

DEVELOPMENT MANAGEMENT COMMITTEE 16th OCTOBER 2023

Case No: 19/01847/FUL

Proposal: UNDERTAKE LANDSCAPING AND BUILDING WORKS TO AN EXISTING SITE TO CREATE EQUESTRIAN FACILITIES AND GRAZING LAND. THE PROPOSALS WILL INCLUDE A HARD STANDING AT THE FRONT OF THE SITE, STABLES, AND FENCED OFF AREAS TO CREATE GRAZING LAND.

Location: LAND ON SOUTH SIDE OF MIDDLE DROVE RAMSEY HEIGHTS

Applicant: MR & MRS WALL

Grid Ref: 524411 285463

Date of Registration: 13th September 2019

Parish: Ramsey

RECOMMENDATION – APPROVE subject to conditions

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the Officer recommendation of approval is contrary to the Parish Council recommendation of refusal.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The site covers an approximate area of 5.2 hectares of agricultural land and lies to the west of the settlement of Ramsey Heights and is accessed via Middle Drove, a predominantly single track, unmade and un-adopted road which extends westwards from Ugg Mere Court Road for approximately 1.7km. This access also serves a group of dwellings at School Drove, immediately behind the ribbon of dwellings fronting Ugg Mere Court Road, School Drive.
- 1.2 Middle Drove is characterised by sporadic and sparse development set in open countryside. Middle Drove itself serves a few permanent dwellinghouses and a number of traveller pitches. Various small scale stables and structures are scattered across the Drove. Most residential uses are found along the

northern side of Middle Drove. The area is considered rural in character, with open countryside and agricultural land extending in all directions and with the aforementioned School Drove and ribbon of development of along Ugg Mere Court Road found to the east.

- 1.3 The site itself comprises of Grade 1 agricultural land and lies along the southern side of Middle Drove adjacent to a site to the east which benefits from planning permission for traveller pitches granted under permission references 17/00592/FUL and 16/02196/FUL. Further north east of the site is a further traveller pitch granted under planning permission 17/00593/FUL. There is no formal residential development directly to the North or West of the site. Various outbuildings including stables are common with other sites along Middle Drove.
- 1.4 The majority of the site lies within Flood Zone 3a as defined by the Environment Agency mapping and within the 1 in 100 year with climate change allowance areas as defined by the Council's 2010 and 2017 Strategic Flood Risk Assessment.
- 1.5 The application proposes to create equestrian facilities and grazing land to include hard standing at the front of the site, a stable block and fenced off areas to create grazing land. This application omits the provision of a mobile home which was refused by the Local Planning Authority under 18/01249/FUL and dismissed at appeal. No mobile home or living accommodation is proposed under this application.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (5th September 2023) (NPPF 2023) sets out the three objectives – economic, social and environmental – of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2023 sets out the Government's planning policies for (amongst other things):
 - delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment

- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

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

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1: Amount of Development
 - LP2: Strategy for Development
 - 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
 - LP23: Tourism and Recreation
 - LP30: Biodiversity and Geodiversity
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide SPD (2017)
 - Huntingdonshire Townscape and Landscape Assessment SPD (2022)
 - Developer Contributions SPD (2011)
 - Cambridgeshire Flood and Water SPD (2017)
 - Huntingdonshire Strategic Flood Risk Assessment (2017)

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

4. PLANNING HISTORY

- 4.1 18/01249/FUL – Create equestrian facilities and grazing land to include hard standing at the front of the site, 4 x stables, a mobile home and fenced off areas to create grazing land. – Refused 11.06.2019. Dismissed at Appeal.

5. CONSULTATIONS

- 5.1 Ramsey Town Council – Unanimously Refused. Comments to a previous application on this site were upheld. It is concerned regarding developments within the area and the impact it is having on the Great Fen Project. It also wishes to restrict any future residential development on the site.
- 5.2 Historic England - No comments

5.3 CCC Local Highway Authority (LHA) - No objections, comments summarised below:

* Note this is generally a resubmission of application 18/0249/FUL

* Previous applications associated with any intensification of use of the junction of Middle Drove Ramsey and Ugg Mere Court Road have required the improvement to the junction. Therefore details of existing vehicle movements associated with the site and proposed vehicle movements associated with this application should be submitted indicating any change/reduction/ intensification and the types of vehicles used.

