

DESIGN & ACCESS STATEMENT

**DEVELOPMENT OF UP TO 3 ADDITIONAL
PRESTIGE HOMES (OUTLINE)**

**LAND AT
RUSHMERE, SPALDING ROAD,
PINCHBECK PE11 3UD**

**On Behalf Of
Mr J Lyons**

**BARKER STOREY
MATTHEWS**

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Ref: 15-015/JSD/jh

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The plans are published for identification purposes only and although believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

The applicant has confirmed that the necessary approvals are in place for the use of third party plans and material in connection with this application.

Other Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg no. 2566342.

1. INTRODUCTION & PURPOSE OF STATEMENT

This Planning Design & Access Statement is submitted in support of the proposal to give additional detailed information to officers and consultees dealing with the application and to inform the public and others with an interest in the proposal about the site and the proposed operation of the site.

The plans submitted as part of the application are reproduced, at reduced scale, in this statement for the reader's convenience.

2. BACKGROUND

This application is submitted by John Lyons the owner of the application site edged red and adjacent land as identified edged blue on the application location plan.

Mr Lyons has lived at Rushmere for many years over which time he and his wife developed what is a very attractive large mature garden.

Following the sad loss of his wife Mr Lyons is wanting to remain living on the site but the existing house is too large for his needs and he is wanting to downsize to a bungalow at Rushmere. He is therefore seeking outline planning permission to build a bungalow on the site for his own occupation plus, up to two additional houses on the site.

Whilst the density of development proposed is very low it is considered that this is appropriate given the character of the site.

At the construction design stage it is anticipated that the dwellings will feature environmentally friendly, sustainable features aimed at reducing the carbon footprint of the development and importantly achieving low running costs.

In summary the dwellings will have:-

- Good access to a range of services and facilities within walking/cycling distance.
- Two – Five bedrooms
- Have large functional gardens.
- No issues of overlooking or loss of privacy.
- High levels of energy efficiency (through the construction detail) and
- No impact on the character or setting of the conservation area.
- Something unique to offer in terms of quality of landscape and local environment.
- Result in buildings that will complement and enhance their surroundings.

It is noted that to ensure the stewardship of the site as a whole into the future the site entrance and landscaped areas and trees within the frontage running through to the house plots and internal access roads will be administrated and managed by a management company comprising residents of the development as a whole.

3. SCOPE OF THE APPLICATION

A pre-application enquiry has been undertaken and as there are trees and hedges of significance within the site and therefore an arboricultural assessment has been undertaken to accompany this application and a site meeting and discussions have taken place with the councils trees officer.

The site is accessed direct from Spalding Road which is an adopted highway. Given the low level of development proposed and the character of the existing access it is intended to use the existing without modification.

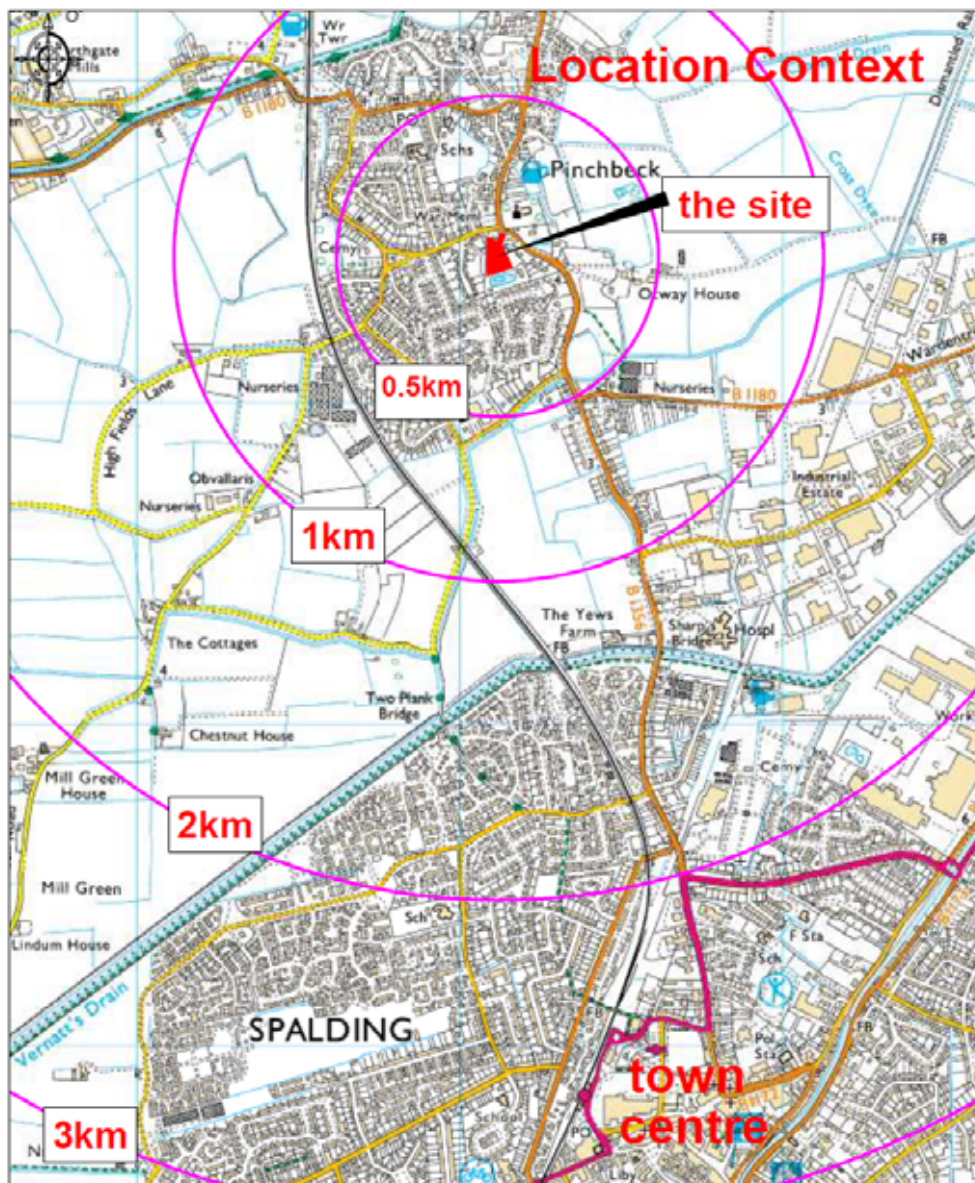
Government through the introduction of the National Planning Policy Framework NPPF has introduced a presumption in favour of sustainable development, and places great emphasis on design quality including encouragement to good and innovative design in terms of aesthetics, sustainability and the use of emerging building technologies. We believe that this proposal has the potential with meet those requirements.

