

AGENDA ITEM 5

TITLE: 25/00362/FUL

Committee: Planning Committee

Date: 4 August 2026

Author: Major Planning Officer

Report number: AB57

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Site Address: Old Salt Depot 38 Brinkley Road Dullingham Newmarket Suffolk CB8 9UW

Proposal: Erection of 5 no. two-storey dwellings, associated outbuildings and highway access

Applicant: Logan Homes Ltd

Parish: Dullingham

Ward: Wooditton

Ward Councillor/s: Cllr Alan Sharp & Cllr James Lay

Date Received: 15 January 2026

Expiry Date: 12.03.2026

Extension of Time Expiry Date: 07.09.2026

Recommendation

1. Members are recommended to APPROVE the application subject to the conditions set out in Appendix 1.
2. The application is being heard by committee, in accordance with the Council's constitution as the development is a departure from the development plan.

Summary of Application

3. The application seeks planning permission for the erection of five 2-storey dwellings with associated access. Two accesses are proposed; one to serve Plots 1 and 2 to the south and the other to serve Plots 3, 4 and 5 in the northern half of the development site.
4. Plot 1 is a 4-bed detached dwelling finished externally with render and slate roof tiles with a ridge height of approximately 7m (23ft). The dwelling is double fronted in Georgian style with sash windows, soffit moldings and chimney. It is served by a detached double garage / cycle store set to the rear side of the dwelling.
5. Plot 2 is a 4-bed detached dwelling with varying eaves heights, finished in clay plain tiles and red facing brickwork with a ridge height of approximately 8.4m (27.5ft). Additional features include a chimney, bay window and open-stud porch and open fronted cart lodge set to the front.
6. Plots 3 & 4 comprise a pair of 3-bedroom, semi-detached dwellings. These are traditional in design with natural slate roof tiles and red brick, with a central chimney and detailing with a ridge height of approximately 7.7m (25.3ft). Both dwellings incorporate an attached open-fronted cart lodge to the side and rear with secure cycle/ garden/ store.
7. Plot 5 is a detached 4-bedroom dwelling with a narrow central gable, leaded porch, chimney stack and double-pile rear wings. It is finished with clay pan tiles and red facing brickwork with a ridge height of approximately 7.9m (26ft). As with Plot 2, it is served by a cart lodge set to the front, with cycle storage to the rear.
8. The application follows previously approved schemes at this site 22/000570/FUL, 19/01128/OUT and 21/01392/RMA (see planning history below). It is understood that the latter development has been implemented by way of site demolition, and construction of foundations.

Planning History

9. **22/00570/FUL**
Proposed erection of 4No. new dwellings with associated highway access.
Approved 20.10.2022
10. **21/01392/RMA**
Reserved matters for appearance, landscaping, layout and scale of previously approved 19/01128/OUT. Approved 23.02.2022
11. **19/01128/OUT**

Outline planning permission with all matters reserved except for access for the erection of up to four dwellings (use class C3) and associated works, including access, car and cycle parking and landscaping following the demolition of the existing building on site. Approved 02.10.2019

The Site and its Environment

12. The application site comprises approximately 0.26Ha (0.64 Acres) of previously developed land situated immediately adjacent but outside of the defined development envelope for Dullingham. The site sits directly adjacent to the designated Conservation Area and is partially located immediately adjacent to the Grade II Dullingham House Historic Park and Garden. To the north of the site are recently completed residential dwellings and to the south and east of the site are existing residential properties. The highway runs to the east with a mature hedgerow running along the eastern boundary. Open agricultural fields extend beyond the western boundary. A Grade II listed building, now comprising three dwellinghouses (52, 54, and 56 Brinkley Road) lie approximately 35m (115ft) south of the application site.
13. The site comprises extensive areas of hard surfacing and remnants from previous use, as well as some new strip foundations, indicating a recent commencement of extant planning permission for residential development of the site.

Response from Consultees

14. **Parish Council**
No Comments Received
15. **Ward Councillors**
No Comments Received
16. **ECDC Environmental Health - 26 January 2026**
Recommends that construction times and deliveries during the construction phase are restricted. Condition securing details of Pile foundation methods (if required) is recommended. Also advises that Air source heat pumps, if not within permitted development rights, will require planning permission.
17. **ECDC Environmental Health (contaminated land) - 10 February 2026**
Accepts the findings and recommendations (outlined in Section 6.4) of the submitted Phase II Geo-Environmental Assessment report dated 27th October 2025 prepared by EPS. The report finds that mitigation methods are required to ensure that the site is safe and suitable for use. Recommends that a condition securing mitigation and verification reports are imposed.

18. **ECDC Conservation Officer - 4 February 2026**
No objection. The application site is within the setting of the few grade II listed buildings and Dullingham conservation area. The heritage impacts, if any, have already been accepted in previous permissions and the design is considered acceptable.
19. **ECDC Trees Team - 10 June 2026**
[Following submission of amendments]
Advises that the revised Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) are acceptable and suitable for compliance conditioning. The soft landscaping details can be confirmed by condition.
20. **ECDC Waste Strategy (ECDC) - 2 February 2026**
No objection, recommended informative
21. **ECDC Ecologist - 10 April 2026**
[Following submission of updated evidence]
Supports the application providing suitable conditions are in place.
Confirms the site is not within the Local Nature Recovery Strategy area.
BNG response - From the information provided the Senior Ecologist has reviewed this application and, as of 10/04/2026 agrees with the baseline conditions and this application meets the minimum BNG requirements at this stage. The site cannot achieve BNG onsite and offsite units will need to be purchased to meet the BNG hierarchy.
Confirms that the site is not within a strategic significant area.
22. **CCC Local Highways Authority - 16 February 2026**
Notes a modest increase in dwelling numbers, along with associated alterations including changes to the number of vehicle access points onto Brinkley Road. Notes that for the scale of development served, the Local Highway Authority would support the use of simple vehicle crossovers rather than bellmouth arrangements as proposed, which would reduce the overall extent of the access footprint. It would be preferable if this amendment could be shown on revised drawings. As mentioned in the Local Highway Authority's response to 22/00570/FUL, use of no-dig construction methodology is acknowledged in this instance as being acceptable on balance, there would however be a commuted maintenance sum payable to the Local Highway Authority as part of any subsequent S278 Agreement.

