

F/YR15/0502/O

**Applicant: Mr M Grange
Executors of Mr K Grange**

**Agent : Mr R Briscoe
Peter Humphrey Associates Ltd**

Land North Of Orchard House, High Road, Wisbech St Mary, Cambridgeshire

Erection of up to 50 dwellings

Reason for Committee: The Parish Council's comments are at variance with Officer recommendation.

1 EXECUTIVE SUMMARY

This is an outline application for up to 50 dwellings on land north of Orchard House, High Road in Wisbech St Mary. Access is committed with appearance, scale, landscaping and layout reserved for consideration at a later date. The site has an extant planning permission on the southern part for 11 dwellings. The proposal involves the formation of a new vehicular and pedestrian access off High Road. The site is located within Flood Zones 1, 2 and 3.

The key issues for consideration in this application are the principle of development in this location, village thresholds, highway safety and access, residential amenity and drainage and flood risk. Wisbech St Mary is a growth village where small village extensions can be considered on their merits. The development of this site will result in some encroachment into the open countryside, beyond the existing developments around the site. However, the scheme brings with it significant benefits by virtue of it providing sustainable development resulting from Section 106 contributions of affordable homes, provision of public open space, education and waste contributions and contributions towards the NHS. It is considered that the contributions resulting from this development outweigh the impact of the development on the open countryside and the development would result in benefits to the sustainability of the area through these contributions. As such they are crucial to the acceptability of this development.

The proposal has been assessed against the relevant local and national planning policies and has been found to be largely in accordance with these. As such the proposal is recommended for approval subject to planning conditions and the completion of a Section 106 agreement.

2 SITE DESCRIPTION

- 2.1 The site is located to the north of High Road in Wisbech St Mary and currently comprises agricultural land. The site is currently accessed off High Road via an agricultural access between 1, High Road and Hawthorn House. Located to the south of the site are a number of existing dwellings which front onto High Road. The residential cul-de-sacs of Walnut Close and Chapel Avenue are located to the

east and to the north lies open agricultural land. The site is located within Flood Zones 1, 2 and 3.

3 PROPOSAL

- 3.1 This application seeks outline planning permission for the erection of up to 50 dwellings. Access is committed with appearance, landscaping, layout and scale reserved for consideration at a later date. The application has been accompanied by an indicative layout for 50 dwellings showing a mix of terraced, semi-detached and detached properties, and an area of open space to the north-western part of the site. The application includes the provision of a new access which is to be located to the west of the existing access and to run between Orchard House and Hillcrest. This will result in the relocation of the existing bus shelter which is currently sited at the proposed access point.

4 SITE PLANNING HISTORY

F/YR11/0703/F	Erection of 5no x 2-storey 5-bed, 3no x 2-storey 4-bed with detached garages and 3no x 2-storey 2-bed dwellings involving the demolition of existing building.	Granted 24.04.14.
F/1173/89/O	Residential Development (9.74 acres)	Refused 10.12.89
F/1371/88/O	Residential Development (9.740 acres)	Refused 19.01.89

5 CONSULTATIONS

5.1 Parish Council

Recommend refusal due to flood risk issues.

5.2 CCC Highways

The current location of the bus stop is within the required visibility splays and the revised location will create issues with buses stopping on the corner. The bus stop should be relocated to a safer location in accordance with CCC Road Safety team and the bus company. The carriageway should be 5.5 metres wide otherwise tracking details will be required for fire/refuse vehicles.

5.3 FDC Environmental Health

No objections in terms of local air quality or the noise climate. Consideration should be given to whether or not noise from vehicle movements will have an effect on existing residential properties. The effects of construction noise will also need to be considered and mitigated against. As a small section of the development is adjacent to an existing workshop the unsuspected contamination condition is required.

5.4 Police Architectural Liaison Officer

In terms of design and layout no issues with the proposal and can support the proposal on crime and disorder grounds.

5.5 Anglian Water

Request that the surface water strategy/flood risk assessment is conditioned in any planning approval.

5.6 FDC Housing Strategy

Would anticipate the provision of 13 affordable dwellings on site in accordance with Policy LP5.

5.7 North Level IDB

No objections in principle. Seek clarification of the surface water disposal method and request that consideration be given to conditioning the surface water drainage. The Sayers Field Drain forms the northern boundary and development within 9 metres of this is prevented. Keen to see what form the SUDS will take and the preferred option is to take the surface water from the development. It is noted that there are known surface water issues off High Road to the south east so should the developer agree to the drainage works then there should be a degree of betterment to the village.

5.8 *Following the production of a drainage strategy North Level IDB have commented as follows:*

No objection in principle, the board's byelaws prevent any development within 9 m of the brink of the drain. Happy to accept the proposed run-off rate subject to payment of the Board's development levy. Still unclear whether the development proposes to improve the riparian ditch at the eastern boundary and whether the developer proposed that the IDB adopts the future maintenance of the drain. Believe that a Risk Management Authority is best placed to adopt these assets, i.e. FDC, CCC, NLIDB or Anglian Water.

