

DEVELOPMENT MANAGEMENT COMMITTEE 18 NOVEMBER 2019

Case No: 19/01604/FUL (FULL PLANNING APPLICATION)

Proposal: DEMOLITION OF EXISTING BARN AND ERECTION OF A DWELLING

Location: LAND WEST OF THE POPLARS DAINTREE ROAD
RAMSEY ST MARYS

Applicant: MR S BOWENS

Grid Ref: 525157 289523

Date of Registration: 08.08.2019

Parish: RAMSEY

RECOMMENDATION - REFUSE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as it was requested by Cllr Clarke, a local member for Ramsey, that the application be considered by the DMC if officers recommend refusal.

1. DESCRIPTION OF SITE AND APPLICATION

1.1 The application site is located to the north west of the small settlement of Ramsey St Marys, upon Daintree Road. Ramsey St Marys is a settlement with housing predominantly located along Herne Road and Ashbeach Drove, with various cul-de-sacs and closes located off these two roads. Daintree Road, which is clearly detached from Ramsey St Marys, is characterised by sporadic development on the southern side of the road with the site broadly forming an infill plot between The Poplars and New Bungalow. There is no strong sense of character or design upon the road, with the loose knit form of housing varied in appearance.

- 1.2 The site is surrounded by open countryside to the north and south with sporadic linear residential housing to the east and west. Access for the site is via Daintree Road with an existing access in place to the site, to provide access for the proposed dwelling. Having regard to the Huntingdonshire District Council's Strategic Flood Risk Assessment Strategic Flood Risk Assessment 2010 (SFRA 2010) in place for this area, the site is not located in an area liable to flooding and is noted on the SFRA 2010 maps as being located in Flood Zone 1.
- 1.3 The site currently has a number of agricultural barns in situ, one of which would be demolished to facilitate the construction of a single two storey detached dwelling measuring approximately 7.65 metres in depth by 11.91 metres in width. In terms of height the dwelling would measure 5.1 metres to the eaves and 8.4 metres to the ridge.

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.

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

3.1 Huntingdonshire's Local Plan to 2036 – adopted May 2019

- LP1: Amount of Development
- LP2: Strategy for Development
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP9: Small Settlements
- LP10: The Countryside
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and vehicle movement
- LP25: Housing Mix
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerow.
- LP33: Rural Buildings

3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide SPD (2017)
- Huntingdonshire Townscape and Landscape Assessment SPD 2007
- Developer Contributions SPD 2011
- Cambridgeshire Flood and Water SPD 2017
- Huntingdonshire Tree Guidance Note 3
- December 2017 Annual Monitoring Review regarding housing land supply.

Local For full details visit the government website [Local policies](#)

4. RELEVANT PLANNING HISTORY

- 4.1 19/00574/FUL - Demolition of existing barn and erection of a dwelling – WITHDRAWN – 17.06.2019

5. CONSULTATIONS

- 5.1 Ramsey Town Council - Unanimously approved. No impact on neighbouring amenities.

- 5.2 Ward Cllr Clarke - I wish to call it in as Ward Councillor at Ramsey in the event the application is (recommended for) refus(al).

My reasons are that in my opinion it is not in open countryside & not adhering to new policy within the Countryside on pages 61 & 62.

Officer response: Comments will be discussed within the report.

- 5.3 CCC Local Highway Authority (LHA) – No objection subject to conditions

- 5.4 Environment Agency (EA) – No objection, comments summarised: Comments made with regards to the sequential test (EA advised LPA to apply the sequential test)

- 5.5 Wildlife Trust – I have reviewed the Preliminary Ecological Appraisal report accompanying the above application and note that further surveys for great crested newts have been recommended. These should be completed and results submitted before this application is determined. This is in order to provide full information on the likely impacts on protected species, and inform appropriate mitigation measures, which may influence the design of the development. In line with best practice guidance (BS42020), all surveys should normally be completed before planning permission is granted, to establish the presence or absence of protected species and the extent to which they could be affected by the proposals, otherwise all material considerations might not have been considered in making the decision.

I note the planning statement claims the pond is not suitable for newts, but as the professional ecology report assessed it as of average suitability using the HSI scoring system, it should be considered as potentially suitable. I also note the planning statement says access for survey is not possible. If this is the case, then a precautionary approach must be taken, and

appropriate mitigation put in place to avoid risk of harm to newts on the assumption that they may be present. Further recommendations from a suitably qualified ecologist (ideally based on survey results, if surveys are possible) are required before this application can be determined.

With regards to impacts on habitats and other protected species, I am satisfied with the information provided and consider the recommendations provided in section 8 of the ecology report appropriate.