Recommended Conditions

- any gate or gates to the vehicular access shall be set back a minimum of 5 m from the near edge of the highway carriageway.
 - a footway shall be constructed along the western side of Brinkley Road to connect the development to the existing footway network,
 - vehicular accesses shall be constructed using a bound material
 - vehicular accesses shall be constructed so that it falls and levels are such that no private water from the site drains across or onto the public highway.
 - vehicular accesses shall be laid out and constructed
 - Temporary facilities shall be provided clear of the public highway
 - Access and Kerbs to be laid as per approved details.
23. **CCC Growth & Development -**
No Comments Received
24. **CCC Archaeology - 26 January 2026**
Archaeological evaluation has been undertaken across the development area as part of previous application 22/00570/FUL (Cambridgeshire Historic Environment Record reference. ECB6733).
- The works found limited remains of archaeological potential, and no further mitigation was required. We would therefore have no comment on the requirements of the scheme.
25. **The Garden Trust - 12 February 2026**
No comments made.
26. **Historic England - 30 January 2026**
No comments made.
27. **Replies to publicity**
A site notice was displayed near the site on 26 January 2026 and a press advert was published in the Cambridge Evening News on 29 January 2026.
- In addition, thirteen neighbouring properties have been directly notified by letter. One comment has been received, and the comments have been summarised as follows:
- Raises no objection but advises it had previously been agreed that a wall would be erected between 32 Brinkley Rd and plot 5 and wishes are for this to still be granted to protect the privacy for the recent new builds 28 ,30 and 32 Brinkley Rd.
– This matter is considered in the residential amenity section below.
28. The comments above have been summarised, reflecting consultees latest comments. Full comments can be viewed on the council's website. Please note

that the consultation responses received will be considered within the report below.

The Planning Policy Context

29. East Cambridgeshire Local Plan 2015 (as amended 2023)

GROWTH 2	Locational strategy
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy and water efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV 11	Conservation Areas
ENV 12	Listed buildings
ENV 14	Sites of archaeological interest
ENV 15	Historic parks and gardens
COM 7	Transport impact
COM 8	Parking provision

30. Cambridgeshire and Peterborough Waste and Minerals Local Plan 2021

Policy 14:	Waste management needs arising from residential and commercial development
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31. National Planning Policy Framework (August 2026)

Chapter 3:	Decision-making policies (DM3, DM6, DM7)
Chapter 4:	Achieving sustainable development (S3, S5)
Chapter 5:	Meeting the challenge of climate change (CC2, CC3)
Chapter 6:	Delivering a sufficient supply of homes (HO7)
Chapter 12:	Making effective use of land (L3)
Chapter 14:	Achieving well-designed places (DP3, DP4)
Chapter 15:	Promoting sustainable transport (TR3, TR4)
Chapter 17:	Pollution, public protection and security (P2, P3)
Chapter 18:	Managing Flood Risk and Coastal Change (F8)
Chapter 19:	Conserving and enhancing the natural environment (N2, N3)
Chapter 20:	Conserving and enhancing the historic environment (HE6, HE9)

33. Supplementary Planning Documents

Design Guide SPD
Contaminated Land SPD
Flood and Water SPD
Natural Environment SPD
Climate Change SPD

34. **Statutory Documents**
Cambridgeshire-Peterborough Local Nature Recovery Strategy (LNRS)
(December 2025)

Planning Material Considerations and Comments

35. The main considerations relevant to the determination of the application are the following:
- Principle of development
 - Visual amenity
 - Impact on residential amenity
 - Highway safety
 - Biodiversity
 - Contamination
 - Flood risk and Drainage
 - Historic Environment
 - Climate Change

Principle of development

36. The site is located outside the development envelope of Dullingham. Local Plan policy GROWTH 2 seeks to direct new development within the settlement boundaries of towns and villages, strictly controlling development outside of defined development envelopes, having regard to the need to protect the countryside and the setting of towns and villages. GROWTH 2 sets out main categories which may be permitted as an exception, such as agricultural or other land-based enterprise, providing there is no significant adverse impact on the character of the countryside and that other Local Plan policies are satisfied.
38. The development is for market housing, which is not listed under the exception criteria and therefore in conflict with the spatial requirements of GROWTH 2. However, the current application follows previously approved schemes at this site; 22/00570/FUL, 19/01128/OUT and 21/01392/RMA whereby four dwellings were accepted. It is noted that existing buildings on site have been demolished and some strip foundations constructed indicating a material start on site, meaning that planning permission for 4 dwellings is extant.
39. Aside from the quantum of housing, one main difference between the current proposal and those previously approved relates to the access arrangements. Whilst the earlier scheme incorporated four separate accesses, the current proposal seeks to consolidate this into two.

40. Notwithstanding this change, the principle of residential development on the site has already been established through the previous consents, the latest of which has commenced. Officers consider this should be afforded significant weight in the assessment of this proposal. The proposed development would continue to be contained entirely within the same red line boundary as the approved scheme, with no encroachment into the surrounding countryside or extension to the site area. The introduction of a fifth dwelling has been achieved through a reconfiguration of the layout and a reduction in the footprint of the four previously approved dwellings, thereby creating sufficient space within the site to accommodate the additional unit. As such, the proposal represents a more efficient use of the site whilst remaining within the parameters of the established development area.
41. The NPPF was updated post-submission of this application. Of particular relevance to this application is NPPF Policy S5. S5.1 supports the principle of development outside of settlements, where under criteria 1.(d) it comprises redevelopment of brownfield land, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the NPPF's national decision-making policies. Therefore, it is considered that there is general national policy support in principle for the re-use of suitable brownfield sites for housing outside of settlements, which should also be given significant weight in deciding this application.
42. Therefore, in applying policy S5 of the NPPF and having regard to the fallback position afforded by the extant permission, it is considered that the principle of development is acceptable. It is for the decision maker to establish whether any adverse effects would outweigh the benefits of permitting the development.

