

F/YR17/0039/RM

Applicant: Matthew Homes Ltd

**Agent : Mr M Driver
Thrive Architects**

Land East Of, 38 March Road, Wimblington, Cambridgeshire

Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission (F/YR14/0232/O) for the erection of 67 x dwellings, comprising of: 6 x single-storey 2-bed, 2 x 2-storey 2-bed, 27 x 2-storey 3-bed and 32 x 2-storey 4-bed with associated garages, parking and landscaping

Reason for Committee: This application is before committee due to the number of objections received from local residents and the Parish Council's comments being at variance to the officer's recommendation.

1 EXECUTIVE SUMMARY

This application seeks reserved matters approval pursuant to outline planning permission granted on 25 September 2015 for a maximum of 80 dwellings. The access has already been determined, and therefore this application seeks the approval of layout, scale, appearance and landscaping of the proposed development.

The application seeks permission for 67 dwellings. There is a parallel full planning application for 13 dwellings (F/YR17/0043/F) which includes an area of land which was not included within the Outline Planning Permission.

The layout, scale, appearance and landscaping associated within the 67 dwellings is considered to be acceptable having regard to the engaged planning policies.

It is therefore recommended that the Reserved Matters be approved.

2 SITE DESCRIPTION

The application site lies on the northern edge of Wimblington village, to the east of March Road. There is residential development immediately to the south and east and a small cluster of dwellings to the north along Bridge Lane. The site is currently laid to grass and has not been in any agricultural use in the recent past. The application site is approximately 3.6 ha in area and is relatively flat with open drains to the north. The site lies within Flood Zone 1.

The site has no distinctive features other than a drainage ditch on the northern edge with agricultural fields beyond. There are a number of mature trees along the western boundary fronting March Road.

3 PROPOSAL

This application seeks reserved matters approval for 67 dwellings pursuant to outline planning permission F/YR14/0232/O.

The following mix of units:

8 x 2-bed units, 27 x 3-bed units and 32 x 4-bed units

Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OIHHSZHE06P00>

4 SITE PLANNING HISTORY

F/YR17/0043/F	Erection of 13 x 2-storey dwellings comprising of: 9 x 3-bed and 4 x 2-bed involving the formation of a new access	Pending
F/YR17/0318/PLANOB	Modification of Planning Obligation attached to planning permission F/YR14/0232/O (entered into on 24/09/2015) relating to financial contributions and affordable housing	Pending
F/YR14/0232/O	Erection of 80 dwellings (max)	Granted 25/09/2015

5 CONSULTATIONS

5.1 Wimblington Parish Council: Object. Whilst PC observes that outline planning permission has already been granted the following points are relevant and they would like them to be taken into account:

1. 80 dwellings is overdevelopment and would compromise roadways and local amenities.
2. Access road is placed at wrong point on double bend at place where (Bridge Lane) buses will no longer stop as it is too dangerous.
3. Speedwatch has evidence of abuse of speed limit at this point.
4. There needs to be a footpath on both sides of the road.
5. We would like it made clear that the Parish Council cannot take on responsibility for any street lights on this development, nor any installed on the main road adjacent to it.

5.2 Cambridgeshire County Council Highways Authority: Carriageway, footway widths and kerb radii should be annotated on the site layout plan. Access road serving plots 57 -62 should have a junction layout that accords with CCC HERCS Appendix 7, 5.5m shared surface with 0.5m service margins. Defer for amended plans.

Following receipt of amended plans the Local Highway Authority raises no objection subject to the imposition of further conditions relating to the future

management and maintenance of the proposed streets within the development and detailed plans of the roads/footways/cycleways and drainage.

