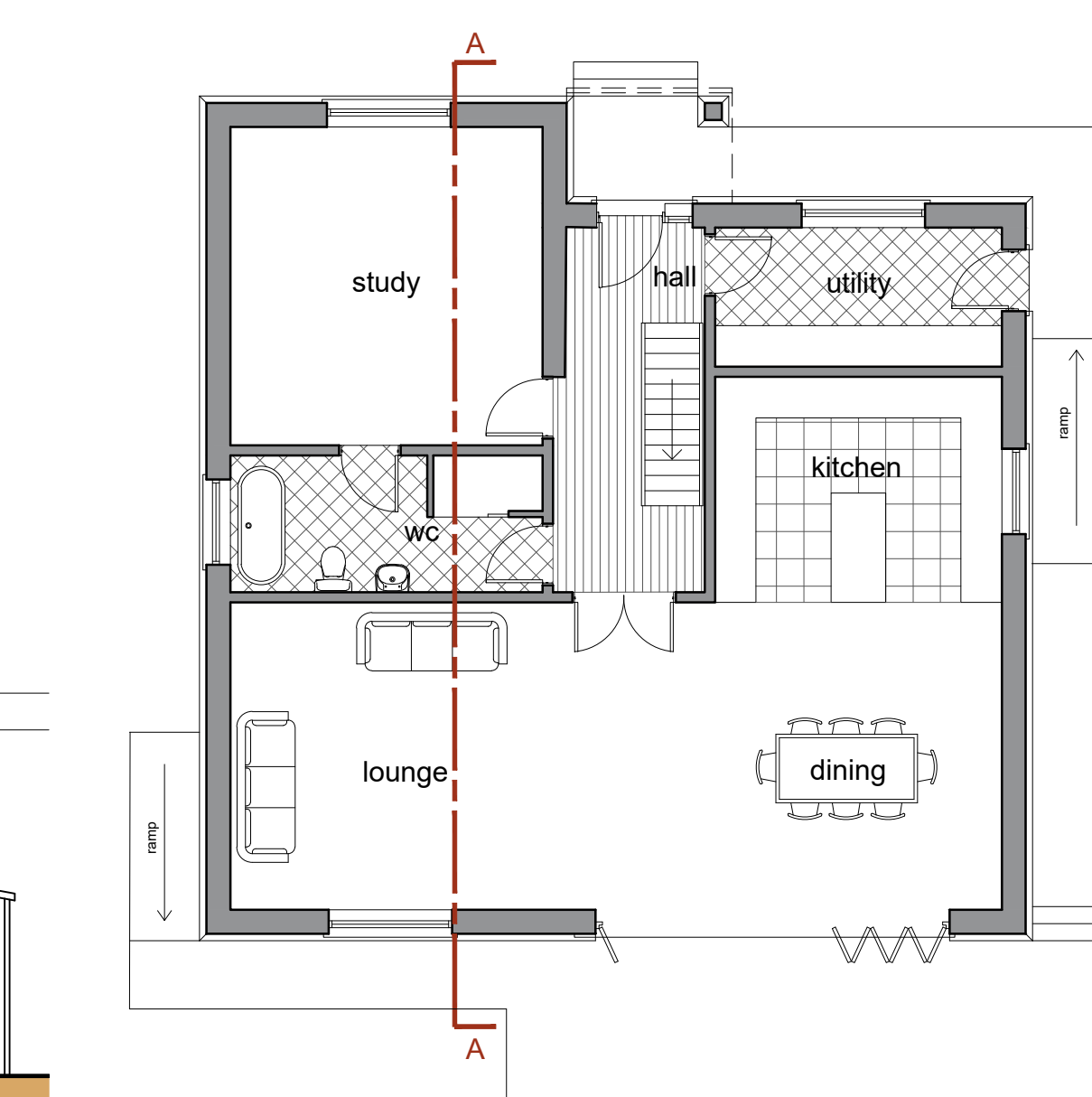
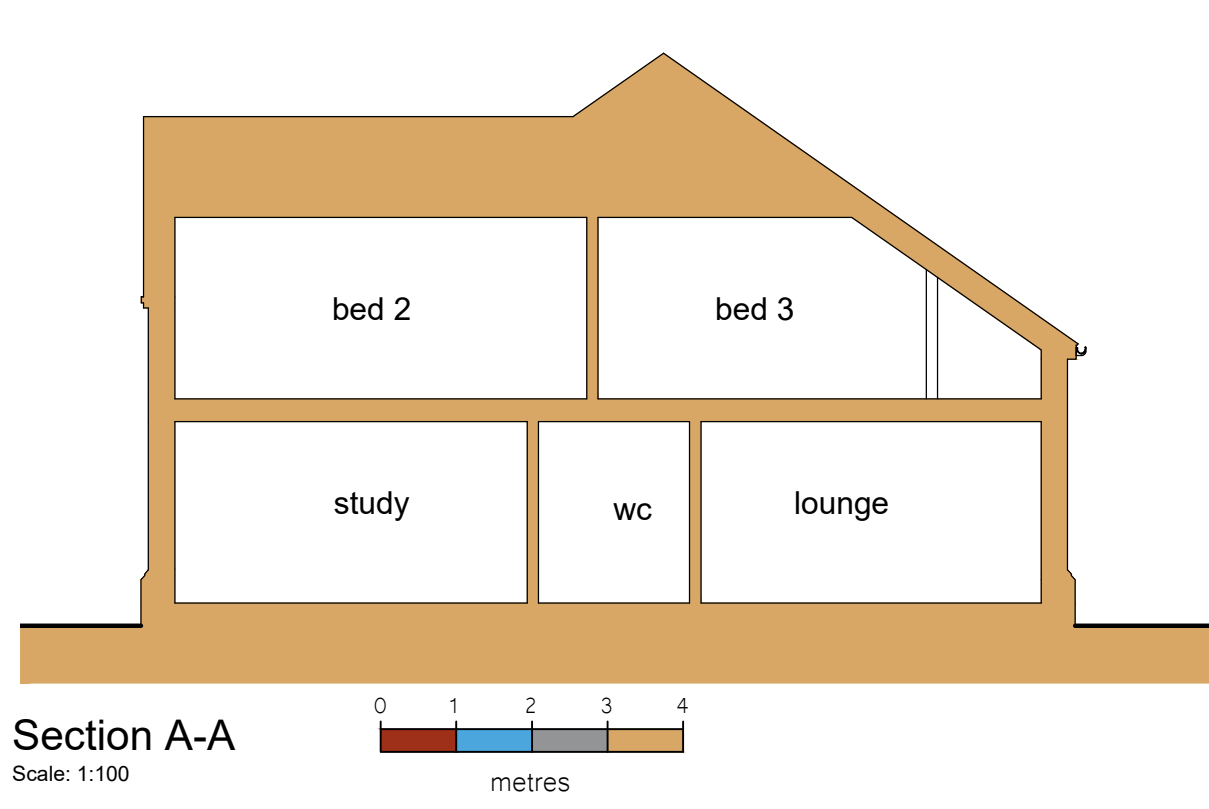
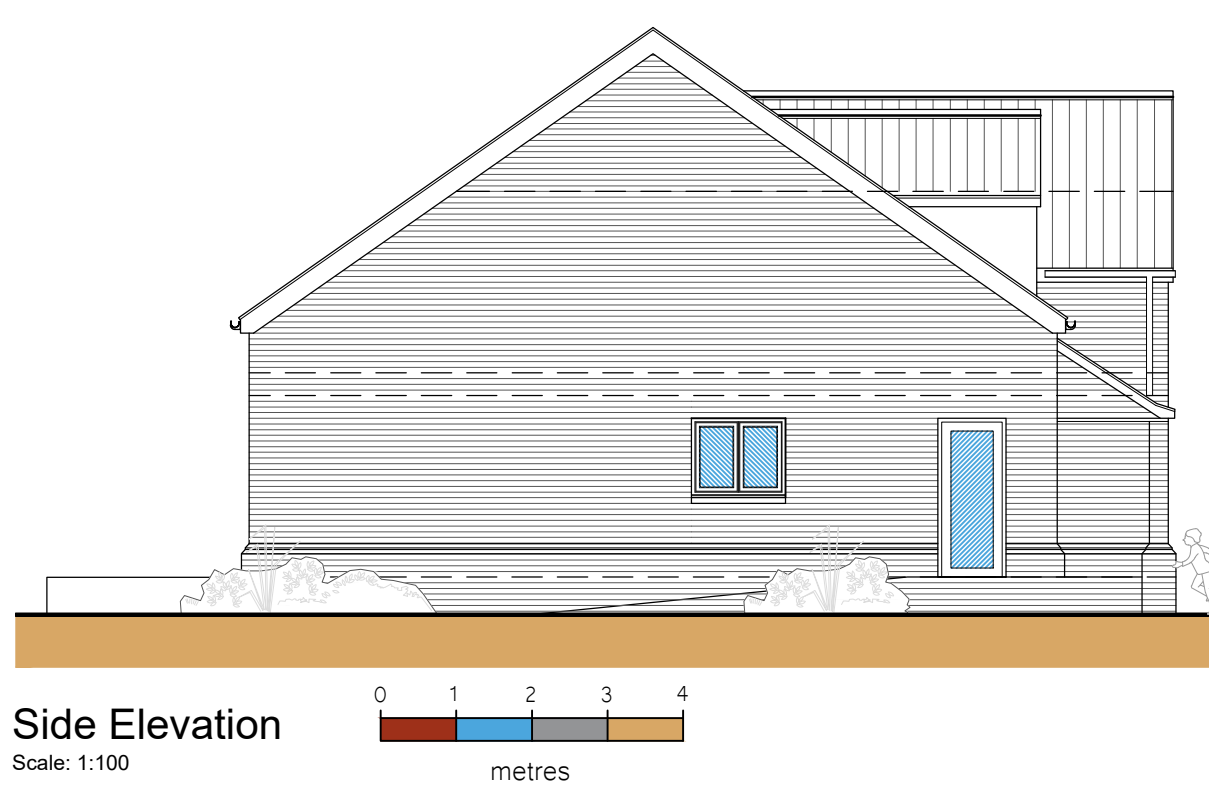
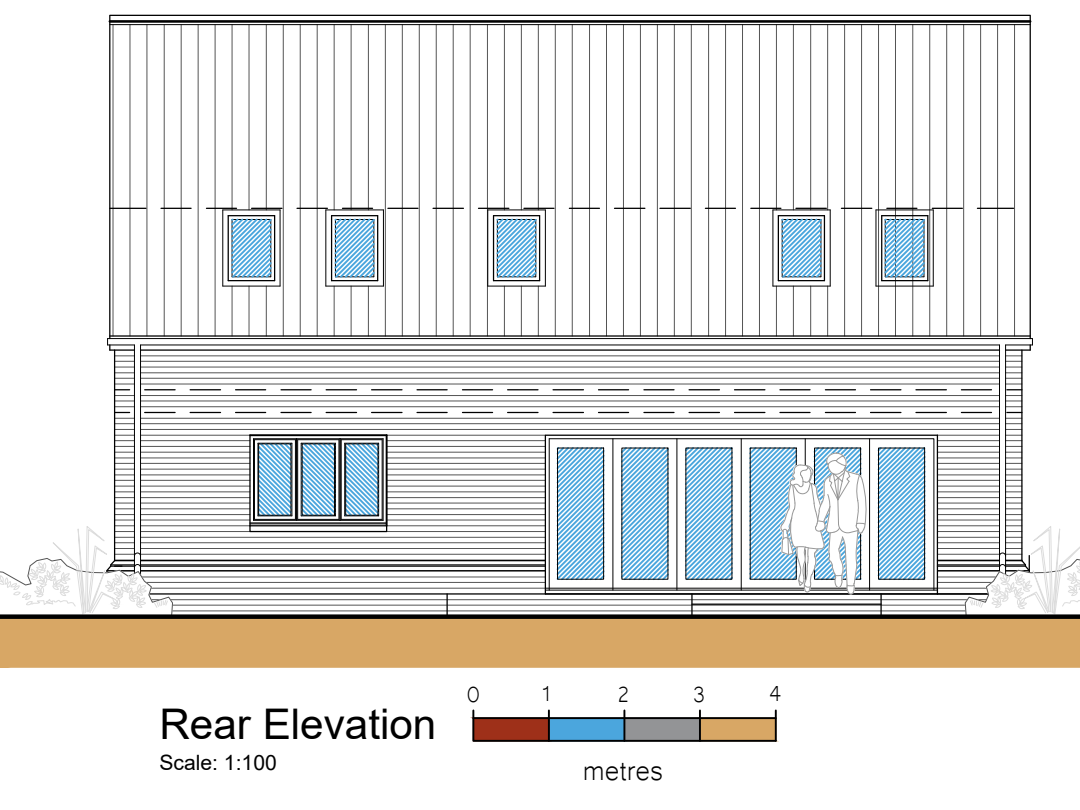
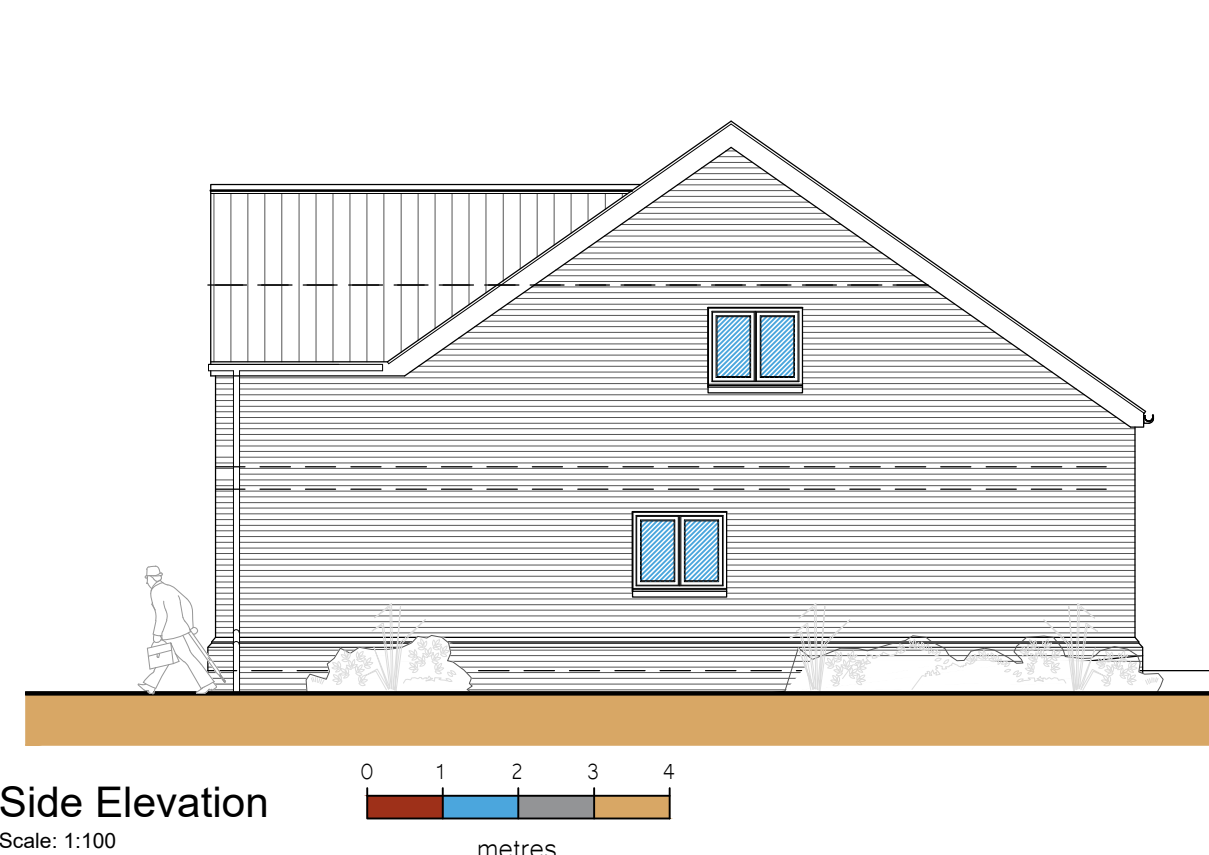