Visual amenity

43. Policy ENV 1 of the East Cambridgeshire Local Plan, 2015 states that development proposals should ensure that they provide a complementary relationship with existing development and conserve, preserve and where possible enhance the distinctive and traditional landscapes and key views in and out of settlements. Policy ENV 2 states that development proposals ensure that the location, layout, massing, materials and colour of buildings relate sympathetically to the surrounding area.
44. In assessing the impact of the additional dwelling on the character and appearance of the area, it is important to note that the site is located within a built-up context where linear residential development forms the prevailing land use. The revised layout would maintain an appropriate spatial relationship between the proposed dwellings and surrounding development, whilst retaining the overall residential character and pattern of development envisaged under the extant scheme. Although the number of units would increase from four to five, the reduction in the scale and footprint of the individual dwellings ensures that the

development would not appear disproportionately dense, cramped or incongruous within its setting.

45. Furthermore, one additional dwelling to that previously approved would not fundamentally alter the visual perception of the site from the public realm. The overall form, layout and disposition of development would continue to reflect the established pattern of residential development in the locality. The proposal would therefore preserve the character of the area and would not result in any material harm to the established street scene or wider landscape setting.
46. The applicant notes in their Design and Access statement that the development aims to address some of the concerns raised by the local residents and the local parish on the previous permissions, whereby concerns over the size of the dwellings were raised. The dwellings will be generally smaller, with approximately 31% reduction in gross internal area and will have a better mix of houses, comprising 3 and 4-bedroom dwellings, against the extant scheme of entirely 4-bedroom properties. The layout retains the linear form approved under the previous permission, with the primary change being the subdivision of one approved plot to create two dwellings, resulting in a total of five residential units plus the reduction in access points. The current proposal has reduced the footprint of the proposed properties, increased the distance to the rear boundary (which opens out onto open countryside), and increases the spacing between the dwellings. The dwellings are of varied but traditional form and design, consistent with the character of the area and would add greater visual variety and interest to the streetscene than the extant permission. Whilst precise external materials are yet to be agreed (to be secured by planning condition) the indicative palette including render, red and buff brick, incorporating detailed finishes are not incongruous to the area and it is considered that a scheme of suitable materials capable of complementing the area could be reasonably secured.
47. In respect to soft landscaping, given the reduction in access points, the proposed scheme will retain more of the existing vegetation to the front of the site than the previously approved development. The site plan shows that there will be the planting of native hedging between the proposed driveways, along with the planting of new trees and the retention of some of the existing trees.
48. The proposed Biodiversity Enhancement Strategy sets out that the trees and hedging to be planted will be established and it is considered that this will help in assimilating the dwellings into their surroundings. The Trees Officer has requested a condition for a detailed soft landscaping scheme to be submitted, and this would show details of the species and sizes of the proposed hedging and trees which would allow the Local Planning Authority (LPA) to ensure appropriate hedges and trees are incorporated.
49. It is considered that the design of the scheme responds positively to the opportunities of the site and would make a positive contribution to the character of

the area and street scene in general. The proposal is therefore considered to accord with Local Plan policies ENV 1, ENV 2.

Impact on residential amenity

50. Policy ENV2 of the East Cambridgeshire Local Plan, 2015 states that new development will be expected to ensure that there is no significantly detrimental effect on the residential amenity of nearby occupiers and that occupiers and users of new buildings, especially dwellings, enjoy high standards of amenity. Policy ENV9 seeks developments to minimise, and where possible, reduce all emissions and other forms of pollution, including light and noise pollution, and ensure no deterioration in air and water quality.
51. Adjacent to the north and south of the site are residential properties. The proposed dwellings sit broadly in line with existing adjacent properties and suitable separation distances are achieved, thereby avoiding any undue overlooking, overbearing or overshadowing impacts to adjacent neighbours. Whilst the end dwellings incorporate first-floor side windows facing onto existing dwellings, these are proposed to serve non-habitable rooms; en-suites and landing, which are recommended to be conditioned to be obscure glazed, to avoid any overlooking impacts.
52. One resident has advised that a brick wall was previously proposed along the northern boundary with No. 32 Brinkley Road and requests that this is maintained with this latest proposal. Having regard to the approved plans for the previously permitted scheme, the northern boundary was proposed as a 1.8m high fence which is consistent with this latest proposal and is considered acceptable as before and will maintain adequate privacy.
53. The gardens serving the dwellings are all in excess of 50sqm (538sq.ft), which complies with the guidance set out within the District Design Guide SPD and would achieve adequate private amenity space for each household. Furthermore, while the dwellings are smaller than the extant scheme, they continue to conform to nationally described space standards thereby providing acceptable internal amenity standards for future occupiers.
54. The Council's Environmental Health Officer has requested that due to the close proximity of existing properties, that construction times are restricted. They have also requested a condition controlling ground piling (should it be required) in that a method statement is first agreed with the LPA.
55. It is considered that the proposed dwellings would not result in a significant adverse impact to the residential amenity of neighbouring properties and would achieve a high-quality living environment for future occupiers. and is therefore considered to accord with Local Plan policies ENV 2 and ENV 9.

Highway safety

56. Local Plan policy COM 7 requires development to provide safe and convenient access to the highway network. Policy COM 8 requires development proposals to provide adequate levels of car and cycle parking and make provision for parking broadly in accordance with the Councils parking standards.
57. In considering the proposed access arrangements, it is also important to have regard to the site's planning history. Compared with the previously approved scheme, which incorporated four separate accesses, the current proposal seeks to rationalise the access arrangements. It is considered that this approach would result in a reduced level of intervention along the site frontage and would minimise the loss of established trees, hedgerows and other vegetation. Consequently, the proposal would provide both landscape and ecological benefits when compared with the extant permission, whilst still providing safe and suitable access to serve the development. Furthermore, the increase in housing quantum would not lead to an unacceptable intensification of highway traffic from the development.
58. The Local Highway Authority (LHA') has raised no objection to the principle of development or the level of traffic likely to be generated. The LHA has however recommended the use of simple vehicle crossovers, rather than the bellmouth arrangements proposed, which is more aligned with NPPF, Cambridgeshire and National highway design guidance and considered more in keeping with the local character and design standards deployed through recent developments along Brinkely Rd. The recommendation does not relate to highways safety but rather about prioritising pedestrian and cycle movements and reducing impacts to the streetscene as per NPPF TR4(1) which, among other things, seeks to prioritise pedestrian and cycle routes and access. The LHA has advised that the issues could be satisfactorily addressed through amendments to the access design and through the imposition of appropriate planning conditions attached to any grant of planning permission. The applicant has confirmed that they are happy to review the access arrangement with the LHA, via the S.278 Highway Act process and as such would be willing to accept a planning condition to finalise the access design.
59. Each of the proposed dwellings would be served by dedicated off-street parking provision (minimum 2 spaces), including integral or detached garaging, in accordance with the adopted Cambridgeshire Parking Standards. The level of parking is considered sufficient to meet the likely needs of future occupiers and visitors, thereby reducing the potential for overspill parking on the public highway and ensuring that the development would not give rise to parking stress within the surrounding area.