5.9 CCC Lead Local Flood Authority

In the absence of an acceptable surface water drainage strategy we object to the grant of planning permission and recommend refusal. No evidence has been provided to demonstrate that there will be sufficient capacity for the swales to cater for extreme events. To overcome the objection it must be demonstrated that the proposed development will not create an increased risk of flooding from surface water.

5.10 *Following the production of a drainage strategy the LLFA have commented as follows:*

The applicant has demonstrated that SuDS will be utilised across the site in the form of permeable paving and large swale. Satisfied with the proposed run-off rate. Recommend conditions relating to the submission of a detailed surface water strategy, a scheme for run-off restriction and surface water storage and details for the long term maintenance of the drainage system.

5.11 Environment Agency

The site is partly located within Flood Zones 1, 2 and 3. The development should be carried out in accordance with the details in the Flood Risk Assessment and should be secured by condition.

5.12 *Following the production of a drainage strategy the EA have commented as follows:*

No further comments to add to the previous response.

5.13 CCC Growth and Economy

The County Council S106 requirements for the development are:

Pre-School Education - £52,500

Primary Education - £135,916.72

Strategic Waste - £9,000

Monitoring Fees - £200.

5.14 NHS

A developer contribution is required to mitigate the impact of the proposed development totalling £11,760 and to be secured by S106 to be payable prior to the occupation of the development.

5.15 FDC Environment and Leisure

No objections in principle but requires access road to be able to accommodate gross vehicle weights of up to 26 tonnes, raises question over the collection requirement for plots 28 – 48, concern over distances to the curtilage of properties 19 – 23 and 30 – 31, residents should not have to pull or carry waste for a distance of more than 30 metres, refuse and recycling bins will be required to be provided.

5.16 Natural England

No comments to make regarding this application.

5.17 The Wildlife Trust

No response received.

5.18 Cambs Fire and Rescue

Request that adequate provision is made for fire hydrants.

5.19 Local Residents/Interested Parties

Objectors

4 letters of objection concerning (in summary):

- Potential for noise, traffic and crime from such a large development;
- Concern over concreting over greenfield sites for the financial benefit of developers;
- The road is often used by speeding cars, will there be traffic calming measures put in place?
- Lack of infrastructure to support the additional houses;
- Adverse impact on the village community;
- Already development approved adjacent to Chapel Avenue;
- The developments could result in potentially 160 additional cars using the village;
- Risk to pedestrians, particularly children walking to and from school;
- Concerns over flood risk and the existing issues with surface water which becomes an issue with just a slight rise in the water level following rainfall;
- There is already a large, unfinished development on Sayers Field which demonstrates a lack of demand for houses in the village;
- The development would be detrimental to the village and would make it like a small town;
- There are a large number of existing properties for sale within a 1 mile and 5 mile radius of Wisbech St Mary showing an existing abundant stock.
- The proposed development is on a greenfield site.

- Is there a need for social affordable housing in Wisbech St Mary and request to see an independent report for this.
- The affordable housing requirement should be 15, not 13.
- 50 dwellings is a substantial increase over the 11 already approved.
- Difference in land levels between the site and existing properties and resulting overlooking.
- Concerns over impacts on wildlife – there are badgers, water voles and owls on the site.
- Part of the development is outside of the present development line.

Supporters

1 letter of support received concerning (in summary):

- One of the best locations for new development close to the school, shop and other amenities.
- Good location to raise a family and is full of community spirit.

6 POLICY FRAMEWORK

6.1 National Planning Policy Framework (NPPF)

Paragraph 14: A presumption in favour of sustainable development;

Paragraph 17: Core planning principles;

Section 6: Delivering a wide choice of high quality homes;

Section 7: Requiring good design;

Section 10: Meeting the challenge of climate change, flooding and coastal change;

Section 11: Conserving and enhancing the natural environment;

6.2 National Planning Policy Guidance (NPPG)

Design;

Flood Risk and Coastal Change;

Health and Wellbeing;

Noise;

Planning Obligations;

Rural Housing;

6.3 Fenland Local Plan 2014

LP1: A presumption in favour of sustainable development;

LP2: Facilitating health and wellbeing of Fenland residents;

LP3: Spatial strategy, the settlement hierarchy and the countryside;

LP4: Housing;

LP5: Meeting housing need;

LP13: Supporting and mitigating the impact of a growing district;

LP12: Rural areas development policy;

LP14: Responding to climate change and managing the risk of flooding in Fenland;

LP15: Facilitating the creation of a more sustainable transport network in Fenland;

LP16: Delivering and protecting high quality environments across the District.

