This application is referred to the Development Management Committee (DMC) as Sawtry Parish Council's recommendation of refusal is contrary to the officer recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The site measures 3.76 ha and fronts onto Gidding Road, at the western gateway to the village of Sawtry. The site is within 300 metres (5 minutes walking time) of the village centre where a range of service and facilities are located, specifically: local shops; health facilities; indoor and outdoor sports facilities; a primary school and secondary school. Local employment opportunities exist at the small employment area at Brookside.

1.2 The site is triangular shaped and bounded to the east by existing residential properties, to the west/northwest by Sawtry brook and to the south by Gidding Road. The South-western corner is marked by the Glebe Farm complex. No 56 Gidding Road (a two storey dwelling with a number of single storey out-buildings) is located roughly half way between the existing residential properties to the east and the Glebe Farm complex to the west. This property (No. 56) is outside the red line boundary of the application site. The boundaries are marked by existing hedges and occasional trees. The adjacent residential development to the east is typical of its time having been constructed in the early 1970's.

1.3 The site is currently in the construction stages of development with the developer building in line with the previous approvals (refs: 14/01659/OUT and 18/00633/REM). The site was originally arable grassland, and was used for farming purposes at certain times of the year. The site slopes in a north easterly direction with a general fall in level of approximately 4 metres.
1.4 Access to the site is achieved via two access points to the south onto Gidding Road. Bus stops are located within 400 metres to the east of the site. A Public Right of Way crosses the site but ends at Mill View, a cul-de-sac to the east of the site boundary. The Public Right of Way was subsequently diverted through the site (having regard to the layout of the development) and onto Glebe Road. A further Public Right of Way is located along the site boundary on Gidding Road. A Public Right of Way also runs along Deerpark Road, to the east of the site.

1.5 The site falls within Flood Zone 1. Table 1 of the Technical Guidance to the NPPF defines land located within Flood Zone 1 as areas which are outside the flood plain and have little or no chance of flooding. These are areas with an indicative probability of flooding of 1 in 1000 years or greater (i.e. less than 0.1% chance in any given year) from fluvial sources.

1.6 In terms of planning history, outline planning permission was approved under reference 14/01659/OUT with all matters reserved except access. The subsequent reserved matters 16/01109/REM was approved by the Planning Inspectorate on 10th April 2017. Since the approval of the reserved matters a number of discharge of condition applications have been received and subsequently the majority of conditions attached under both application references 14/01659/OUT and 16/01109/REM have been fully discharged to enable the commencement of development on site.

1.7 In September 2018 a further reserved matters ref: 18/00633/REM was approved for essentially the plot substitution of 39 of the 80 dwellings for very similar properties with revised internal layouts and some minor size, height and fenestration detail changes. A new reserved matters application was submitted due to the inability to deal with the proposed alterations under a S73 application.

1.8 The site is currently under construction; however the Applicant has explained that market forces have led to Lindon Homes needed to amend a section of the site to remove some of the larger homes for smaller units due to difficulties in selling the larger dwellings. The Applicant has explained that in the current financial climate there is very little demand for the larger 5 bedroom dwellings in Sawtry, therefore the developer requires the replacement of these 5 x 5 bedroom dwellings with smaller 4, 3 and 2 bedroom units.

1.9 As indicated on the plans at the end of this report, the proposal is to amend a parcel of land on the approved housing site to replace the 5 bedroom dwellings with smaller units. This in turn leads to the increase of units upon the site to a total of 85 (original approval is 80)

1.10 On the parcel of land the original approval has the following house types:
5 x 5 bedroom dwellings
4 x 4 bedroom dwellings

Total: 9 dwellings

9 x 4 bedroom dwellings
2 x 3 bedroom dwellings
3 x 2 bedroom dwellings

Total: 14 dwellings

The proposed housing mix across the entire development site will now include:

0 x 1 bedroom dwellings (0%)
3 x 2 bedroom dwellings (3.5%)
53 x 3 bedroom dwellings (62.5%)
26 x 4 bedroom dwellings (30.5%)
3 x 5 bedroom dwellings (3.5%)

Total: 85 dwellings

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (NPPF 2019) sets out the three economic, social and environmental objectives of the planning system to contribute to the achievement of sustainable development. The NPPF confirms that ‘So sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. The NPPF sets out the Government's planning policies for:
* delivering a sufficient supply of homes;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