60. In summary, there is no evidence to indicate that the development would result in an unacceptable impact on highway safety, prejudice the free flow of traffic, or adversely affect the operation of the local highway network. Furthermore, the proposal would provide adequate parking provision in accordance with adopted standards. There are opportunities to explore a more simplified access arrangement which would further improve the sustainability of the development, in respect to prioritising pedestrian and cyclist crossing and minimising the visual impact of the access points and this can be reasonably dealt with via planning condition.
61. The development, subject to conditions therefore accords with the requirements of Local Plan policies COM7 and COM8, as well as the relevant requirements contained within the National Planning Policy Framework.

Biodiversity

62. Local Plan policy ENV 7 requires all developments that might affect biodiversity and geology interests to be accompanied by sufficient information to allow potential impacts and possible mitigation measures to be assessed fully. It also states that all development will be required to protect the biodiversity and geological value of land and buildings.
63. Policy ENV 1 seeks to protect, conserve and where possible enhance historic and traditional landscape features and their function as ecological corridors. Policy ENV 2 states that all development proposals will be expected to make efficient use of land while respecting biodiversity of the surrounding area. Further, the Council has adopted the Natural Environment SPD which states that all developments must result in biodiversity net gain.
64. The application is supported by an ecological appraisal which also sets out a schedule of measures to ensure biodiversity is adequately protected during construction phases. The longer-term impact on ecology is also considered to be acceptable, subject to compliance with the scheme of ecological enhancement measures set out in section 5.3 of the Ecological appraisal. It is considered reasonable for this to be secured by condition.
65. A Biodiversity Enhancement Strategy has been submitted which states that the biodiversity value of the site is limited to the eastern boundary, which presents suitable foraging for birds and bats, with potential for nesting birds. The report identifies the losses to be several trees and shrubs on the eastern boundary through the creation of the 2 accesses, loss of scrub habitat along the rear boundary, either side of the entrance and along the eastern boundary. The report identifies that 30% of the site will be gardens and amenity landscaping, with 70 metres (230ft) of native hedgerow and five trees of a minimum 4 metres (13ft) in

height would be provided. It also sets out that the finalised landscaping scheme should include mixed evergreen shrub beds and climbing plants.

66. Furthermore, the report sets out that hedgehog gaps should be provided in the fencing and bat and bird boxes provided. The report states that the outlined enhancements should be secured in a formal landscape strategy. The Council's Tree Officer has confirmed that the proposal is acceptable from a tree perspective following receipt of a revised Arboricultural Impact Assessment (AIA) and amended soft landscaping scheme. They have requested a compliance condition for the approved AIA and the submission of a detailed soft landscaping scheme. The Council's Ecologist has advised that any lighting scheme associated with this development should conform to the Institute of Lighting Professionals 2023 in respect to protecting bats.
67. As the site was formerly largely developed land with hard surfacing comprised of tarmac, concrete and hard surfacing, the proposed garden areas which account for a significant area of the proposed development and the proposed landscaping scheme as referenced herein are considered to provide considerable enhancement. The planting of young trees will provide instant biodiversity and landscape enhancements.
68. The proposal, subject to compliance with associated conditions securing soft landscaping, tree protection and biodiversity protection and enhancement measures, is considered to comply with Policies ENV 1, ENV 2 and ENV 7 of the East Cambridgeshire Local Plan, 2015 and the Natural Environment SPD.

Biodiversity net gain (BNG)

69. The development is subject to mandatory BNG, whereby the development will need to demonstrate a 10% uplift in biodiversity value, set against the benchmark pre-development value. The Council's Ecologist has reviewed the submitted Biodiversity Metric and supporting information and agrees with the submitted baseline surveys. In its current form the development requires an additional 0.18 units to be provided, and the purchase of off-site units is considered to be a suitable option in this particular case, which would be dealt with as part of the submission of the biodiversity gain plan. A BNG condition is automatically applied to all relevant developments.

Local Nature Recovery Strategy (LNRS)

70. The LNRS is a statutory document which plans, maps and creates priorities for nature in a given area. Local authorities must have regard to any relevant LNRS through the exercise of its functions, including as a local planning authority (see S40(2A) of the NERC Act 2006).
71. Amongst other matters, the LNRS identifies on a map (the 'habitat map') "areas that could become of particular importance for biodiversity" (ACB sites), which have been determined to offer the potential to become important if measures were

taken to improve the habitats on that particular site. For this particular application, it has been determined that no LNRS ACB site aligns with the planning application site area and there is no other apparent reason why the LNRS is an important determining factor for this application. As such, very little weight has been given to the content of the LNRS in reaching a recommendation for this planning application.

Contamination

- 72. Policy ENV 9 states that all developments should minimise and where possible reduce all emissions and other forms of pollution, including light and noise pollution and ensure no deterioration in air and water quality. Further, it states that proposals will be refused where unacceptable impacts would arise in relation to land quality and condition.
- 73. On review of the submitted Phase II Geo-Environmental Assessment Report, the Council's Scientific Officer considers that contamination unsuitable for human habitation is likely to be present and has requested a condition securing the implementation of the recommended remediation scheme and submission of subsequent verification report(s). Furthermore, the standard unexpected, contaminated land condition is recommended. Subject to compliance with these conditions, the development would comply with Local plan policy ENV 9.