LP17: Community Safety;

LP19: The historic environment.

6.4 SPD: Delivering and Protecting High Quality Environments in Fenland Adopted July 2014

DM2: Natural Features and Landscaping Schemes
DM3: Making a Positive Contribution to Local Distinctiveness and Character of the Area;
DM4: Waste and Recycling Features;
DM6: Mitigating Against Harmful Effects.

6.5 SPD: Developer Contributions Adopted February 2015

6.6 Fenland Infrastructure Delivery Plan (IDP) Adopted February 2016.

7 KEY ISSUES

- **Principle of Development**
- **Village Thresholds**
- **Layout and Design**
- **Access and Highway Safety**
- **Residential Amenity**
- **Flood Risk and Drainage**
- **Section 106 Requirements**
- **Health and wellbeing**
- **Economic Growth**
- **Other Matters**

8 BACKGROUND

- 8.1 There has been a previous planning approval on the southern part of this site which gave permission for 11 dwellings under planning reference F/YR11/0703/F. This application was granted on 24th April 2014 and is therefore still extant. The approved access for this application is in the same location as the proposed access for the current application.
- 8.2 In addition, an application was submitted under planning reference F/YR13/0252/O, for 20 dwellings on an adjoining site at Land North of 19 – 29 Chapel Avenue, which was refused on Flood Risk grounds as the site is located within Flood Zone 3.

9 ASSESSMENT

Principle of Development

- 9.1 The site is located within Wisbech St Mary which is identified by Policy LP3 as a growth village. In these locations LP3 states that development and new service provision either within the existing urban area or as a small village extension will be appropriate. There are 590 dwellings built or committed in total within the village of Wisbech St Mary to date and as such this development represents an 8.4% increase in the number of dwellings in the village. As such it is considered that this development is a small village extension and therefore complies with Policy LP3 in this regard.
- 9.2 Furthermore, Policy LP12 (Part A) is relevant to this development due to its village location. Part A of LP12 states that for villages, development will be supported where it contributes to the sustainability of that settlement and does not harm the wide open character of the countryside. Policy LP12 includes the

criteria to be met and states that the site should be in or adjacent to the developed footprint of the village, and should not result in coalescence with a neighbouring village, should not have an adverse impact on the character of the surrounding countryside, and should be of a scale and in a location that is in keeping with the core shape and form of the settlement, amongst other criteria. This development is on a site that adjoins the existing settlement of Wisbech St Mary. Given the existing residential developments to the south and east it is considered that the proposal is broadly in keeping with the existing form and character of the village and as such is considered to be in accordance with Policy LP12 in this regard. It is acknowledged that there will be an incursion into the open countryside but the benefits the development will bring to the village outweighs any potential harm.

- 9.3 It is acknowledged that the development of this site will result in some intrusion into the open countryside. The site is currently agricultural land with open countryside to the north. The existing residential development is predominantly located to the south along High Road, with an area of more in depth development to the east comprising Chapel Avenue and Walnut Close. As such, it is noted that there is some encroachment into the open countryside beyond existing developments and therefore the development does not wholly accord with LP12 Part A (c). However, this has been balanced with the potential benefits of the development arising from the level of Section 106 contributions that will arise from the development for education, affordable housing, NHS, waste and open space provision, as well as the introduction of SuDS which has the potential to improve the existing drainage on the site and for the surrounding area. As such, the benefits of the scheme are considered to outweigh the incursion into the open countryside that will arise from the development.
- 9.4 In addition, to the above considerations, the site has an extant planning permission for 11 dwellings on the southern part of the site which does respect the core shape and form of the area. The development of this site would form a logical extension to the existing village in a sustainable location, as the site is within walking distance of the local shop and school. As such the proposal is considered to be acceptable and accords with the provisions of Policies LP3 and LP12 of the Local Plan.

Village Thresholds

- 9.5 Policy LP12 Part A also provides that if proposals within or on the edge of a village, in combination with other development built since April 2011 and committed to be built, increase the number of dwellings in a growth village by 15% then the proposal should have demonstrable evidence of clear local community support for the scheme and if, despite a thorough pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the relevant Parish Council.
- 9.6 The figures for Wisbech St Mary were calculated in March 2016 which identified that the 15% threshold for the village is 85 and until 8th March 2016 there were 26 dwellings committed or built since April 2011. This application proposes up to 50 dwellings and as such would not at present breach the threshold. As such there is no requirement for a public consultation and community support and the proposal therefore complies with this part of Policy LP12.