6. REPRESENTATIONS

6.1 No comments received.

7. ASSESSMENT

7.1 As set out in the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. This position is repeated in the NPPF. The development plan is defined in Section 28(3)(b) of the 2004 Act as “the development plan documents (taken as a whole) that have been adopted or approved in that area” – See Planning Policy section above).

7.2 The report addresses the principal, important and controversial issues which are in this case:

- Principle of development and sustainability
- Impact on the character of the area
- Flood Risk
- Residential Amenity
- Access and Transport
- Ecology

Principle of development and sustainability

- 7.3 Ramsey St Mary's, located some distance to the south of the application site, is designated a Small Settlement under policy LP9 of the Huntingdonshire Local Plan to 2036. Following on from this, the Huntingdonshire Local Plan to 2036 defines the built up area as a distinct group of buildings that includes 30 or more homes. The Local plan goes onto state areas of fragmented and ribbon development which are physically and visually detached from the main built form should be excluded from built up areas. The application site is among properties on Daintree Road which are less than 30 in total and are visually and physically detached from the built up area of Ramsey St Mary's. Whilst the impact on the rural character of the area will be discussed in greater depth below, the site is considered to be located within the countryside.
- 7.4 Cllr Clarke has commented on the proposal disagreeing with the comments above stating the application site is not within the open countryside. However officer's position is that the site is within the countryside in accordance with the built up area criteria within the recently adopted Huntingdonshire Local plan to 2036.
- 7.5 Policy LP10 of the Local Plan to 2036 states that development within the countryside will be restricted to the limited and sporadic opportunities as provided for in other policies of the plan. Amongst other requirements, development must protect the intrinsic character and beauty of the countryside and not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.
- 7.6 It is considered that the development would not be 'isolated' (referred to in para 79 of the NPPF) as it is adjacent to other development. However, the proposed development does not

meet any of the exception criteria set out in the local policies regarding development in the countryside such as an agricultural need or exceptional design quality.

- 7.7 In terms of the settlement hierarchy, there are many settlements across Huntingdonshire that have limited or no services or facilities available. Such settlements are identified as Small Settlements. Small Settlements are less sustainable than, for example markets towns, larger Spatial Planning Areas or Key Service Centres, due to the need to travel to access services and facilities elsewhere on a regular basis. As such the Local Plan makes no allocations for development in Small Settlements. However, the strategy does set out a role for a limited amount of sustainable development in contributing to the social and economic sustainability of Small Settlements and in supporting a thriving rural economy. Given the variation in size and availability of services and facilities between Small Settlements, it is recognised that varying levels of development could sustainably be accommodated depending on nature of the individual Small Settlement.
- 7.8 Policy LP9 goes onto state a proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan. Proposals for development on land well-related to the built-up area will be considered subject to the provisions of policies LP 10 'The Countryside', LP 19 'Rural Economy', LP 22 'Local Services and Community Facilities', LP 23 'Tourism and Recreation', LP 28 'Rural Exceptions Housing', LP 33 'Rural Buildings' and LP 38 'Water Related Development'. The proposal for a single market dwelling in this countryside location is not considered to meet any of the above 'other opportunities'.

- 7.9 It is noted that there are a number of 'rural buildings' on site in the form of barns and the proposal is to demolish a barn and erect in its place a residential dwelling. Policy LP33 of the Local Plan deals with rural buildings and states that for the conversion of a building in the countryside that would not be dealt with through 'Prior Approval/Notification' a proposal for the replacement of a building within the countryside will be supported where it is redundant or disused, of permanent and substantial construction and not in such state of dereliction or disrepair that significant reconstruction would be required and the proposal would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floor space is also supported.
- 7.10 The position of the replacement buildings within the site should be considered comprehensively so that it is located where it would have the least possible adverse impact on the immediate surroundings, the wider landscape and the amenity of the users of existing buildings nearby.
- 7.11 In this instance the proposal is considered to be located within the countryside and the barn is not considered to be of permanent or substantial construction and is in a state of dereliction and disrepair, therefore the proposal fails to meet the criteria of Policy LP33 of the Huntingdonshire Local Plan to 2036.
- 7.12 The proposed residential development is considered to be located within the countryside and the proposed development is not identified as a 'specific opportunity' which other policies allow for. Ultimately, having regard to all the issues outlined above, the proposal is a departure from the relevant policies in the adopted Local Plan to 20136 and is therefore not acceptable in principle as it is in conflict with policy LP9 and LP10 of the Huntingdonshire Local Plan to 2036.