Flood risk and Drainage

- 74. Local Plan policy ENV 8 requires all developments to contribute toward flood risk reduction and requires demonstration that appropriate surface water drainage arrangements for dealing with surface water run-off can be accommodated. Policy ENV 9 seeks to ensure, amongst other matters, that development does not result in a deterioration in water quality.
- 75. The Environment Agency's latest information indicates that the site is within Flood Zone 1 and therefore at the lowest risk of flooding and the site is also understood to be at low risk from surface water flooding. The application is supported by a surface water drainage plan which indicates surface water will be piped and stored via underground cellular storage on site in the first instance, with any overage then discharging at 1L/s to the adjacent watercourse along the eastern boundary. The approach follows the drainage hierarchy and is considered the most sustainable based on the specific site conditions.
- 76. The application form indicates foul drainage will be dealt with via connection to public sewer which again follows the drainage hierarchy. A condition securing this is recommended.

77. Separate consents with the relevant water boards will likely be required for discharge of both foul and surface water and this would be dealt with outside of the planning system.
78. Based on the known low flood risks and proposed drainage strategies, the proposal complies with Local Plan policies ENV8 and ENV 9.

Historic Environment

79. Policy ENV 14 of the East Cambridgeshire Local Plan, 2015 states that development proposals at or affecting all sites of known or potential archaeological interest will:
 - Have regard to their impacts upon the historic environment and protect, enhance and where appropriate, conserve nationally designated and undesignated archaeological remains, heritage assets and their settings.
 - Require the submission of an appropriate archaeological evaluation/assessment of significance by a suitably qualified person. This initial work may be required prior to the submission of a planning application; and
 - Not be permitted where the proposals would cause substantial harm to new or known nationally important sites, including Scheduled Ancient Monuments and their settings.
80. Policy ENV 15 of the East Cambridgeshire Local Plan, 2015 states that Proposals that affect the significance of a Historic Park or Garden will not be permitted where they would have a detrimental impact on its character, amenity or setting. Local Plan policy ENV 11 requires development to be of a high standard in order to preserve or enhance the character of the Conservation Area. Policy ENV 12 requires development to avoid detrimental impacts on the visual, architectural or historic significance of listed buildings.
81. In respect of heritage, the site is located adjacent to the Historic Park and Garden for Dullingham and is adjacent to the Conservation Area. A Grade II listed building is located approximately 35m (115 feet) to the south. The Gardens Trust and Historic England both confirmed that they do not wish to comment on the proposal.
82. The Council's Conservation Officer has raised no objection to the proposal on heritage grounds. Due to the distance between the proposed development and the heritage assets and the curvature of the road, it is not considered that the proposals would impact on the setting of either heritage asset.
83. The site was previously subject to an archaeological evaluation which found evidence of a medieval boundary ditch, probably a roadside ditch (CHER ECB 6900) but nothing further. The Cambridgeshire Historic Environment Team have confirmed that no further investigations are required and raise no objection to the development proceeding.

84. It is considered that the proposal will not result in harm to any heritage assets in accordance with Local Plan policies ENV 1, ENV 7, ENV 11, ENV 12, ENV 14 and ENV 15.

Climate Change

85. Local Plan policy ENV4 of the Local Plan states: 'All proposals for new development should aim for reduced or zero carbon development in accordance with the zero-carbon hierarchy: first maximising energy efficiency and then incorporating renewable or low carbon energy sources on-site as far as practicable' and 'Applicants will be required to demonstrate how they have considered maximising all aspects of sustainable design and construction.'
86. The adopted Climate Change SPD encourages all development to include sustainability measures within their proposal. In this regard, the Climate Change SPD is superseded by the sustainable energy measures required under latest Part L Building Regulations, which would, to a degree, exceed the ambitions set out in the SPD in any case.
87. Notwithstanding, the Design and Access Statement sets out the following sustainability measures:
- The dwellings are to be constructed of high-quality materials with a proven longevity and low maintenance.
 - It is intended that the houses will be heated via an Air Source Heat Pump (ASHP)
 - The dwellings would be insulated to a very high standard that will meet and exceed current Building Regulation requirements.
 - They will be fitted throughout with 100% LED energy efficient lighting, and great care will be taken with design and specification to limit air leakage and thermal bridging.
 - An electric car charging point will be provided in each property.
88. It is considered that the sustainability measures listed above would satisfy the requirements of ENV4, notwithstanding that the final specification can be secured through a planning condition.

Human Rights Act

89. The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property). Under the Act, it is unlawful for a public authority, such as East Cambridgeshire District Council, to act in a manner that is incompatible with the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party

interests / the Development Plan and Central Government Guidance. The Council is also permitted to control the use of property in accordance with the general interest and the recommendation set out below is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Equality and Diversity

90. In considering this planning application due regard has been had to the public sector equality duty (PSED) under Section 149 of the Equality Act 2010, which means that the Council must have due regard to the need (in discharging its functions) to put an end to unlawful behaviour that is banned by the Equality Act, including discrimination, harassment and victimisation and to advance equality of opportunity and foster good relations between people who have a protected characteristic and those who do not. Account has been taken of the PSED and it is considered that the recommendation set out below would not undermine the objectives of the duty.

Planning Balance and Conclusion

91. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications must be determined in accordance with the development plan unless material considerations indicate otherwise.
92. The site falls outside of the defined settlement boundary for Dullingham and therefore conflicts with the spatial strategy under policy GROWTH 2. The spatial strategy primarily aims to protect countryside, the setting of towns and villages, preventing urban sprawl and unsustainably linked developments. The site itself is well-linked, lying immediately adjacent to the settlement boundary and was previously developed (albeit the building has now been demolished to facility the previous planning permission). Therefore, development of this site would not erode the openness of the countryside.
93. Furthermore, and perhaps more fundamental, is that extant planning permission for residential development of the site exists, with a material start already made on the site. The weight given to the fall-back position which could otherwise see four dwellings on the site, and which would result in the same spatial conflicts, is afforded significant weight.
94. In addition, policy S5 of the NPPF is clear in that residential development proposals outside of settlements which utilise previously developed land should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the NPPF's national decision-making policies.
95. This proposal would make more effective use in bringing forward smaller housing than previously approved which, having regard to the Council's latest Strategic

Housing Needs Assessment, carries positive weight. Notwithstanding, the arrangement of dwellings with this latest proposal is considered to accord with the character of the area from a historic perspective and responds positively to previous concerns raised by the Parish Council in respect to the scale and massing of the permitted dwellings. Furthermore, the proposal accords with all other relevant policies of the Local Plan and material considerations, and the benefits of the scheme are not outweighed by any adverse effects, when assessed against the NPPF's national decision-making policies

96. Having regard to the statutory duty therefore and the specific merits of this proposal, it is considered that there are material considerations of sufficient weight to indicate a decision otherwise than in accordance with the development plan is justified in this instance. The application is therefore recommended for APPROVAL.