- 5.3 FDC Environmental Health (Land Contamination):** No Objections to the above development as it is considered unlikely to have an adverse effect on local air quality and the noise climate. The existing unsuspected contaminated land and construction management plan condition should be retained.
- 5.4 Designing Out Crime Officers:** No objections. Having viewed all relevant documents and reading the Design & Access Statement no comments other than it is considered to be a good layout that meets the requirements of Secured by Design and would welcome the opportunity to work with developer should they wish to submit a Secured by Design application. A condition re lighting plan should be secured.
- 5.5 Anglian Water Services Ltd:** No objections. Our engineer has now assessed the proposal in relation to the Reserved Matters. We have reviewed the applicant's submitted foul drainage information and consider that the impacts on the public foul sewerage network have been adequately addressed at this stage. We request that we are consulted on any forthcoming application to discharge Condition 10 of the outline planning application to which this Reserved Matters application relates, which requires the submission and approval of detailed foul drainage information. We have reviewed the applicants submitted surface water drainage information and the proposed method of surface water management does not relate to Anglian Waters operated assets. As such, we are unable to provide comments on the suitability of the surface water management.
- 5.6 Housing Strategy (FDC):** Although this application is for 67 dwellings, I understand that it is linked to one other planning applications (F/YR17/0043/F) for 13 dwellings and therefore under the provisions of the Local Plan, the two applications should be considered together. The total number of dwellings to be counted for this application is therefore 80 dwellings. Under the S106 already agreed for this scheme, dated 24th September 2015, 25% of the dwellings were secured as affordable housing dwellings, with 70% for affordable rented and 30% for intermediate tenure. Therefore this number should be retained in this new application.
- 5.7 CCC (Lead Local Flood Authority):** No objection. Whilst we do not have any objection to the principles of the proposed surface water drainage scheme we require some additional information before formally responding. As detailed within the submitted Flood Risk Assessment (FRA), the site requires an assessment of the 40% allowance for climate change in accordance with the latest climate change allowances published in February 2016. The present FRA does not provide any assessment of the 40% allowance for climate change and any overland flows associated with such an event. The applicant will need to provide this information to us to allow a thorough assessment of any flood risk associated with the surface water drainage system. Since our objection dated 8 February 2017 we have now seen a plan of proposed overland flow routes for the 1% (1 in 100) Annual Exceedance Probability (AEP) event with an allowance of 40% for climate change. This plan is acceptable to us and we can remove our objection.
- 5.8 Environment & Leisure (FDC):** No objection subject to main road being adopted.

- 5.9 Definitive Map Team (CCC):** No objection. It is proposed for a pedestrian link to be provided linking the new development with Public Footpath No. 5. The County Council requires further information regarding the proposed legal designation. The applicant is encouraged to contact the Definitive Map Team as soon as possible to discuss the option available in recording the new link for public use.
- 5.10 Growth and Economy Team (CCC):** I can confirm the following: Pre-school contribution - £21,000, Monitoring - £0, Bus stop - £8,000, Ped/cycling - £3,500
- 5.11 Open Spaces & Landscape Manager (FDC):** No objection. We would use the funding to support maintenance and improvements to Honeymead Road play area in Wimblington. We would extend fencing, add wet-pour safety surfacing and add in a twin swing set above the new safety surfacing. This will increase the number of pieces of equipment available as well as make it possible for younger children to use the area.
- 5.12 Section 106 Services (FDC):** Further to the viability submission for F/YR17/0043/F and F/YR17/0039/RM - March Road, Wimblington I advise that having reviewed the viability appraisal I am willing to accept the offer of £65,000 for S106 contributions to be split on a 50/50 basis between FDC and CCC.
- 5.13 Transport Assessment Team (CCC):** No comments. TA comments were provided at the outline stage including recommendations relating to conditions and Section 106.
- 5.14 PCC Ecologist:** No objection.
- 5.15 Arboricultural Officer (FDC):** No objection. The submitted arboricultural impact assessment is a fair representation of the tree stock present at this site. The main tree feature visible to the public are those trees on the main frontage and it is noted that the bulk of this belt is to be retained. Many of the trees are small and have been planted by the residents in the garden areas with natural succession around the field areas and boundaries. Properties in Honeymead and Greenwood Way look out onto the existing area of young trees and groups and their outlook will be severely degraded as a result of the proposal; the view of trees/hedges and open space replaced with flank walls. Whilst the bulk of the trees present do not merit a TPO, as a group they make a significant contribution to the character of the immediate area. The proposed landscape scheme does not include significant planting along the boundary with Honeymead and Greenwood Way to maintain screening and consider this aspect needs addressing.