2.2 Planning Practice Guide

For full details visit the government website https://www.gov.uk/government/organisations/department-for-communities-and-local-government

3. PLANNING POLICIES

3.1 Huntingdonshire's Local Plan to 2036
- LP2 Strategy for development
- LP4 Contributing to Infrastructure Delivery
- LP5 Flood Risk
- LP6 Waste Water Management
- LP8 Key Service Centres
- LP10 The Countryside
- LP11 Design Context
- LP12 Design Implementation
- LP14 Amenity
- LP15 Surface Water
- LP16 Sustainable Travel
- LP17 Parking Provision and Vehicle Movement
- LP24 Affordable Housing Provision
- LP25 Housing Mix
- LP30 Biodiversity and Geodiversity
- LP31 Trees, Woodland, Hedges and Hedgerows
• LP32 Protection of Open Space
• LP34 Heritage Assets and their Settings

3.2 Huntingdonshire Landscape and Townscape Assessment (2007)
3.3 Huntingdonshire Design Guide (2017)
3.4 Developer Contributions SPD (2011)

Local policies are viewable at https://www.huntingdonshire.gov.uk

4. PLANNING HISTORY

4.1 18/00633/REM - Approval of reserved matters on land subject to outline permission 14/01659/OUT for 80 Dwellings including access, open space, landscaping, drainage and associated infrastructures – APPROVED – 14.09.2018

4.2 18/80115/COND - Conditional Information for 1401659OUT (C3, C12, C23 and C28) and 16/01109/REM (C2, C4 and C5) – DISCHARGED – 16th July 2018

4.3 17/80218/COND - Condition information for 1401659OUT - 1, 4, 6, 7, 8, 9, 10, 11, 14, 16, 17, 21, 26, 27 and 16/01109/REM – 3 – DISCHARGED – 9th February 2018

4.4 17/80242/COND - Condition information for 1401659OUT - C13 and C19 – DISCHARGED – 22th January 2018

4.5 16/01109/REM - Approval of reserved matters on land subject to outline permission 14/01659/OUT for 80 dwellings including access, open space, landscaping, drainage and associated infrastructure – APPROVED AT APPEAL – 10th April 2017

4.6 16/01709/NMA - Amendment to 1401659OUT to remove approved drawing TR8121042/03 to enable relocation of western access - APPROVED - 5th September 2016

4.7 1401659OUT - Residential development of up to 80 dwellings including access, open space, landscaping, drainage and associated infrastructure – APPROVED - 15th April 2016

5. CONSULTATIONS

5.1 Sawtry Parish Council – Objection - The density of the original plan was objected to, and this will be even worse. More homes mean more people, more cars, and overloading of the doctor’s surgery.

5.2 CCC Archaeology – No objection or further comments

5.3 Natural England – No comments

5.4 Environmental Agency – No comments

5.5 Cambridgeshire Crime Prevention – No comments
5.6 Cambridgeshire Fire and Rescue – No comments
5.7 HDC Urban Design – No objection
5.8 HDC Landscape – No objection
5.9 HDC Environmental Health – No comments
5.10 CCC Highways – No objection
5.11 CCC Lead Local Flood Authority – No objection
5.12 HDC Operations (Green Space) – No objection
5.13 HDC Housing – No objection

6. REPRESENTATIONS

6.1 4 objections have been received stating the following…
  * Proposed layout is at odds with development
  * Extra properties will block light to property
  * Just because people don’t want to buy their current property design
  * It shouldn’t be right that a developer can change the design
  * Developer wants to maximise profits
  * Developer finds it easier to sell smaller homes
  * Site has ruined nature
  * Site was outside village
  * Services are stretched
  * Developer jumped the gun in starting work on site in regards to newts
  * Houses are cramped

7. ASSESSMENT

7.1 The report addresses the principal, important and controversial issues which are in this case:
  • The Principle of Development
  • Impact upon the Character and Appearance of the Area
  • Impact upon Neighbouring Residential Amenity
  • Highway Safety
  • Flood Risk
  • Public Open Space
  • Affordable Housing
  • Housing Mix
  • Ecology
  • S106

The Principle of Development

7.2 The site is located in the local plan and the principle of residential development has already been established with the granting of outline consent 14/01659/OUT and the subsequent reserved matters approvals 16/01109/REM & 18/00633/REM that dealt with access, appearance, landscaping, layout and scale.
7.3 Since the approval of the reserved matters, a number of condition discharge applications have been received and various elements have subsequently been approved.

