



Architects

**Land adjacent to No 4 Cheney's Cottages, Thong Lane. Gravesend.
Kent. DA12 4AA**

Project ref: 5520

Stage 1 Planning in Principle Support Statement

The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage. In addition, local authorities cannot list the information they require for applications for permission in principle in the same way they can for applications for planning permission.

Stage 1 Permission in Principle planning application for the construction of a new 4 bedroom chalet style dwelling to land adjacent to No 4 Cheney's Cottages.



p-001 aerial view of site looking east

Introduction

No 4 Cheney's Cottages has been in the ownership of the clients family for many years and the client was brought up and spent many happy memories at the property. Unfortunately due to a death in the family; this has prompted the family to contemplate the future of the property site.

The clients now reside in the Riverview estate area and the family has outgrown the family home.

The proposal is to facilitate a new dwelling for the clients family as No 4 would not meet this brief; so a new property is being contemplated on the site.

The proposal site has been owned by the family for generations; and the client was brought up on the site and so accordingly has the associated array of historic childhood and family memories.

The proposal is for a chalet style bungalow to the large garden of number 4. The proposal will be provided with a cat slide roof in clay tiles. The porch roof will match the angle of roof to Cheney's cottages and the materials will match the surrounding architecture.

Site Location and Description

The area falls within the Thong Lane Conservation Area:

Riverview Park Generally: all of Riverview Park except for the roads in Shorne West are in the ancient Parish of Chalk. Originally a small wood known as West Wood occupied part of the site as did the Manor of Raynehurst and from 1932 until 1958 the so called "Gravesend" Airport (the airport was actually situated in Chalk Parish). In the late 1950's the Riverview housing estate was built on the site of the airport with the Thong Lane Sports Centre opening across the road in Thong Lane in 1969, Thamesview School opened in 1968, Riverview Primary Schools were opened in 1963 and Raynehurst Primary School was opened in 1965 and changed its name to Raynehurst in 1968. The Southern Valley Golf Course is situated in Chalk Parish on the east side of Thong Lane. Riverview Park branch library was opened in 1964.



p-002 built structures plan indicating Cheney's Farm – c/o national highways

Cheney's Cottages in Thong Lane were originally built for Darnley Estate workers and later rented to workers at Cheney's Farm. No 4 has extensive land to the side of the property which historically was used for agricultural use; but now residential garden area.

The proposal is adjacent to the end terrace of four 19th century cottages, where numbers 1 & 4 (the end cottages) have large gardens, with 2 & 3 having smaller gardens, the whole group makes a positive contribution to the conservation area.



p-003 aerial view of site looking west



p-004 street view looking north

The conservation area appraisal offers the following description of the Cheney's cottage terraces:

The decorative Victorian form employing heavily emphasised chimney stacks and gables to help to animate a basically simple plan is found also in Cheney's Cottages. The roof pitch here is very

pronounced, purely for effect. For variety, advantage of the arrangement of four is taken – the two central dwellings have their entrances on the front, the two end ones on the ends. All these features combine with ground-plan projections and recessions to produce rich visual character on the street frontage.

Constraints:

Name	Constraint Type	Description
Shorne Woodland	Local Landscape Character Area	Government policy requires that planning authorities should ensure that the quality and countryside is protected and, where possible, enhanced. The use of landscape character formal and robust assessment of the qualities of the landscape concerned is advocated.
Grade 2	Agricultural Land	Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of horticultural crops can usually be grown but on some land in the grade there may be red difficulties with the production of the more demanding crops such as winter harvested vegetables. The level of yield is generally high but may be lower or more variable than Grade 1
Strood - TH/6	Historic Borough	The former Strood Rural District Council was abolished on 1st April 1974 when it became a non-metropolitan borough of Gravesham. Gravesham is the successor to the Gravesend and Northfleet Urban District, and part of Strood Rural District.
Shorne Parish	Shorne	A civil parish is a territorial designation which is the lowest tier of local government below the district level.
Rural Boundary	Rural Boundary	The Borough's rural area is comprised of Istead Rise, Hook Green Meopham, Higham, Cuddesdown, Vigo, Cobham, Shorne, Sole Street, Harvel, Lower Higham, Luddesdown, Lower St. Three Crutches. See Policy CS02 (Scale and Distribution of Development) of the Gravesham Local Plan.
Thurnham	MET Office Safeguarding	The Met Office undertakes safeguarding activities in order to protect its operational radio communications. The Met Office engages in the formal planning consultation process. http://www.metoffice.gov.uk/learning/library/publications/safeguarding
Thames Estuary And Marshes Ramsar Buffer Zone	Buffer Zone	Property falls within 6km of the Thames Estuary and Marshes Ramsar site or Special Protection Area. The site is internationally important for their bird populations. There have been declines in bird populations in recent years. New dwellings could lead to further declines. The Council will impose a tariff of £223.58 per annum on this area to pay for schemes to avoid the adverse impacts of new housing development on the site.
HSE Consulting Zones - Middle. Gas Feeder	HSE Consulting Zones	Gas Feeder Pipeline. The Land Use Planning Zones are generated by HSE based on risk assessments by its specialists using information from the hazardous substances consents for major hazard pipelines, the details provided in the notification submitted by the operator under the Pipeline Regulations 1996.
HSE Consulting Zones - Outer. Gas Feeder	HSE Consulting Zones	Gas Feeder Pipeline. The Land Use Planning Zones are generated by HSE based on risk assessments by its specialists using information from the hazardous substances consents for major hazard pipelines, the details provided in the notification submitted by the operator under the Pipeline Regulations 1996.
Lower Thames Crossing - Buffer Safeguarding Zone	Lower Thames Crossing Buffer Zone	200m Buffered - Route protection on the land during the development phase.
Thong, Shorne CA - AR/10/7	Article 4 - Planning Acts	An Article 4 Direction removes some or all of the rights to alter or extend a property included in the permitted development normally available under the Town & Country Planning (General Regulations) Order 1995 (as amended).
Archaeological Notification Areas	Areas of Archaeological Potential	The GIS shapefile contains the Archaeological Notifications Areas (ANAs) for your district. Clicking on a polygon will show text that tells you what kind of planning applications you need to submit for that polygon (the Consultation field), and what the nature of the known archaeological interest is.
Higham And Shorne Ward	Higham and Shorne Ward	The ward is an electoral division in the United Kingdom and are electoral districts at sub-national level for the purpose of electing councillors to the local authority.



p-005 area policy map

Planning History

No 2 Cheney's Cottage

Erection of single storey rear extension.

Ref. No: 20160725 | Status: Application Permitted

No 3 Cheney's Cottage

Erection of single storey extension at rear to form dining room

Ref. No: 19840471 | Status: Application Permitted

No 1 Cheney's Cottage

Erection of two storey side extension and alterations to the roof of the single storey rear extension; with a driveway to the front of the house with construction of new outbuilding.

Ref. No: 20170001 | Status: Application Refused

Application for the approval of conditions 2 and 3 attached to planning application reference number 20170001 allowed on appeal under reference number APP/K2230/D/17/3180478 relating to details and samples of materials, external windows and the front boundary hedge.

Ref. No: 20171177 | Status: Application Withdrawn

Erection of single storey side extension and alterations to the roof of the single storey rear extension.

Ref. No: 20180936 | Status: Application Permitted

Application for the approval of conditions 3 attached to planning application reference number 20180936 relating to details and samples of the bricks and tiles to be used on the external surfaces.

Ref. No: 20181238 | Status: Permitted

Replacement of brown UPVC windows to the front elevation with white timber effect UPVC windows.

Ref. No: 20181267 | Status: Application Permitted

Removal of part of existing hedgerow to the frontage and formation of vehicular access with new gate and formation of vehicle hardstanding.

Ref. No: 20190929 | Status: Application Refused

Application for the approval of conditions 3, 4 and 5 attached to planning permission reference number 20190929 allowed on Appeal reference APP/K2230/D/20/3244216 relating to External facing materials to be used for the surfacing of the hardstanding, pedestrian visibility splays to allow safe exit onto Thong Lane and soft landscaping.

Ref. No: 20200630 | Status: Refused

Application for the approval of conditions 3, 4 and 5 attached to planning application reference number 20190929 allowed on appeal under reference number APP/K2230/D/20/3244216 relating to (3) external facing materials, (4) pedestrian visibility splays and (5) soft landscaping.

Ref. No: 20211403 | Status: Permitted

Creation of a parking area surfaced with porous tarmac and finished with resin bound gravel.

Ref. No: 20220586 | Status: Application Refused

Creation of a parking area surfaced with porous tarmac and finished with resin bound gravel.