Following the submission of additional information, further comments are summarised below:

* Following the submission of the vehicle types and numbers associated with the proposal, it is considered the numbers in question could not be considered significant.

* The land in question is indicated as field and therefore has an agricultural use and could therefore presumably be used to graze animals on without any further permissions, this would also generate an element of movements connected with their care.

* So long as the facilities requested for animal husbandry (stables etc.) do not have a commercial element and are for the owners use only there are no objections to that proposed.

5.4 HDC Environmental Health - No objection to the application being approved, however recommend the Environment Agency are consulted regarding pollution control from the stables.

5.5 Environment Agency - No objection. Have reviewed the Flood Risk Assessment (FRA) as submitted and have no objections on exception test grounds. The site is defended from main river fluvial flood risk. Recommended a number of advisory comments.

6. REPRESENTATIONS

6.1 No representations have been received at the time of writing.

7. ASSESSMENT

7.1 The main issues to consider in the determination of this application are:

- Principle of development
- Design and Visual Amenity
- Residential amenity
- Highway safety, Access and Parking
- Flood Risk
- Biodiversity

Principle of development

- 7.2 The site is located outside of any built-up area of a settlement and is therefore classified as countryside. Policy LP10 (The Countryside) of the Huntingdonshire Local Plan to 2036 is therefore relevant. Policy LP10 states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan.
- 7.3 The application is for the erection of equestrian facilities and grazing land. The proposal would be for private use and not commercial. As such, Policy LP23 (Tourism and Recreation) is considered to be relevant in this instance.
- 7.4 Policy LP23 of the adopted Local Plan states that a proposal for a new leisure use in the countryside will be supported where it can demonstrate the following:
- (a) it is well-related to a defined settlement unless there are robust operational or sustainability reasons why it needs to be located elsewhere;
 - (b) it does not cause harm to, and where appropriate, enhances the ecological, landscape and heritage significance of the proposed location;
 - (c) the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible;
 - (d) adequate servicing can be provided, including water supply, electricity and for sewage and waste disposal;
 - (e) it will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure.
- 7.5 Policy LP23 provides support for recreational activities such as stables and equestrian uses. It is acknowledged that the application site is not well-related to a defined settlement, however the keeping and stabling of horses naturally requires an open field setting and it is therefore considered there are operational reasons for the countryside location. As discussed in following sections of this report, given the appropriate design and scale of the proposal, Officers are satisfied that the proposal would be meet criteria b) and c). Having regard to the surrounding residential and equestrian uses, it is considered that adequate servicing could be provided on site. Lastly, given the site is not located within or in close proximity to an internationally or nationally designed wildlife site. It is therefore considered that the proposal would accord with Policy LP23 of the Local Plan. It

is recommend that as part of any planning permission, a condition be imposed to ensure that the proposal remains in use as a private stable and would not be used for commercial activities or any other materially different use.

- 7.6 Policy LP10 states that all development in the countryside must:
- (a) seek to use land of lower agricultural value in preference to land of higher agricultural value;
 - (b) recognise the intrinsic character and beauty of the countryside; and
 - (c) not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.
- 7.7 In terms of part (a), the site and wider parcel of land is classified as Grade 1 Agricultural Land. The loss of agricultural land to equestrian use and the creation of a stables is considered minor scale in relation to the availability of the district's best and most versatile agricultural land. Furthermore, while the proposed use of the land and stables is for personal recreational use rather than for the purposes of an agricultural business, the vast majority of land within the parcel of land would remain viable for agricultural use in that the proposal is reversible and the land readily capable of reverting back to an agricultural use. The nature of the proposed use is such that it would require a reasonably sizeable area of land, to provide suitable space for the horses, and which is unlikely to be found within a built-up area boundary. The site is located within a collection of dwellings, agricultural and equestrian buildings, as such the proposed use would reflect the prevailing uses within the area. It is not considered that the proposed development would represent an unacceptable loss of agricultural land and any harm that results is very limited.
- 7.8 As discussed in the following section of this report and subject to the imposition of conditions, Officers are satisfied that the proposed development would recognise the intrinsic character and beauty of the countryside and would not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others. As such, the proposal would meet the requirements of Policy LP10 of the adopted Local Plan.
- 7.9 With the above, the principle of development is acceptable in accordance with Policies LP10 and LP23, subject to all other planning matters being addressed.