7.4 The principle of development has therefore been established by virtue of the previous approvals. This application is essentially an amendment to part of the original approval with variations to the layout, a change in the house types and a subsequent increase in units. Accordingly the 5 bedroom dwellings would be replaced with a mix of 4 bedroom, 3 bedroom and 2 bedroom units, increasing the total number of dwellings on site from 80 to 85.

7.5 Taking into account the previous planning approvals and the economic reason for replacing the larger house types with small units it is considered that the proposal is in line with local and national planning policy.

**Impact on the Character and Appearance of the Area**

7.6 This is a sensitive site located on the edge of the village and adjacent to the countryside. The proposed layout was formed by the design brief principles set by the outline application with a total of 80 units incorporated into the scheme.

7.7 The proposed parcel of land subject to this application is located at the north-western extent of the site. The site is currently under construction and the proposal is to replace the larger 5 bedroom dwellings with smaller units. In removing the larger 5 bedroom dwellings it frees up more space due to the footprint that the plots would occupy, this in turn has led to a modest increase in density (from 22.1 dwelling per hectare to 22.6 dwellings per hectare) by amending this parcel from 9 dwellings to 14 dwellings, resulting in an overall increase in numbers on the site by 5 units.

7.8 The increase in density will occur on the identified parcel and the proposed 3 and 4 bed units will consist of carefully designed detached- and semi-detached dwellings with gaps in between the pairs and detached units, to ensure the overall character of the development is maintained.

7.9 There is a minor increase in density, however this is considered to not be significant as the larger units are replaced with sensitively designed smaller ones. Each proposed unit retains a form comparable to the surrounding development with 2 car parking spaces and sufficient private amenity space provision. Although the density is higher than that approved at outline stage, the new density is not excessive in this context and it is not considered that the numbers proposed will be harmful to the surrounding character.

7.10 The overall development incorporates a mixture of scales and size of dwellings including a mixture of 2-storey detached, semi-detached and terraced units across the site which cater for a range of needs and affordability. The proposed amendment to the parcel retains this mixture and accords to the surrounding development. The mixture of scales of the development reflects the range of scales found in the locality which comprise predominantly 2 storey homes. It is considered therefore that the proposed scales are acceptable in the
context of the area would make a positive contribution to the character of the area.

7.11 Most gardens across the site have rear amenity areas of at least 10 metres in depth which provide a satisfactory level of amenity space. The proposed amendment accords to this amenity provision and the applicants have confirmed that there will be a 1.8 metre high close boarded fence between each of the dwellings. It is considered that the development would provide a satisfactory level of amenity for the future occupiers of the dwellings.

7.12 The application is supported by an arboricultural impact assessment and method statement, a tree survey and boundary treatment plan.

7.13 The landscaping details have been considered by the Council’s Tree and Landscape Officer at both the outline, reserved matters stage. Details were subsequently requested through planning condition and since approved. The landscaping of the scheme is not changing from the approved details, therefore it is considered acceptable.

7.14 It is there considered that the amendment to this small parcel of land in terms of its size, scale and form of development, are on balance acceptable and not considered to cause significant harm to the character and appearance of the area. The proposal is therefore in accordance with policies LP12 & LP13 of the Local Plan to 2036.

Impact upon Neighbouring Residential Amenity

7.15 Officers have assessed the impact of the proposed development on existing residential amenity specifically whether the proposal would
- result in a loss of light
- Overshadow
- have an overbearing impact
- result in a loss of outlook
- result in a loss of privacy

7.16 The proposal is similar to the existing approval and is considered to be of a sympathetic design, scale, form and would appear similar in scale and appearance with the neighbouring dwellings.

7.17 It is considered, taking into account the size of the dwellings proposed and the relationship with the neighbouring properties, include those on and offsite, that there are no daylight/privacy infringements.

7.18 There is a good level of boundary treatment in the form of the proposed fencing and appropriate hard and soft landscaping. In this sense it is unlikely that there will be any significant impact in regards to impacts upon the private residential amenity of any neighbouring dwellings.