The site is very attractive but the main body of the site, where the development will take place, cannot be seen or appreciated from the public domain. The development proposed will be in character and keeping and will be complementary and make a positive contribution to the area by adding to housing choice and.

4. SITE LOCATION AND CONTEXT

The site is identified on the plan below and is located to the south of Rose Lane/ Spalding Road Pinchbeck in the centre of the settlement of Pinchbeck within 700m of all the facilities in the village.

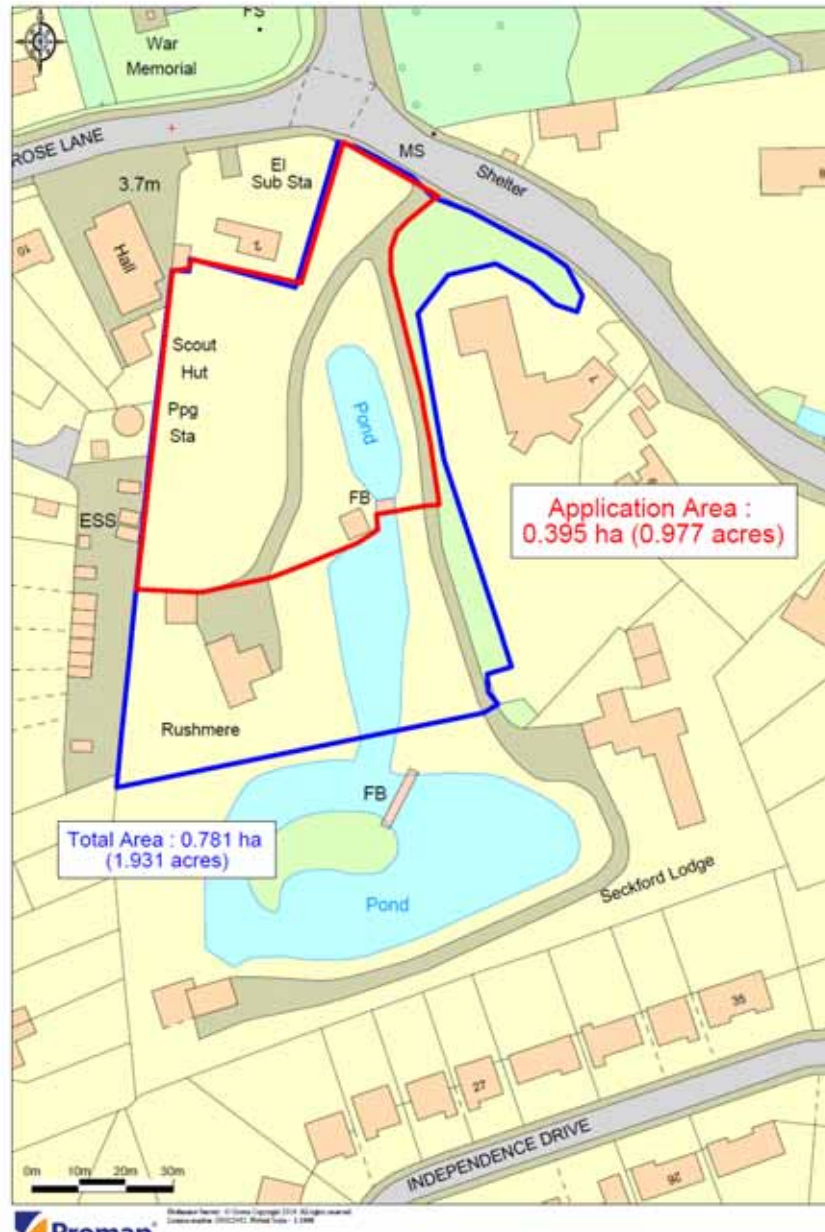
The site is also less that 3km from Spalding town centre and is on a public transport route and is therefore in an eminently sustainable location.



The Site / Site Analysis

The area within the applicant's ownership including the host dwelling and its retained garden and the application site is 0.781 Ha. (1.931 acres) in total.

The application site area (edged red) is 0.39 Ha. (0.98 acres). The site is an irregular shape, being predominantly wedge shaped elongated in a north- south, but with a spur leading to the entrance access as shown on the location plan below.



The photographs at Appendix 3 show the character of the site and surrounding area.

The site and surrounding land is generally level north south with a slight fall from west to east across part of the site as can be discerned from the topographical survey submitted with this application.