Ref. No: 20221108 | Status: Application Permitted

Application for the approval of conditions 2, 3 and 4 attached to planning permission reference 20221108 relating to full details of the external facing materials for the surfacing for the hardstanding area, full details of pedestrian visibility splays and full details of soft landscaping

Ref. No: 20230134 | Status: Permitted

Erection of a single storey rear extension to form dining room lobby wc and conservatory

Ref. No: 19870068 | Status: Application Permitted

Planning Appeals (2)

Erection of two storey side extension and alterations to the roof of the single storey rear extension; with a driveway to the front of the house with construction of new outbuilding.

Ref. No: 2017/00027/REF | Status: Appeal Dismissed

Removal of part of existing hedgerow to the frontage and formation of vehicular access with new gate and formation of vehicle hardstanding.

Ref. No: 2020/00001/REF | Status: Appeal Allowed

Development Proposals

Planning Policy Context

Policy CS02 of the Local Plan Core Strategy (LPCS) sets out the Borough's objectively assessed need for housing over the Plan period (up to the year 2028) and finds that there is a need for at least 6,170 new dwellings during the period. Evidence now available shows that the Council is not able to demonstrate a five-year housing supply. This engages the first part of footnote 7 of the NPPF and this means for decision-taking that planning permission for applications involving the provision of housing should be granted in line with the requirements of the NPPF Para 11(d) unless:

- the application of policies in this Framework (the NPPF) that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken.

Planning Policy Context 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

In the context of this PiP application, whilst such applications are to be determined in accordance with the Development Plan, policies related to technical matters do not represent valid considerations for the purposes of a Stage 1 application. Stage 1 of the PIP looks at:

- Location,
- Land use and
- Amount of development.

Technical matters will be considered as part of any future Stage 2 application.

Site Context and Character with Regressive Mapping and Images

The site historically forms part of the Cheney's Farm with links to the Darnley Estate.

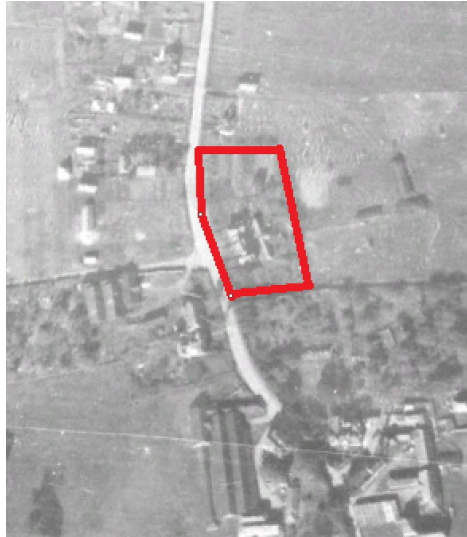
The Council's own Landscape Character Assessment identifies the area as forming part of a "haphazard mosaic of residential plots and small holdings set within woodland," reflecting its historic evolution as a piecemeal and irregular settlement pattern. Development in the locality is notably varied in terms of scale, form and architectural style. While many dwellings originated as modest chalets or bungalows, a number have been extended or redeveloped over time, resulting in a mixed character that includes both single-storey and larger two storey properties and commercial storage facilities. The prevailing character is therefore not one of strict uniformity, but of variation within a wooded and semi-rural setting. The application site itself is currently occupied by 4 terrace properties with a substantial proportion of the land remaining open to both No 1 and 4. This is particularly relevant to No 4 as the garden area between this property and Woodlands Cottage is large.



p-006 site area 1964



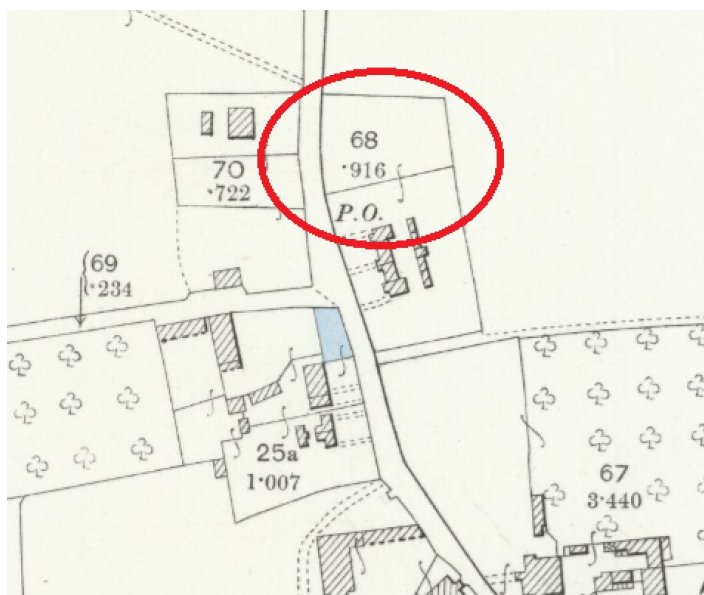
p-007 site area 1950



p-008 aerial site area including whole demise of cheneys cottages – 1940



p-009 aerial site area looking east, noting built structures to the easterly field and north of woodlands cottage – 1960