Impact on the character of the area

- 7.13 Draintree Road is characterised by a linear form of development on the southern side of the road. There is no strong sense of design, with the loose knit form of housing being varied in appearance and scale. The site is surrounded by open countryside to the north and south with sporadic linear residential houses to the east and west. It is considered that the proposed dwelling would be located outside of the built up area, given it lies to the east of Herne Road and is detached from the built up area of Ramsey St Marys as discussed within the principle section above.
- 7.14 The site plan shows the proposed dwelling occupying the western part of the site frontage whilst the existing barns are retained to the eastern part of the site. The single two storey detached dwelling would measure approximately 7.65 metres in depth by 11.91 metres in width. In terms of height the dwelling would measure 5.1 metres to the eaves and 8.4 metres to the ridge.
- 7.15 It is considered that the proposed building arrangement would not be out of character in terms of the sporadic loose knit grain of dwellings upon this section of the road but would still constitute encroachment into the open countryside and alter the rural sporadic appearance of this section of the street scene.
- 7.16 It is accepted whilst the scheme would be visible from the public realm there would not be prominent public views of the development. However development encroaching out of the built up area would still cause harm to the rural character in this location. Given the Council has an adopted local plan, and whilst it is accepted the 5 year supply of housing is a minimum standard, the benefits of an additional market unit in this location is not considered to be able to justify encroachment into the countryside.

7.17 It is concluded therefore that the proposed residential dwelling and encroachment into the countryside would cause harm to the rural character. It would therefore be harmful to the character and appearance of the area contrary to policies LP9, LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Flood Risk

7.18 The site is within the Environment Agency's Flood Zone 3, Flood Zone 3 in the Council's 2017 Strategic Flood Risk Assessment (SFRA), however Flood Zone 1 in the Council's 2010 SFRA – which is the SFRA relevant for this area. The National Planning Policy Framework states that the SFRA will provide the basis for applying the sequential test and the SFRA 2017 follows the guidance in the Government's Planning Policy Guidance. Existing raised defences, which the 2017 SFRA specifically does not take account of, provide some protection to existing properties in this area.

7.19 In September 2017 the Huntingdonshire District Council Development Management Planning Committee agreed the following:

7.20 Some villages, including some of the Ramsey villages, are entirely within Zone 3 in the 2017 SFRA. New development within settlements, including market housing, can in some cases help enhance or maintain the vitality of a rural community and this is a key objective of the Council's Planning Strategies and the NPPF. Therefore, for those villages which are entirely within Flood Zone 3 as defined in the 2017 SFRA only, the 2010 SFRA which took account of flood defences will be used as the basis for decision making, and general market housing will only be permitted in areas shown as being in Flood Zone 1 as defined in that document. This approach follows discussions with the Environment Agency and the Middle Level Commissioners and will ensure that regard is still given to flood risk but will also allow

some development to be approved in these villages to maintain their vitality. For villages that are not entirely within Zone 3 in the 2017 SFRA, the application of the Flood Zones in 2017 will allow some development to be approved in these villages to maintain their vitality whilst also having regard to the most recent information on flood risk (not relevant here as Ramsey St Marys and surrounding area is awash in Flood Zone 3a in the 2017 SFRA).

- 7.21 The submitted FRA states that when taking into account the 2010 data, the site is within Flood Zone 1. The Council's 2010 SFRA maps consider the proposed dwelling within flood zone 1.
- 7.22 The Environment Agency has no objection to the development on Flood Risk grounds due to the distance from the nearest main river under the Environment Agency's jurisdiction. The Environment Agency had technical advice following the submission of the FRA which can be found in the consultee response.
- 7.23 The Environment Agency did state that the development should be subject to the Sequential Test in accordance with Paragraph 158 of the NPPF. However as discussed above, the Council consider the site to fall in flood zone 1, therefore the sequential test is not considered necessary in this instance. A condition will be added to ensure the flood risk measures are in accordance with the submitted flood risk assessment.
- 7.24 The proposal is therefore in accordance with the relevant paragraphs in the NPPF and Policy LP5 of the Huntingdonshire Local plan (adopted May 2019)

Residential Amenity

- 7.25 The NPPF and the Council's planning policy LP14 of the Local Plan to 2036 seeks to protect amenity of neighbouring users. The policy also seeks to ensure residential amenity is not

harmed as a result of development; the NPPF within the core principles states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".