Design and Visual Amenity

- 7.10 Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.
- 7.11 The proposed stables would measure a total of 19 metres by 7.5 metres with a ridge height of 4 metres and would be constructed of timber with a felt covered roof. Ranch style timber fencing is proposed to be erected around the perimeter of the site and to divide the hardstanding and grazing areas beyond.
- 7.12 The site is located in 'The Fens' landscape character area according to the Huntingdonshire Landscape and Townscape Assessment SPD (2022) and is distinctive for its expansive landscape of flat land and open character. Middle Drove is characterised by sporadic development within the low lying flat fenland landscape and development is a mix of brick built housing and mobile homes and caravans, mostly set close to Middle Drove, interspersed by open fields and paddocks with stables. The application site forms a large open field and the open undeveloped nature of the site contributes positively to the area allowing long distance views to the surrounding open countryside.
- 7.13 Given paddock land for horses would remain open and would not involve significant development in this part of the application site, it is not considered that this would adversely impact the character of the area. The proposed stables are at an appropriate design and scale and whilst the siting of the stables on the site would inevitably alter its character, the presence and siting of built form would be similar to other development in the area and would facilitate the use of the land for equestrian purposes, reflective of surrounding land use. As a result, it would not be overly obtrusive and would integrate effectively into the countryside environment. Furthermore, views across the site to the wider countryside would be maintained. It is therefore considered that the proposal would respect the rural character of the area and not adversely impact the openness of the countryside. Notwithstanding the details submitted with the application it is considered reasonable and necessary to add conditions to secure details of the hard and soft landscaping and external lighting to ensure the prospered development can be assimilated into the countryside.

- 7.14 Subject to the imposition of conditions, the proposed development is considered to be acceptable in terms of its design and visual impact upon the site, surrounding area and the wider countryside and is therefore deemed to be in accordance with Policies LP10, LP11, LP12 and LP23 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the NPPF 2023.

Residential Amenity

- 7.15 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. It is noted that representations have been received in objection to the proposals.
- 7.16 As previously mentioned, there is gypsy and traveller accommodation to the east of the site. Given the nature of the proposed private equestrian use and the proposed screening to the eastern boundary, it is not considered that the proposed development would adversely impact any neighbouring residential properties by reason of noise, disturbance, overbearing or loss of privacy. However, it is recommended that a condition be imposed on any planning permission granted to agree any external lighting scheme, to ensure no unacceptable impacts on neighbouring properties.
- 7.17 The proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policies LP10 and LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

Highway Safety

- 7.18 Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements and adequate parking for vehicles and cycles.
- 7.19 The site currently has no vehicular or gated access onto the site. It is therefore proposed to create a new access off Middle Drove to access the site. Middle Drove varies in width along its length and has poor quality surfacing. At its junction with Uggmere Court Road it comprises a carriageway metalled surface of about 4.4 metre width. The Highway Authority have previously raised

concerns in regard to vehicles having to stop and wait on Uggmere Court Road while vehicles exit Middle Drove, as there is insufficient width to accommodate two vehicles on Middle Drove. The potential vehicle conflict could therefore be to the detriment of highway safety. Middle Drove already serves approximately 18 dwellings as well as lawful traveller pitches, and therefore the determinative issue is whether the intensification of the use of Middle Drove, as a consequence of the proposal, would lead to material harm to highway safety.

7.20 Following the submission of the vehicle types and numbers associated with the proposal, it is not considered that the proposed private equestrian use would lead to a material intensification of traffic movements on Middle Drove and the Highway Authority has removed their objection. It is understood that the proposed site would predominantly be accessed by a family car with occasional larger vehicles for deliveries. The land in question has an agricultural use and could therefore be used to graze animals on without any further permissions which would generate an element of movements connected with their care. On the basis that the proposed development is for private use only and does not have a commercial element, it is not considered that the proposal would be materially harmful to highway safety.

7.21 In line with the above, a condition is recommended to stipulate that the development shall only be used by the applicant and their immediate family. The condition will also specify that the development shall not be used for a livery stable or part of any other commercial enterprise as this would likely result in a significantly higher number of vehicle movements which has not been considered as part of this application.

7.22 Therefore, subject to appropriate conditions the proposal is considered acceptable in terms of its impact on highway safety and therefore accords with Policy LP17 of Huntingdonshire's Local Plan to 2036 and Section 9 of the NPPF 2023.