7.19 The proposal is considered to provide sufficient private amenity space in the form of private garden areas when viewed against the general character and form of the surrounding area. The bin store and cycle store areas is to be located in a suitable location so to not impact unduly upon neighbouring amenity.
7.20 Due to the nature of the approved housing development, the relationship with the neighbouring properties is considered to be acceptable; furthermore given the scale and orientation of the proposal when viewed against the neighbouring properties, it is deemed that there will be no significant impact in regards to overlooking or overshadowing.

7.21 Overall, it is considered that the development will not lead to a significant loss of amenity to the adjoining properties. The proposal is considered to be in accordance with Policy LP15 of the Local Plan to 2036.

**Highway Safety**

7.22 Access was committed as part of the outline application with conditions asking for full details of access, parking and turning on site, submission of construction traffic management scheme and the implementation of off-site highway improvement works.

7.23 The access to the site has been agreed at the previous planning stage and there are to be no alterations to the existing access arrangements as approved under references 14/01659/OUT & 16/01109/REM (and subsequently 18/00633/REM).

7.24 The current proposal has been viewed by the Council County Highway engineers and no objection has been raised to the development in terms of the information submitted to inform the planning application. The proposal is not therefore considered to have a harmful impact on highway safety.

7.25 The internal road arrangement of the site has also been reviewed and due to no change from previously agreed is not considered to be unacceptable in highway safety terms. In addition a plan has been submitted which includes tracking details for the Council's refuse freighter.

7.26 Cambridgeshire County Council Highways have been consulted and offer no objection to the proposal based on the layout. Due to the minor increase in numbers (5 units) the vehicular movements are considered to be negligible and the on-site roads and wider highway network are able to cope with the increase in units.

7.27 In terms of parking provision, there are no maximum or minimum parking standards that need to be applied to developments as per the requirements of both local policies and the NPPF, rather, an assessment has to be made to determine whether a sustainable level of car parking will be provided. It is shown on the submitted plans that adequate parking (2 spaces per unit) is to be provided on site. Having regard to the location, scale and nature of the proposed development, it is considered that there is sufficient parking space on the site to meet the requirements of policies LP17 & LP18 of the Local Plan to 2036.

**Flood Risk**

7.28 The application site is in Flood Zone 1 as confirmed by the SFRA 2017, which means it has a low probability of flooding. It is deemed
that there should be no additional surface water run-off impacts. The proposal is therefore considered acceptable and complies with policy LP5 of the Local Plan to 2036.

Public open space – Green Space Provision

7.29 The proposal requires that 0.4 hectares of open space be provided within the site. The public open space proposed exceeds that required by the outline consent and is in addition to the SUDs pond and Great Crested Newt habitat. In line with the previous approvals the open space is not changing from that approved. The majority of the open space is sited along the northern boundary of the site. It is still considered that the proposed layout serves to protect and enhance Sawtry Brook as a landscape and nature conservation feature and delivers a gentle transition to the open countryside.

Affordable housing

7.30 The site is over 0.5 ha in size and therefore the development should seek to achieve a target of 40% affordable housing in accordance with Core Strategy Policy CS4 and the Developer Contributions SPD.

7.31 The applicant is agreeable to the provision of affordable housing on site. A total of 2 units of the proposed 5 dwelling increase will be affordable houses, taking the total provision on the site to 34 units from the 85 unit total (taking into account the 32 affordable units on the remainder of the site there will be 34 affordable units in total across the site equating to a provision of 40% affordable housing in total).

7.32 The policies indicate that provision should be made on site and should seek to achieve a target tenure split of 70% social rented and 30% shared ownership. Policy does however acknowledge that, in determining the amount and mix of affordable housing to be delivered, site specific considerations and other material considerations, including viability, will be taken into account.

Housing Mix

7.33 The Cambridge sub-region Strategic Housing Market Assessment 2013 provides guidance on the mix of housing required for Huntingdonshire up to 2031. This gives broad ranges reflecting the variety of properties within each bedroom category. This indicates a requirement for the following mix: up to 4% 1 bedroom homes, 16-42% 2 bedroom homes, 26-60% 3 bedroom homes and up to 30% 4 or more bedroom homes.

7.34 The overall proposed housing mix on site would be 0% 1 bedroom homes, 3.5% 2 bedroom homes, 62.5% 3 bedroom homes and 34% 4 bedroom or more homes. This housing mix broadly is in accordance with the SHMA 2013 with only the provision of 2 bedroom dwellings being lower than the recommended guidance. In this instance the approved site had a similar mix with the proposal reducing the number of 5 bedroom dwellings, therefore the amended housing mix is considered acceptable.
Ecology

7.35 A series of assessments were submitted with the outline planning application. Subject to a number of conditions (specifically C15 biodiversity mitigation and enhancement c22 bird and bat roosting features) the Council wildlife officer was satisfied with regards to the impact on protected species.

