

**APPLICATION NO: F/YR15/0502/O**

**SITE LOCATION: Land North of Orchard House, High Road, Wisbech St Mary.**

## **UPDATES**

1 further letter of objection has been received from a previous objector to expand upon their original letter. The points raised relate to (in summary):

- Concerns over the impact of the SuDS on the surrounding developments;
- Concerns over the ownership/future maintenance of the SuDS and riparian drain at the eastern boundary;
- Concerns over the capacity of the riparian drain which is regularly disrupted;
- The existing dwellings on High Road have suffered significant flooding and damage to internal floors in 2014.
- Development of greenfield land and loss of high grade agricultural land;
- Concerns that the affordable homes will really be affordable to people on low incomes;
- Newts have been seen in gardens that border the site. The site needs to be independently investigated and conditions put in place.
- There has been no Botanical Survey of the site carried out;
- The proposed dwellings are out of keeping with the village, a large proportion of which are bungalows;
- The development will impact on views, outlook and the quiet enjoyment of existing dwellings;
- Request that construction hours are restricted to make things more bearable for the existing residents.

A response has been received from the PCC Wildlife Officer as follows:

- Evidence of water voles was found along the northern site boundary therefore a 5 – 10m exclusion buffer along the watercourse should be provided and if any works will directly affect this ditch it should first be checked by a suitably qualified ecologist and a Water Vole Mitigation Plan be produced. This can be secured by condition.
- Evidence of an active badger sett was found therefore details of all protection and mitigation measures should be provided by the applicant prior to the commencement of any site clearance works secured by condition.
- Recommend that a condition is included to avoid site clearance works during the bird nesting season and the provision of bird nest boxes within the development.

- Recommend that a condition is included to avoid impenetrable barriers to hedgehogs.
- The site layout appears broadly acceptable but would recommend that a minimum 10m habitat buffer be secured along the northern boundary ditch, the existing hedgerow along the western site boundary be retained and enhanced and a range of native tree, shrub and plant species be used for the landscaping of the site. The drainage swales should be planted using a range of native marginal aquatic species which can be provided at the reserved matters stage.
- No objection to the approval of the development subject to adherence to the ecological recommendations.

As such it is proposed to add the conditions recommended above to secure habitats and protect the biodiversity on site.

Amendments have been made to conditions 6, 7, 9, 11 and 14 to require the details as part of the Reserved Matters submission rather than prior to commencement/occupation.

**Resolution: Grant as per pages 50 - 54 of the Agenda with the amended and additional conditions as detailed above and with Delegated powers given to the Head of Planning to agree the wording of the additional biodiversity conditions referred to above.**