Flood Risk

7.23 Policy LP5 of the Local Plan sets out that a proposal will only be supported where all forms of flood risk have been addressed. Paragraph 159 of the NPPF 2023 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk however where development is necessary in such areas, the development

should be made safe for its lifetime without increasing flood risk elsewhere. Policies LP6 and LP15 set out the Council's approach to waste water and surface water management.

- 7.24 The site falls within Flood Zone 3 on the Environment Agency's Flood Map for Planning and Flood Zone 3a in Huntingdonshire's Strategic Flood Risk Assessment 2017. The previous application (reference 18/01249/FUL) was refused by the Local Planning Authority on flood risk grounds and was subsequently dismissed at appeal. However, it should be noted that the previous application also sought permission for a mobile home on the site – this element of the proposal has been removed from the current application.
- 7.25 Paragraph 162 of the NPPF 2023 states the sequential approach should be used in areas known to be at risk now or in the future from any form of flooding. However, Paragraph 168 goes on to say that applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 55. The proposal is considered 'minor development' and does not require a sequential test.
- 7.26 The site is currently in agricultural use and the proposal would change the use of the land to equestrian use. Officers note that equestrian use is not explicitly identified within Annex 3 of the NPPF 2023 as to its Flood Risk Vulnerability classification. In considering the nature of the use and drawing comparisons to other uses that are listed within the classification, officers consider it is most comparative to agricultural uses, in light of the limited built development needed, the keeping of animals and the relatively small-scale amount of storage needed in association with the operation of the site. The proposed use is therefore considered to remain within the Less Vulnerable category and it is not considered that it would create any greater risk to flooding than the current use. The exception test is not required.
- 7.27 A Flood Risk Assessment (FRA) has been submitted in support of the application. The submitted FRA sets out all forms of flood risk to the site and consideration of surface water management. The FRA also puts forward recommendations for flood resistance and resilience measures which could be incorporated in the development and details safe access and egress routes. Should permission be granted, it is recommended that a condition be imposed to ensure the recommendations in the FRA are

followed. The proposal description refers to hard standing at the front of the site and the submitted Design & Access statement states that permeable surfacing would be used. Further details of the proposed surfacing material should be secured by way of condition.

- 7.28 It should be noted the Environment Agency has no objections to the proposal and provided a number of recommendations and informatives to make the development "safe" and that this position has been consistently maintained in their responses to other similar developments along Middle Drove. The Middle Level Commissioners were consulted on the application but did not provide a response.
- 7.29 For the avoidance of doubt, it is recommended that a condition be imposed to stipulate that the site shall not be used to provide any form of residential living accommodation as this would have a higher Flood Risk Vulnerability classification and the Local Planning Authority would need to reassess the flood risks associated with the development.
- 7.30 Overall, given the low vulnerability of use at the site which would not change through development and in accordance with the adopted Cambridgeshire Flood and Water SPD, it is not considered necessary to apply a district wide sequential test to the proposal. Having regard to the consultation responses from the Environment Agency, subject to adherence with the submitted FRA, it is considered that the proposal is acceptable from a flood risk and drainage perspective in accordance with Policies LP5 and LP15 of the Local Plan and the guidance of the Cambridgeshire Flood and Water SPD.

Biodiversity

- 7.31 Paragraph 174 of the NPPF (2023) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible.
- 7.32 The proposal includes the provision of planting on the eastern boundary of the site, details of which could be secured by way of a landscaping condition. Whilst the proposals do not indicate any measures for biodiversity enhancement, given the nature of the proposed development, and the additional landscaping

proposed, the Local Planning Authority are satisfied that the proposal would ensure no biodiversity net loss. It is also worth noting that Local Planning Authority's records indicate no presence of protected species in the area. Overall, the proposal is deemed to be in accordance with Policy LP30 of the Local Plan and Section 15 of the NPPF 2023.

Conclusion and Planning Balance

7.33 The proposed development is considered to be compliant with relevant national and local planning policy as:

*The principle of the development of this site for a stable, barn and change of use to equestrian/paddock land is acceptable.

*The proposed development would have no significant adverse impact on the overall character of the area due to its scale, bulk and massing.

*The proposal would satisfactorily safeguard high amenity standards for users and occupiers of neighbouring land and buildings.

*There are no overriding highway safety issues and the proposal is acceptable with regard to access arrangements and parking provision.

*The proposal is acceptable in terms of flood risk and drainage.

*The proposal is acceptable with regard to the impact on biodiversity.