- 7.26 The proposal is considered to be of an acceptable design, scale, form and would appear considerably similar in scale when compared to neighbouring properties along Daintree Road, in particular the neighbouring property 'The Poplars'.
- 7.27 In terms of its relationship with neighbouring properties, the dwellings will sit at depth into the site in a similar fashion to the dwellings along Daintree Road. In terms of boundary treatment, the majority would be fencing and hedgerows, details of which would be conditioned if acceptable to ensure that the site accords to the appearance of the area and provides effective screening to retain private residential amenity of the neighbouring properties.
- 7.28 By virtue of the separation distances, 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 from the proposal.
- 7.29 The proposed new dwelling is considered to have acceptable levels of private amenity space in the form of a private rear gardens when viewed against the general character and form of the surrounding area. There is sufficient space on site for bin stores and cycle store areas and it is considered that the gardens are more than sufficient to enable usable rear amenity space.
- 7.30 Overall, it is considered that the development would not lead to a significant loss of amenity to the adjoining properties. The

proposal is considered to be in accordance with Policy LP14 of the Local Plan to 2036.

Access and Transport

7.31 The Cambridgeshire County Council Local Highway Authority has commented on the proposal and did not raise any objections in principle. However they did comment that 'Daintree Road in this location is a narrow single track carriageway with a number of informal passing opportunities in the form of driveways. Daintree Road is divorce of separate footways, cycle ways, street lighting, local amenities and bus stops. Any occupant would therefore be completely reliant upon the private motor vehicle. HDC should therefore consider the sustainability of this site and if this is the correct location for this type of development.'

7.32 The proposal is also considered to be able to provide safe access and have the capacity to provide adequate parking; however this would be subject to further details secured via condition. It is therefore considered that there is sufficient parking space on the site to meet the requirements of policies LP16 & LP17 of the Local Plan to 2036.

Housing Mix – accessible and adaptable homes

7.33 Policy LP25 of the Local Plan to 2036 provides guidance on accessible and adaptable homes and states that all proposals for housing should include a commitment to design and build the whole proposed scheme to the M4(2) standards with a proportion developed to M4(3) standards, unless it can be demonstrated that site-specific factors make achieving this impracticable or unviable.

7.34 The application does not include any information on how the proposal will be designed and built to building regulation M4(2) standards, however as this is a requirement a condition would be placed on any permission to require this standard to be met.

Ecology

- 7.35 Paragraph 170 of the NPPF states Planning policies and decisions should contribute to and enhance the natural and local environment. In this instance no ecological information has been provided with the above application and as such the potential ecological impacts of the proposal are not clear. Based on the nature of the proposed development (single dwelling) and the condition of the site including vegetation, hedgerows, trees and neighbouring pond, it seems likely that there would be ecological impacts.
- 7.36 The preliminary ecological appraisal report accompanying the application notes that further surveys are required for great crested newts. The applicant has submitted a mitigation strategy which demonstrates that the site has a below average HSI score (Habitat Suitability Index) with the neighbouring pond having a suitability of below average. The Local Planning Authority is satisfied that development in accordance with the mitigation strategy would have no significant impact on any possible newts within the area. If approved the proposal shall be conditioned in accordance with the mitigation strategy.
- 7.37 With regards to impacts on habitats and other protected species on site, the Wildlife Trust are satisfied with the information provided and consider the recommendations provided in section 8 of the ecology report appropriate.
- 7.38 The proposal is therefore considered to be in accordance with Policy LP30 of the Local Plan to 2036.

Infrastructure Requirements and Planning Obligations

- 7.39 The Infrastructure Business Plan 2013/2014 (2013) was developed by the Growth and Infrastructure Group of the Huntingdonshire Local Strategic Partnership. It helps to identify the infrastructure needs arising from the development proposed to 2036 through the Core Strategy

- 7.40 Statutory tests set out in the Community Infrastructure Regulations 2010 (Regulation 122) require that S106 planning obligations must be:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development
- 7.41 Development Obligations - Part H of the Developer Contributions SPD (2011) requires a payment towards refuse bins for new residential development.
- 7.42 A Unilateral Undertaking to secure the provision for refuse (wheeled bins) has not been submitted. The proposal fails to meet the requirements of Policy LP4 of the Local Plan to 2036.
- 7.43 There are no other material planning considerations which have a significant bearing on the determination of this application.

Community Infrastructure Levy (CIL):

- 7.44 As this planning application is for a minor development, 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.

Conclusion and Planning Balance

- 7.45 The NPPF has at its heart the presumption in favour of sustainable development. To be sustainable, development must, as noted in paragraph 6 of the NPPF, strike a satisfactory balance between the economic, environmental and social considerations.
- 7.46 In terms of the economic dimension of sustainable development, the proposal would very modestly contribute towards economic growth, including job creation - during the construction phase and in the longer term through the additional population assisting

the local economy through spending on local services/facilities. There will also be Council Tax receipts arising from the development. The loss of this relatively small parcel of agricultural land is outweighed by the modest positive economic benefits of this development, in this location.

