Planning Inspectorate

Appeal Decision

Site visit made on 1 September 2026

by N Teasdale BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 September 2026

Appeal Ref: 6010157
2 North Field, Newby Bridge, Ulverston, Westmorland and Furness LA12 8NE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant full planning permission.
- The appeal is made by Ms Lucy Mayo against the decision of Lake District National Park Authority.
- The application Ref is 7/2025/5543.
- The development proposed is a boat house.

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The Government published a revised version of the National Planning Policy Framework (the Framework) on 17 August 2026. I have considered its amendments against the December 2024 version. Although there have been significant amendments made, the changes relevant to this appeal are not substantive or determinative to the outcome of my decision. I have therefore not gone back to the parties to seek any comment.

3. A screening direction was issued under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations). In exercise of the powers conferred by Regulation 14 (1) and 7 (5) of the EIA Regulations, the Secretary of State directed that the development is not EIA development.

Main Issues

4. The main issues of the appeal are:

    - The effect of the proposed development on the character and appearance of the area, including whether it would conserve the natural beauty and special qualities of the Lake District National Park and the English Lake District World Heritage Site; and

    - The effect of the proposed development on flood risk.

Reasons

Character and appearance

5. The appeal site relates to land located to the eastern edge of Newby Bridge to the south of Windermere. It sits on the shores of Windermere as it narrows to form the River Leven. The land is associated with No 2 North Field which is a detached

dwelling located to the east of the appeal site which sits amongst a small group of dwellings. The River Leven bounds the site to the north where there is lakeshore access from the appeal site and there is a timber platform/dock adjacent to the water. Other plots of land along this stretch also provide for private lakeshore access, some of which contain single storey boathouses. Across the river there are jetties and moorings to the east of the Swan Hotel, and that side of the shoreline has a higher degree of development and activity. In contrast, the side where the appeal site is located is less developed in terms of buildings than the opposite side of the shore. The general character of the land on the appeal side is dominated by landscape and has a rural feel. At my site visit, I observed very little built development along this particular stretch of shoreline, and the area has a soft, green character. The absence of built form contributes to its attractive character and there is a clear sense of tranquillity. The boathouses that do exist nearby are condensed in a cluster to the west of the appeal site and are single storey, of discrete siting and appearance nestled within existing landscaping.

6. The proposed development seeks consent for a new standalone detached boathouse that is situated over two levels. The lower level would be open to the river for boat storage, with a walkway around the space, and a small store to the rear. The upper level would provide a day room with a toilet, small kitchen area and seating area.

7. The National Park considers the site to be located within the open countryside in planning policy terms rather than being part of Newby Bridge. Based on the evidence before me and my own observations onsite, I have no compelling reason to disagree.

8. Policy 02 of the Lake District National Park Local Plan, 2020-2035, 2021 (LP) sets out the spatial strategy for the area. It explains that development will be supported provided that it is in accordance with the table which covers proposals in the open countryside and that it is of a scale and nature appropriate to the character and function of the location in which it is proposed as well as other criteria.

9. Policy 24 of the LP relates to lakeshore development and seeks to protect the landscape and character of lakes and lakeshores. It explains that lakeshore development will only be permitted where amongst others, the scale, siting, and design of the development enhances or maintains the character of the lake and its lakeshore location, including undeveloped stretches of lakeshore.

10. The appeal site is situated in the Lake District National Park which is afforded protection for its landscape and scenic beauty. Policy N4 of the Framework explains that development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads. The site is also situated within the English Lake District World Heritage Site, an area recognised as being of international importance as a landscape of exceptional beauty. As set out, the site lies on the shores of Windermere as it narrows to form the River Leven. Windermere is the National Park's biggest and most well-used lake with millions of people taking to the water each year.