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

7.34 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

8. RECOMMENDATION – APPROVAL subject to conditions to include the following:

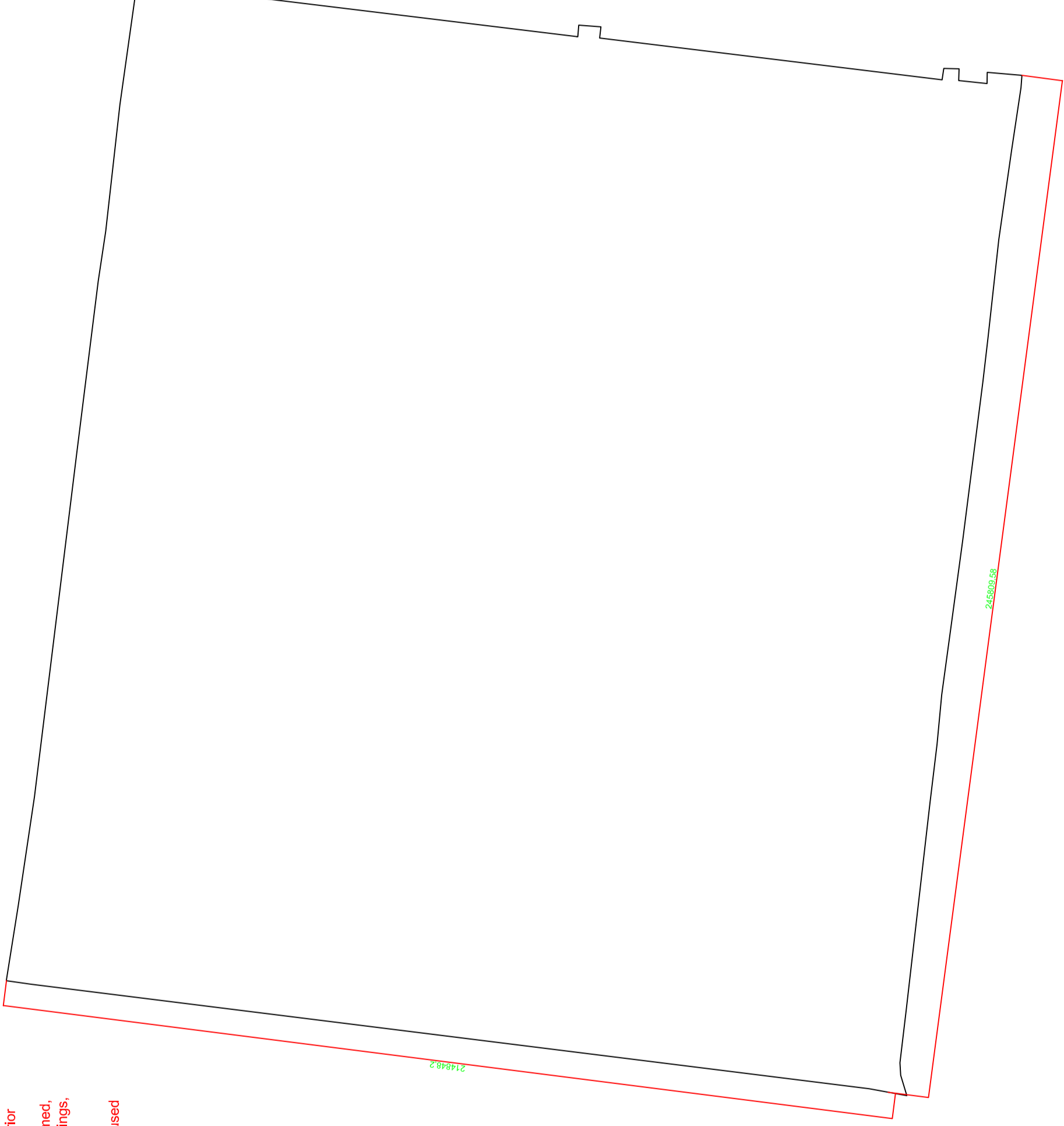
- Time limit
- Approved plans
- Materials as stated on application form
- Use for private purposes only
- External lighting scheme
- Hard and soft landscaping
- Provision of parking and turning area
- Compliance with FRA
- No residential living accommodation

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: Lucy Pateman (acting on behalf of Jennifer Wallis) lucy.pateman@huntingdonshire.gov.uk

NOTES

1. All Dimensions are in millimeters
2. Ensure that all dimensions are checked on site prior to supply and installation of fixtures and fittings.
3. Any discrepancies in the drawing, actual or assumed, or as a result of other specialist or consultants drawings, details etc, should be reported immediately upon discovery.
4. This is not a working drawing and should not be used as such.



client	drawing	org no	rev
Mr & Mrs Wall	Existing Site Plan	002	-
General Development	Land Laying South Side, Middle Drive, Ramsey Heights, Huntingdon PE26	drawn JG	scale MPS @ A3
		date 04/07/2016	

rev. date amendment. chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

rev. date amendment.

chkd.