Apart from the trees on the site the dry and wet ponds within the applicants ownership are worthy of note as are the two narrow informal vehicular access ways.

Existing Use

The land is currently mature domestic garden associated with the existing dwelling named Rushmere (see below). The existing development represents a density of well less than 2 dwellings per hectare.



Rushmere



Rear of Rushmere



Views across duck pond to Rushmere



View from within the site to Rushmere.

Adjacent Uses Of Note

The site is within the heart of the settlement and has residential development (with the exception of the scout hut) surrounding it; there are large detached properties fronting Spalding Road to the east of the site and smaller properties to the south and west.

To the northwest of the site is the scout hut and beyond that to the north the village green and St Mary's Church.

Photographs of the site from the surrounding area are included in the Conservation Area Section below.

Site Features

The site is currently garden land however, it is noted that it does contain a number of mature trees and a large man made ornamental pond along its eastern edge linking with a larger pond to the south outside the applicants ownership.

Rushmere itself is situated to the south western corner of the curtilage as shown on the location plan.

In addition, it is noted that the site gives access to an additional dwelling, Beckford Lodge, which is located to the south of the application site as defined above.

It is noted that the site contains manmade ponds which are part of 3 linked ponds the northern most pond, which is in the application site is ostensibly now dry all year round although in the past the applicant used to import water in bowsers to fill it.

The ponds are ornamental duck and fish ponds as can be observed by the remaining wet ponds outside the application site.

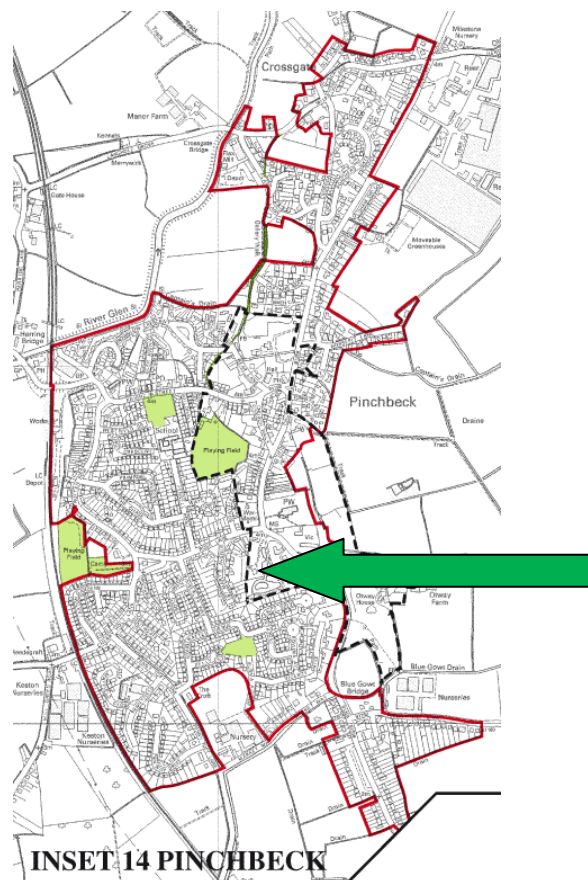
Access

Vehicular and pedestrian access is available from the existing gated (electronically controlled) access onto Spalding Road some 60m south of its junction with Rose Lane. Sufficient space is available in front of the gates for vehicles to pull clear of the highway whilst waiting to enter the site.

This splits into two shortly after entering the site and is currently used by Rushmere and Beckford Lodge. It is of a high standard and will be shared with the proposed new residential development.

Conservation Area / Heritage Statement

The application site falls within the Pinchbeck Conservation Area as identified on the plan below.



There are no listed buildings within the site or immediately adjacent to its boundaries.

The site is also surrounded by development on three sides with the only common boundary to the public domain being at the site entrance from Spalding Road.

The view into the site from Spalding Road is limited by the mature trees contained within the site and the location of the proposed dwellings will not be seen from this frontage due to the lack of inter-visibility due to the verdant nature of the frontage.

Views into the site from the west and south are completely obscured by residential development and intervening landscape within the gardens of adjacent houses from Spalding Road and Independence Drive.

From the north west some glimpses to the trees along the western side of the application site are available from the roadside, to the side and above the scout hut and between the houses and down the private drive to the immediately adjacent domestic garage/parking area. Again however, looking from Rose Lane, views into the site itself are obscured by the heavily treed boundary and intervening landscaping between the site and Rose Lane.

As will be described later the positioning of the proposed dwellings is such that existing trees of significance will be retained so that from a conservation area and visual amenity perspective the proposed development will barely be discernible particularly given that only medium distance views are available to the proposed dwellings from the adjacent roads.

Therefore the development will have a neutral impact.



Existing treed frontage and access



View towards St Mary's Church from site entrance



Views towards site from West



Glimpse over scout hut from Rose Lane



Houses west of the site / Glimpse beyond access to garages from Rose Lane



Glimpse between house from Rose Lane / Glimpse to site from Rose Lane



Glimpse of site between houses from Rose Lane



Glimpse of site between houses from Independence Drive



Glimpse of site towards its entrance from Spalding Road

5. PLANNING HISTORY

The Council's website does not indicate any material planning history in relation to the site.

Reference is however, made to the pre app consultations carried out with the council and the council's positive response as attached at Appendix 1 which indicates that residential development is likely to be acceptable in principle.

Development plan; Current policies / emerging policies

The development plan for South Holland is in a period of change with the 'Old' Local Plan 2006 being somewhat outdated and the preparation of the emerging joint Local Plan being fairly slow.