7.47 Regarding the social dimension, the site itself appears to have no significant physical constraints and is deliverable. It would also marginally increase the supply of housing, although the Council can demonstrate a 5 year supply of deliverable housing land, the provision of one market dwelling on the application site is afforded very limited weight. The proposal would be within cycling distance of the limited facilities of Ramsey St Marys including the primary school, post office and a public house. However given the lack of other viable sustainable transport options, future residents would be reliant on increased private car use to access further facilities.

7.48 In terms of the environmental dimension of sustainable development, there is environmental harm on the rural character of the area in terms of encroachment of built development into the countryside. The visual impact of the proposal would intensify the sporadic nature and openness within the countryside. As a result, the development would have an adverse impact on the rural character of the area.

7.49 Having assessed all three dimensions of sustainable development; economic, environmental and social within this report it is concluded that the proposal is considered to result in environmental harm and result in a development outside the built up area of the settlement and within the open countryside contrary to policies LP9 and LP10 of the Huntingdonshire Local Plan to 2036. There is only a minor benefit of one unit of market accommodation. However, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning

applications be determined in accordance with the development plan unless material considerations indicate otherwise.

7.50 The scheme would therefore conflict with the NPPF which states that it does not change the statutory status of the development plan as the starting point for decision making. Officers consider that the creation of an additional dwelling here would not accord with the above mentioned policies of the up-to-date Huntingdonshire Local Plan to 2036, and, as outlined in the preceding sections of this report, there are no other material considerations which would provide an overriding reason to disregard the development plan. Accordingly, it is recommended that planning permission should be refused for the following reasons:

8. RECOMMENDATION – REFUSE for the following reasons

1. The proposed residential development would represent an encroachment of built development in the open countryside outside the built up area of Ramsey St Marys in an unsustainable location and intensify the existing sporadic residential development within the open countryside. This would have a harmful impact on the rural character and sporadic nature of development in the vicinity. The proposal does not meet any of the other specific opportunities identified within the Huntingdonshire Local plan to 2036 and the proposal would therefore be contrary to the NPPF 2019, and Policies LP9, LP10, LP11 & LP12 of the Huntingdonshire Local Plan to 2036.

2. The application has failed to incorporate adequate provision for refuse (wheeled bins) by virtue of the omission of a unilateral undertaking, contrary to the requirements of the Developer Contributions Supplementary Planning Document 2011, and Policy LP4 of the Huntingdonshire Local Plan to 2036 (Adopted May 2019).

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**

From: developmentcontrol@huntingdonshire.gov.uk
Sent: 23 August 2019 13:03
To: DevelopmentControl
Subject: Comments for Planning Application 19/01604/FUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:02 PM on 23 Aug 2019 from Mr Gary Cook.

Application Summary

Address: Land West Of The Poplars Daintree Road Ramsey St Marys
Proposal: Demolition of existing barn and erection of a dwelling
Case Officer: Peter Baish
[Click for further information](#)

Customer Details

Name: Mr Gary Cook
Email: gcook@ramseytowncouncil.org.uk
Address: 7A Church Green, Ramsey, Huntingdon PE26 1DW