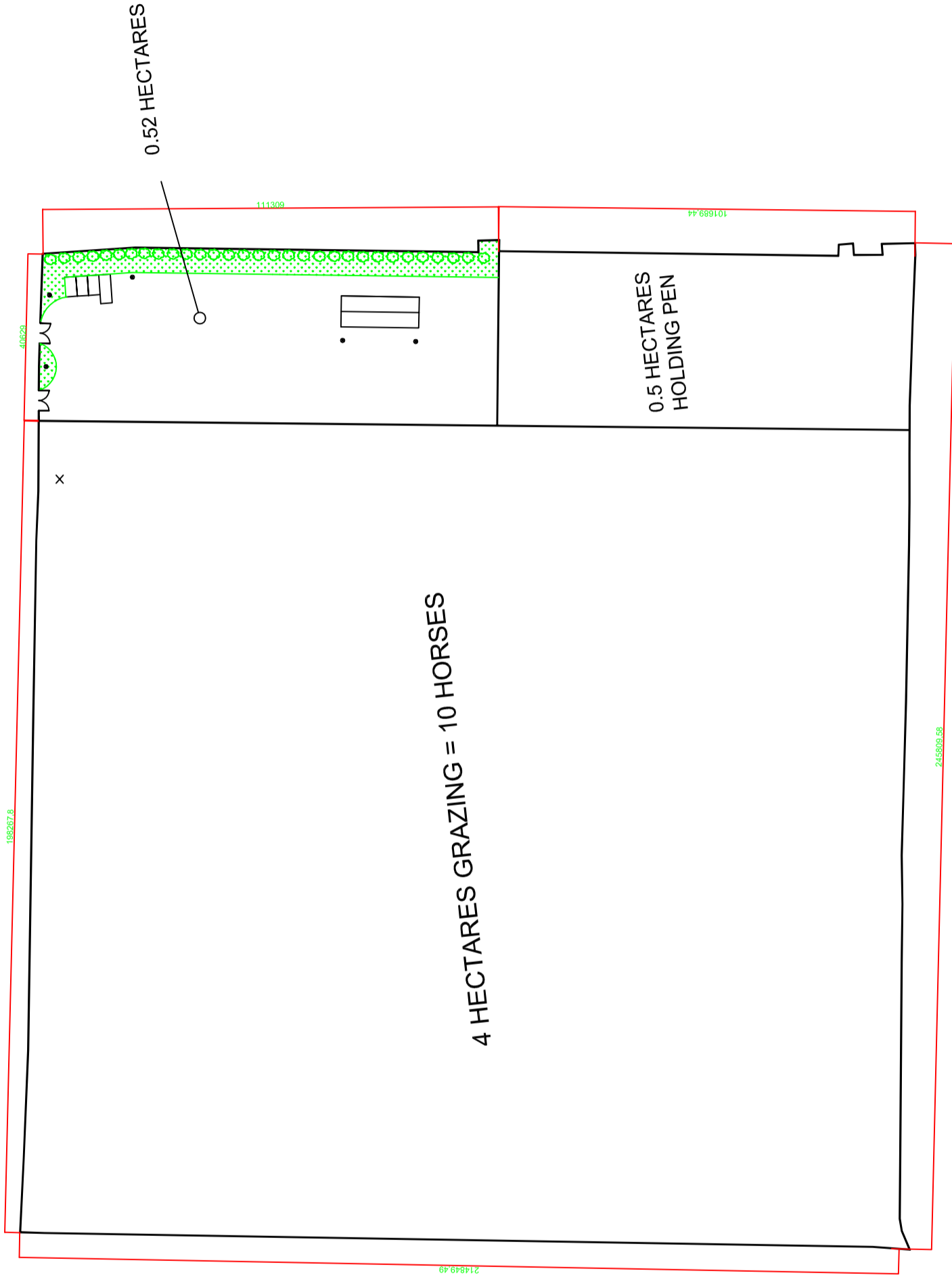
rev. date amendment.

