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**F/YR17/0682/F****Applicant: Mr D Wyatt  
Construct Reason Ltd****Agent : Mr R Briscoe  
Peter Humphrey Associates Ltd****Land North Of 37 - 45, King Street, Wimblington, Cambridgeshire****Erection of 37 x single-storey dwellings comprising of 26 x 2-bed and 11 x 3-bed with associated garages involving the demolition of existing dwelling and outbuildings and formation of vehicular access****Reason for Committee: Officer's recommendation is at variance to that of the Parish Council.**

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## **1 EXECUTIVE SUMMARY**

The proposal is a full application for the erection of 37 bungalows on agricultural land/former nurse site on the edge of Wimblington which is considered to be a Growth Village in Policy LP3 of the Fenland Local Plan. For these settlements, development and new service provision either within the existing urban area or as small village extensions will be appropriate. The development would be considered as a medium sized extension. However, this would not necessarily make the proposal unacceptable and in this instance the principle of this development in this location is considered to comply with Policy LP3.

The concerns of the Parish Council have been carefully considered. Whilst the development will increase the traffic along King Street and junction with A141, the technical data demonstrates that there is capacity for the increase in traffic.

Traffic and the other concerns have been given appropriate weight in the assessment. However, the conclusion is that the development would be consistent with Policies LP1, LP2, LP3, LP12, LP15, LP16 and LP19 of the Fenland Local Plan 2014. The proposal would also be consistent with Paragraphs 17, 32, 34 – 37, 39, 56-61 and 203-206 of the NPPF.

With regard to Paragraph 7 and 14 of the NPPF, the development also represents sustainable development as there are significant benefits and no significant adverse effects which would outweigh approving the application. The recommendation is therefore for approval.

## **2 SITE DESCRIPTION**

- 2.1 The proposed development site measures 1.7ha and is principally in agricultural use with some areas in horticultural use. It sits behind linear development fronting King Street.
- 2.2 Currently access can be gained from these properties and from an access track which runs along the western boundary.
- 2.3 The site is to the north east of the built form of Wimblington, but is considered to be adjacent to it. To the east of the site is the A141.

- 2.4 A drainage dyke runs north south through the approximate centre of the site and another one makes up the northern boundary of the site running east west.
- 2.5 The site is bounded by mature hedgerow along the western, northern and eastern boundaries. To the south the site abuts the rear gardens of 41, 43 and 45 King Street. No 41a is within the site and will be demolished to provide an access to the larger backland area. A 30m buffer of agricultural land will be retained behind No 37,39, 39a, 39b and 39c.
- 2.6 Within the site are two lines of Willow trees to the rear of 43 King Street which have the potential to become a significant landscape feature over time. The site lies within Flood Zone 1.

### **3 PROPOSAL**

- 3.1 The proposal is a full application for 37 single storey dwellings consisting of 11 x 3 bed and 26 x 2-bed, with garaging and parking. The application site is smaller than the one proposed as part of a pre-application enquiry submitted to the Council in 2014. The pre-application community consultation exercise undertaken by the agent also promoted this larger site where 66 dwellings were proposed.
- 3.2 No 41a is to be demolished to allow for the new access. A replacement dwelling will be included within the development site.
- 3.3 The application has been amended during processing. The number of dwellings proposed has been reduced by one. This will allow for the retention of the Willow trees, within an area of public open space. The boundary hedges are also to be retained.
- 3.4 New planting and a post and rail fence will complete the western boundary. Along the northern and eastern boundary, new native trees will be planted within the existing hedgerow and additional planting and post and rail fencing will complete any open gaps.
- 3.5 Across the southern boundary and alongside the new access road, new planting is proposed.
- 3.6 The house types are: 3 bed (Lambourne, Waveney, Waveney G, Leiston); and 2 bed (Southwold, Dunwich, Wisteria, Aldburgh). The replacement dwelling has 2 x beds. The materials are listed in full on drawing 09 rev B.
- 3.7 In summary, all the dwellings will be built from yellow buff brick. Some will have red/brown plinths etc. Roof tiles will be either blue/grey slate or red/brown pantiles.
- 3.8 At least one garage will be provided to each plot. Materials to match. At least two parking spaces are provided for each plot.
- 3.9 The majority of the new road through the site will be adopted. 13 houses (off 3 x cul de sacs) will be served by a private shared driveway. Vehicular, pedestrian and cycle access to the site will be provided from the north side of King Street in the form of a simple priority junction located between No's. 41 and 43 King Street, approximately 16m east of junction with Meadow Way and 70m from the A141/ King Street junction. New footways extend around the junction radii into King Street where a dropped kerb tactile pedestrian crossing point will provide connection to the existing footway on the south side of King Street.