p-010 site area 1897

Cheney's Farm, located in the hamlet of Thong in Shorne, Gravesend, is a historic estate dating back over 200 years. Originally owned by the Darnley Estate, the property served as agricultural land and notably housed RAF officers during World War II.

The estate was very much a managed landscape centred on Cobham Hall and the surrounding park and woodlands. For income the estate relied upon timber and underwood sales, clay extraction also was carried out in nearby woodland and sporting rights also were a factor in sustaining the estate. There were also tenanted farms beyond the woodlands from which both income and fealty were drawn.

Lodge Farm was effectively maintained as the Home Farm of Cobham Hall during this period, with key employees and estate workers housed across the estate – including at Thong where Lord Darnley's estate manager whom lived at Thong House, opposite one of his main tenants at **Cheney's Farm**.

A detailed look at its historical timeline reveals:

- **Early 19th Century:** In 1804, previous owner John Reed's sons sold the 200-acre estate to Lord Darnley
- **Victorian Era:** The Cheney's farm played an active role in local rural life, hosting agricultural events such as the 1836 ploughing matches reported in the *West Kent Guardian*. The farm's daily operations were heavily documented in agricultural returns in the 1870s
- **World War II:** The main farmhouse—a period detached property boasting over 8 acres—was utilized as quarters for Royal Air Force (RAF) officers.
- **Modern Development:** The site area and adjacent buildings have been occasionally brought to market for residential and development conversions. Today, the surrounding area is part of ongoing landscape

and historical archaeological assessments due to its proximity to regional infra-structure i.e. The Lower Thames crossing.



p-011 Cheney's Farm estate original boundary curtilage site area

The Proposed Development

The scheme proposes a dwelling of modest scale and appropriate design. The building adopts a low-profile form with a ridge height of approximately 6.89m. The ridge line will line through with Cheney's Cottages and Woodland Cottage.

There will be 4 bedrooms 3 within the roof space and 1 to the ground floor. The dwelling will provide a comfortable home to the clients family whom have a long association with the site.



p-012 site section indicating Woodlands Cottage and Cheney's Cottages

The existing site area of number 4 Cheney's Cottages = 2119 sq m.

Proposed site

The reduced site of the proposed dwelling = 1067 sq m.

The ground floor GIA of the new dwelling is = 120 sq m.

The new dwelling GEA = 135.6

The proposal includes the demolition of the rear outbuilding and shed within the existing property = 19 sq m.

Calculation = $1067 [0.1 \text{ Hectare}] - 135.6 \text{ sq m} = 12.7\%$

Factor the loss of demolished areas – $135.6 - 19 = 116.6 [10.9\%]$ of site area.



p-013 proposed site plan

Dwellings per hectare = total dwellings over site area [h]

$$1 / 0.1 = 10$$

Planning Policy Context

The Development Plan comprises the Gravesham Local Plan Core Strategy (2014) and saved policies from the Gravesham Local Plan First Review (1994), alongside the National Planning Policy Framework (2024). Of particular relevance are policies relating to Green Belt protection, replacement dwellings in the countryside, design quality, and landscape character. While Saved Policy C12 seeks to restrict the scale of replacement dwellings, it is well established that such policies must be applied in a manner consistent with the NPPF, which requires a broader assessment based on planning judgement, visual impact and openness, rather than strict numerical thresholds alone.

Principle of Development

The site is in established residential use; but the extensive land to the side of number 4 between Woodlands Cottage historically comprised of agricultural land with woodland on the higher ground to the east. We can see that the land to the north and east of the site certainly has evidence of agricultural buildings positioned to the surrounding area and a significant increase from 1940 to 1960 can be ascertained from P-008 and P-009. The structures have now disappeared and resorted back to fields. It is note that works associated with the LTC are in progress the east of the site.



p-014 Cheney's Cottages located close to proposed LTC works to the west

Housing Need

In *Hopkins Homes Ltd v Secretary of State for Communities and Local Government* [2017] 1 W.L.R. 1865, Lord Carnwath reemphasised that the National Planning policy framework is only a material consideration in planning decisions and that planning applications should be determined in accordance with the development plan.