11. Policy HE5 of the Framework explains that assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to: a. have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or b. have no effect on the significance of a heritage asset; or c. result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. This policy explains that the degree of harm should be identified. Policy HE6 of the Framework explains that when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

12. Policy HE8 of the Framework specifically relates to World Heritage Sites. It explains that to secure the long-term future of World Heritage Sites and support the conservation of their significance and Outstanding Universal Value, development proposals that affect a World Heritage Site should, a. be designed in a way which pays particular regard to the significance and Outstanding Universal Value of the World Heritage Site (including any contribution made by its setting including any buffer zone); b. retain and conserve buildings and other features which make a positive contribution to the significance and Outstanding Universal Value of the World Heritage Site where possible; c. have regard to the World Heritage Site management plan; and d. be supported by an assessment of the impact, including any potential cumulative impact, on the significance and attributes of Outstanding Universal Value of the World Heritage Site. This should be informed by appropriate information such as visual impact assessments and natural environment, archaeological or historical data.

13. The appeal site is an area of land with lakeshore frontage, and the proposed development would be highly visible from the lake itself and when viewed from the opposite side of the shore. Views presently from such vantage points are that of largely undeveloped land, woodlands and trees with the small cluster of dwellings also visible but set further back into the landscape, away from the lakeshore and unobtrusive in public view. The attractive character of the site, its rural feel and clear sense of tranquillity contribute positively to the natural beauty and special qualities of the National Park and World Heritage Site.

14. The proposed boathouse would be two storeys located on the water's edge and much closer than the existing cluster of properties. It would comprise a large amount of glazing to the upper floor on the lakeside elevation, together with a deep balcony. The proposed development, because of its size, siting and appearance would be a substantive and assertive intervention in this landscape setting and be out of keeping with the character of the immediate area. The narrowness of the lake at this point is such that two-storey development would be dominant and imposing in public view. The proposed development would have a more domestic character rather than simple storage function as evidenced by historic single storey boathouses.

15. In my view, the proposed development would not maintain local distinctiveness or contribute to a sense of place and tranquillity. It would fail to conserve the character and quality of the local landscape and would fail to conserve the natural beauty and special qualities of the National Park. This would be harmful to the

character of the area to the detriment of the landscape and scenic beauty of the Lake District National Park and World Heritage Site. This harm would be experienced by the wide range of recreational users of the lake, including at close distance, and from the opposite shore of the lake, including from the boat moorings and in the vicinity of The Swan Hotel. While a day room would be more convenient for the appellant when actively using the lake, I agree with the National Park that the need is questionable due to the close proximity of the existing dwelling.

16. In coming to such findings, I have had regard to the existing land level and how the boathouse would be set into the rising bank. However, the proposed development would still read as a two-storey addition particularly from the direct north which would be prominent in this setting. The landscaping would not sufficiently mitigate against this as it would still be clearly visible. Whilst the appellant argues that large, glazed windows and balconies are characteristic of Windermere boathouses, I observed that such features are largely absent from the immediate surroundings of the appeal site and this specific section of shoreline. Consequently, the proposed development would appear unduly prominent when viewed in its local context, thereby exacerbating its visual impact.

17. The appellant refers to a fall-back position which relates to permission granted for a detached boat store[1]. However, that scheme is different in its overall design and is set further back from the lakeshore. I do not therefore find that scheme to be directly comparable to the scheme I am considering nor would it justify the proposals.

18. My attention has also been drawn to other boathouses approved in the National Park. However, they do not relate to this appeal site, and I do not have all the information that was before the decision maker in those schemes including their site-specific context. I note from the National Park's Statement of Case that the closest example, Alloa[2] was granted in 2018 under a previous iteration of the LP and on a site that is different to the appeal site. That site sits closer to the hotels and is on a bend in the river where the eyot of the Kid Haw provides containment, softening and screening. That example is not therefore directly comparable, and I have determined this scheme based on its own merits and site-specific context.