Given the limitations of the design layout regarding available space on the south boundary for additional planting for screening I have no objection to the revised planting scheme.

Local Residents/Interested Parties: A total of 11 objections have been received from 9 properties; 5 on Eaton Estate; 2 on Morley Way; 1 on Greenwood Way; and 1 on King Street.

The objections can be summarised as:

- The proposed development exceeds the Local Plan policies;
- Access onto March Road – entrance is in the middle of the S-bends where there is reduced visibility;

- Despite March Road being 30 mph – this is rarely adhered to;
- Increase in traffic;
- There is no suitable footpath for pedestrians to walk into the village;
- Overdevelopment and density;
- Overflowing drains, risk of flooding and sewerage capacity;
- Local services/schools/medical facilities – unable to cope;
- Environmental concerns including trees and wildlife;
- Insufficient social housing for local people;
- Loss of privacy; and
- Increase in noise and disturbance - potentially 2 years of building noise and dirt, increase noise from new dwelling

6 STATUTORY DUTY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

Paragraph 2: Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 32: Development should only be refused on transport grounds where the residual cumulative transport impacts are severe.

Paragraph 47: Supply of housing.

Paragraph 49: Applications for planning permission for housing are determined in accordance with the presumption in favour of sustainable development.

Paragraph 64: Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Paragraphs 100-104: Development and flood risk.

Paragraph 109: Minimising impacts on biodiversity.

Paragraph 128: Archaeological interests in a site.

Paragraphs 203-206: Planning conditions and obligations.

National Planning Practice Guidance (NPPG)

Viability and decision taking

Planning obligations

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

LP12- Rural Area Development Policy

LP13 – Supporting and Mitigating the Impact of a Growing District

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 Natural Environment

Resource Use and Renewable Energy SPD (July 2014)

Delivering and Protecting High Quality Environments in Fenland SPD (July 2014)

Developer Contributions SPD (February 2015)

8 KEY ISSUES

- **Principle of Development**
- **Layout and Scale (Impact on residential amenity)**
- **Appearance**
- **Landscaping**
- **Access**
- **Health and wellbeing**
- **Economic Growth**
- **Other considerations**

9 BACKGROUND

The outline planning application was accompanied by a site location plan, defining the site with a red line. In addition an illustrative site plan was submitted showing how the site could be developed to accommodate the 80 dwellings. Unfortunately the red line boundary did not accord with the illustrative site plan, with the illustrative site plan showing proposed dwellings on a strip of land that was outside the boundary of the site.

Accordingly it has not been possible to submit a Reserved Matters application based on the illustrative site plan as the red line must be the same or made smaller. As a result two applications (this Reserved Matters application for 67 dwellings and a parallel Full Planning Application for 13 dwellings) have been submitted simultaneously to address this matter.

The total amount of development proposed is 80 dwellings, which is the same amount of development that was approved under the outline planning permission.

10 ASSESSMENT

10.1 Principle of Development

This application seeks approval of the layout, appearance, landscaping and scale of the proposed development, as such the principle of development of this site has already been established.

10.2 Layout and Scale (impact on residential amenity)

Local Plan policy LP16 and the NPPF seek to ensure developments do not have an unacceptable impact upon residential amenity for both existing and future occupiers.

The overall development is the subject of two separate applications but the overall development will be a single comprehensive scheme which adequately relate to each other. Each scheme is in theory capable of being implemented in isolation but it would be served by a single point of access onto March Road.

The proposed density is consistent with the number of dwellings approved at outline stage. The density is not too dissimilar to the neighbouring development of Honeymead Road, and it is not considered that the numbers proposed will be harmful to the surrounding character.

The development incorporates a mix of 2, 3 and 4-bed units spread across the site. There is a mix of detached bungalows and 2-storey detached, semi-detached and terraced units spread across the site which cumulatively will cater for a range of needs and affordability.