Paragraph 12 of the NPPF expressly states that the starting point for decision-making is the development plan. Lord Carnwath as part of the Supreme Court decision stated, "It is important, however, in assessing the effect of the Framework, not to overstate the scope of this policymaking role.

The Framework itself makes clear that as respects the determination of planning applications (by contrast with plan-making in which it has statutory recognition), it is no more than "guidance" and as such a "material consideration" for the purposes of section 70(2) of the 1990 Act... It cannot, and does not purport to, displace the primacy given by the statute and policy to the statutory development plan. It must be exercised consistently with, and not so as to displace or distort, the statutory scheme." It is a matter of law that all planning applications need to be considered in accordance with the legislation and relevant policy that applies at the point a decision is taken.

The Council published a revised 5 year housing land supply statement in February 2025, it demonstrates that based on data up for the period 2024-2029, the Council can only demonstrate a land supply of 3 years. Given the Council's current inability to demonstrate a 5-year housing land supply, and as the delivery of housing was substantially below (less than 75%) that required by the Housing Delivery Test, the housing delivery element of Gravesham's Local Plan Core Strategy (LPCS) (2014) Policy CS02 must be regarded to be out of date, as required by the Paragraph 11(d) of the National Planning Policy Framework (NPPF) (2024). This requires that, in regard to housing development, planning permission should be granted if a balanced view is taken and balance between perceived harm is balanced with the benefit.

Green Belt Assessment

The key issue in the determination of this application is whether the proposed replacement dwelling constitutes inappropriate development within the Green Belt. The assessment of the site, in this circumstance is a matter of planning judgement, taking into account factors such as visual impact, scale, massing, and the spatial and visual openness of the site. This approach has been consistently supported by appeal decisions and case law, including the principles established in *Warwick District Council v Secretary of State* (2022), which confirmed that such assessments should not be reduced to rigid percentage comparisons.

The proposal is for an additional dwelling; designed to be an appropriate intervention into the already developed adjoining historic dwellings. This will be achieved whilst protecting the following:

- Bio-diversity Net Gain
- Connect Green Spaces: Create linked networks of green and blue infrastructure to promote public recreation and active travel (such as walking and cycling routes).
- Mitigate Development Impacts: Ensure new housing and commercial developments do not cause harm to protected ecological networks or designated environmental sites.

Protection of these factors will be achieved via the following mechanisms:

With regard to the Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA) it is accepted that due payments would be made prior to the second stage PIP approval.

The project is to be developed as a self-build and is not expected to have any large or significant impact upon biodiversity as the existing area is laid to lawn.

The following actions and enhancements are also proposed to be taken:

4 bat boxes; 6 bird boxes; 1 insect hotel; 1 log store; These features shall be retained and maintained thereafter.

Local Policy SP11 sets out that the biodiversity of the District will be conserved and opportunities sought for enhancement to ensure no net loss of biodiversity.

The proposal includes the retention and future protection of existing trees and vegetation and surrounding soft landscaping.



P015 – log store and insect hotel sited in the vicinity of the carriage port.



P016 – 4 [no] bat boxes will be sited in conjunction with the proposal in and around the site.





P-017 6 [no] bird boxes will be sited in conjunction with the proposal sized to attract a range of birds from robins, wrens, tits, housemartins swifts and swallows etc

Materials

The materials will reflect the surrounding architecture and will be designed to reflect the scale and height of the surrounding architecture.

Bricks and roof tiles will closely match Cheney's Cottages

WORKS OF CONSTRUCTION

The following construction phase methodology will be followed:

1. Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.
2. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.
3. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.
4. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.
5. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Flood risk summary

Your selected location: 4 Cheneys Cottages, Thong Lane, Sho Gravesend, DA12 4AA

This information tells you the flood risk of the land around a building itself.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

Surface water [More about your surface water](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2040 and 2060

Very low Low Medium High

What surface water is
Surface water flooding is sometimes known as flash flooding when rainwater cannot drain away through normal drainage s
► [Why surface water flooding is a problem](#)

Groundwater [More about your groundwater](#)

We use groundwater flood alert areas to check the risk of floor groundwater.

This location is outside of a groundwater flood alert area.