Layout and Design

- 9.7 This application is in outline form with only the access committed at this stage, therefore the submitted block plan is indicative only. The submitted layout shows the dwellings located within Flood Zone 1 with the public open space and drainage swales located within Flood Zones 2 and 3. The dwellings are a mix of semi-detached, terraced and detached dwellings. Each dwelling has an area of private rear amenity space and parking in the form of either individual driveways and garages or small parking courts to the dwelling frontages. The indicative layout is considered to demonstrate that up to 50 dwellings may be able to be accommodated on the site. As such the proposal is considered to accord with Policy LP16 in terms of its impact on the surrounding area, providing resilience to climate change (d), provision of open space (g), provision of sufficient private amenity space (h) and provides well designed hard and soft landscaping incorporating sustainable drainage systems (i). These issues will be formally and further considered at Reserved Matters stage.
- 9.8 Policy LP12 requires that development in villages is of a scale and form that is in keeping with the existing settlement and will not adversely harm its character and appearance, nor extend existing linear features of the settlement or result in ribbon development. This proposal will not result in any linear or ribbon development and due to the existing developments to the south and east of the site, it is considered that the development is largely in keeping with the existing form and character. As discussed previously, a degree of incursion into the open countryside is recognised however, it is considered that the benefits of the proposed development outweigh this issue and the proposal therefore also complies with LP12 in terms of layout.
- 9.9 The comments received from the Environment and Leisure Team in relation to the layout of the site for waste collection purposes are noted, however the layout is not yet determined and as such there has been no requirement for amendment at this stage and these issues can be dealt with under any subsequent reserved matters application.

Access and Highway Safety

- 9.10 The proposal involves the creation of a new access to run between Orchard House and Hillcrest. The access will be off High Road and via an existing agricultural strip of land between the 2 existing dwellings. The proposed access width is approximately 5.5m in width with a footpath provision to each side, with each footpath measuring approximately 1.8 metres in width. Access is committed for this development for the first 60 metres into the site and subsequently the internal road layout will be confirmed at reserved matters stage. The proposed access arrangements also include the provision of a 1.8 metre high vertical timber panel acoustic fence to be installed along both sides of the vehicular access from adjacent to the dwellings either side of the access, along the boundaries with Hillcrest and Orchard House, and to the rear boundaries of the gardens of Hillcrest, Orchard House, Bluemoon, Holly Tree House and Hawthorn House. This will provide a length of approximately 53m of acoustic fencing to the western side of the access and development, and approximately 97m to the eastern side of the access and development.
- 9.11 The formation of the access will require the relocation of the existing bus stop which is currently situated within the required visibility splays for the development. The Agent has confirmed that the new bus stop location will be

outside of the required visibility splays, to the satisfaction of the Local Highway Authority. It is proposed to secure this by condition so that the required details are included within the Reserved Matters submission.

- 9.12 The LHA have assessed the proposal in terms of access and parking and have advised that the bus stop will need to be further relocated in consultation with CCC Road Safety and the bus company. They also advise that if the carriageway is to be under 5.5m wide then tracking details should be provided for fire/refuse vehicles. However, the access width is shown to be 5.5m with a 1.8m wide footpath either side on drawing number 4962(P)_11A, which accords with the requirements of the LHA. As such the proposal is considered to accord with the requirements of LP15 in this instance.

Visual and Landscape Impact

- 9.13 Policy LP16 of the Fenland Local Plan seeks to deliver and protect high quality environments and sets out a criteria base for assessing new development. The application site adjoins the built environment but sits on the periphery of the village and generally comprises open countryside. There is no defined northern boundary to the site, only an open drain. From the indicative elevations submitted, the heights of the dwellings will vary between approximately 8m and 8.5m. Clearly a development of the scale proposed will have some adverse visual and landscape impact with dwellings intruding into the open countryside. However there is some development in the vicinity, mainly to the east, with a range of 2-storey and bungalows. With suitable landscaping, some of the visual harm can be mitigated against.

Residential Amenity

- 9.14 There are a number of existing dwellings located to the South and East of the proposed development site. The layout is indicative at this stage, however it appears that the site can be developed for up to 50 dwellings with suitable distances between the existing and proposed dwellings so as not to cause any issues with overlooking or loss of privacy. All details relating to siting, design and any potential overlooking will be considered at the Reserved Matters stage however.
- 9.15 The proposed access, for a distance of 60m into the site, is committed at this stage and therefore is considered as part of this application. Policy LP16 (e) states that new development should not adversely impact on the amenity or neighbouring users such as noise, light pollution, loss of privacy or loss of light. It is noted that the proposed access runs directly adjacent to two existing dwellings, Orchard House and Hillcrest, and consideration has been given to the level of traffic that will be running alongside these dwellings as a result of the development. It is noted that the additional traffic generated by the development is likely to have an impact on the adjacent properties however this has to be assessed to determine if this would be significant or if it could be mitigated against. Consideration has also been given to the extant permission for 11 dwellings which would also utilise the same access arrangements. Whilst it is noted that the proposal is an increase in 39 dwellings over and above that approved it is not considered that the increase in traffic movements generated from the development would be of significant harm to warrant a refusal on this basis alone. This has been arrived at through discussions with the Agent which has resulted in the agreement to provide acoustic fencing alongside the footpaths