The development is predominately 2-storey in nature. It is accepted that development of this site will naturally lead to changes to outlook to properties along the southern boundary and to some extent the eastern boundary. The mixture of scales of the development reflect the range of scales found in the rear which comprise predominately 2-storey and bungalow development, therefore the proposed scales are considered to be acceptable and accord with Policy LP16.

Most gardens have rear amenity areas of at least 10 metres in depth which would provide a satisfactory level of amenity. There is at least 20 metres back to back separation distance between dwellings.

The proposed development adjoins existing development along the southern boundary (Greenwood Way), along the northern and eastern boundary of the existing bungalow known as 'The Gables' and along the southern and eastern boundary of No.40 March Road.

The layout and position of the dwellings are considered to have an acceptable relationship with these adjoining properties. Plots 2 – 5 and Plots 8 – 9 gardens all adjoin the garden of No. 40, however are sufficient distance away as to not cause significant impact in terms of overlooking or overshadowing.

The outline planning permission requires an area of Children's Play to be provided within the site. The majority of this is positioned in the centre of the site.

10.3 Appearance

The local area has a variety of buildings constructed of varying materials and finishes. Most of the dwellings in the locality are 2-storey in height. The proposed dwellings are considered to be appropriate to the character of the area.

A mixture of red and buff brick, render with buff brick and slate grey and red roof tile have been indicated to be used for the proposed scheme. The precise details will be secured by planning condition.

The development proposed should assimilate into the area satisfactorily due to the similar density and plot size to the adjoining existing housing development.

10.4 Landscaping

The application is supported by a soft landscaping plan, tree constraints plan, boundary treatment plan and an arboricultural impact assessment report. The main trees of note are those located along the western boundary of the site where a bulk of this belt will be retained.

The main landscaping issue relates to the southern boundary of the site with the Honeymead Estate to ensure that adequate screening can be achieved. However there is limited planting space along this boundary and therefore the planting proposed is considered acceptable due to this constraint.

10.5 Access

Access was committed as part of the outline application with conditions requesting full details of the internal layout of the site, including roads, footways, cycleways, buildings, visibility splays, parking provision, surface water drainage and street lighting systems, a construction management plan, the provision of a footway/cycleway of a minimum of 2.5m wide on the eastern side of March Road between the proposed site access and the existing footway network to the south terminating at Honeymead Road, and a Travel Plan.

The internal arrangement of the site has been the subject of amended plans following discussions with the Cambridgeshire County Council Highway Authority.

Following receipt of amended plans the Local Highway Authority raises no objection subject to the imposition of further conditions relating to the future management and maintenance of the proposed streets within the development and detailed plans of the roads/footways/cycleways and drainage.

The parking provision throughout the site conforms to the required standard set out in Appendix A of the Fenland Local Plan. Visitor car parking spaces are also located throughout the scheme.

Bin collection points are positioned at specific locations throughout the scheme where private drives are located and turning heads are positioned to allow for the manoeuvrability of the refuse vehicles. Overall the proposal accords with the Policy LP16 and to the RECAP SPD.

Other Considerations

Ecology – a series of assessments were submitted with the outline planning application and subject to a number of conditions including bird and bat roosting features. The Council's Ecologist is satisfied with regard to the impact on biodiversity.

Fire hydrants – condition secured on outline planning permission.

Archaeology – condition secured on outline planning permission

11 CONCLUSIONS

The details of this reserved matters scheme are considered to be acceptable having regard to the relevant policies.