► [What this means](#)

What groundwater is
Groundwater is the water that is usually held in rocks and soil underground.
Groundwater flooding happens when this water rises and flow: the surface.
Flooding from rivers is more likely when groundwater levels an

Rivers and the sea [More about your rivers and se](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2036 and 2069

Very low Low Medium High

Reservoirs [More about your reservoir](#)

Flooding from reservoirs is unlikely in this area.

What a reservoir is
A reservoir is a large natural or artificial lake that is designed to

The dwelling is modest in scale and remains visually contained within the plot, while significant areas of open space and garden area is retained.

The proposed dwelling has been designed to sit comfortably within this context. Its low profile, simple form and position within the landscaping ensure that it sits well with the surrounding environment and does not appear dominant or out of character. Biodiversity.

The parcel of land and associated buildings to the locality of Cheney's Farm have been subject to change and development over the years and the development includes the original farm building. Property has been developed to each side of this section of upper Thong Lane. The proposed dwelling will be sited to the area between No 4 and Woodlands Cottage and not significantly cause harm to the openness of the area or contribute to the joining up of communities or villages.

AFFORDABLE HOUSING

The proposal does not conflict with Affordable housing policies as it falls well below the required thresholds.

TRAFFIC IMPACT AND HIGHWAY SAFETY

Given that the proposal is for a single dwelling, the additional vehicle movements generated would be minimal and would not materially affect highway safety or local traffic patterns.

Off street parking has been proposed within the site; appropriate splays will be provided to accommodate both pedestrian and vehicular traffic

The proposal will not have any adverse or negative impact upon existing road conditions and infrastructure are sufficient to accommodate the development without detriment. The provision of a nearby bus stop further enhances sustainable travel options and reduces reliance on private vehicles.

SUSTAINABLE DEVELOPMENT

The social benefits of delivering housing in Gravesham (which does not have an adequate housing land supply) and economic benefits of providing housing and temporary construction jobs all weigh in favour of this proposal.

As the subject proposal seeks a first Stage Permission in Principle for a single dwelling, the only issues which can be assessed are location, land use, and amount of development.

The proposal will have viable walking and cycling routes and sustainable transport modes including walking and cycling, and public transport.

Thong Lane in Gravesend features several key bus stops distributed along its course which connects Chalk down toward the Riverview Park area with its connections to community facilities including shops, schools and GP surgeries.

Main Bus Routes Serving the Area:

- Route 481 & 491 ([Arriva Kent](#)): Connects Riverview Park and Thong Lane directly to Gravesend town centre, Perry Street, and Ebbsfleet International station.
- Route 416 & 417 ([Redroute Buses](#)): Operates local services from Cliffe and Meopham through to Gravesend via the main Thong Lane stops.
- Route 111: Specialised school/local link running via Shorne and Higham.
- Route 735 & 736 ([Redwing Coaches](#)): Commuter coach routes providing direct travel between Riverview Park/Gravesend and London

Conclusion

The proposal is a balanced and appropriate intervention to the site and modest from a density point of view.

Suitable protections are proposed to limit any harmful effects of construction work to the site.

The family home would provide an additional dwelling whilst not causing material harm to the openness of the site or its wider context.

Historically agricultural building were present to the east and north of the site.

The locality has historically been developed to the surrounding area and infill dwelling will have minimal impact upon the openness of the Green Belt or impact upon urban sprawl or the joining up of communities.

The area of upper Thong Lane generally has been previously developed by agricultural buildings, war time air fields and now is close to the LTC. By introducing a property that is modest in scale between Cheney's Cottages and Woodlands Cottage the sense of openness to the wider area is negligible.

The introduction of a dwelling between existing properties does not extend the principle of development further north; but develops in between already built areas.

And has minimal impact upon the wider woodland areas and the ecological enhancements currently being constructed to the east of the site and the LTC access road to the west just prior to the green bridge proposed a little further down Thong Lane. [see p-014]

On balance the proposal's benefit will outweigh harm to the site and locality.



P-018 bio diversity works under construction to the east of the site.



P-019 Storage units to west side of Thong Lane under construction



P-020 from thong lane looking east



p-021 woodlands cottage



P-022 no 4 cheney's cottage

Opposite the site area storage facilities are being developed which are commercial in nature and the proposal will have no material adverse impact upon this development.

(LTC) project. [National Highways](#) is creating new habitats, ponds, and green bridges to connect local ecosystems ahead of major construction in 2028 to the east of the site.

It for the above reasons we respectfully request that the LPA supports the principle of this new family home dwelling.

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