and to the rear boundaries of the frontage properties. Furthermore, there is a 1.8m wide footpath proposed either side of the access, adjacent to the dwellings, and it is considered that the combination of the footpaths providing some separation from the access and the side boundaries of the dwellings and the provision of the acoustic fencing would serve to reduce the impact on the amenities of the adjoining properties from noise and disturbance from the development. The proposed mitigation includes plant screening along the road margins to provide further noise attenuation and both the acoustic fencing and planting can be secured by condition. Therefore, on balance, the proposal is considered to be acceptable in that there will be no significant adverse impact on the residential amenity of the adjoining dwellings and complies with the provisions of Policy LP16 (e) of the Fenland Local Plan.

Flood Risk and Drainage

- 9.16 The site is located within Flood Zones 1, 2 and 3. The application has been accompanied by a Flood Risk Assessment and following an objection from the Lead Local Flood Authority, a drainage strategy has also been submitted.
- 9.17 It is noted that a number of the objections received raised concerns with existing flooding in the area. The development proposes that, in line with North Level IDB's preferences, surface water drainage from the site will be to the NLIDB system. Further attenuation on the site will also be achieved through on-site SuDS comprising of a swale which will convey water across the proposed open space to the mid-point of the northern boundary of the site, as well as permeable paving to all shared/private drives, access and parking areas. The combination of the swale and the permeable paving will achieve a total attenuation volume of 2567.826m³. As such it is considered that the development of this site will have the potential to improve the existing situation for this area of Wisbech St Mary through the introduction of the drainage methods to be employed throughout the site.
- 9.18 Policy LP14 Part B states that all development proposals should adopt a sequential approach to flood risk from all forms of flooding. Development in areas known to be at risk from flooding will only be permitted following the sequential test and the exceptions test if necessary. The indicative layout shows the housing to be located entirely within the lower flood risk zone and the proposed open space located in Flood Zones 2 and 3. The Agent has been made aware that all of the built structures will need to be located within Flood Zone 1 and this will be conditioned accordingly.
- 9.19 The Environment Agency, Lead Local Flood Authority (CCC), North Level IDB and Anglian Water have all been consulted on the proposal and their comments can be found in the Section 5 of this report. The LLFA are satisfied with the proposed surface water run-off levels and the level of SuDS proposed for the development. North Level IDB raise no objections, subject to a run-off levy being paid and their 9m bylaw being complied with. The EA have reviewed both documents and require a condition that development is carried out in accordance with the FRA. Anglian Water also request a condition in relation to the surface water drainage strategy.

Section 106 Requirements

- 9.20 As the site is for up to 50 dwellings it requires a Section 106 Agreement for affordable housing provision, public open space, education, waste and NHS contributions. The affordable housing requirement for this development is 25% of the development provided on site and an appropriate tenure mix would be 70% affordable rented and 30% immediate tenure (9 rented and 4 shared ownership dwellings).
- 9.21 In terms of the NHS requirements, it has been identified that the proposed development is likely to impact upon 4 GP Practices and as such they have identified that there will be a requirement for £11,760 for the provision of additional healthcare services arising directly as a result of this development, which is to be payable prior to the first occupation of the development.
- 9.22 Education contributions are also required and the County Council have identified a required contribution of £52,500 for pre-school education and £135,916.72 for primary education. Furthermore, the County require a waste contribution of £9,000.
- 9.23 It is noted that some of the points of objection relate to the pressure on the existing services and infrastructure of Wisbech St Mary and therefore the above requirements will serve to alleviate and mitigate against the impacts arising from this development. It is considered that the level of developer contributions in this instance outweigh the concerns in relation to the encroachment into the open countryside in this instance and therefore are crucial in making the development acceptable and sustainable.

Health and wellbeing

- 9.24 Policy LP2 of the Fenland Local Plan seeks to ensure that development proposals positively contribute to creating a healthy, safe and equitable living environments by creating sufficient and the right mix of homes in the right location, building homes which are easy to warm and safe of flooding, promoting high levels of residential amenity, providing good access to facilities and avoiding adverse impacts. It is considered that the proposed development is in a good location and provides a suitable range of dwellings which have good provision for amenity, and that any issues can be suitable mitigated against. As such the proposal is considered to comply with Policy LP2 of the Fenland Local Plan, 2014.

Economic Growth

- 9.25 The proposal will result in the employment of local contractors during the construction phase and will provide up to an additional 50 dwellings for Fenland's Housing Stock. As such the proposal will support the economic growth of the District and therefore complies with Policy LP6 of the Fenland Local Plan, 2014.