19. The National Park raise concern regarding external lighting and light spillage including potential for adverse effects on nocturnal species. However, details regarding lighting are not before me to come to a firm conclusion on this matter nor did the effect on nocturnal species form part of the reasoning for refusal. As I am dismissing the scheme for other reasons, I do not find it necessary to consider these matters further.

20. For the above reasons, the proposed development would unacceptably harm the character and appearance of the area. It would fail to conserve the natural beauty and special qualities of the Lake District National Park and the English Lake District World Heritage Site. Given the scale and prominence of the proposals, it would result in a high level of harm.

21. Policy HE4 of the Framework explains that any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting)

[1] 7/2025/5258
[2] 7/2017/5749

should have a clear and convincing justification. Policy HE6 of the Framework explains that any harm to a designated heritage asset will be a matter of considerable importance and weight. It goes on to explain that where a development proposal would harm the significance of a designated heritage asset, the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.

22. The benefits associated with the scheme are largely of a private nature to the occupiers of No 2 North Field by allowing for boat storage and a day room. I note the energy efficiency measures put forward, and Policy CC2 of the Framework requires substantial weight to be given to such benefits. The proposed development would however result in a high level of harm to the significance of the World Heritage Site. In accordance with the Framework, this harm is afforded substantial weight. The magnitude of the benefits associated with the scheme taking into account the nature and scale of proposals are not sufficient to outweigh the identified heritage harm, to which considerable importance and weight must be given. The harm is not therefore justified having regard to Policies HE4 and HE6 of the Framework. Consequently, the planning balance weighs against the proposal.

23. The proposed development would be contrary to Policies 01, 02, 05, 06, 07 and 24 of the LP which together, amongst other matters, seek to achieve design excellence in all development, to be inspired by and contribute to local distinctiveness.

24. For the same reasons, the proposed development would also be contrary to chapters 14, 19 and 20 of the Framework relating to achieving well-designed places, conserving and enhancing the natural environment and conserving and enhancing the historic environment.

Flood risk

25. The proposed development would be located within Flood Zones 2 and 3 and is within 20 metres of a main river. Chapter 18 of the Framework relates to managing flood risk and coastal change where the objective is to minimise risks to development arising from all sources of flooding and coastal change, taking into account the impacts of climate change, by steering development away from areas of risk, ensuring that development will be safe for its lifetime without increasing flood risk elsewhere, and incorporating sustainable drainage systems where appropriate.

26. Policy F4 of the Framework explains that to inform the assessment of flood risk and, where relevant, appropriate mitigation, a site-specific flood risk assessment should accompany all development proposals in Flood Zones 2, 3a, and 3b. Policy F7 explains that development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere. It goes on to explain that where development is proposed in a location known to be at risk from any form of flooding, now or in the future, it should be refused unless: a. within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons which justify a different arrangement; b. the development will be safe throughout its lifetime taking account of the vulnerability of its users; c. any residual risk can be safely managed, and safe access and escape routes are included where appropriate, as part of an agreed emergency plan; d. the development is appropriately flood

resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; and e. it can be demonstrated that flood risk will not be increased elsewhere.

27. A Flood Risk Assessment (FRA) was submitted with the application and appeal, but it is very basic in its detail. It sets out that the site is understandably located within a higher category Flood Zone designation due to its water-compatible use and that the proposals are not considered at risk from surface water flooding and does not increase flood risk elsewhere within or adjacent to the site.

28. I have had due regard to the consultation response provided from the Environment Agency which explains that they are not satisfied that the FRA meets the minimum requirements to be acceptable, and that the development would be safe without exacerbating flood risk elsewhere. The consultation response identifies a series of issues with the FRA including an allowance for climate change and based on the evidence before me, these have not been adequately addressed.

29. The appellant has suggested that matters relating to flood risk could be sufficiently overcome via suitably worded planning conditions. However, there is not sufficient information before me to be satisfied that the proposals would be safe in the event of flooding and would not result in an increased risk of flooding elsewhere. Planning conditions would not therefore be an appropriate solution in the particular circumstances of this case.