Appendices

Appendix 1 – Recommended planning conditions

Plans

Appendix 1 - Recommended planning conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan reference	Version	Date Received
Surface Water Drainage Strategy 237/2025/01/DS/P2/ARC		23 rd December 2025
Arboricultural Impact Assessment	V4	18 th May 2026
Tree Protection Scheme	V4	18 th May 2026
Location Plan		20 th January 2026
Site Plan 25/74/04		23 rd December 2025
Site Sections (A-A & B-B) 25/74/06		23 rd December 2026
Plot 1 25/74/07		23 rd December 2026
Plot 2 25/74/08		23 rd December 2026
Plot 3 and 4 25/74/09		23 rd December 2026
Plot 5 25/74/10		23 rd December 2026
Plot 1 garage/ Plot 2 and 5 cart lodge 25/74/11		23 rd December 2026
Plot 1 colour 25/74/12		23 rd December 2026
Plot 2 colour 25/74/13		23 rd December 2026
Plots 3 and 4 colour 25/74/14		23 rd December 2026
Plot 5 colour 25/74/15		23 rd December 2026

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 No sooner than 30 days prior to commencement of works, a qualified and suitably experienced ecologist shall conduct a Badger survey. Should an active Badger set be found on or within 30m of the site, no development shall commence until a mitigation plan has been submitted to and approved in writing by the Local Planning Authority.

- 3 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 4 Notwithstanding the plans submitted, prior to works proceeding above slab level precise details of external materials for the walls, roofs, rainwater goods and fenestration shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.
- 4 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 5 Prior to works proceeding above slab level details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme submitted to and approved in writing by the Local Planning Authority prior to first occupation.
- 5 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 6 Prior to works proceeding above slab level, an energy and sustainability strategy for the development, including details of any on-site renewable energy technology and energy efficiency measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy with the agreed strategy being employed on each respective dwelling prior to its occupation.
- 6 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Climate Change SPD, 2021.
- 7 No dwelling shall be occupied until detailed designs for the two accesses as shown in principle on plan ref: 25/74/16, has been submitted to and approved in writing by the Local Planning Authority. The access details shall include the following details;
 - i) Finished Surfacing
 - ii) Pedestrian crossover detail
 - iii) Drainage and falls/ gradients
 - iv) Visibility splays

The access(es) shall be fully completed prior to first occupation of the dwellings which they serve.

- 7 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 8 Prior to first occupation, a full schedule of all soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; a detailed implementation programme and the enhancements specified in the Ecological appraisal. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of five years from the date of the planting, or replacement planting, any tree or plant (including retained existing trees/hedgerows) is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, in the first planting season following its removal, uprooting, destruction or death unless the Local Planning Authority gives its written consent to any variation.
- 8 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 9 Prior to first occupation the surface water drainage scheme for the site shall be completed in accordance with the approved Surface Water Drainage Strategy reference number 237/2025/01/DS/P2/ARC dated 20th October 2025 and the plans therein. The drainage scheme shall be managed and maintained thereafter in accordance with the management and maintenance strategy set out at Appendix G of this document.
- 9 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).[
- 10 Prior to first occupation, a footway shall be constructed along the western side of Brinkley Road to connect the development to the existing footway network, as shown on drawing 25/74/16.
- 10 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 11 The remediation scheme as set out in the Phase II Geo-Environmental Assessment report dated 27th October 2025 prepared by EPS shall be implemented in accordance with the agreed timetable of works and to the agreed specification. The Local Planning Authority must be given two weeks written notification of

commencement of any remediation scheme works. Following completion of measures identified in the approved remediation scheme and prior to any occupation of any dwelling, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

- 11 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 12 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared and approved in writing by the Local Planning Authority.
- 12 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 13 No external lighting (other than then shown on the approved plans) shall be installed unless first submitted to and approved in writing by the Local Planning Authority. Any such lighting shall thereafter be installed strictly in accordance with the details approved. Any approved lighting shall accord with the Institute of Lighting Professionals Bats and Artificial Lighting at Night guidance note 08/23.
- 13 Reason: To safeguard the character and appearance of the area, residential amenity and nocturnal fauna in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 14 Construction of the development hereby approved shall be undertaken in accordance with all precautionary measures detailed in Chapter 5.2 of the Ecological Appraisal (Bright Green Environmental, 15 December 2025).

- 14 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 15 Notwithstanding the provisions of Schedule 2, part 2 of the Town and Country Planning (General Permitted Development (England) Order 2015 (as amended) no gate or gates to the vehicular access shall be erected within 5m from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards.
- 15 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 16 The first floor windows in the south elevation of Plot 1 and the north elevation of Plot 5 shall be glazed using obscured glass and any part of the window(s) that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained to that specification thereafter.
- 16 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 17 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 0730 to 1800 each day Monday - Friday, 0730 to 1300 Saturdays and none on Sundays, Bank Holidays and Public Holidays.
- 17 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 18 In the event of the foundations from the proposed development requiring piling, prior to the commencement of any piling the applicant shall submit a report/method statement to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Works shall be carried out in accordance with the approved details.
- 18 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 19 The scheme of biodiversity enhancements as set out in section 3 of the submitted Biodiversity Enhancement Strategy and BNG Statement (Bright Green Environmental dated 24th April 2026) shall be completed within the first planting

season following completion of the development where it relates to planting or prior to occupation of the relevant dwelling where it relates to non-planted enhancements e.g., bat and bird boxes and, hedgehog gaps in boundary fences. These features shall thereafter be maintained in perpetuity.