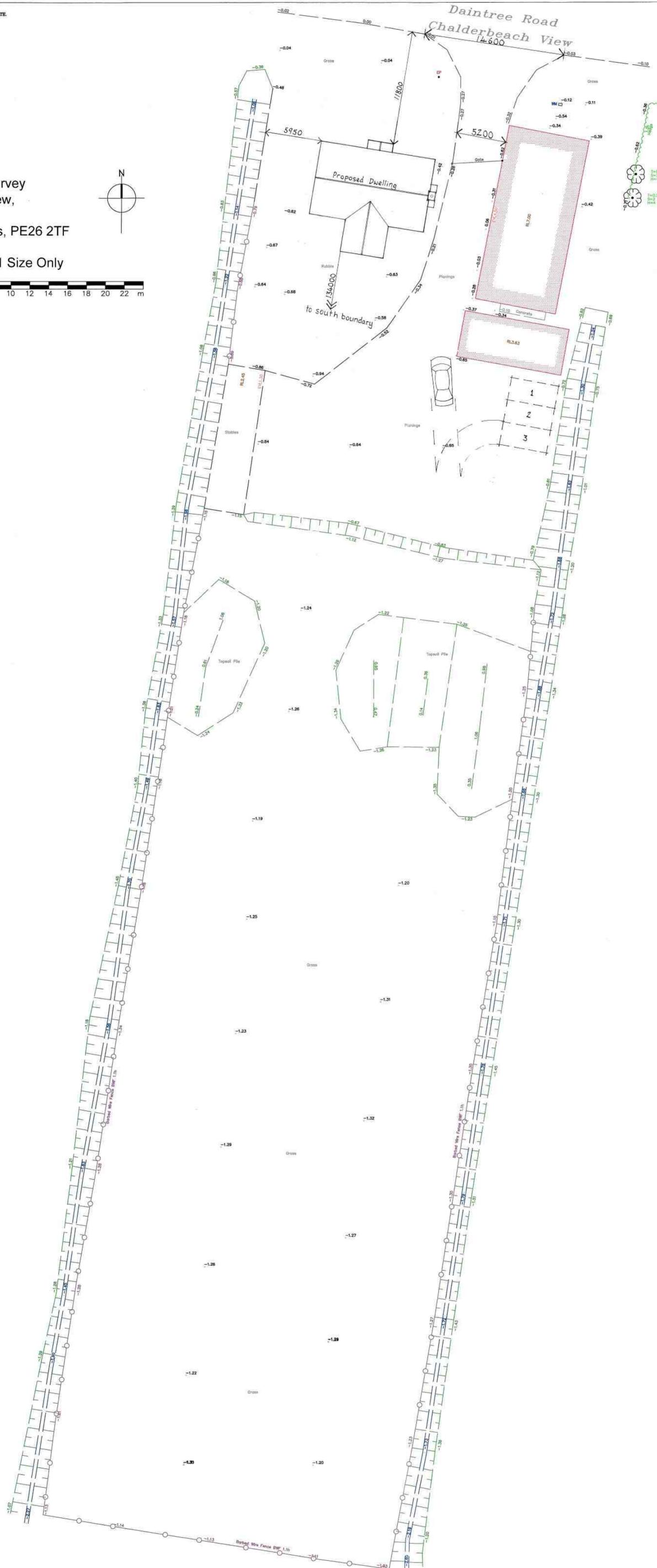
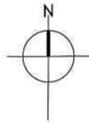
Comments Details

Commenter Type: Town or Parish Council
Stance: Customer made comments in support of the Planning Application
Reasons for comment:
Comments: The Council voted unanimously to support the application as the property will complement the area and appears to have no adverse impact on the neighbouring amenities nor properties.

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Topographical Survey
 Chalderbeach View,
 Daintree Road,
 Ramsey St Mary's, PE26 2TF

Scale 1:200 @ A1 Size Only



Topographical Survey Legend

- | | |
|---------------------------|-------------------------|
| BO Bollard | Fence annotation |
| Bin | BWF Barbed wire |
| BS Bus stop | CBF Closed boarded |
| BTIC British telecom ic | CLF Chain link |
| CPS Concrete paving slabs | CPF Concrete panel |
| DR Drain | ELIC Electrical ic |
| EP Elec. pole | ER Earth rod |
| FP Flagpole | FT Floodlight |
| GU Gully | GP Gate post |
| GV Gas valve | FH Hydrant |
| IC Inspection cover | JB Junction box |
| KG Kerb outlet | LB Letter box |
| LP Lamp post | UM Utility marker |
| MP Mile post | NP Name plate |
| PO Post | PM Parking meter |
| RE Rodding eye | RS Road sign |
| DP Rain water pipe | SP Sign post |
| ST Stop tap | SB Service Box |
| SV Stop valve | TCB Telephone call box |
| TL Tie line | TP Telegraph pole |
| TPS Tactile paving slabs | TL Traffic signal light |
| TV Television cover | VP Vent pipe |
| WM Water meter | WO Wash Out |
| UTL Unable to lift | |
- | |
|---------------------------|
| Level prefix descriptions |
| AL Arch level |
| BL Bed level |
| CL Cover level |
| EVL Eaves level |
| FL Floor level |
| IL Invert level |
| PL Parapet level |
| RFL Roof/ridge level |
| SL Soffit level |
| Top Top of pipe/culvert |
| TOW Top of Wall height |
| WL Water level |
- | |
|--------------------------|
| Wall prefix descriptions |
| BKW Brick Wall |
| COW Concrete Wall |
| RTW Retaining Wall |
| STW Stone Wall |

NOTES

All Levels Related To OS Newlyn Derived By Multiple Network RTK GPS Observations Using OSGM15

The Survey Grid Shown On This Drawing Is Positioned On Ordnance Survey (OS) National Grid. Obtained By Multiple Network RTK GPS Observations Using OSTN15

Revision No.	Details	Date	Init.	Chkd.