- 3.10 A Transport Assessment; Travel Plan; Statement of Community Consultation; Drainage Strategy as amended; Ecology Report; Flood Risk Assessment; Contamination Report; and Viability Assessment have been submitted as supporting documents.
- 3.11 The Transport Assessment concluded: there is a good range of local amenities and services within walking and cycling distance of the proposed development and the local area is well served by a network of footways and footpaths. The existing cycling infrastructure within the vicinity of the proposed development largely comprises the local street network (subject to a 30mph speed limit); analysis demonstrates that the site is accessible via King Street / Norfolk Street and Meadow Way / Norman Way and Fuller's Way which provide good connectivity to the centre of the village and beyond.
- 3.12 The review of local bus services demonstrated that there is a good frequency of services accessible from bus stops on Norfolk Street and March Road, providing links to local town and cities including March, Wisbech, Whittlesey Chatteris, Cambridge and Peterborough.
- 3.13 The results of the capacity assessments that were undertaken demonstrate that the impact of the proposed development on the local highway network will not be significant for those junctions that were assessed; all of the junctions are forecast to operate within capacity in all the highway modelling scenarios. On the basis of the results obtained it is considered that off-site junction improvements will not be necessary to mitigate the impact of the proposed development traffic.
- 3.14 The Statement of Community Involvement reported on the consultations undertaken prior to the submission of the application. On 12<sup>th</sup> July 2016 the developer's team met with the Parish Council. A much larger site was presented. This included land to the rear with an additional 31 bungalows- approximately 66 in total. Of these 17 were proposed as affordable dwellings.
- 3.15 A Public Meeting was held on 28<sup>th</sup> July 2016 in the Parish Hall. Officers have reviewed the details of the exercise and conclude that this was organised in accordance with the District Council's guidelines. However, following scrutiny of the feedback forms, Officers conclude that 18 were in favour and 4 against and not 24 in favour, 5 against, as reported in the document.
- 3.16 The Drainage Strategy as amended proposes to drain the surface water into the dyke along the northern boundary via a new connection and controlled discharge rates and attenuation capacity. The existing dyke running through the site is to be filled in where it crosses the site, with no surface water being drained into the retained part of the dyke which falls outside the application site.
- 3.17 The Viability Assessment indicates that if an offsite contribution towards affordable housing (£540,000) and other S106 contributions were provided, the site would not be viable, even with a reduced profit level.
- 3.18 Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OT8PY8HE06P00>

#### **4 SITE PLANNING HISTORY**

None relevant to this application.

#### **5 CONSULTATIONS**

##### **5.1 *Wimblington Parish Council***

11.11.17. Object. This development will take us over our threshold as per the Local Plan. We have serious reservations about the congestion that will be caused in King Street and Norfolk Street which already have major traffic issues at certain times of the day. The entrance/exit to this development will be on a bus route and we have had occasions already where the bus cannot get through the streets and even domestic vehicles struggling to get through. On average these days families have at least two vehicles per household and this will exacerbate the problems we already see in this area. There are also flooding issues in Fenland Walk.

We held a public meeting on 19 September to let residents put their points across to the Parish Council. The meeting was attended by 35 people. We asked for residents to sign an objection or support sheet and 15 people signed objecting to the development and 7 signed in support. Others indicated they would prefer to write to FDC themselves.

Highways comments dated 5.10.17 don't appear to have addressed our previous comments.

##### **5.2 *CCC Lead Local Flood Authority***

Following extensive negotiation and amendments:

05.02.2018. Since our last objection letter dated 19th December we have received an updated surface water strategy and Indicative Drainage Layout (1901.04 – Rev D). We can confirm this addresses our concerns as follows:

1. The use of the 'ditch' to the north of the site has been clarified within the latest report. Rather than a conveyance feature, the 'ditch' will be adapted to enable it to provide attenuation
2. The Hydrobrake has been moved to the corner of the development site rather than being located outside of the site boundary.

Given the above we can remove our objection and recommend the following condition:

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles, 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 development is completed.