However, the site is identified within the development plan as being within the development boundary for the settlement (red line) it is also noted that the site is within the Pinchbeck conservation area (pecked black line).

It is a fundamental principle of the British planning system as reiterated in para 2 of the NPPF that;

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

However, for the purposes of any imminent planning application in respect to residential development, the development plan consists of the saved policies from the 'old' local plan so far as they are consistent with the NPPF and relevant policy guidance in the NPPF itself. This is the case as the emerging new local plan has not completed the necessary public consultations and scrutiny stages in its production to be yet given any significant weight in decision making.

Within the development plan Pinchbeck is identified as a Group Centre and consequently is expected to accommodate 'moderate' growth during the plan period, this is a reflection of its scale and general sustainability in terms of services and facilities; and its physical and functional relationship with Spalding.

This is carried forward in the preferred options version of the emerging plan which identifies Pinchbeck as a Service Centre within the settlement hierarchy and as such it is a sustainable and appropriate location for limited new residential growth.

It is therefore clear that Pinchbeck remains a preferred option in relation to sustainable and accessible housing growth within South Holland.

Reference is given to the following policies which are considered material to the proposal.

Policy SG1 – General Sustainable Development

Policy SG7 – Energy Efficiency

Policy SG11 – Sustainable Urban Drainage Systems (SUDS)

Policy SG12 – Sewerage and Development

Policy SG13 – Pollution and Contamination

Policy SG14 – Design and Layout of New Development

Policy SG15 – New Development: Facilities for Road Users, Pedestrians and Cyclists

Policy SG16 – Parking Standards in New Development

Policy SG17 – Protection of Residential Amenity

Policy SG18 – Landscaping of New Development

Policy EN7 - Development Affecting Conservation Areas

NPPF

Land supply; one of the key aims of the NPPF is to ensure the delivery of adequate land for new housebuilding (Paras 47-55) and it has set a target for each local planning authority to identify at least a 5 year supply of deliverable housing land to meet an objectively assessed need.

It is clear that South Holland has an ongoing difficulty in meeting its objectively assessed housing land supply as required by the NPPF and this being the case it is important for the council to secure deliverable housing supply in the short term and this site could offer a sustainable and accessible development, whilst only a small number of homes are proposed they will add to deliverable housing stock.

In relation to land supply, it is also clear that in the absence of a deliverable 5 year supply, para 49 of the NPPF applies and policies in relation to housing location are considered out of date. A consequence of this is that the presumption in favour of sustainable development as set out in para 14 applies unless (as set out below)

‘any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole’

It is our considered opinion that the site is a sustainable and accessible location for new housing development and as such is in accordance with Para 14. It is of course clear that government priorities are focussed on the delivery of new homes to meet a national and local need.

Reference is made to the following paragraphs from the **National Planning Policy Framework 2102 (NPPF)** which are material to the current planning position within Peterborough and the weight that can be given to certain elements of the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 50: Housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 55; it is noted that Para 55 seeks to promote sustainable development in rural areas and that, housing should be located where it will enhance or maintain the vitality of rural communities.

Paragraph 58: Development should respond to local character and be visually attractive as a result of good architecture and landscaping.

Given the aims of the framework as a whole it is clear that the site does represent a sustainable form of development that accords with the framework as a whole.

6. DESIGN AND ACCESS

Having regards to the requirement of the guidance in relation to new developments as set out in design and access statements; below I set out / define the proposal in relation to the amount; layout; scale; landscaping and appearance of the scheme.

Amount - Following the pre-application enquiry a site meeting took place on site between John Dudge the applicants planning consultant, Mrs Diane Fairchild Fenton the Councils Trees and Nature Conservation Officer and John Wilcockson, the applicant's Arboricultural consultant. Discussion focused on where new dwellings could be located with minimal impact on the trees within the site and the positions shown on the illustrative layout attached with this application accord with the positions identified. We are therefore confident that the site can accommodate 3 new detached homes on the land identified above.

Taking the site as a whole this represents a density of only 5 dwellings per hectare but that is considered appropriate given the special character of the site, notwithstanding the fact that the properties will not be seen from the public domain.

Layout - Whilst this is a matter for detail consideration in relation to any forthcoming reserved matters proposal the attached illustrative layout indicates one way in which the development proposal can be accommodated on site having regard to existing constraints and opportunities.

In preparing the illustrative layout we have sought to follow the ideas first identified through the pre app process:-

- Retention of the important trees that are within the site and advice received from the tree officer
- Retention of hedging / boundary treatments surrounding the site boundaries including the retention of the Hydrangea hedge alongside the access road.
- Position of homes to avoid any adverse impacts on the character of the area or neighbouring development.
- Provision of private open space for each dwelling in accordance with policy SH11.
- Internal plot boundaries to be soft in appearance, mainly hedging and for example wicket fencing.
- Utilise soakaways and the southern pond within the site for SuDS drainage.

The illustrative layout below which is for discussion purposes only shows the general positioning of where plots could be located whilst maintaining a spacious character and retaining important trees.

It is noted that plot 3 is located over the current position of the northern lobe of the man-made ponds. This feature is effectively dry. The pond system is man-made and has no natural source of water to fill it; the owner in the past filled the pond with bowzers of water from elsewhere, however this has become costly and has not occurred in recent years. This filling of the pond is clearly not a sustainable or desirable situation.

It is reiterated that the dry pond itself as with the remaining pond within the applicant's ownership was a duck and fish pond.