Client
 Mr. S Bowens c/o
 David Hartley Associates
 22 High Street, Stilton
 Peterborough PE7 3RA

Project
 Chalderbeach View
 Daintree Road
 Ramsey St. Mary's
 PE26 2TF

Dwg. Title
 Topographical Survey

Date	03.12.18	Scale	1:200@A1
Surveyor	RM	Dwg. No.	3063.01
Job No.	3063		

David Cosby
 Chartered Surveyors & Architectural Consultants

Little Court Cottage
 Maidford Road
 Farthingstone NN12 8HE

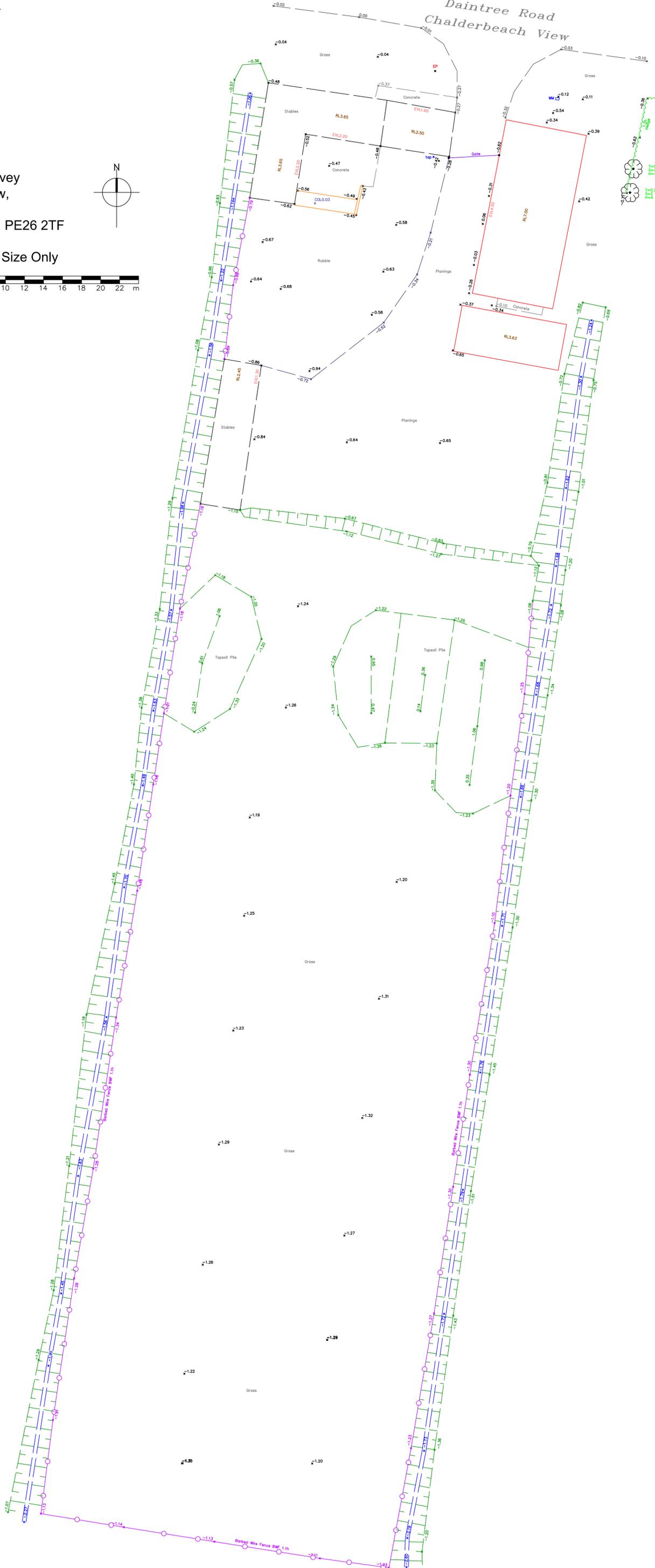
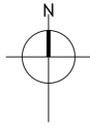
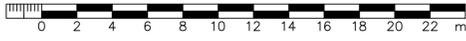
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 enquiries@davidcosby.co.uk
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Topographical Survey
 Chalderbeach View,
 Daintree Road,
 Ramsey St Mary's, PE26 2TF