The scheme shall include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) Full details of the proposed attenuation and flow control measures;

- e) Site Investigation and test results to confirm infiltration rates;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Full details of the maintenance/adoption of the surface water drainage system; and
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

Reason

To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.

### **5.3 FDC Environmental Health**

22.11.2018 The Environmental Health Team have no objections to the principle of the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate once developed.

However, there is a residential end use is proposed, and it appears that there has been a potential commercial use on the site (Nursery). The site does therefore require, as a minimum a phase 1 / desk study to ascertain if the former land use has the potential for pollutant linkages to exist. Additionally the applicants have not provided any information regarding the potential for noise disturbance to neighbouring residents as part of the development. The applicants should consider how activities will impact upon existing dwellings; ideally this should be submitted as a construction management plan.

08.01.2018. The Environmental Health Team note and accept the submitted Phase 1 / desk study report in response to ascertaining if the former land use has the potential for pollutant linkages to exist.

As potential sources of pollution have not been identified, no further investigation is considered necessary. We welcome the recommendation stated in the Phase 1 report if during development unforeseen ground conditions are identified, no further work should be undertaken until further examination is undertaken; therefore the unsuspected contamination condition should be applied.

### **5.4 PCC Wildlife Officer**

14.11.2017. Thank you for the opportunity to comment on the revised details relating to this application which I note is accompanied by an Ecology Report (June 2017). Based on the information provided, I have the following additional comments to make with regard to protected species and habitats.

#### Protected Species & Habitats:

I am satisfied that the Site Layout Drawing more clearly identifies those trees and sections of hedgerows proposed for retention, with new native species hedging and trees to be planted. This addresses earlier concerns regarding the significant loss of trees and shrubs, however I note that the Tree Officer has also requested full details of tree protection measures etc. to be submitted for approval. I would recommend that the area of public open space is enhanced for biodiversity, for example by the use of wild-flower seeding or installation of a wildlife pond.

Nesting Birds: The ecology survey confirmed that the application site currently supports a range of breeding bird species (despite a full breeding bird survey not having been carried out); this included two 'amber listed' species (bullfinch and dunnock). This further highlights the current ecological value of hedgerows, scrub and trees within the application site and the need to retain and enhance existing vegetation as set out above. Notwithstanding the wider habitat losses, I would recommend that a suitably worded condition be attached requiring the avoidance of site clearance works during the breeding season (1st March to 31st August), or where this is not possible, that a suitably qualified ecologist first carries out a survey to establish that nesting birds are not present or that works would not disturb any nesting birds.

I would also request that as per the ecology report recommendations, a minimum of 20 bird nesting features are installed that cater for a number of different species such as House Sparrow, Starling & Swift. Details regarding numbers, designs and locations should be provided by the applicant which would be acceptable via a suitably worded condition.

Bats: The application site is likely to support foraging bats. I would therefore request that as per the ecology report recommendations that a minimum of 10 bat roosting features are incorporated into the new dwellings to provide suitable bat roosting habitat. The above detail should be provided by the applicant which would be acceptable via a suitably worded condition.

#### **5.5 CCC 106 Officer**

Only education contributions requested:

£73,848 ( 4 places) towards new early years classroom at Thomas Eaton Primary Academy; £49,334 (2 places) towards Cromwell Community College (capital programme for expansion year 7 to 8).

#### **5.6 CC Crime Prevention**

I have viewed the documents in relation to community safety, crime and disorder. A crime and incident search for the Wimblington policing area covering the last 12 months shows that it is an area of low risk to the vulnerability of crime.

The submission appears to propose an acceptable development and layout, I note that there is no mention within the Design and Access or Planning statements regarding security/crime prevention. In compliance with the NPPF and PPG 'Planning should address crime prevention', this office would be happy to discuss Secured by Design and other measures to mitigate against crime and disorder with the applicant as this application progresses.

#### **5.7 FDC Housing Strategy Officer**

Policy LP5 of the Fenland Local Plan seeks 25% affordable housing on all development sites on which 10 or more dwellings are proposed. Applications for 37 dwellings or fewer can be discharged by way of a financial contribution rather than on site provision. This equates to 9 dwellings in this instance.

If the applicant chooses to provide a financial contribution rather than seek an RP partner to deliver the on site affordable housing, the affordable housing financial contribution will be calculated in accordance with the mechanism provided in the Local Plan policy and as follows:

- The applicant should submit the necessary open market values of homes which would otherwise have been affordable housing to FDC.
- FDC will assume that RPs would usually pay 55% of OMV for a rented dwelling and 65% of OMV for a shared ownership dwelling.