12 RECOMMENDATION

APPROVAL subject to the conditions listed below

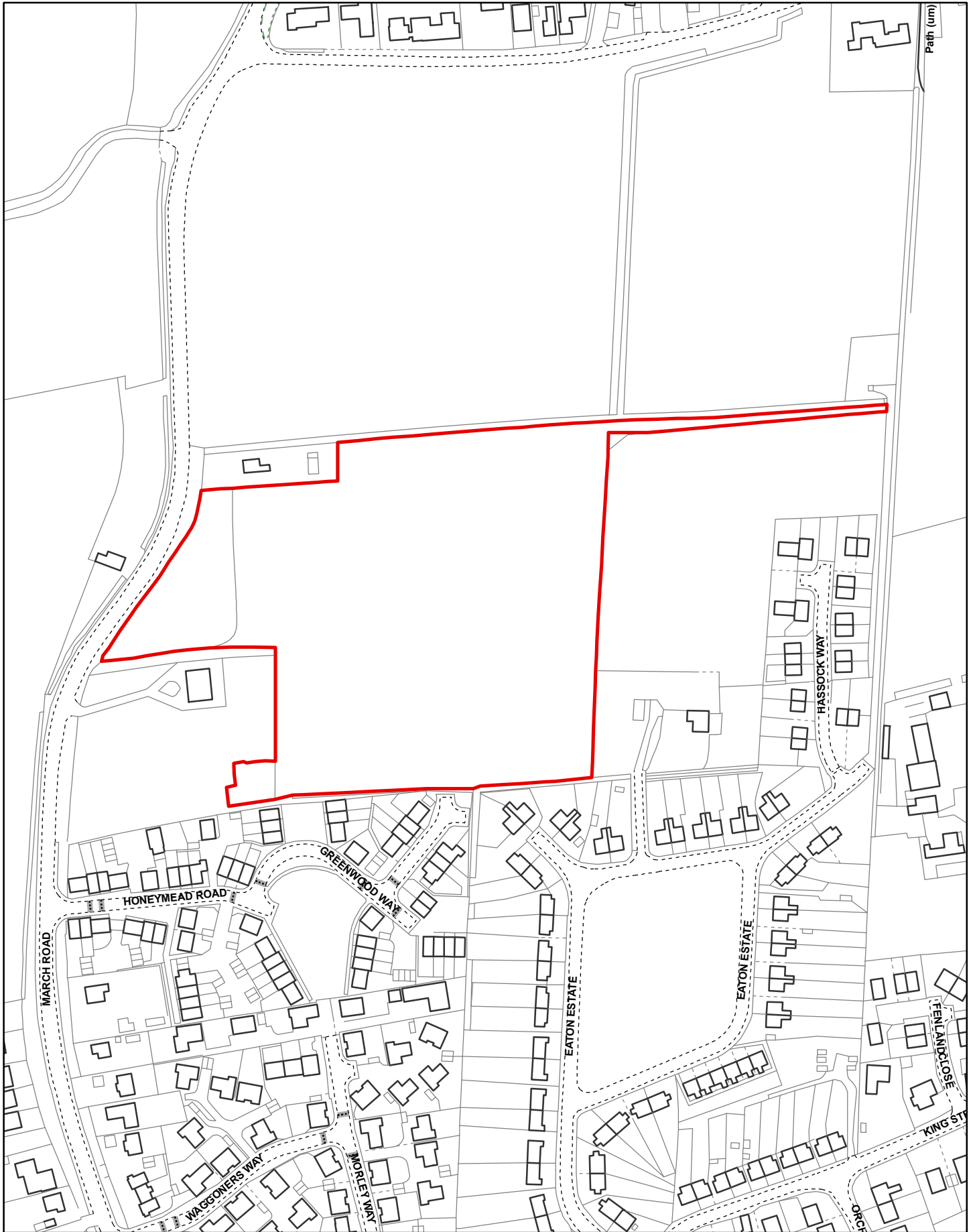
Conditions

1	<p>Prior to the commencement of development a satisfactory scheme of external finishes shall be submitted to and approved in writing by the Local Planning Authority and the work executed in accordance with the approved scheme.</p> <p>Reason - To safeguard the visual amenities of the area and in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
2	<p>Prior to the commencement of development a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.</p> <p>Reason – In order to ensure that the site meets the crime prevention in accordance with Policy LP17 of the Fenland Local Plan 2014.</p>
3	<p>Prior to commencement of development details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).</p> <p>Reason - To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policy LP15 of the Fenland Local Plan, 2014.</p>
5	<p>Prior to the first occupation of any of the dwellings hereby approved, the road(s), footway(s) and cycleway(s) shown on drawing No. B SL.01 Rev H, shall be constructed to at least binder course surfacing level to the adjoining adopted highway in accordance with the details approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.</p> <p>Reason - To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with Policy LP15 of the Fenland Local Plan, 2014.</p>
6	<p>Prior to commencement of development details of all vehicular access construction and drainage measures shall be submitted to and approved by</p>