30. For the above reasons, I conclude on this issue that the proposed development would be unacceptable with regard to flood risk and would therefore be contrary to Policy 03 of the LP which amongst other matters, seeks to increase the resilience of the Lake District to all types of flood event, including river, surface water and coastal flooding.

31. For the same reasons, the proposed development would also be contrary to chapter 18 of the Framework relating to managing flood risk and coastal change.

Planning Balance and Conclusion

32. The proposed development would unacceptably harm the character and appearance of the area. It would fail to conserve the natural beauty and special qualities of the Lake District National Park and the English Lake District World Heritage Site. Additionally, the proposed development would also be unacceptable in terms of flood risk. I attribute substantial weight to such matters.

33. Policy S3 of the Framework explains that decisions on development proposals should apply a presumption in favour of sustainable development. Policy S5 of the Framework explains that only certain forms of development should be approved outside settlements and includes amongst others, development for outdoor sport and recreation. It is explained that these should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.

34. Policy S5 of the Framework identifies circumstances where the adverse impacts of a proposal are likely to outweigh its benefits. These include situations where a proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances. Policy DP3 (3) of the Framework explains that development

proposals should be refused if, without clear justification, they conflict with the key principles for well-designed places or with any explicit design standards set out in the development plan (including those in locally, specific policies, guides, codes or masterplans). Further, Policy F7 explains that where development is proposed in a location known to be at risk from any form of flooding, now or in the future, it should be refused unless it meets certain criteria as set out above. Given my findings in terms of character and appearance matters and flood risk, such policy considerations weigh strongly against the grant of planning permission.

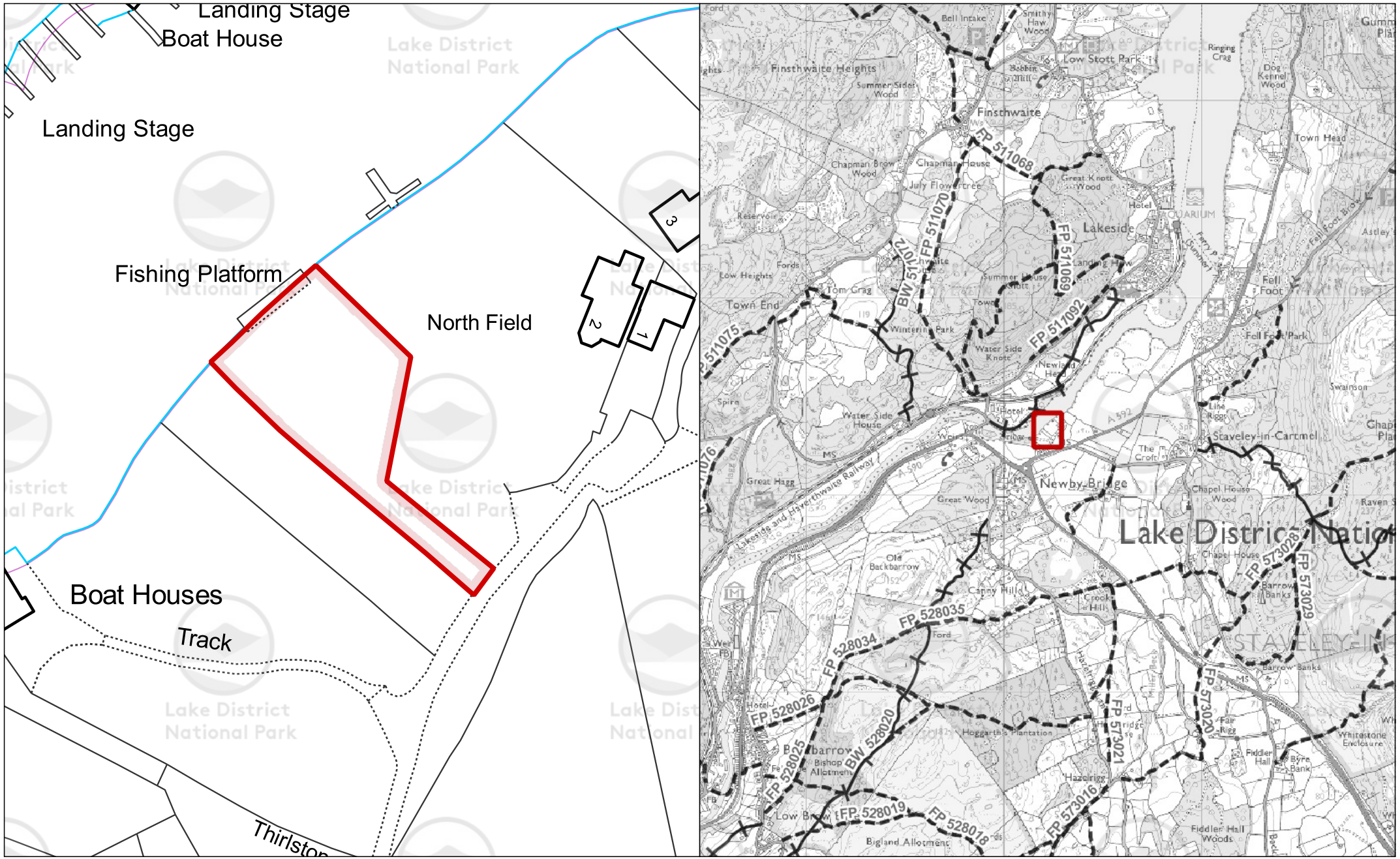
35. Notwithstanding the above, the benefits of the scheme would also be substantially outweighed by the adverse effects identified, when assessed against the national decision-making policies in the Framework. The presumption in favour of sustainable development is therefore not engaged.