- FDC will assume that 70% of all affordable homes will be rented tenure and 30% will be shared ownership tenure.
- Housing mix to be agreed

### **5.8 FDC Tree Officer**

30.08.17- The proposed layout assumes the removal of all trees/shrubs on site with potential impacts on trees on adjacent land.

The lines of willow to the rear of 43 King Street have the potential to become a significant landscape feature over time. Whilst other trees may not have the same long-term potential, as a group feature the trees on site are an important feature.

The applicant needs to provide further information including an arboricultural impact assessment and method statement (for the protection of trees on neighbouring land), including the appropriate constraints/protection plans. The ecological report recommends the replacement of each tree lost by 2 new trees and the applicant needs to confirm that this is feasible prior to determination.

### **Comments on the amended scheme to be reported**

### **5.9 Anglian Water**

No assets owned by Anglian Water or those subject to an adoption agreement are within the development site boundary.

The foul drainage from this development is in the catchment of Doddington Water Recycling Centre that will have available capacity for these flows.

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

### **5.10 Cambridgeshire Fire and Rescue Service**

Request Fire Hydrants

### **5.11 CCC Highways**

05.10.17. The accident data at the junction of Kings Street/A141 doesn't suggest that there is an existing highways safety problem. There doesn't appear to be a trend of accidents that suggests there is an issue with the design of the junction. The accidents that have occurred are likely to be down to driver error, poor weather or a combination of both.

The junction of Kings Street/A141 currently has a high reserve capacity within the junction and can accommodate the traffic generated by the proposed 38 dwellings without the need for additional infrastructure.

14.02.2018. Where the footways transition from 2.0m down to 1.5m, a longer taper will need to be introduced, but I am satisfied this can be easily addressed at detailed design stage.

Further to receiving the attached, I have no highway objections subject to the following condition recommendations;

- 1.) No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the 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 198 or a Private Management and Maintenance Company has been established).  
Reason- To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard. Include informative HDMI 2
- 2.) No works shall commence on site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.  
Reason- To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.
- 3.) Prior to the first occupation of any dwelling the road(s) and footway(s) shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved in writing by the Local Planning Authority in consultation with the Highway Authority.  
Reason- To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.
- 4.) Prior to the first occupation of the development visibility splays of 2.0m x 2.0m shall be provided each side of the vehicular access measured from and along the back of the footway. Such splays shall be thereafter maintained free from obstruction exceeding 0.6m above the level of the footway.  
Reason - In the interests of highway safety and in accordance with Policy LP15.
- 5.) Prior to first occupation of the development hereby approved, visibility splays shall be provided as shown on the approved plan and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.  
Reason - In the interests of highway safety and in accordance with Policy LP15.
- 6.) The accesses to each property shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway/access road, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority prior to the first occupation of the dwelling.  
Reason- To prevent surface water discharging to the highway.
- 7.) Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out in accordance with submitted plan 2769-WSP-00-XX-DR-TP-00 P02 and constructed to written satisfaction of the Local Planning Authority.



Reason- In the interests of highway safety and to ensure satisfactory access into the site.

- 8.) Prior to first occupation of the development hereby approved, a 1.5m wide footway along King Street shall be laid out in accordance with submitted plan 2769-WSP-00-XX-DR-TP-00 P02 and constructed to written satisfaction of the Local Planning Authority.

Reason - In the interests of highway and pedestrian safety

- 9.) Prior to the first occupation of the development the proposed on-site parking shall be laid out in accordance with the approved plan and thereafter retained for that specific use.

Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

### **5.12 Refuse Collection Team**

13.02.18. The Highway Layout now shows the swept path for a dustcart and confirms the vehicle can turn. The Site Layout Plan still does not show any shared bin collection points for properties served by shared private driveways (plots 17-20, 27-29 & 7-12). An area next to the public highway would need to be allocated as a bin collection point for properties served by these private drives.