	<p>the Local Planning Authority in consultation with the Local Highway Authority to ensure the prevention of surface water run-off onto the adjacent public highway or land proposed to be public highway. The development shall be carried out in accordance with the approved details and thereafter maintained and retained.</p> <p>Reason - To ensure satisfactory development of the site and a satisfactory standard of highway design and drainage in accordance with Policy LP15 of the Fenland Local Plan, 2014.</p>
8	<p>The garages hereby approved shall only be used for the parking of domestic vehicles and for no other purpose.</p> <p>Reason – To ensure that adequate parking provision is retained across the site in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
	Approved Plans

Informatives:

095	Compliance with SI 2012 No 2274
093A	Bins Informative
094A	CNC
018B	Middle Level – Legal Obligation
096	In or adjacent to a settlement – monitoring*



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F/YR17/0039/RM

Scale = 1:2,500





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REV	DESCRIPTION	DATE	BY	CHKD
A	Final submitted drawings	12.12.16	MP	MP
A1	Plot 1 changed to FT 1848-A & 20.02.17	20.02.17	MP	MP
A2	Final submitted drawings	07.03.17	MP	MP
B	Final submitted drawings	15.03.17	MP	MP
C	Droped notes added by update	25.04.17	PK	MP
D	Droped notes added by update	06.05.17	MP	MP
E	Droped notes added by update	15.05.17	MP	MP
F	Droped notes added by update	16.05.17	MP	MP
G	Droped notes added by update	18.05.17	MP	MP
H	Droped notes added by update	02.03.05.17	MP	MP
J	Droped notes added by update	23.05.17	MP	MP

KEY:
 - Yellow line: Has subject's boundary
 - Blue line: Has subject's boundary
 - Red line: Has subject's boundary
 - Green line: Has subject's boundary
 - Orange line: Has subject's boundary
 - Purple line: Has subject's boundary
 - Grey line: Has subject's boundary
 - Black line: Has subject's boundary
 - White line: Has subject's boundary
 - Dotted line: Has subject's boundary
 - Dashed line: Has subject's boundary
 - Solid line: Has subject's boundary
 - Thick solid line: Has subject's boundary
 - Thin solid line: Has subject's boundary
 - Thick dashed line: Has subject's boundary
 - Thin dashed line: Has subject's boundary
 - Thick dotted line: Has subject's boundary
 - Thin dotted line: Has subject's boundary
 - Thick solid line with dots: Has subject's boundary
 - Thin solid line with dots: Has subject's boundary
 - Thick dashed line with dots: Has subject's boundary
 - Thin dashed line with dots: Has subject's boundary
 - Thick dotted line with dots: Has subject's boundary
 - Thin dotted line with dots: Has subject's boundary

PLANNING
 Building 305, The Grange, Ramsey Road, Hockwhey, SO1, UK
 T: 01794 30720 F: 01794 30725 www.thrivearchitects.co.uk

thrive architects
 Ramsey Office
 Building 305, The Grange, Ramsey Road, Hockwhey, SO1, UK
 T: 01794 30720 F: 01794 30725 www.thrivearchitects.co.uk

PROJECT
 March Road
 Wimlington
 For: Matthew Homes

DRAWING
 Site 'A'
 Site Layout
 Reserved Matters Application

SCALE
 1:500 @ A0

DATE
 23/08/16

AUTHOR/CHKD
 CP MD/MP

JOB NO.
 MATT150610

DRAWING NO.
 A SL01

REV
 J

CLIENT REF.
 J

PRIVATE House Type	No of Bedrooms	SqFt	No	Total SqFt
766	2	766	2	1532
998	2	998	6	5988
1102	3	955	18	17190
1102	3	1102	6	6612
1334	4	1334	2	2668
1421	4	1421	10	14210
1557	4	1557	14	21798
1848	4	1848	1	1848
1848-A	4	1862	5	9310
TOTALS			67	84554