To the applicants knowledge the pond (and indeed the wider site) contains no protected species or protected habitat and as such the location of a bungalow on plot 3 and the development of the site will not prejudice ecological interests.



Scale - Given the location of the site within the heart of the settlement and the scale / character of the surrounding development, it is considered that development of up to 2 stories in height, possibly with accommodation in the roofspace, would be appropriate for plots 1 and 2 with plot 3 being a single storey bungalow to reflect adjacent built form.

You will note that the footprint of the houses proposed are similar to that of the existing dwelling 'Rushmere' and it is anticipated that the new houses will be of a similar scale. The bungalow will be of a smaller scale.

Landscape - This again is a matter for further consideration at the detail stage in accordance with SG18, however it is acknowledged that this will include SuDS in accordance with council development plan policy SG11, open space as well as boundary treatments.

As mentioned previously the importance of the trees on this site is acknowledged and any proposals will be informed by the tree survey and AIA.

Internal boundary treatments are proposed to be by hedging to reflect the existing character of the site and its surroundings rather than incongruous close boarded fencing.

Appearance - The design and materials of the homes to be built will be a matter for detail consideration within the forthcoming application however, it may be appropriate to draw themes for the existing dwelling on the site.

It is of course noted that as the site lies within the defined conservation area and as such the proposal will have to be of a high standard to accord with EN7 and the provisions of the NPPF.

It is further noted that Development Plan policy SG7 is applicable relation to energy efficiency and will need to be reflected in the emergent designs. Such features should be designed-in at the outset so that they are an integral part of the design and they are not "add-ons" at later stage.

Access - It is proposed to utilise the exiting vehicular and pedestrian access onto Spalding Road for the additional dwellings. The vehicular access has good visibility in both directions as well as adequate space adjacent to the highway to enable collection day storage for refuse bins.

The entrance is gated and there is sufficient space to allow vehicles to pull clear of the highway when pausing to use the remote controlled opening.

Within the site the aim is to retain the existing low key driveways to provide access to the individual dwellings.

Plots 1 and 2 will be served from the right access way (on entering the site) and plot 3 to the left thus distributing what limited vehicle movement there will be within the site rather than concentrating it on the right access way.

Accessibility And Public Transport - The site is in a sustainable location with good access public transport and a complete range of facilities, services and available in the village centre which is within 300m and just a few minutes' walk away.

The site is close to the route of the No59 bus service which links Pinchbeck with both Boston and Spalding.

Parking - Car parking will be provided in accordance with the Council's requirements. Each dwelling will have two car parking spaces plus visitor car parking.

Secure cycle parking for the home owners and visitors will be provided with anchor points to the rear of the dwellings or within garages or garden sheds.

Domestic Waste / Refuse - As with the host property and adjacent properties SHDC recycling bins/bags and services will be used by the occupiers of the new dwellings.

Bins/bags will be positioned discretely at the rear of the dwellings and will be brought forward to the front of the site on collection days.

External Lighting - In order to ensure that there is no light leakage from the site any additional external lighting within the gardens will be low level (max 0.5m above ground), low energy “way finding lights” that are PIR switched.

Security - Access is already gated with electronically controlled keypad entry with discreet CCTV cameras and remote monitoring. New dwellings will utilise similar arrangements.

Boundary Treatment - New internal boundaries will be an very important element of the landscape and garden design. ‘Soft boundaries’ will be used. Details will be provided as part of the comprehensive external areas hard and soft landscaping scheme.

Ecology and biodiversity enrichment - As mentioned there are no known protected species of fauna or floral on the application site. However, the applicant is conscious of the need to protect and enhance fauna and flora.

The applicant, as part of the landscaping wants to ensure that the development makes a positive contribution to biodiversity and as a result the development will include at the outset some or all of the following; bug hotels and bird boxes (see example photos below) in addition to those that are already present on the site as a whole.



Bug and insect “hotels” used to enrich bio diversity along with bird boxes

Sustainable Building Design - Reference has been made to the use of energy efficient design and materials. This will be carried forward into the detailed construction design / building regulations phase.

The intention is to create houses that have extremely high thermal insulation qualities, excellent air tightness and has minimal running costs.

To achieve this, the following technologies will be considered:-

- High insulation to walls and ceilings.
- Triple glazed, thermal broken windows.

- Heat recovery ventilation system.
- Possibly photovoltaic panels on south face of roof.
- Ground source heat pumps

Contamination - There is no known source of contamination on or in the vicinity of the site.

If the LPA have any doubts in this respect they are invited to include an appropriate condition relating to actions required in the event that contamination is found during the construction process.

Construction Management - The applicant is mindful of the need to minimise disruption to neighbours during demolition and construction.

As a result if the LPA consider it necessary the applicant would be agreeable to a condition requiring the submission of a construction management plan for the approval of the LPA which details how and when the development would be undertaken so that the impact from construction work is minimised.

7. FLOOD RISK

The site is within Flood Zone 3 as shown on the Environment Agency's Flood Zone Map. These maps do not take into account existing flood defences.

The site is shown to be within the defended area of the South Holland District Council's Strategic Flood Risk Assessment (SHDC SFRA) map.

It is anticipated that a site specific flood risk assessment, with identified minimum ffl's and proposals for flood resilience will be required at the reserved matters stage.

See Environment Agency flood maps and commentary on flood risk at Appendix 1.

8. DEVELOPER CONTRIBUTIONS

This is a 'minor' application as it is below the threshold requiring the provision of affordable housing.

It is not considered that this proposal will lead to a significant increase in demands on infrastructure but it is acknowledged that this proposal may require contributions.