### **5.13 Environment Agency**

01.02.2018. We have reviewed the information provided and have no comment to make on this application.

### **5.14 CCC Archaeology**

Our records indicate that the site lies in an area of high archaeological potential. Roman sub-surface features have previously been identified on the northern boundary of the proposed development area (Cambridgeshire Historic Environment Record reference MCB17554), with further evidence of Prehistoric and Roman occupation being discovered to the north and east during the construction of the March to Chatteris pipeline (for example, MCB17553, MCB17555, MCB17556). Archaeological investigations to the north west at March Road revealed evidence of Iron Age and Roman settlement and occupation (ECB4197), with evidence of Roman and medieval occupation to the east at Eastwood End (MCB18530). To the south, archaeological investigations have revealed evidence of Prehistoric (MCB16492), medieval (MCB17215) and post medieval features (MCB17779). It is therefore considered highly likely that important archaeological remains survive in this area and that these could be severely damaged or destroyed by the proposed development.

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG.

No demolition/development shall take place until a written scheme of archaeological investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

- The statement of significance and research objectives;

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. *This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.*

Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

### **5.15 Local Residents/Interested Parties**

#### **Objector**

One letter of objection was received. Concerns include:

Whilst I am pleased to see that the number of dwellings has been downsized from the plans which I viewed sometime back, I still think that there are various issues against this development.

Traffic problems in the village and King Street as vehicles park on the pavements.

Bus services for the village sometimes cannot get through.

The access road for the proposed bungalows is very close to the junction with the A141. This is a dangerous junction.

Pressure on GP Surgery

I do not think we have the infrastructure or recreational facilities for further population expansion.

#### **Supporters**

Two letters of support have been received. Comments include:

Any development in this area of the village should be supported, as being near the Centre, it will bring more people into the vicinity of our village pub and shop. Both need support and anything that helps them to prosper can only be a good thing. I therefore support this application

Much needed in the village. We hope it is supported as it was at the public meeting.

#### **Representations**

One letter received supporting the application but expressing concern about drainage into the dykes to the south and east of the site.

## **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)**

### **National Planning Practice Guidance (NPPG)**

Paragraph 2: Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise;

Paragraph 7- The three dimensions to sustainable development.

Paragraph 11 – 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, 34 – 37, 39: Promoting sustainable transport

Paragraph 47 – Housing land supply

Paragraph 56-61: Requiring good design

Paragraphs 203 to 206 – Planning conditions and 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

LP5 – Meeting Housing Need

LP12 – Rural Area Development Policy

LP13 – Supporting and Mitigating the Impact of a Growing District

LP15 – Facilitating the creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP19 – The Natural Environment

## **8 KEY ISSUES**

- **Principle of Development**
- **Five Year Housing Land Supply**
- **Character and Amenity**
- **Highways and infrastructure**
- **S106 Contributions**
- **Biodiversity**
- **Drainage**
- **Sustainability**
- **Planning Balance**

## **9 ASSESSMENT**

### **Principle of Development**

- 9.1 The main policy documents which are relevant to the consideration of this application are the Fenland Local Plan 2014 and the NPPF. The weight that should be attributed to these policies and documents are considered below.
- 9.2 Policy LP3 defines Wimblington as a Growth Village where development and new service provision either within the existing urban area or as a small village extension will be appropriate. The proposal is for 37 dwellings which in this instance would be considered as a medium sized extension. However, this would not necessarily make the proposal unacceptable, in which case the proposal should be considered against other policies within the Local Plan.
- 9.3 LP12 Part A provides further guidance and highlights that new development will be supported where it contributes to the sustainability of the settlement and does not harm the wide open character of the countryside. To ensure this there are a number of criteria expressed in this policy, namely (a) - (k). These criteria, in summary, seek to achieve compliance with the settlement hierarchy in terms of amount of development whilst also ensuring that developments respond to the existing built form and settlement character, retain and respect existing features of

the site and the locality, respect biodiversity and ecology and provide appropriate servicing etc.

- 9.4 The proposal is considered to comply with these criteria and will be considered in more detail below.
- 9.5 Policy LP12 Part A (i and ii) 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.
- 9.6 The 15% threshold for Wimblington would be exceeded if this development is permitted (94 permitted against a threshold of 116). Therefore the applicant undertook a public consultation exercise on 28<sup>th</sup> July 2016. Officers have examined the process and are satisfied that this was fit for purpose and in accordance with the guidelines set out in LP12 and as subsequently published on the Council's website. The result was 82% in favour, 18% against the proposal.
- 9.7 Following submission of the application, the Parish Council held a public meeting on 19 September to let residents put their points across to the Parish Council. The meeting was attended by 35 people. They asked for residents to sign an objection or support sheet and 15 people signed objecting to the development and 7 signed in support. Others indicated they would prefer to write to FDC themselves.
- 9.8 Although the public consultation exercises undertaken by the applicant and the Parish Council produced different results, with regard to compliance with the relevant part of LP12A (i and ii) the applicant's consultation meets the requirements of the policy which demonstrated at that time that there was a majority in favour of development in that location. The principle of development would therefore be in conformity with Policies LP3 and LP12 Part A (i and ii) of the Fenland Local Plan 2014.
- 9.9 Due regard must also be given to the recent appeal decision relating to F/YR14/0838/O in which the Planning Inspector concluded that: if is scheme was otherwise acceptable a lack of community support, in the context of LP12, should not result in a scheme being refused. The Inspector further noted that it was 'highly unusual for any new housing scheme to be supported by the local community [.....]'. This appeal decision is clearly material to the consideration of the current application and the support or otherwise of the local community should not be the determinant of whether the scheme is acceptable.