chkd.

rev. date amendment.</

NOTES

1. All Dimensions are in millimeters
2. Ensure that all dimensions are checked on site prior to supply and installation of fixtures and fittings.
3. Any discrepancies in the drawing, actual or assumed, or as a result of other specialist or consultants drawings, details etc, should be reported immediately upon discovery.
4. This is not a working drawing and should not be used as such.



client	Mr & Mrs Wall	drawing	Proposed Site Plan	Org no	003	rev	B
project	General Development		Land Laying South Side, Middle Drive, Ramsey Heights, Huntingdon PE26	drawn	JG	date	04/07/2016
				scale		scale	1:1250 @ A3

rev.	date.	amendment.	chkd.	chkd.
A	14.08.2018	Omit Barn and Reduce Size of Stables	.	.
B	09.09.2019	Omit Mobile Home and Septic Tank	.	.

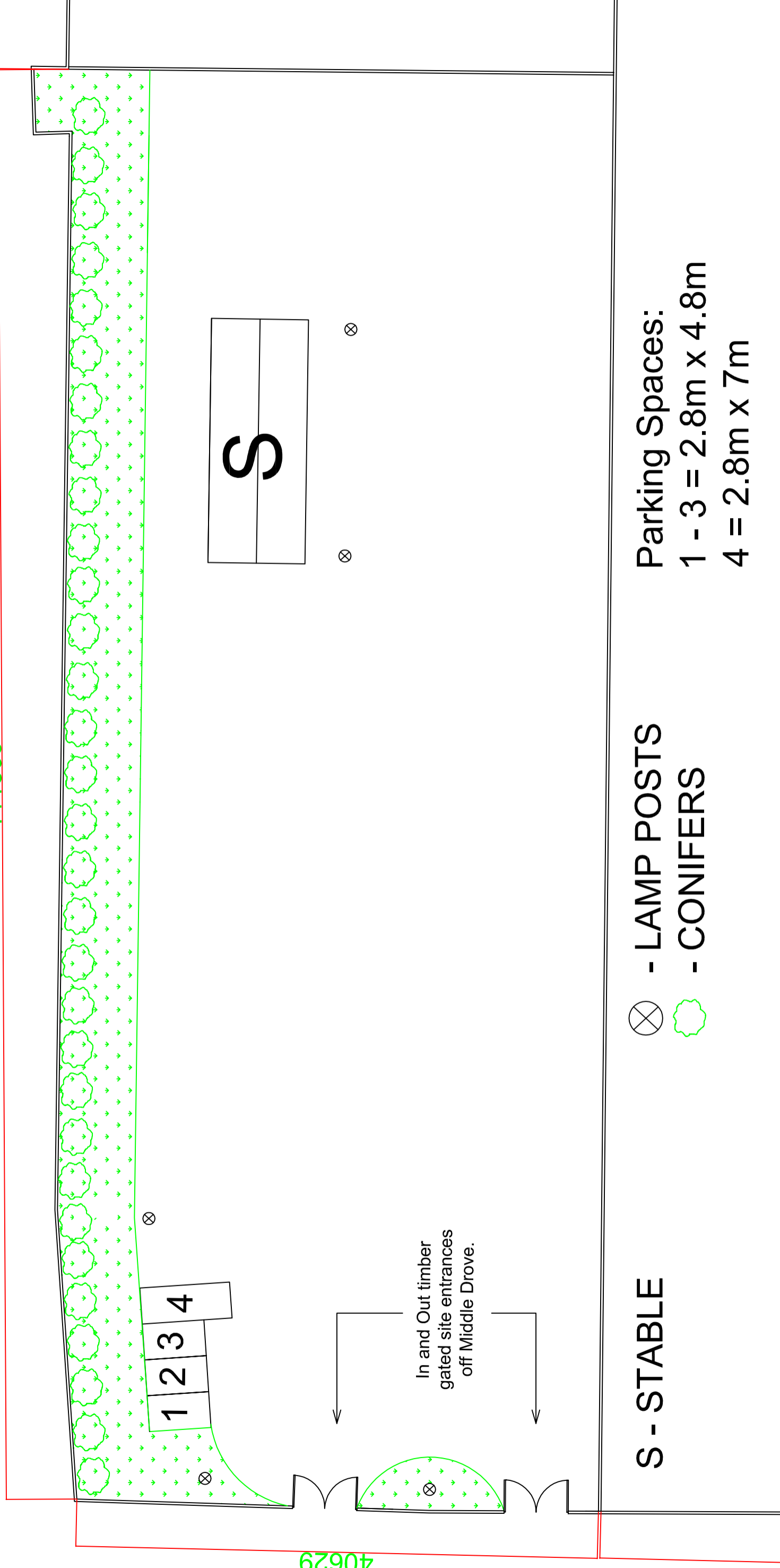
© THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING.
 NO PART OF THIS DRAWING IS TO BE COPIED OR REPRODUCED WITHOUT THE PRIOR CONSENT OF THE ARCHITECT.
 IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE BUILDING REGULATIONS.
 ALL RIGHTS DESCRIBED IN CHAPTER IV OF THE COPYRIGHT, DESIGNS AND PATENTS ACT 1988 HAVE GENERALLY BEEN ASSERTED.