- 19 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020 and Policy 8 of the Fordham Neighbourhood Plan, 2018.
- 20 All works shall be carried out in accordance with the Arboricultural Impact Assessment P1359-3-TPS01 V4 dated 06.05.2026. If, during construction, it becomes apparent that further works or changes are required, work shall not progress any further on site until the applicant has secured a site meeting with a suitably qualified professional to agree the details and phasing of any tree surgery works not detailed in the submitted report. Thereafter, a written schedule shall be submitted to and approved in writing by the Local Planning Authority prior to works proceeding.
- 20 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 21 The method of foul drainage shall be via a connection to the mains sewer and connection shall be made before first occupation of each dwelling.
- 21 Reason: To ensure a satisfactory means of sanitation in the interests of residential amenity and to protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Streetscene



Site Layout & Location Plan



PLOT 1



FRONT

SIDE

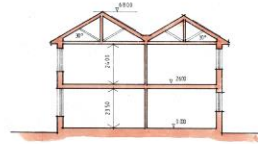
REAR

SIDE

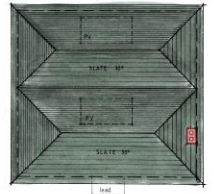
PLOT 1 PROPOSED ELEVATIONS 1/100 (A1)



EXTERNAL FACING MATERIALS (PLOT 1)
 ROOF: GRADE A SPANISH NATURAL SLATE / LEADED CANOPY
 WALLS: SELF COLOURED GYF WHITE / SMOOTH RENDER
 RED FACING BRICK PLINTH / WHITE CEMENT POINTING
 WINDOWS / DOORS: PAINTED SOFT TAUPE / WINDOWS: RAINWATER GOODS: HALF-ROUND BLACK UPVC GUTTERS AND 68 DIA R.P.P.S.



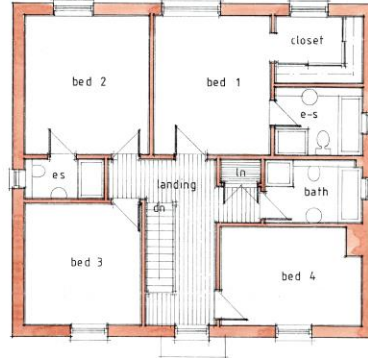
PLOT 1 SECTION 1/100 (A1)



PLOT 1 ROOF PLAN 1/100 (A1)



PROPOSED GROUND FLOOR 1/50 (A1)
 PLOT 1



PROPOSED FIRST FLOOR 1/50 (A1)
 PLOT 1

dean jay pearce architectural design & planning ltd 2 / 3 Wellesley, Hat Street, Long Melford Suffolk, Suffolk, CO10 9BE T: 01502 506797 E: dean.jay@dean-jay.co.uk	
Project: Proposed residential development of five, two-storey dwellings, ancillary outbuildings and two new vehicular access (following stopping up of existing access). Alternative scheme to that approved / extant under DC2200570FUL.	
Site Address: Old Salt Depot, 38 Brinkley Road, Dullingham, Newmarket, Cambs	
Applicant: LOGAN HOMES LTD	
Drawing title: AS PROPOSED - PLOT 1 (COLOUR-WASHED)	
Scale: 1:50, 1:50 (A1)	Rev:
Date: 07 / 2023	Rev:
Drawn:	25/7/12
Checked:	
For the works shown on this drawing the client has authorised the architect to act as agent for the client in relation to the planning application. The client shall remain responsible for the content of the application and the architect shall not be responsible for the content of the application.	

PLOT 2



FRONT

SIDE

SIDE

REAR

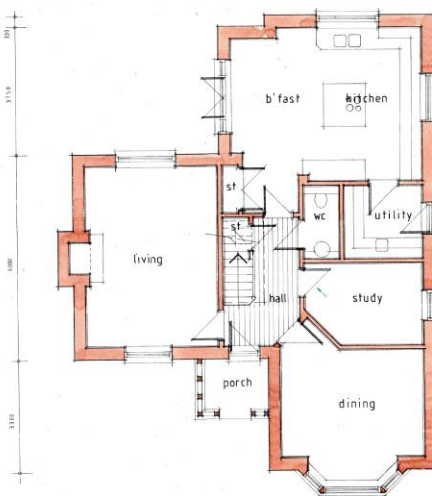
PLOT 2 PROPOSED ELEVATIONS 1/100 (A1)



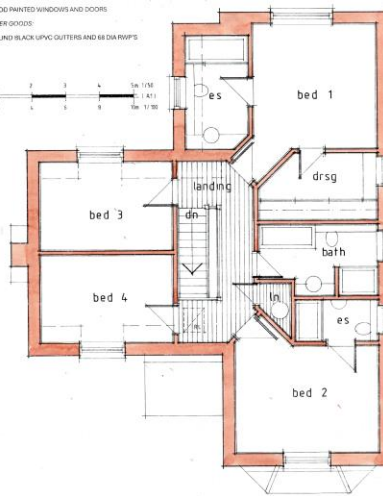
EXTERNAL FACING MATERIALS (PLOT 2)
 ROOF: CLAY PLAIN TILES / LEAD DOWNER
 WALLS: RED FACING BRICKWORK WITH WHITE CEMENT POINTING
 CONTRASTING BUFF BRICKWORK QUOIRS / ARCHES
 WHITE PAINTED FELTHER EDGED BOARDING
 WINDOWS / DOORS: SOFTWOOD PAINTED WINDOWS AND DOORS
 RAINWATER GOODS: HALF-ROUND BLACK UPVC GUTTERS AND 68 DIA R.P.P.S.



PLOT 2 SECTION 1/100 (A1)



PROPOSED GROUND FLOOR PLAN 1/50 (A1)
 PLOT 2



PROPOSED FIRST FLOOR PLAN 1/50 (A1)
 PLOT 2



PLOT 2 ROOF PLAN 1/100 (A1)

dean jay pearce architectural design & planning ltd 2 / 3 Wellesley, Hat Street, Long Melford Suffolk, Suffolk, CO10 9BE T: 01502 506797 E: dean.jay@dean-jay.co.uk	
Project: Proposed residential development of five, two-storey dwellings, ancillary outbuildings and two new vehicular access (following stopping up of existing access). Alternative scheme to that approved / extant under DC2200570FUL.	
Site Address: Old Salt Depot, 38 Brinkley Road, Dullingham, Newmarket, Cambs	
Applicant: LOGAN HOMES LTD	
Drawing title: AS PROPOSED - PLOT 2 (COLOUR-WASHED)	
Scale: 1:50, 1:50 (A1)	Rev:
Date: 07 / 2023	Rev:
Drawn:	25/7/13
Checked:	
For the works shown on this drawing the client has authorised the architect to act as agent for the client in relation to the planning application. The client shall remain responsible for the content of the application and the architect shall not be responsible for the content of the application.	