#### **Five Year Housing Land Supply**

- 9.10 Under the NPPF, Local Planning Authorities are required to have and to be able to demonstrate a five year supply of housing. The Council's five year land supply was recently tested on appeal in relation to a proposal for 6 dwellings on land south west of Syringa House, Upwell Road, Christchurch (reference No. F/YR16/0399/O). The Inspector in upholding this appeal and granting planning permission concluded, on the basis of the evidence presented to him, that the Council is currently unable to robustly demonstrate a five year land supply (the supply available is approximately 4.93 years).

- 9.11 The Inspector concluded that applications must be determined in accordance with the National Planning Policy Framework (NPPF). Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of housing. Paragraph 14 states that for the purposes of determining planning applications, this means that applications for housing can only be resisted where the adverse impacts of approving a scheme would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework when taken as a whole. In considering which policies are 'relevant policies' for the supply of housing, regard needs to be had to the outcome of the decision in *Richborough Estates Partnership LLP v Cheshire East Council and Suffolk Coastal DC v Hopkins Homes Limited* (2017) which was considered in the Supreme Court.
- 9.12 In summary this decision concluded that only those local plan policies relating to housing distribution and numbers are out of date and all other local plan policies remain relevant.
- 9.13 Whilst initially in response to this appeal decision the LPA took the view that Policies LP3, LP4 and LP12 were policies that influenced the supply of housing and as such were rendered out of date this view has been revisited given the outcome of an appeal decision which comes after the *Syringa House* decision. This most recent decision in respect of 2 no dwellings at land north-east of Golden View, North Brink, Wisbech (reference No. F/YR16/1014/F) clearly highlights that whilst LP3 and LP12 may have an effect on the supply of housing they are primarily concerned with directing most forms of development, including housing, to the most sustainable locations and limited development in the countryside for its protection and on this basis neither is a policy for the supply of housing.
- 9.14 Based on the above, there are no policies which influence the supply of housing in this case. Policies LP3 and LP12 remain relevant to the assessment of the application.

#### **Character and Amenity**

- 9.15 Policy LP16 seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area.
- 9.16 LP12 highlights that new development will be supported where it contributes to the sustainability of the settlement and does not harm the wide open character of the countryside. To ensure this there are a number of criteria expressed in this policy namely (a) - (k). These criteria, in summary, seek to achieve compliance with the settlement hierarchy in terms of amount of whilst also ensuring that development responds to the existing built form and settlement character, retains and respects existing features of the site and the locality, respects biodiversity and ecology and provides appropriate servicing etc.
- 9.17 Ecology will be dealt with separately below but the proposed development of 37 single storey dwellings on agricultural/ horticultural/ garden land devoid of any specific features (except for the retained Willow trees), to be served off one main access road off King Street, is considered to comply with these criteria as it would not compromise the existing settlement character or streetscene. Subject to suitable conditions, the proposal is considered to comply with LP12.