NOTES

1. All Dimensions are in millimeters
2. Ensure that all dimensions are checked on site prior to supply and installation of fixtures and fittings.
3. Any discrepancies in the drawing, actual or assumed, or as a result of other specialist or consultants drawings, details etc, should be reported immediately upon discovery.
4. This is not a working drawing and should not be used as such.

111309



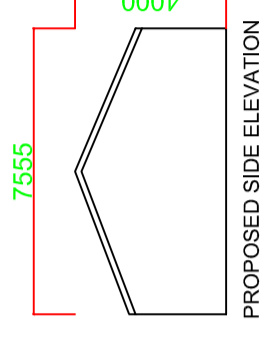
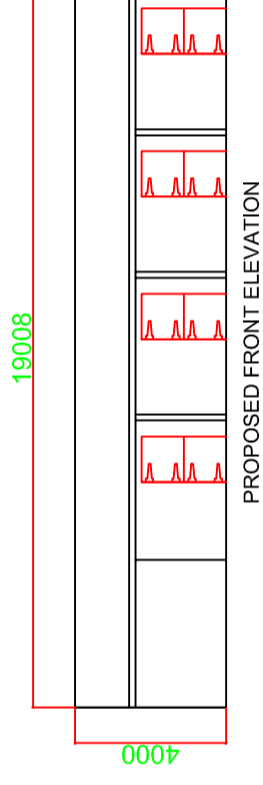
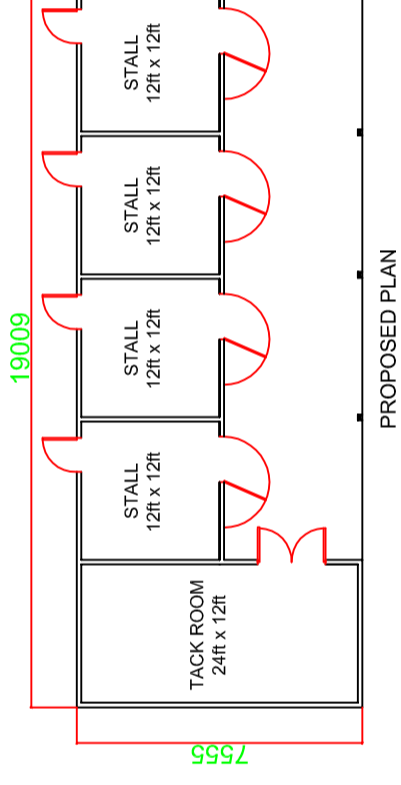
S - STABLE

- ⊗ - LAMP POSTS
- ⬡ - CONIFERS

Parking Spaces:
 1 - 3 = 2.8m x 4.8m
 4 = 2.8m x 7m

NOTES

1. All Dimensions are in millimeters
2. Ensure that all dimensions are checked on site prior to supply and installation of fixtures and fittings.
3. Any discrepancies in the drawing, actual or assumed, or as a result of other specialist or consultants drawings, details etc, should be reported immediately upon discovery.
4. This is not a working drawing and should not be used as such.



client	Mr & Mrs Wall	drg no	005	rev	A
project	General Development	drawn	JG	date	04/07/2016
drawing	Proposed Stables Land Laying South Side, Middle Drive, Ramsey Heights, Huntingdon PE26	scale		scale	1:200 @ A3

rev.	date.	amendment.	chkd.	amendment.	chkd.
A	14.08.2018	Reduce Size of Stables			

drg status.