Other Considerations

Biodiversity

- 9.26 The application has been accompanied by an ecological report which has identified that the site itself is agricultural and does not feature large areas of natural habitat, however water vole activity has been noted in the main drain to the north west boundary and a secondary badger sett. The report states that the necessary licences will be obtained for works in the vicinity of these sites and the proposed development will be buffered from the main drain by a strip of land for use by the Drainage Board. Best practice avoidance measures have been

proposed for all species within the report and further advice in relation to conditions required have been sought from the Ecology Officer and will be updated accordingly. Natural England have made no comment on the proposal and the comments from the Ecology Officer and any recommended conditions will be updated upon receipt.

10 CONCLUSIONS

- 10.1 This application seeks outline permission, with access only committed (first 60m), and it is considered that the proposal complies with the requirements of the relevant local and national planning policies and is acceptable in principle in this location. Consideration has been given to the incursion into the open countryside that will result from the development, however it is considered that the benefits relating to the section 106 requirements serve to outweigh this issue and make the development acceptable. The submitted layout is indicative only and therefore considerations in relation to layout, design, landscaping and residential amenity can further be explored at the Reserved Matters stage. The indicative layout suggests that the site can accommodate up to 50 dwellings and it is considered that any potential adverse impacts on the adjoining properties can be addressed through the design and layout of the proposal as well as the mitigation measures proposed, i.e. the acoustic fencing and additional landscaping along the access. The proposal is therefore considered to comply with LP1, LP2, LP3, LP5, LP12, LP14, LP15, LP16 and LP19 of the Local Plan.

11 RECOMMENDATION

Grant Subject to:

- i) Conditions;
- ii) Completion of a Section 106 Agreement

CONDITIONS:

1. Approval of the details of:

- (i) The layout of the site;**
- (ii) The scale of the buildings;**
- (iii) The external appearance of the buildings;**
- (iv) The landscaping;**

(hereinafter called 'The Reserved Matters') shall be obtained from the Local Planning Authority prior to the commencement of the development,

Reason – To enable the Local Planning Authority to control the details of the development hereby permitted in accordance with Policy LP16 of the Fenland Local Plan, 2014.

- 2. Application for the approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.**

Reason – To ensure compliance with Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last Reserved Matters to be approved.

Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

4. Demolition/ground works/construction work shall not take place outside the following hours:
Monday to Friday 07.30-19.00 hrs
Saturdays 07.30-13.00hrs.
There shall be no such work on Sundays or Public Holidays

Reason: to prevent harm being caused to the amenity of the area in accordance with the provisions of Policies LP2 and LP16 of the Fenland Local Plan (Adopted May 2014).

5. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors

- ii. loading and unloading of plant and materials

- iii. storage of plant and materials used in constructing the development

- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

- v. wheel washing facilities

- vi. measures to control the emission of dust and dirt during construction

- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: to prevent harm being caused to the amenity of the area in accordance with the provisions of Policies LP2 and LP16 of the Fenland Local Plan (Adopted May 2014).

6. Prior to commencement of development a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection shall accord with the agreed details and thereafter retained in perpetuity.

Reason: To ensure a satisfactory form of refuse collection in

accordance with Policy LP16 of the Fenland Local Plan, 2014.

7. No development shall commence until a detailed plan showing the levels of the existing site and the precise floor slab levels of the new dwelling, relative to the existing development on the boundary of the site, is submitted to and subsequently approved in writing by the Local Planning Authority

Reason: To ensure satisfactory development in order to protect the amenities of adjacent properties in accordance with Policy LP2 and LP16 of the Fenland Local Plan (Adopted May 2014).

8. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment for residential development North of Orchard House, High Road, Wisbech St Mary by Geoff Beel Consultancy ref: GCB/Humphrey dated June 2015 and the following mitigation measures detailed within the FRA:
 1. The owners of the properties will sign on to the Environment Agency's Floodline Warnings Direct Service
 2. Finished floor levels of proposed dwelling will be set no lower than 2.00mAOD
 3. Flood resilient and resistant measures will be incorporated into the dwellings.
 4. All properties will be two storeys.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy LP14 of the Fenland Local Plan, 2014.

9. Development shall not begin until a detailed surface water drainage scheme for the site, based on the agreed sustainable drainage strategy (ref: 1669 Drainage Strategy) dated February 2016 has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The rate of surface water discharge leaving the site shall not exceed 8.4 l/s.

Reason : To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policy LP14 of the Fenland Local Plan, 2014.

10. The scheme shall include a restriction in run-off and surface water storage on site as outlined in the sustainable drainage strategy (ref: 1669 Drainage Strategy) dated February 2016.

Reason : To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policy LP14 of the Fenland Local Plan, 2014 .

- 11.** Details for the long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason : To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.

- 12.** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.