Site specific requirements will be discussed during the processing of the application and if contributions are considered to be necessary these may be secured using a dedicated Section 106 Agreement negotiated on an individual site basis.

9. MATERIAL PLANNING CONSIDERATIONS

Having due regard to the development plan so far as it is relevant and the provisions of the NPPF it is clear that the site offers a sustainable and accessible location for new development in Pinchbeck.

The site is within the development boundary and indeed is within the heart of the settlement and as such the principle of development is acceptable as confirmed by the Council's pre-application response.

Reference is made again to the NPPF and the council's inability to demonstrate a deliverable 5 year land supply and the additional weight that can be given to the delivery of homes in a sustainable location in this instance.

The test therefore for consideration of the proposal is set out below from para 14.

'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'

It is clear that the proposal accords with the provisions of the framework and that the impacts can be addressed through careful design at reserved matters stage.

The site is will contribute towards meeting both local and national aspirations in relation to new development particularly as in the case of South Holland this will not involve the loss of high grade agricultural land which most new housing developments will do.

10. CONCLUSION

This application is for 3 additional dwellings and adds to housing variety and choice within Pinchbeck and is a proposal that responds sympathetically to its location.

In specific terms the development will:-

- Result in development that is very low density and low key which will be barely discernible from the public domain and will be complementary to the character and appearance of the area.
- Add to housing choice and mix within a sustainable settlement.
- Make a modest contribution to SHDC housing delivery targets.
- Result in a design that has high standards of efficiency.
- Be in a sustainable location accessible by foot care and public transport.
- Have no adverse impact on the residential or visual amenity.
- Enhance and enrich biodiversity.
- Deliver a windfall site the residential development which is entirely consistent with national and local planning policy.
- Have no adverse impact on the character of the Conservation Area.

11. FINAL REMARKS

I trust that the material enclosed with this application is sufficient to enable you to consider the principle of this development. However, should you require any additional information or wish to meet either on site or at your offices to discuss any aspect of the proposal please do not hesitate to contact me at your earliest convenience.

We hope that officers and the council will be able to support this proposal and grant outline planning approval with such conditions as may be considered necessary.

Ends




John Dadge Dip TP MRTPI
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Appendix 1

Pre-Application Response From LPA



Barker Storey Matthews
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PE1 1JL

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Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 761161
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

23rd July 2015

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00557-15 Case Officer: David Grant
Location: Land At Rushmere Spalding Road Pinchbeck
Proposal: Proposed Residential Development

Thank you for your enquiry.

The proposal site is within the settlement limit of Pinchbeck and, as such, would be assessed under Policy HS6 of the South Holland Local Plan, 2006. That policy requires that new housing must be within defined settlement limits, on brownfield land and represents infilling or the replacement of an existing dwelling. The site in question would appear to only meet the first of these criteria.

However, the Council cannot currently demonstrate a 5 year supply of deliverable housing sites and, as such, the presumption in favour of sustainable development enshrined in the National Planning Policy Framework, 2012 applies.

In this instance, the onus would be on the applicant to demonstrate that the site is in a sustainable location. Assuming this to be the case, it would appear that the site would be able to satisfactorily accommodate three dwellings. However, specific care should be paid to ensuring that any impact upon surrounding residential amenity is minimised. Furthermore, given that the site is located in the Pinchbeck Conservation Area, attention to detail regarding design and materials will be of vital importance.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

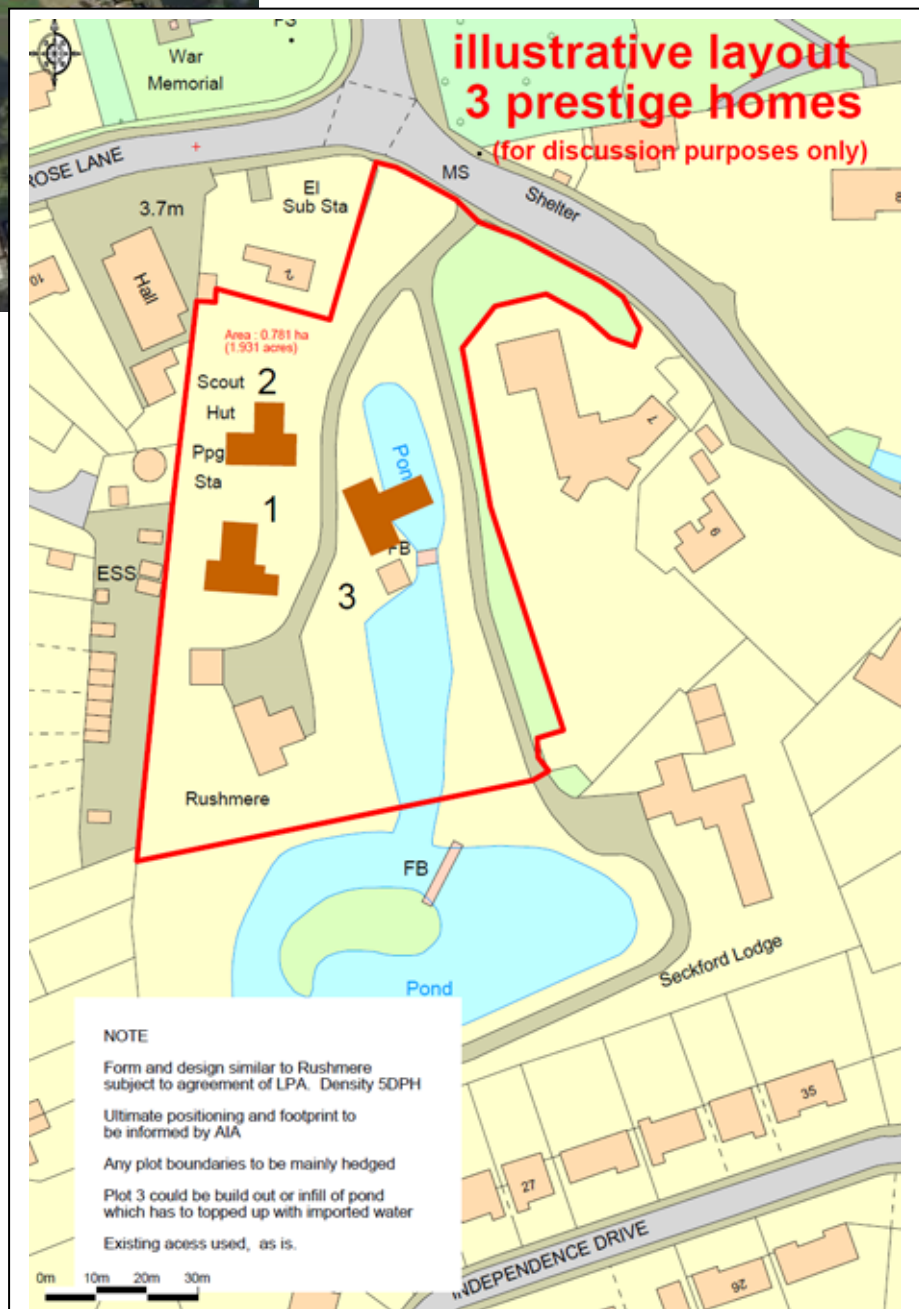
BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