7.36 In terms of ecology, condition 15 (biodiversity), condition 22 (bird and bat roosting) and condition 29 (great crested newts) have been discharged under planning reference 16/80144/COND. The proposal offers no change to the ecology mitigate measures on site, therefore it is considered acceptable in this regard.

Secure by design

7.37 The Police Architectural liaison officer has viewed all relevant documents and noted that it is the intention to build to the principles of Secured by Design. Condition 17 of the outline planning consent required the developer to submit a scheme for crime prevention measures. These details of the condition were discharged under condition reference 17/80218/COND and there are no alterations under this current application.

Section 106

7.38 As the proposal is to essentially amend the original planning permission (1401852OUT) it is requirement that the original section 106 is amended via a deed of variation to take into account the increase of 4 dwellings.

7.39 The original S106 covers:
- 40% affordable housing
- Provision of public open space
- Contribution towards outdoor sport
- Residential wheeled bins
- Travel plan

7.40 The deed of variation will maintain and alter the provisions of the S106 accordingly.

Community Infrastructure Levy (CIL):

7.41 The development will be CIL liable in accordance with the Council’s adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

7.42 There are no other material planning considerations which have a significant bearing on the determination of this application.

Conclusion

7.43 The NPPF has at its heart the presumption in favour of sustainable development (para 11) and requires the approval of development proposals that accord with an up-to-date development plan without delay.
In this instance the proposed amendment of the highlighted parcel of land to increase the number of dwellings by 5 units is not considered to cause significant harm that would outweigh the economic, social and environmental benefits that the proposed increase in units would bring, for the following reasons:

- the site already benefits from outline consent and previous reserved matters consent.
- the proposal accords with the design principles set in the outline consent
- The development would provide 5 additional units, including 2 additional affordable units to support the District's growth agenda
- The development would not have any significant adverse impact upon highway safety and safe access from the adopted highway can be provided
- Would not have a harmful impact on the character and appearance of the area
- The additional 5 units can be accommodated within the site without any significant adverse impact upon the amenities of neighbouring properties
- The development will continue allow for the provision of Public Open Space
- The increased number of residential units can be accommodated without any significant adverse impact on existing landscaping
- The impact of the proposed development (5 more units) upon ecology of the site is considered acceptable
- The site will continue to be adequately drained and allows for the continued maintenance of existing water course

8. RECOMMENDATION - APPROVAL subject to conditions to include the following to the prior completion of a deed of variation to the S106 obligation relating to affordable housing, informal green space, outdoor sport, green space maintenance, wheeled bins, green travel plan and to conditions to include those listed below.

(or REFUSE in the event that the applicant is unwilling to complete the obligation necessary to make the development acceptable)

Conditions:

- Time Limit
- Approved Plans
- Materials
- Levels
- Hard and soft landscaping

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to Peter Baish Senior Development Management Officer 01480 388680
Sawtry Parish Council comments on Planning Applications:

19/00327/HHFUL – 2 Buckingham Way – rear two storey extension – **recommend approval**, it is a reasonable development, it does not appear to interfere with anyone else, not an overdevelopment.

19/00287/FUL – Land East of Glebe Farm – substitute house types and increase overall number of dwellings from 80 to 87 – **Recommend refusal** – the density of the original plan was objected to, and this will be even worse. More homes mean more people, more cars, and overloading of the doctor’s surgery.

19/00375/HHFUL – 35 Green End Road – removal of the existing garage roof and replacement with new first floor extension over garage – **recommend approval**, not an unreasonable development.

19/00334/HHFUL – 67 Green End Road – demolition of existing conservatory and garage, construction of new single storey rear lean to extension and new brick garage with pitched roof – **recommend approval** – a reasonable improvement, not overcrowding the site, no objections received from the neighbours.

19/00263/HHFUL – 31 Moyne Road – two storey side and single storey rear extension – **recommend approval**, it is a reasonable development, no objections received from neighbours.