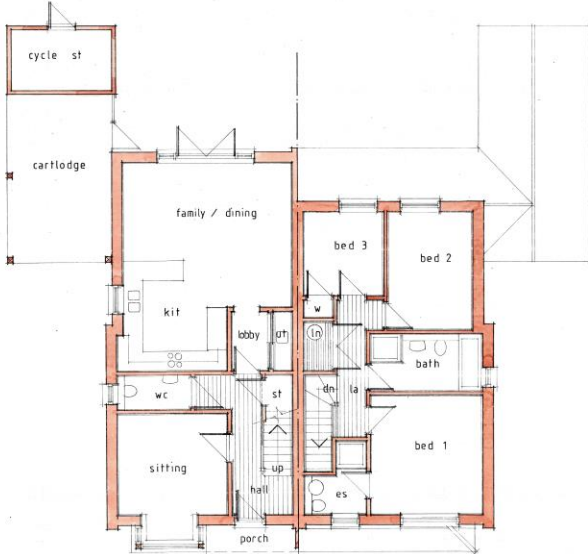
Plots 3 & 4



FRONT
PROPOSED ELEVATIONS PLOT 3 & 4 1/100 (A1)

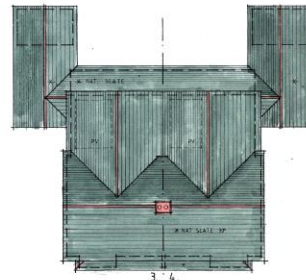
SIDE - PLOT 4
SIDE - PLOT 3 (HANDED)

REAR



PROPOSED GROUND FLOOR PLAN
PLOT 3 (1/100 (A1))

PROPOSED FIRST FLOOR 1/50 (A1)
PLOT 4 (1/100 (A1))



PROPOSED ROOF PLAN 1/100 (A1)
PLOTS 3 & 4



PLOT 3 (& 4) SECTION 1/100 (A1)



EXTERNAL FACING MATERIALS (PLOT 3 & 4)
ROOF:
NATURAL SLATE (BRANSH)
WALLS:
RED FACING BRICKWORK WITH WHITE CEMENT MORTAR
CONTRASTING BUFF BRICKWORK QUINCS / ARCHES
WHITE PAINTED FATHER EDGED BOARDING
WINDOWS / DOORS:
SOFTWOOD PAINTED WINDOWS AND DOORS
RAINFALL GUTTERS:
HALF-ROUND BLACK UPVC GUTTERS AND 68 DIA RIMPS

dean jay pearce architectural design & planning ltd 2 / 3 Millers, Mill Street, Long Melford Suffolk, Suffolk, IP11 2JL T: 01797 576767 E: dean@deanjaypearce.co.uk		
Project: Proposed residential development of five two-story dwellings, ancillary outbuildings and two new vehicular access. Following stepping up of existing access. Alternative scheme to that approved / extend under DC2200570FUL.		
Site Address: Old Salt Depot, 38 Brinkley Road, Dullingham, Newmarket, Cambs		
Appoint: LOGAN HOMES LTD		
Drawing title: AS PROPOSED - PLOT 3 & 4 (COLOUR-WASHED)		
Scale: 1:50 (A1) Date: 07/2023	Rev: 01 25/7/14	Rev: 01
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Plot 5



FRONT
PLOT 5 PROPOSED ELEVATIONS 1/100 (A1)

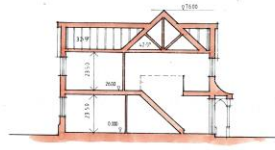
SIDE

REAR

SIDE



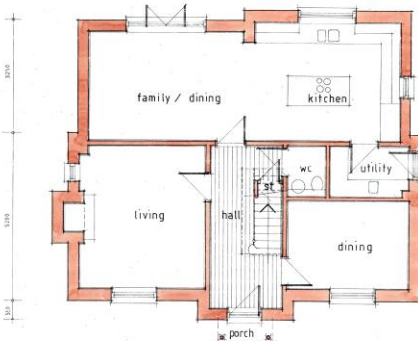
EXTERNAL FACING MATERIALS (PLOT 5)
ROOF:
CLAY TILES / LEADED CANOPY
WALLS:
RED FACING BRICKWORK WITH WHITE CEMENT MORTAR
CONTRASTING BUFF BRICKWORK QUINCS / ARCHES
WHITE PAINTED FATHER EDGED BOARDING
WINDOWS / DOORS:
SOFTWOOD PAINTED WINDOWS AND DOORS
RAINFALL GUTTERS:
HALF-ROUND BLACK UPVC GUTTERS AND 68 DIA RIMPS



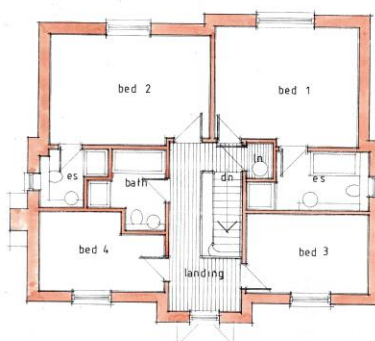
PLOT 5 SECTION 1/100 (A1)



PLOT 5 ROOF PLAN 1/100 (A1)



PROPOSED GROUND FLOOR PLAN 1/50 (A1)
PLOT 5



PROPOSED FIRST FLOOR 1/50 (A1)
PLOT 5

dean jay pearce architectural design & planning ltd 2 / 3 Millers, Mill Street, Long Melford Suffolk, Suffolk, IP11 2JL T: 01797 576767 E: dean@deanjaypearce.co.uk		
Project: Proposed residential development of five two-story dwellings, ancillary outbuildings and two new vehicular access. Following stepping up of existing access. Alternative scheme to that approved / extend under DC2200570FUL.		
Site Address: Old Salt Depot, 38 Brinkley Road, Dullingham, Newmarket, Cambs		
Appoint: LOGAN HOMES LTD		
Drawing title: AS PROPOSED - PLOT 5 (COLOUR-WASHED)		
Scale: 1:50 (A1) Date: 07/2023	Rev: 01 25/7/15	Rev: 01
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