36. Bringing everything together, the proposed development would conflict with the development plan when considered as a whole. There are no material considerations, either individually or in combination including the provisions of the Framework, that would outweigh the identified harm and associated plan conflict. I conclude that the appeal should be dismissed.

N Teasdale

INSPECTOR

Planning Application Site Plan: 7/2025/5543



0 10 20 m Plan scale: 1:1,000 Overview: 1:25,000 Date Authored: 20/10/2026

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Lake District National Park Authority

Planning Inspectorate

Appeal Decision

by S Brook BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 October 2026

Appeal Ref: 6014208
Winnow Barn, Meathop LA11 6RE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr Bentley against the decision of the Lake District National Park Authority.
- The application reference is 7/2026/5189.
- The development proposed is the addition of a single storey glass roof to the rear elevation of the property.

Decision

1. The appeal is dismissed.

Preliminary Matters

2. That the appeal building, Winnow Barn, should be considered as a non-designated heritage asset (NDHA) is not a disputed matter. Based on my own observations and the available evidence, I have no reason to disagree, and I have determined the appeal on this basis.

3. Since the appeal was lodged, a revised National Planning Policy Framework (the Framework) has been published. Both parties have had an opportunity to comment on the revised Framework and so have not been prejudiced by this change. The Framework is a material planning consideration and I have had regard to the latest version of it in determining this appeal.

4. Meathop Hall and Cottage, which lies close to Winnow Barn, is a grade II listed building. I have had special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, as required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

5. As the appeal site lies within a national park, there is a duty upon me to seek to further the purposes of the national park, which includes conserving and enhancing its natural beauty and cultural heritage, as required by section 11A(1A) of the National Parks and Access to the Countryside Act 1949 (as amended).

Main Issue

6. The main issue is the effect of the proposed development upon the character and appearance of the area, including Winnow Barn itself, a non-designated heritage asset, the designated heritage assets of Meathop Hall and Cottage which is grade II listed, and the English Lake District World Heritage Site (WHS), as well as the Lake District National Park (LDNP).