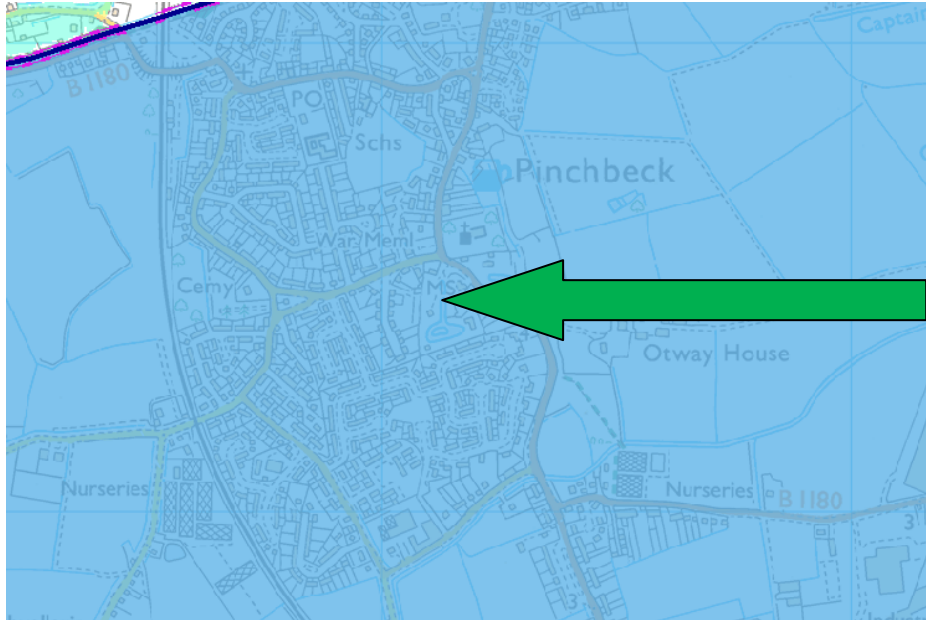
A handwritten signature in black ink, appearing to read 'D Grant'.

