Holly Cottage

OLD FEN DIKE

upgraded existing site access

2.0 x 125m visibility splay

2.0 x 125m visibility splay

drain

exs 1.2m high timber fence

drain

exs 1.2m high timber fence

agricultural field
grass

52025

indicates proposed 1.2m high post and rail fencing

1.2m high electronic gate

garden
grass

17295

12800

enhancement area
grass

access route to agricultural field

parking/turning
gravel

1885

car port

indicates proposed 1.2m high post and rail fencing

1.2m high gate

gate

3935

garden
grass

indicates proposed 1.8m high close board fence (behind hedge)

indicates proposed1.8m high close board fence

10790

garden
grass

22780

indicates proposed 1.2m high post and rail fencing

1.2m high gate

indicates proposed 1.2m high post and rail fencing

10975

orchard

1.2m high gate

indicates proposed 1.2m high post and rail fencing

ep

1.2m high gate

agricultural field
grass

agricultural field
grass

drain

ELEC

0 2 4 6 8

metres

Site Plan

Scale: 1:200

N

General Notes

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

SITE PLAN KEY

- Indicates footprint of existing barn with class Q approval, under reference: H20-0124-24, to be demolished
- Indicates footprint of approved proposed dwelling, under reference: H20-0517-25
- Indicates proposed dwelling
- Indicates surveyed buildings off-site
- Indicates un-surveyed buildings taken from OS map
- Indicates proposed boundary treatment
- Indicates approximate location of proposed soft landscaping - see landscape plan for specification and positioning
- Indicates biodiversity enhancement area - see landscape plan for specification
- Indicates existing access to be utilised and upgraded with hard bound material to meet with Lincolnshire's County Council specification
- Indicates 2.0m x 125m vehicular visibility splays achievable on site

Status

FOR PLANNING

SWANN EDWARDS
ARCHITECTURE
PART OF Collective BUILT ENVIRONMENT COLLECTIVE

Swann Edwards Architecture Limited, Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title
Proposed Dwelling at Land Adj. The Barn, Holly Cottage, Old Fen Dike, Sutton St James, PE12 0HE

Date	Drawn by
February 2026	GT
	Checked by RS

Drawing Title
Planning Drawing Site Plan

Job No.	Sheet Size
SE-2470	A1
Dwg No. PP1000	Revision B

Swann Edwards Architecture Limited ©