Reason: To control pollution of land and controlled waters in the interests of the environment and public safety.

- 13.** As part of the Reserved Matters submission, a scheme for the relocation of the bus stop shall be submitted to and approved in writing. The works shall thereafter be carried out in accordance with the approved details.

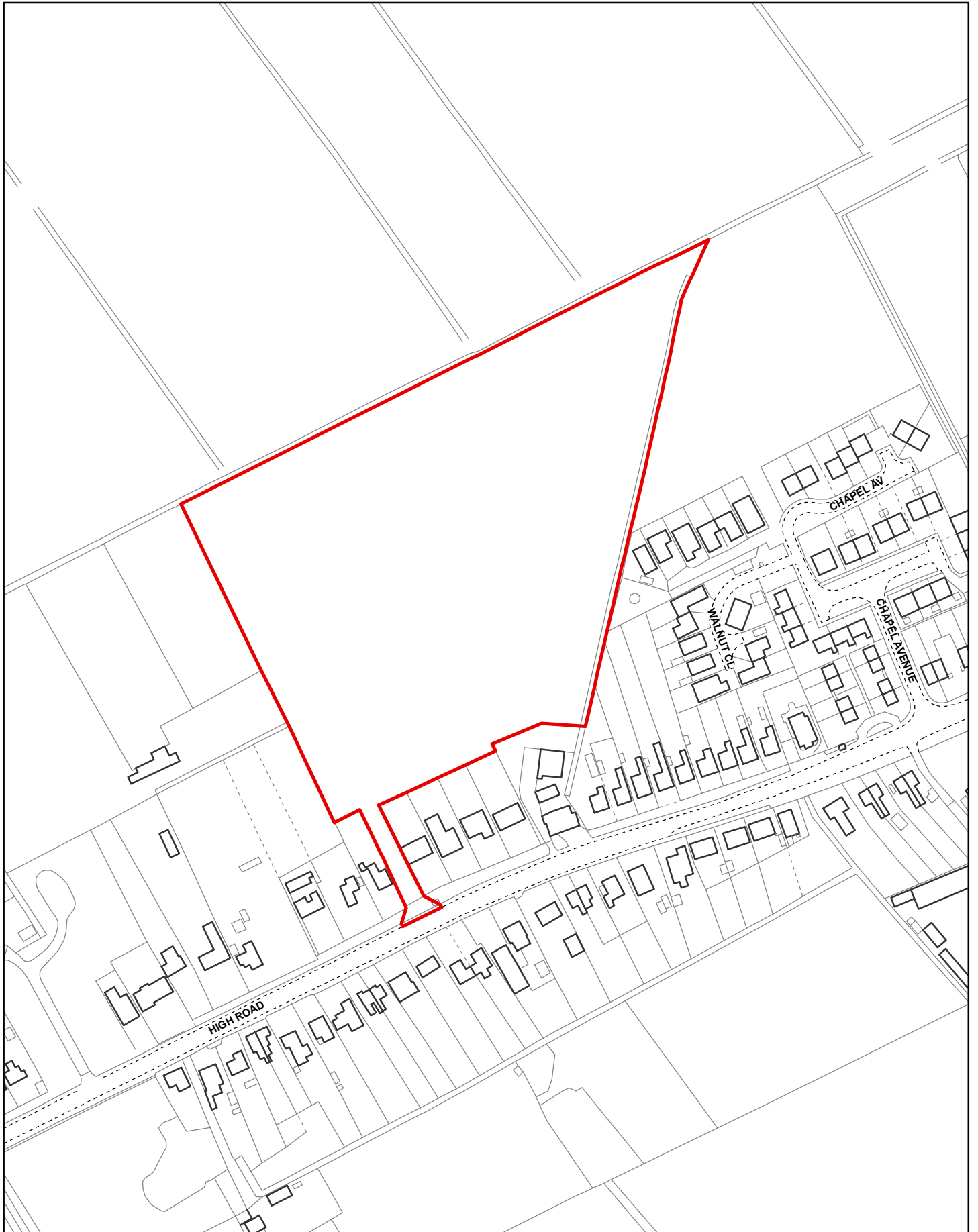
Reason: In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan, 2014.

- 14.** Prior to the commencement of the development hereby permitted, details of the acoustic fencing and landscaping to the areas shown on Drawing Number 4962/(P)_11, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include timings for the installation and planting and the approved scheme shall be adhered to.

Reason: In the interests of protecting residential amenity in accordance with Policy LP16 of the Fenland Local Plan, 2014.

- 15.** Any conditions required in relation to biodiversity.