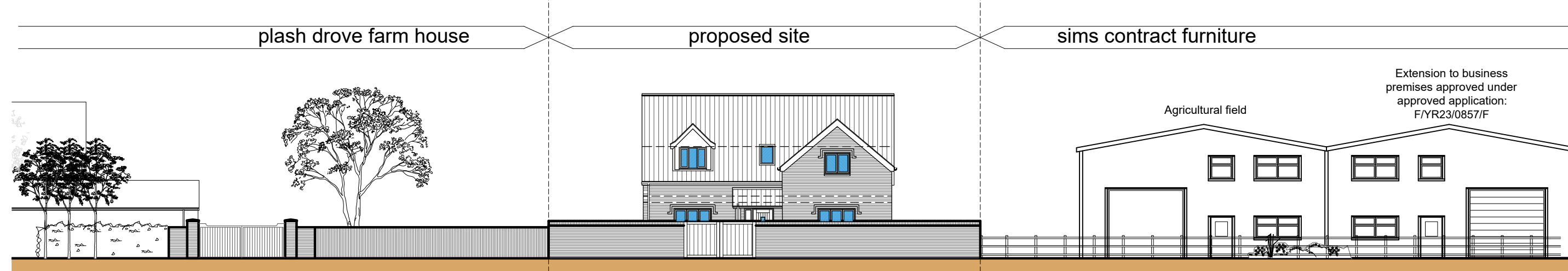
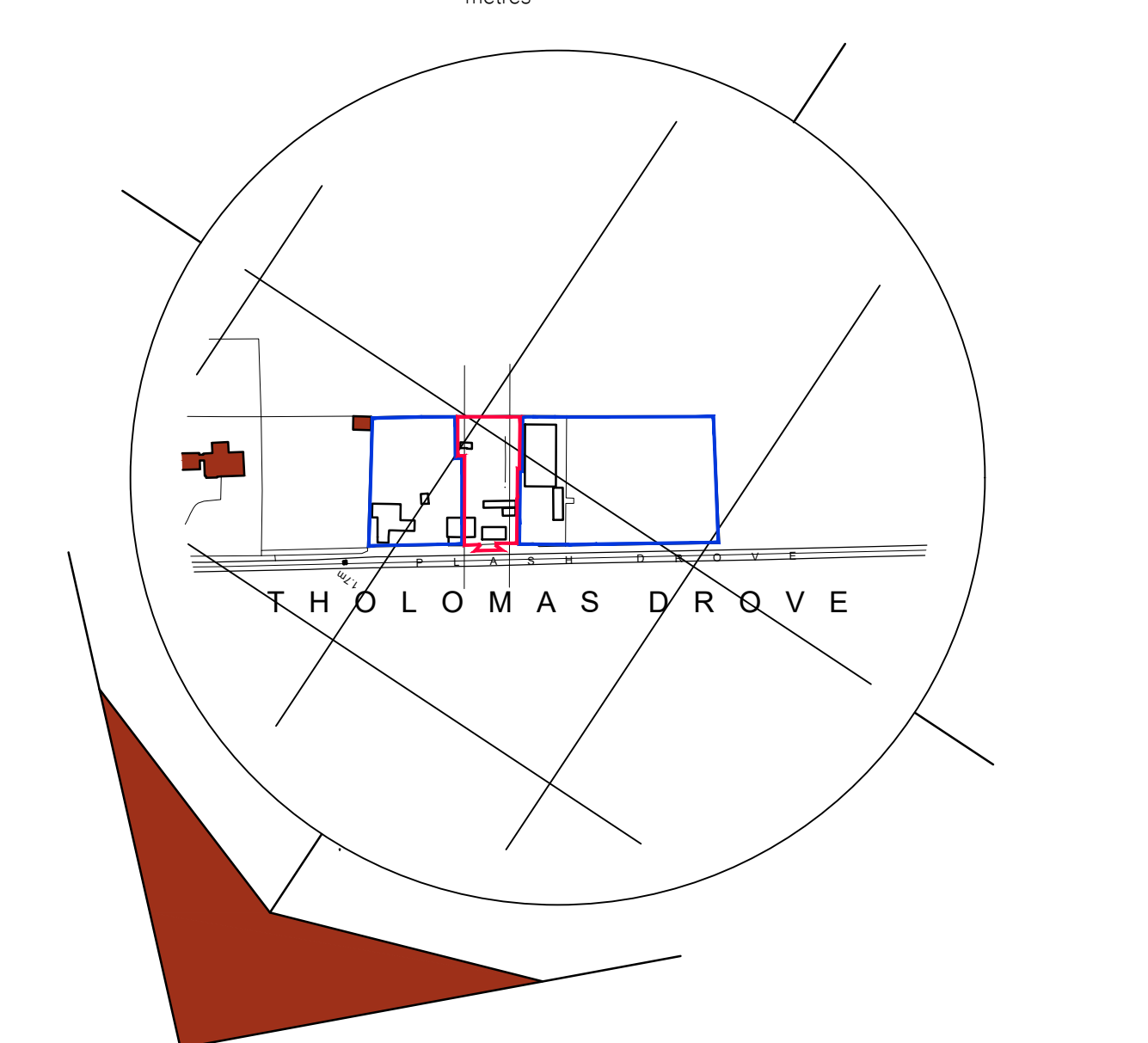
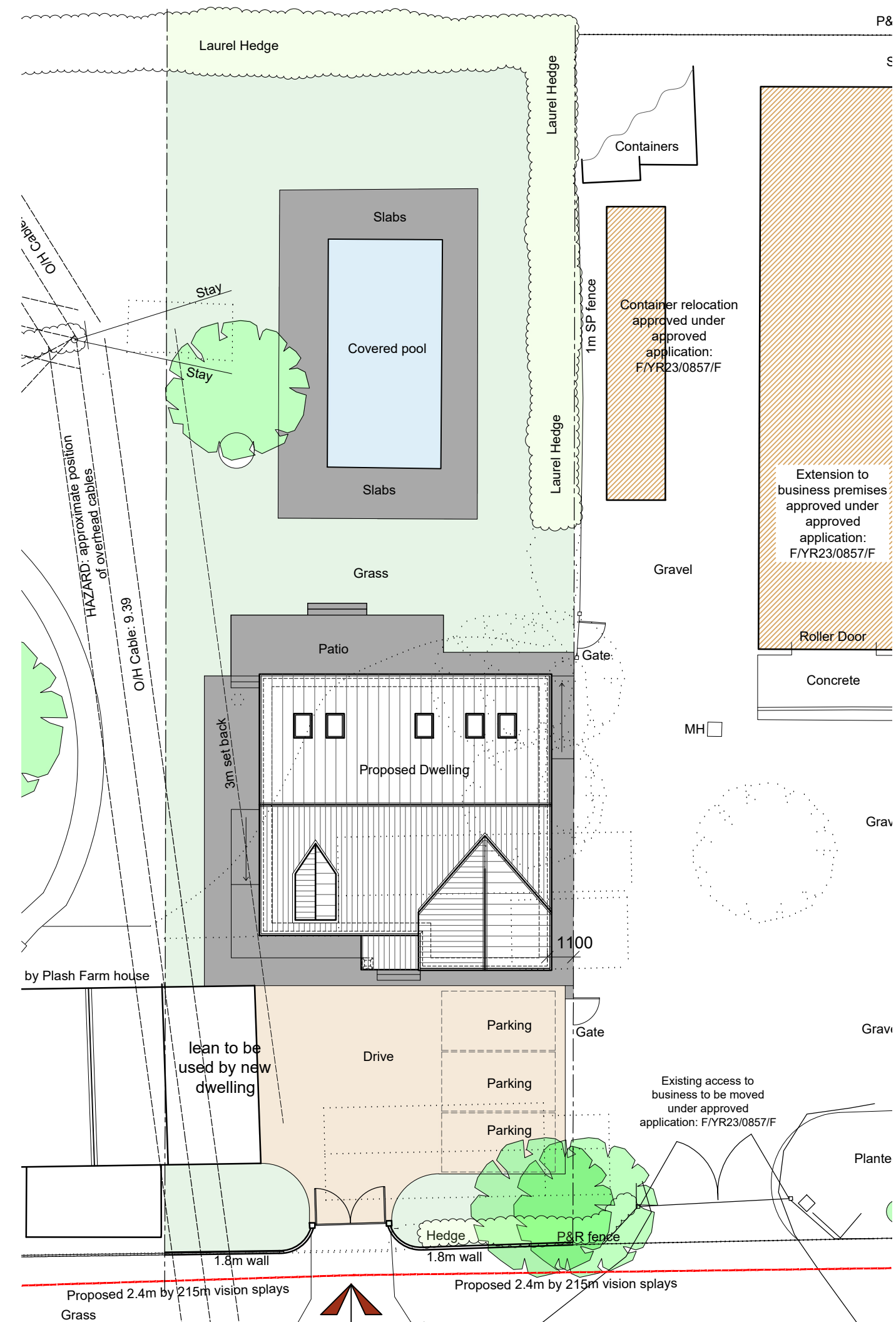
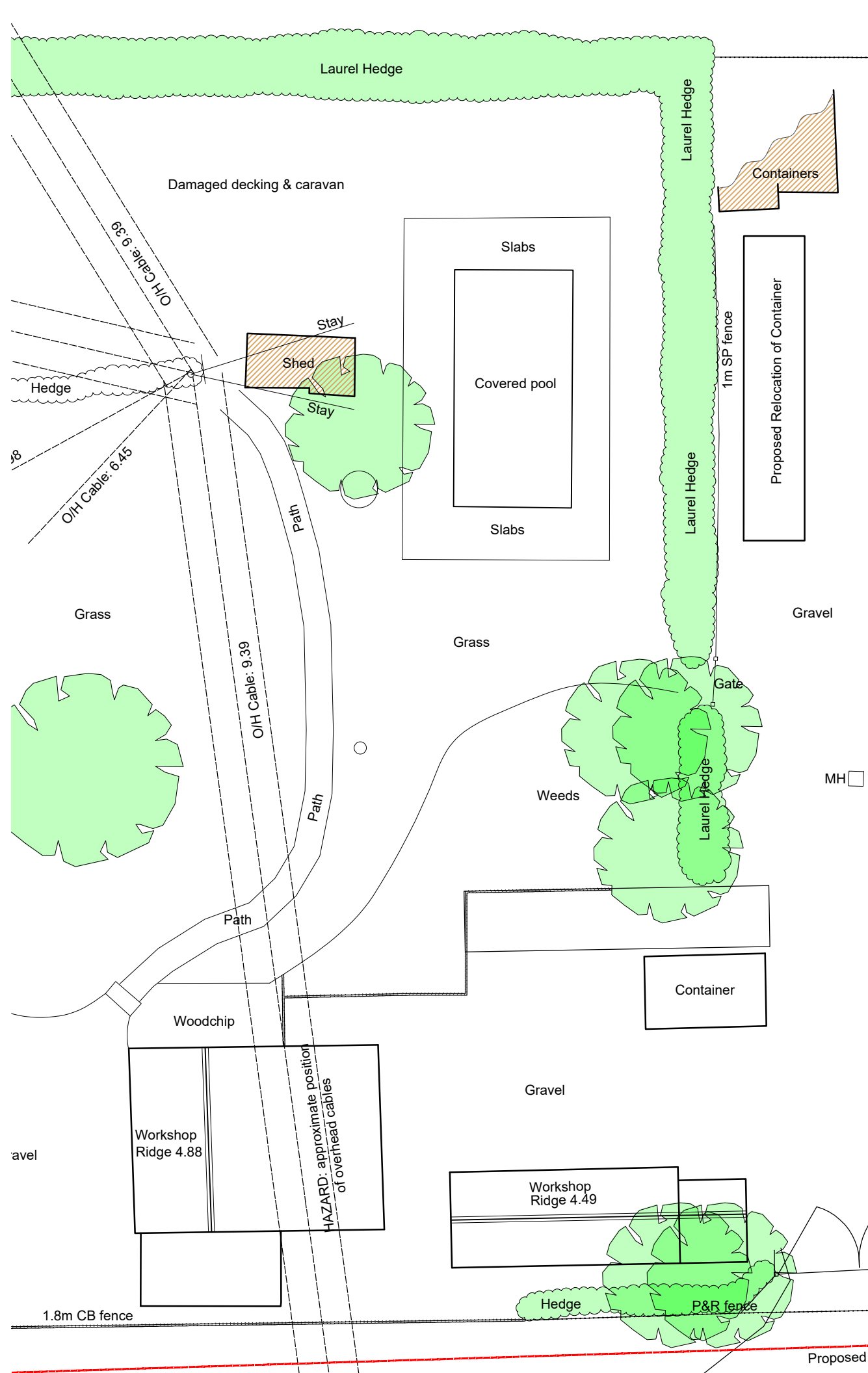
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Scale = 1:5,000





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

MATERIALS KEY

	Hatch indicates brickwork - Michelmersh Facing Brick Freshfield Lane 1st Quality
	Hatch indicates roof tiles - Marley ThruStone Fibre Cement Slate
	UPVC Windows and doors

SITE PLAN KEY

	Indicates proposed dwelling
	Indicates trees and hedges surveyed
	Indicates existing hedges
	Indicates grass
	Indicates to be removed
	Indicates neighboring properties (from ordinance survey location plan)
	Indicates drive and parking
	Indicates proposed access to Cambs CC highways specification

Revisions

A	Feb 2024	amended to show ramps
B	Feb 2024	Amended to show FRA levels
C	Feb 2024	Site Plan amended
D	March 2024	General amendments

FOR APPROVAL

SWANN EDWARDS ARCHITECTURE
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Job Title	Proposed Dwelling Sims Contract Furniture Plash Drive, Tholomas Drove Wisbech, Cambs, PE13 4SP	Date	January 2023	Drawn by	AK
Checked by	GE	Drawing Title	Planning Drawings Location, Site, and Floor Plans and Elevations	Job No.	SE:2046
Sheet Size	A1	Dwg No.	PP1000	Revision	D