David Grant, Planning Officer
dgrant@sholland.gov.uk



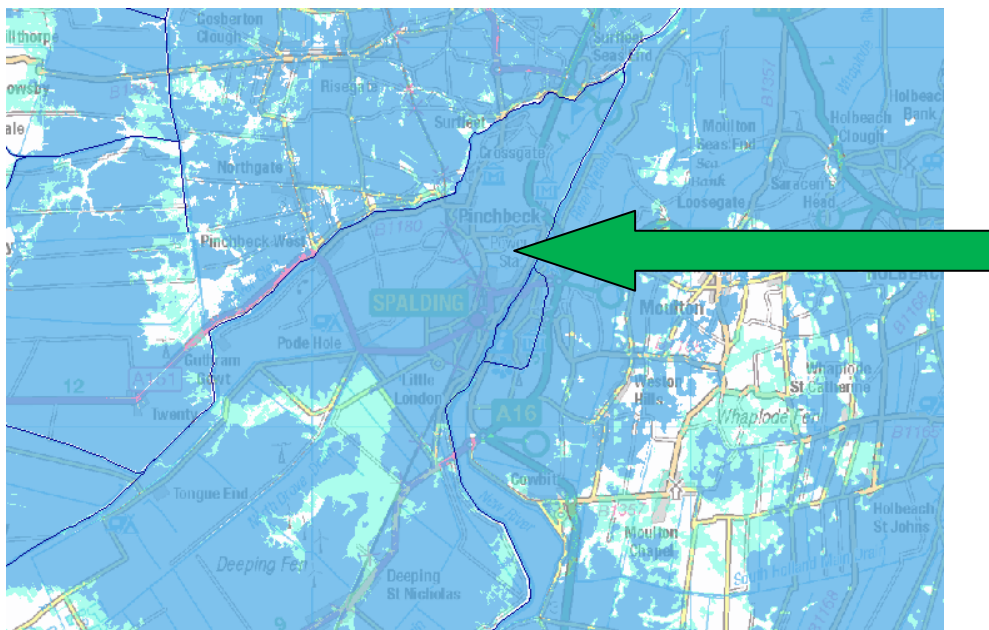
Appendix 2

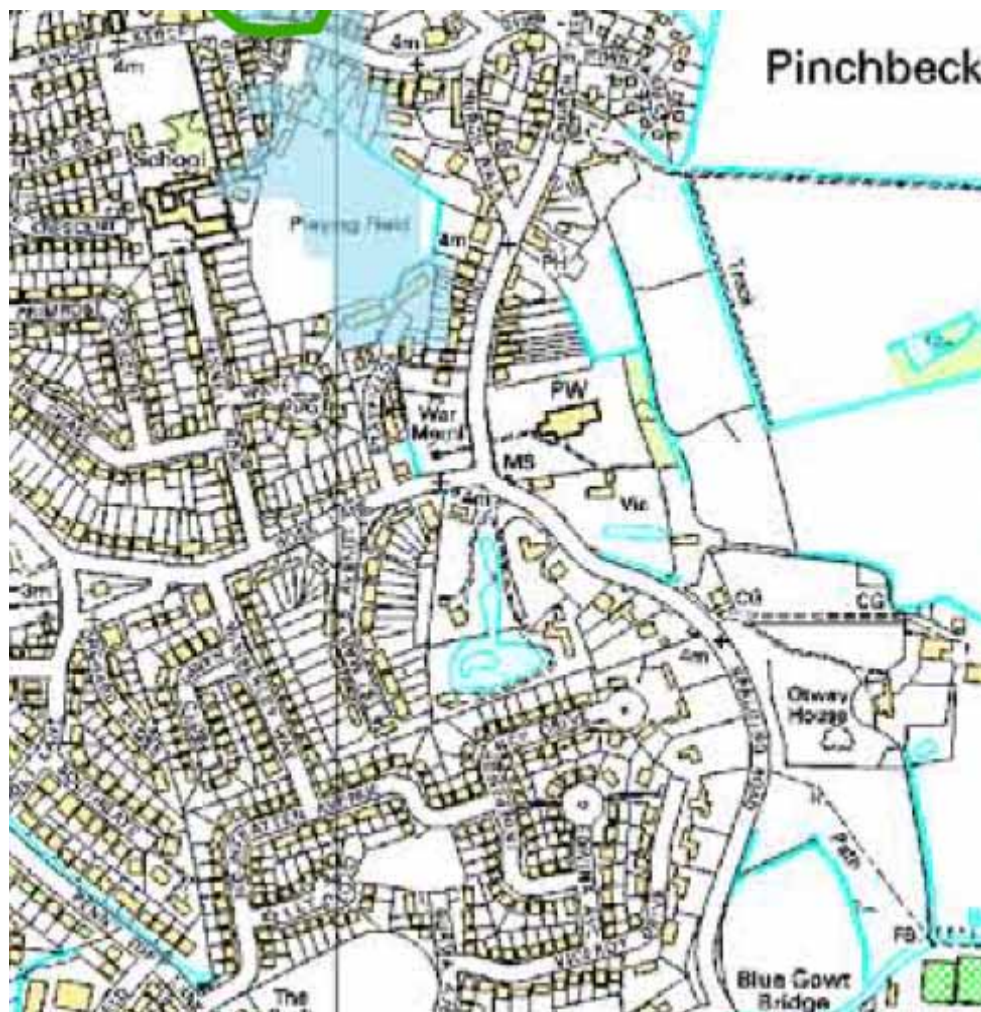
Flood Risk



The above plan is an extract from the Environment Agency flood plain maps reproduced from their website.

Notwithstanding the fact that the whole of the area is within Flood Zone 3, it is defended and there is no moratorium on new development. It is therefore anticipated that at the Reserved Matters stage a site specific Flood Risk Assessment will be undertaken to determine the finished floor level of the new buildings and that flood resilient features will be an integral part of the detailed design.





Extract from South Holland District Council Strategic Flood Risk Assessment.

Appendix 3

Photographs of the Site and The Surrounding area



Glimpse beyond access to garages from Rose Lane



Glimpse between house from Rose Lane



Glimpse to site from Rose Lane



Glimpse over scout hut from Rose Lane



Glimpse between houses from Rose Lane



Glimpse between houses from Rose Lane



Glimpse to site between scout hut and houses



Existing pond



Site entrance. Development will not be seen from public domain



Relationship of Rushmere to pond



View from within gates



View towards application site. Plots 1 and 2



View north east from within the site towards the dry pond



View to area for plots 1 and 2



View from within the site to Rushmere.
Hydranger hedge to be retained



View to house to north east



View north towards entrance



View north to site entrance



View south 30m into the site



Landscaped area in north east corner of the site



View south to Rushmere



View south east along access road



View to west boundary



Plots 1 and 2



South duck and fish pond



View north east over plots 1 and 2



View north towards application site from south west corner of pond



View south west to Rushmere



Rushmere view to west



View over dry pond



Views across pond to Rushmere



View along east access road



View over dry pond



New planting in north east corner
(outside the application site)



Hydranger hedge to be retained



Summer house to be retained with plot 1



View towards plot 3 from Rushmere



View across plot 3



Location of plot 1 and 2. Existing septic tank under shrub to be replaced and relocated



View south from northern corner of pond