16. Approved Plans



Created on: 25/06/2015

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F/YR15/0502/O

Scale = 1:2,500



Illustrative Site Layout



Accommodation

New Homes	
Type A - 4 bed detached	7
Type B - 4 bed semi/terrace	31
Type C - 3 bed semi/terrace	12
Total	50 homes

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT Proposed Residential Development
 SITE Land North West of High Road Wisbech St Mary, Cambs

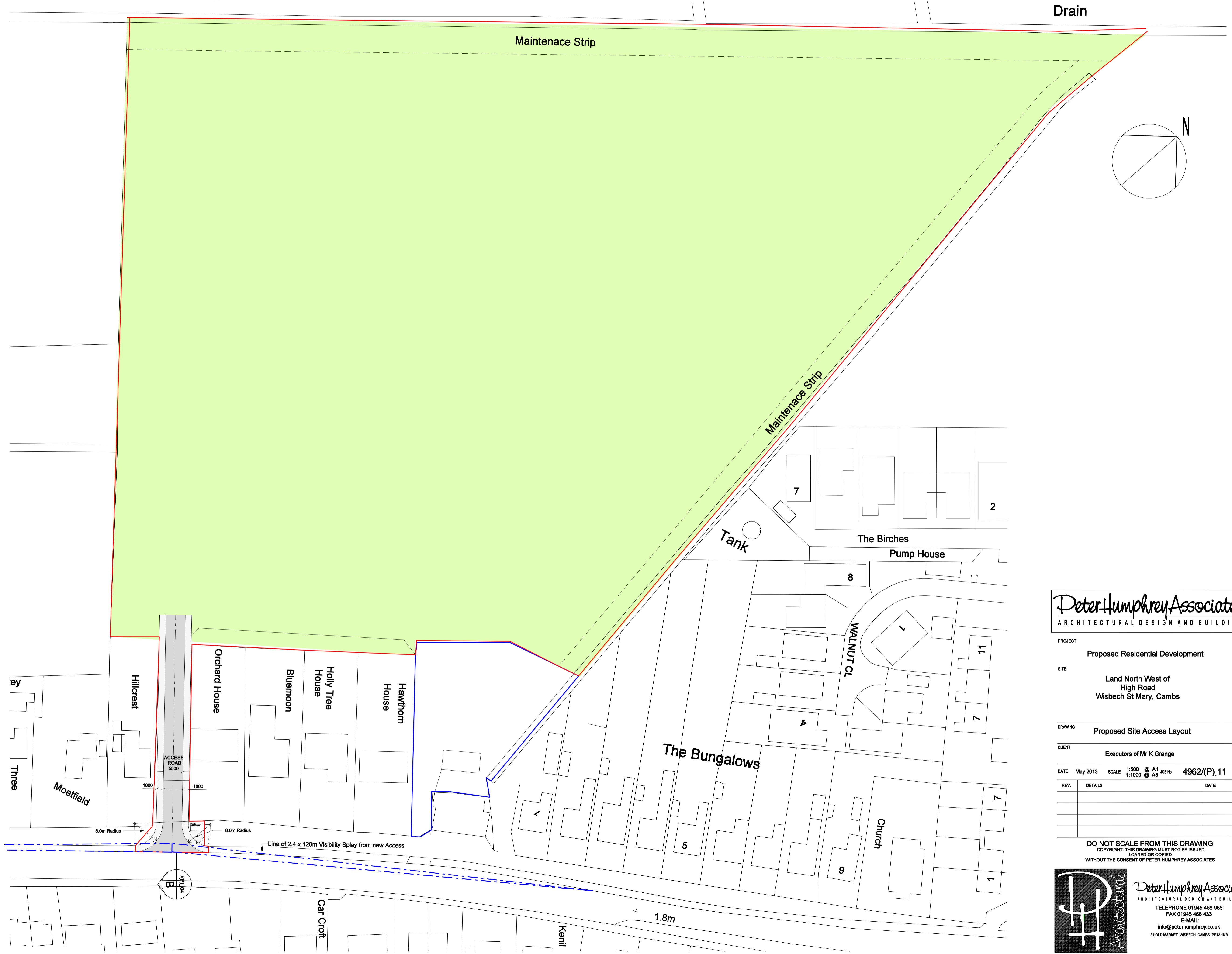
DRAWING Proposed Site Layout
 CLIENT Executors of Mr K Grange

DATE	August 2014	SCALE	1:500 @ A1 1:1000 @ A3	Job No.	4962/(P) 10 A
REV.	DETAILS	DATE			
A	POB position adjusted & Drainage Swales added	Sept 2014			
B	POB position adjusted & Drainage Swales added	Nov 2015			

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Proposed Site Layout



Proposed Site Layout

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT	Proposed Residential Development		
SITE	Land North West of High Road Wisbech St Mary, Cambs		
DRAWING	Proposed Site Access Layout		
CLIENT	Executors of Mr K Grange		
DATE	May 2013	SCALE	1:500 @ A1 1:1000 @ A3
REV.	DETAILS	DATE	4962/(P), 11

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