- 9.18 The layout of the proposed development is led by the location of the new access, resulting in two main spine roads: north south and east west with 3 x small private cul de sacs off these adopted roads. This layout provides an acceptable level of amenity and parking, the adopted roads also show adequate turning for large refuse vehicles.
- 9.19 The density of the site equates to 21.8 dwellings per hectare which in this edge of village location is considered to be commensurate with the general grain of the more modern new developments within the vicinity.
- 9.20 A range of materials is proposed. The external appearance of the dwellings is set out on the plan for each house type. These are considered to be acceptable.
- 9.21 Policy LP2 and LP16 (e) seek to ensure that development does not adversely affect the amenity of neighbouring or future occupiers. The Environmental Health Team has no objection to the development but consider that a construction management plan is needed to reduce detrimental impacts during the construction phase. This can be secured by condition.
- 9.22 The new access road and footpath to the development will be adjacent to Nos 41 and 43 King Street, approximately 9m from the side elevation of each property. This distance is consistent with other "corner plots" within the newer estates in Wimblington. The traffic and footfall generated by the development is therefore not considered to impact on the occupiers to such an extent that it would be significantly detrimental.
- 9.23 The proposed single storey dwellings would not be detrimental to the amenity enjoyed by the residents of King Street backing onto the site due to the distance between the existing and proposed, and the scale (single storey) of the dwellings.
- 9.24 The amenity of the future occupiers of the development is also considered to be acceptable. The amount of private amenity space conforms to policy and adequate parking is provided. Although no shared bin collection points have yet been identified for the properties served by private roads, this can be secured by condition. The maximum distance is likely to be 30m.
- 9.25 The proposal is therefore considered to comply with Policy LP2 and LP16 (e).
- 9.26 In summary it is considered that the proposal would complement the overall character of the area and so would comply with policies LP12 and LP16.

### **Highways and infrastructure**

- 9.27 A Transport Assessment has been submitted with the application. It considered the transport impacts of the proposed development. The results of the capacity assessments that were undertaken demonstrate that the impact of the proposed development on the local highway network will not be significant for those junctions that were assessed; all of the junctions are forecast to operate within capacity in all the highway modelling scenarios.
- 9.28 The concerns of the Parish Council and objector are noted. However, subject to conditions the Highway Authority has no objection to the development.

- 9.29 There is a good range of local amenities and services within walking and cycling distance of the proposed development and the local area is well served by a network of footways and footpaths. The existing cycling infrastructure within the vicinity of the proposed development largely comprises the local street network (subject to a 30mph speed limit); analysis demonstrates that the site is accessible via King Street / Norfolk Street and Meadow Way / Norman Way and Fuller's Way which provide good connectivity to the centre of the village and beyond.
- 9.30 The review of local bus services demonstrated that there is a good frequency of services accessible from bus stops on Norfolk Street and March Road, providing links to local town and cities including March, Wisbech, Whittlesey Chatteris, Cambridge and Peterborough.
- 9.31 The proposal is therefore considered to be acceptable and comply with Policy LP15 of the Fenland Local Plan 2014.

### **S106 Contributions**

- 9.32 Policy LP5 requires off-site contributions towards affordable housing provision (9 dwellings). CCC has also requested £123,000 towards education provision. However, the applicant has submitted a Viability Assessment which has been considered by Officers.
- 9.33 The S106 Officer considers that the appraisal demonstrated that there are viability issues and it was therefore accepted that no contributions could be provided on the basis of viability. Upon completion of the viability review the Agent was contacted to determine whether his client was willing to make a contribution to infrastructure provision despite demonstrating the site was subject to viability constraints. Unfortunately on this occasion the Agent has advised that his client is unable to make any such contribution.
- 9.34 The submission includes 17.5% profit (including overheads) of the Gross Development Value. 20% profit is considered the minimum amount that a developer would usually require for a site of this nature.
- 9.35 All inputs were scrutinised in accordance with FDC's usual approach to viability assessments using the Homes and Communities Agency Development Appraisal Toolkit which allows for a consistent and systematic review of viability submissions.
- 9.36 In addition, Cambridgeshire County Council independently reviewed the viability submission and have accepted the findings as set out in this summary.
- 9.37 Therefore, no contributions are being offered or sought for this development.

### **Biodiversity**

- 9.38 The Officer has no objection to the development subject to the relevant conditions with regard to:
- The area of public open space is enhanced for biodiversity, for example by the use of wild-flower seeding or installation of a wildlife pond;
  - The avoidance of site clearance works during the breeding season (1st March to 31st August), or where this is not possible, that a suitably qualified ecologist first carries out a survey to establish that nesting birds are not present or that works would not disturb any nesting birds;

- A minimum of 20 bird nesting features are installed that cater for a number of different species such as House Sparrow, Starling & Swift. Details regarding numbers, designs and locations should be provided by the applicant; and
- A minimum of 10 bat roosting features are incorporated into the new dwellings to provide suitable bat roosting habitat.