Sawtry Parish Council

In accordance with the law, Sawtry Parish Council (SPC) only collect a limited amount of information. The personal information you provide (name, address, email address, phone number), will be processed and stored so that it is possible to contact you and respond to your correspondence and provide information. SPC do not use your data for purposes other than those specified. SPC do not use profiling, sell or pass on your data to third parties. SPC ensure your data is stored securely and delete all information deemed to be no longer necessary. SPC constantly review Privacy Policies-copy available on request.
This drawing should not be copied or reproduced in whole or in part, nor used in conjunction with any project with or without permission and remains the copyright of Mclean Architectural Limited.

DO NOT SCALE FROM DRAWING.
If you require clarification of any dimensions please contact: Mclean Architectural Limited.

A2 SHEET

NOTE:
When printing from PDF, ensure print scaling is set to none. (File       Print       Page Handling       Page Scaling       None)

Unit 6
Chancers Farm
Fossetts Lane
Fordham
Colchester
Essex
Tel 01206 241809
studio@mcleanarchitectural.co.uk
www.mcleanarchitectural.co.uk

Glebe Farm,
Sawtry, Huntingdon
Cambridgeshire

PLANNING ISSUE

Master Plan

LINDEN HOMES EASTERN

December 2018

SMc

1455/P/01

Plots 44 and 45 swapped
CJ
25/03/2019

Plots 82-85 area removed. Plot 78-79 arrangement revised
CJ
08/04/2019

Plots numbers updated
CJ
06/06/2019
LEGEND

- House Type Pembroke: 3 No.
- House Type Mylne: 6 No.
- House Type Eveleigh: 2 No.
- House Type Hardwick: 1 No.

Sub Total: 13 No.
Total: 14 No.
This drawing should not be copied or reproduced in whole or in part, nor used in conjunction with any project with or without permission and remains the copyright of Mclean Architectural Limited.

DO NOT SCALE FROM DRAWING.

If you require clarification of any dimensions please contact: Mclean Architectural Limited

A2 SHEET

NOTE:
When printing from PDF, ensure print scaling is set to none.
(File       Print       Page Handling       Page Scaling       None)

Unit 6
Chancers Farm
Fossetts Lane
Fordham
Colchester
Essex
CO6 3NY
Tel
01206 241809
studio@mcleanarchitectural.co.uk
www.mcleanarchitectural.co.uk

Glebe Farm,
Sawtry, Huntingdon
Cambridgeshire

Boundary Plan

LEGEND

8.5m High Timber Knee Rail
1.8m High Close Boarded Fence
1.8m High Brick Wall

PLANNING ISSUE

0m

Scale Bar 1:500

-5m

10m

20m

5m

15m

25m

N

Plots 44 and 45 swapped
CJ
25/03/2019

Plots 82-85 area removed. Plot 78-79 arrangement revised
CJ
08/04/2019

Plots numbers updated
CJ
06/06/2019
<table>
<thead>
<tr>
<th>HOUSE TYPE</th>
<th>COLOUR REF</th>
<th>NUMBER OF PLOTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>MYL</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>PEM</td>
<td>5</td>
<td>1</td>
</tr>
</tbody>
</table>

**Total:** 9

---

This drawing should not be copied or reproduced in whole or in part, nor used in conjunction with any project with or without permission and remains the copyright of Mclean Architectural Limited.

**LINDEN HOMES EASTERN**

**Glebe Farm, Sawtry, Huntingdon, Cambridgeshire**

Current Approved Layout

**Scale:** 1:500

**Date:** June 2019

**File:** 1455/PA/01

**Client:** SML

**Drawing Title:**

**Description:**

**Revision:**

---

When printing from PDF, ensure print scaling is set to none.

(File       Print       Page Handling       Page Scaling       None)
Windows added to plot 81 and plots 45 & 45 swapped.

Street Elevation A

Street Elevation B
Plots 44 and 45 swapped
CJ
25/03/2019

Plots 82-85 area removed. Plot 78-79 arrangement revised
CJ
08/04/2019

Plots numbers updated
CJ
06/06/2019
FINISHES

Brick
Orange Facing

Roof tile
Concrete
Colour Grey

Door
Colour: Anthracite Grey (RAL 7016)

Fascia / Bargeboards
Dark Grey

Rainwater Goods
Dark Grey uPVC Half Round

This drawing should not be copied or reproduced in whole or in part, nor used in conjunction with any project with or without permission and remains the copyright of Mclean Architectural Limited.