Reasons

7. The appeal building is a traditional Lakeland vernacular barn, now converted for residential use, constructed from local stone, with a slate roof. It sits within the hamlet of Meathop, which comprises an attractive grouping of mostly traditional cottages and barns, along with Meathop Hall. Most buildings are constructed of local materials and are representative of the traditional Lakeland vernacular style.

8. While Winnow Barn has been subject to alteration as a result of its conversion for residential use, it remains legible as an example of a traditional Lakeland barn, through its simple barn form and retained agrarian features. Its significance as a NDHA derives in part from the positive contribution it makes to this grouping of traditional rural buildings within the agro-pastoral landscape of the Lake District, and the evidence it relays of the agricultural history of this area.

9. Winnow Barn lies within the setting of the grade II listed Meathop Hall and Cottage, which dates from the 17th century. The significance of this designated heritage asset derives in part from its setting, through the appreciation of Meathop Hall in relation to the traditional barns and cottages that surround it at close quarters, providing evidence of its historic development and status within this farming environment.

10. As a traditional Lakeland barn, set amongst a group of similarly traditional buildings, including the 17th century Meathop Hall, the appeal building also has value as a component part of the traditional agro-pastoral landscape of the WHS. The distinctiveness of traditional vernacular buildings within the Lake District and the contribution they make to settlement character also forms part of the special qualities of the historic and cultural landscape of the LDNP as a protected landscape.

11. The proposed development would introduce a glazed canopy structure across much of the rear elevation of Winnow Barn at ground floor level. It would extend from an existing glazed porch in a similar fashion in terms of its height, projection, and materials. The structure would appear lightweight, and would allow some visibility through it, as a result of its glazed roof and open sides. A light grey colour finish to the aluminium frame would blend in to some extent with the stone of the barn.

12. Nevertheless, such a structure would not be in keeping with the simple form of the barn and the introduction of such a contemporary feature would be at odds with the barn's retained agrarian appearance. The extent of the proposed canopy across a large section of the barn's rear elevation would diminish its legibility as a traditional barn. Consequently, the proposal would harm the significance of this NDHA.

13. A number of the traditional barns and cottages that form the setting of Meathop Hall and Cottage have been subject to some alteration, as well as Winnow Barn itself. Nevertheless, the introduction of alterations which would appear conspicuous and diminish the legibility of Winnow Barn as a traditional agricultural building in the context of Meathop Hall and Cottage, would be harmful to the significance of this heritage asset, given that its significance is derived in part from an appreciation of the Hall's historic development amongst these traditional buildings. I appreciate that when approaching from the southwest, the proposal would be positioned behind the existing porch, but this would not be the case from

the northwest, where the rear of the barn is visible. Although this rear elevation would not be seen directly with Meathop Hall, it is in close proximity to it, and the setting of Meathop Hall and Cottage is appreciated as you move through the area, not just in static views.

14. Winnow Barn is positioned on rising land when approaching from the northwest, and so it is visible from the wider area. As the proposal would result in harm to this traditional vernacular building in a prominent location, the proposal would also diminish the value of the barn as a component part of the agro-pastoral landscape and harm the special qualities of the historic and cultural landscape of the LDNP.

15. Consequently, the proposal would fail to further the purposes of the LDNP as required by section 11A(1A) of the National Parks and Access to the Countryside Act 1949 (as amended), and it would conflict with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

16. The proposed development would conflict with LP[1] policies 01, 02, 05, 06 and 07, which collectively and amongst other matters, require that, the extraordinary harmony and beauty of the Lake District landscape and its special qualities, including the attributes of Outstanding Universal Value, are conserved and enhanced, that development is of a scale and nature appropriate to the character and function of the location in which it is proposed, that development design and scale maintains local distinctiveness and sense of place, reinforces the importance of local character by having regard to matters including appearance, and that the significance of heritage assets is conserved and enhanced. These policies, insofar as they are relevant to the proposal, are generally consistent with the Framework.