Scale 1:200 @ A1 Size Only



Topographical Survey Legend

- | | | | |
|------|-----------------------|------------------|-----------------|
| BO | Bollard | Fence annotation | |
| Bin | Litter bin | BWF | Barbed wire |
| BTIC | British telecom ic | CBF | Closed boarded |
| CPS | Concrete paving slabs | CIF | Corrugated iron |
| DR | Drain | CLF | Chain link |
| ELIC | Electrical ic | CPF | Concrete panel |
| EP | Elec. pole | HRF | Hand rail |
| ER | Earth rod | IRF | Iron railings |
| FP | Flagpole | OBF | Open boarded |
| FT | Floodlight | PCF | Post & chain |
| GU | Gully | PRF | Post & rail |
| GP | Gate post | PWF | Post & wire |
| GV | Gas valve | WMF | Wire mesh |
| FH | Hydrant | | |
| IC | Inspection cover | | |
| JB | Junction box | | |
| KG | Kerb outlet | | |
| LB | Letter box | | |
| LP | Lamp post | | |
| Mkr | Utility marker | | |
| MP | Mile post | | |
| NP | Name plate | | |
| PO | Post | | |
| PM | Parking meter | | |
| RE | Rodding eye | | |
| RS | Road sign | | |
| DP | Rain water pipe | | |
| SP | Sign post | | |
| ST | Stop tap | | |
| SB | Service Box | | |
| SV | Stop valve | | |
| TCB | Telephone call box | | |
| TL | Tie line | | |
| TP | Telegraph pole | | |
| TFS | Tactile paving slabs | | |
| TL | Traffic signal light | | |
| TV | Television cover | | |
| VP | Vent pipe | | |
| WM | Water meter | | |
| WO | Wash Out | | |
| UTL | Unable to lift | | |

NOTES

All Levels Related To OS Newlyn Derived By Multiple Network RTK GPS Observations Using OSGM15
 The Survey Grid Shown On This Drawing Is Positioned On Ordnance Survey (OS) National Grid, Obtained By Multiple Network RTK GPS Observations Using OSTN15

Revision No.	Details	Date	Init.	Chkd.
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Client
 Mr. S Bowens c/o
 David Hartley Associates
 22 High Street, Stilton
 Peterborough PE7 3RA

Project
 Chalderbeach View
 Daintree Road
 Ramsey St. Mary's
 PE26 2TF

Dwg. Title
 Topographical Survey

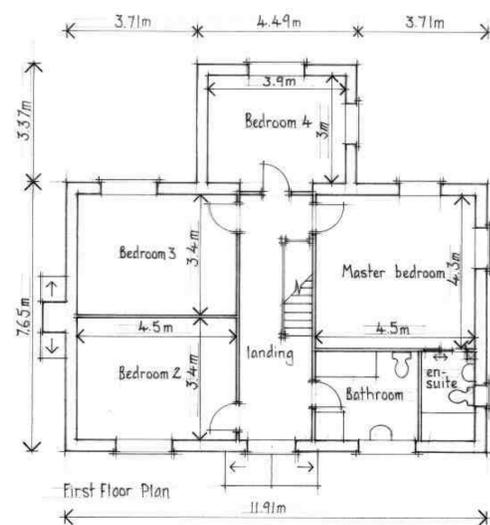
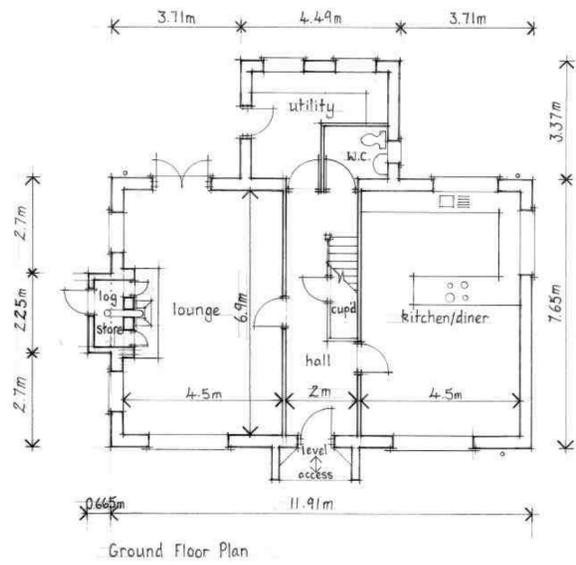
Date	03.12.18	Scale	1:200@A1
Surveyor	RM	Dwg. No.	
Job No.	3063		3063.01

David Cosby
 Chartered Surveyors & Architectural Consultants

Little Court Cottage
 Madford Road
 Farthingstone NN12 8HE

Tel: 01327 361664
 enquiries@devicocoby.co.uk
 www.davidcosby.co.uk

revisions:



David Hartley Associates
Architectural Design Services

22 High Street
Stilton
Peterborough
PE7 3RA
Tel 01733 244849
Mob 07748 154279
Email davidhartleyads@gmail.com
Website davidhartleyarchitecture.co.uk

client:
Mr S Bowens
Chalderbeach View
Daintree Road
Ramsey St Marys
PE26 2TF

Proposed detached dwelling

drawing:

Planning Drawing

scale: 1/100

date: 08-02-2019

drawn by: RH

drawing no.: SB26/1