Heritage Balance

17. For the above reasons, the proposal would result in harm to a number of non-designated and designated heritage assets. I have found that the proposed canopy would be at odds with the traditional Lakeland vernacular and simple form of Winnow Barn and it would diminish its legibility as a traditional barn. Nevertheless, it would remain legible as a barn, and it would still be possible to appreciate its traditional vernacular, particularly from the front. Consequently, I find that it would result in a moderate level of harm to the significance of this non-designated heritage asset.

18. The setting of Meathop Hall and Cottage is one of a number of elements that contributes to the significance of this listed building. The proposal would appear as only a small element within this setting and so the harm I have identified to the significance derived from the setting of this designated heritage asset would be modest. While the negative impact of the proposal on Winnow Barn would diminish the contribution this building makes to the significance of the WHS, this building is only a small component of the WHS as a whole, and so any harm to the significance of the WHS would be very modest. Nevertheless, I must afford this considerable importance and weight.

19. Policies HE6 (4) and HE8 (2) of the Framework require the harm identified to designated heritage assets to be weighed against any public benefits resulting from the proposal. Policy HE7 of the Framework requires the harm to the NDHA to be weighed against the benefits of the proposal and a balanced judgement made,

[1] Living Lakes Your Local Plan Lake District National Park Local Plan 2020-2035, Adopted May 2021

having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.

20. The appellant has not advanced any public benefits of the proposal. I agree with the Authority that there would be some economic benefits resulting from the construction stage. Such benefits would be both temporary and modest, given the scale of the development proposed. These public benefits would be insufficient to outweigh the considerable importance and weight I afford to the modest harm to the significance of Meathop Hall and Cottage, or the very modest harm to the significance of the WHS. Nor would they outweigh the moderate level of harm to Winnow Barn as a NDHA. Accordingly, the proposal conflicts with the Framework where it seeks to conserve and enhance the historic environment.

Planning Balance and Conclusions

21. Policy S3(1) of the Framework requires decisions on development proposals to apply a presumption in favour of sustainable development. There is nothing before me to suggest that Meathop should be considered as anything other than a hamlet. As hamlets are excluded from the Framework definition of a settlement, Framework policy S5 is relevant, which states that only certain forms of development should be approved outside settlements, which are set out in a closed list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.

22. The list includes at criterion (c) the reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building. The proposed extension would not represent a disproportionate increase in size compared to the existing building as a whole.

23. The proposal would give rise to the benefits identified above, which weigh very modestly in favour of the development. Set against these benefits, I have concluded that the proposed development would result in a moderate level of harm to a NDHA, modest harm to the significance derived from the setting of a listed building, very modest harm to the significance of the WHS, both of which are designated heritage assets, as well as harm to the special qualities of the historic and cultural landscape of the LDNP.

24. The Framework makes clear that substantial weight should be afforded to the conservation of designated heritage assets and that any harm to their significance is a matter of considerable importance and weight. It also makes clear that substantial weight should be placed on the importance of conserving and enhancing the natural beauty of Protected Landscapes, and to conserving and enhancing cultural heritage in National Parks. Further, policy DP3 of the Framework indicates that proposals should be refused where, in the absence of clear justification, they fail to respond appropriately to their context.

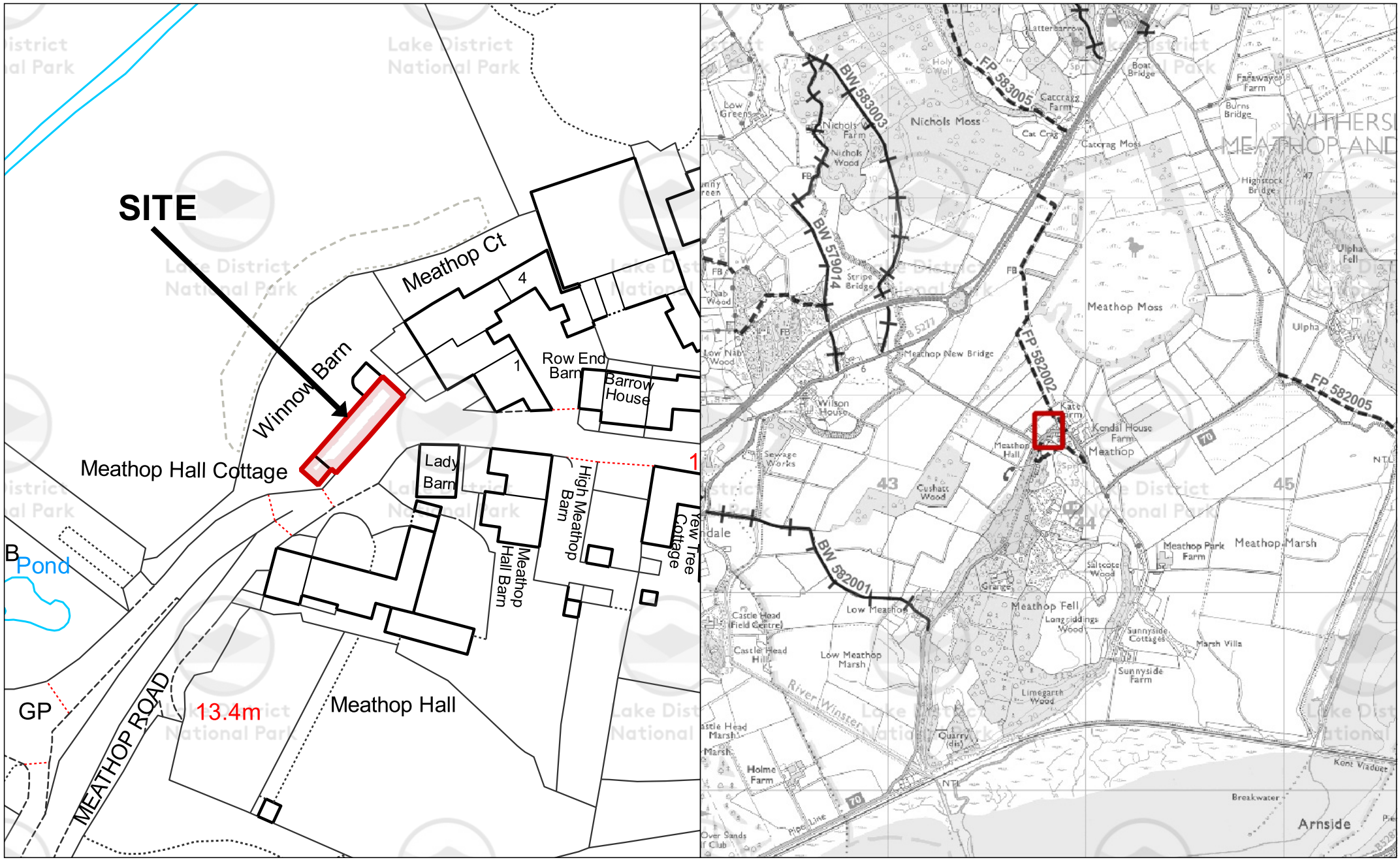
25. Drawing these points together, I find that the benefits of approving the proposal would be substantially outweighed by the adverse effects, when assessed against the national decision-making policies in the Framework.

26. The proposal would conflict with the development plan, and material considerations do not indicate that the appeal should be determined other than in accordance with it. Therefore, the appeal should be dismissed.

S Brook

INSPECTOR

Planning Application Site Plan: 7/2026/5189



0 10 20 m Plan scale: 1:1,000 Overview: 1:25,000 Date Authored: 20/10/2026

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