9.39 With regard to trees, the application has been amended to retain the Willow Trees. The final comments from the Tree Officer will be reported. But it is considered that subject to a condition requiring an arboricultural impact assessment and method statement (for the protection of the retained trees), including the appropriate constraints/protection plans, the proposal complies with LP19 of the Local Plan.

### **Drainage**

9.40 Extensive negotiation has taken place between the developer and CCC Lead Local Flood Authority with regard to the surface water drainage from the site. The Drainage Strategy as amended proposes to drain the surface water into the dyke along the northern boundary via a new connection and controlled discharge rates and attenuation capacity.

9.41 The dyke running north south through the centre will be filled in where it crosses the site. No surface water will be drained into the retained part of the dyke which falls outside the red line. The Parish Council makes reference to flooding in Fenland Walk. However, it is not considered that the development will impact on this area as the surface water will drain north of the site.

9.42 It is noted that neither Anglian Water nor the Environment Agency object to the development. Policy LP3 contains a caveat for Wimblington insofar as new development will be appropriate provided that capacity at, or in the sewerage network leading to, the Waste Water Treatment Work in Doddington can be addressed.

9.43 Anglian Water has stated that the foul drainage from this development is in the catchment of Doddington Water Recycling Centre that will have available capacity for these flows.

9.44 With the above comments in mind, there are no issues with regards to sewage/ drainage and flooding which cannot be dealt with by planning condition.

### **Sustainability**

9.45 For the sake of completeness the scheme has also been assessed against Paragraph 7 of the NPPF. Paragraph 7 states:

9.46 *There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:*

- ***an economic role*** – *contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*

- ***a social role*** – *supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future*



*generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*

● ***an environmental role*** – *contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to Improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

9.47 In respect of this proposal the development of this site will further the sustainability objectives as follows:

*Economic Role*

9.48 The provision of housing, especially in light of the current deficiency in supply will contribute to the economic success of the District. It is recognised that the construction of the development would provide some employment for the duration of the work contributing to a strong responsive and competitive economy. It is also recognised that there would be a potential increased expenditure in local shops and pubs and other services. The proposal would score highly in terms of its economic role.

*Social Role*

9.49 The development would provide housing to assist in meeting the needs of existing and future generations. It would also support community facilities. Policy LP2, LP15 and LP16 of the Fenland Local Plan 2014 remain relevant with regard to residential amenity, good design and safe and convenient access. Paragraph 17 of the NPPF also sets out the core planning principles.

9.50 Paragraphs 203 to 206 of the NPPF deal with planning conditions and obligations. LP5 requires an affordable housing contribution equivalent to £540,000. However, the viability assessment prepared by the applicant indicates that this would render the scheme unviable. Furthermore, no education contributions are to be provided, which the County Council has accepted. Although this would go against the proposal, paragraph 205 requires local planning authorities to be sufficiently flexible to prevent planned development being stalled. The positive aspect of the proposal, namely increasing the mix of housing within the village by provided much needed 2/3 bed single storey accommodation would go some way to mitigating the affordable housing deficit. The proposal would therefore score well in terms of its social role.

*Environmental Role*

9.51 The site is adjacent to the built form of the settlement. Although it represents a medium sized village extension to the village, it would not have an adverse impact on the character and appearance of the area. The proposed development of 37 single storey dwellings on agricultural/ horticultural/ garden land devoid of any specific features (except for the retained Willow trees), to be served off one main access road off King Street, is considered not to compromise the existing settlement character or character of the wider area.

9.52 There is a good range of local amenities and services within walking and cycling distance of the proposed development and the local area is well served by a network of footways and footpaths. The existing cycling infrastructure within the vicinity of the proposed development largely comprises the local street network (subject to a 30mph speed limit); analysis demonstrates that the site is accessible

via King Street / Norfolk Street and Meadow Way / Norman Way and Fuller's Way which provide good connectivity to the centre of the village and beyond.

- 9.53 The review of local bus services demonstrated that there is a good frequency of services accessible from bus stops on Norfolk Street and March Road, providing links to local town and cities including March, Wisbech, Whittlesey Chatteris, Cambridge and Peterborough.
- 9.54 Subject to suitably worded planning conditions ecological interest will be protected and there would be minimal flooding/ drainage issues. With regard to the above matters the proposal is considered to have a neutral environmental role.

### **Planning Balance**

- 9.55 Paragraphs 9.1 to 9.44 of this Committee Report have considered the issues relevant to the proposal and concluded that the development would be consistent with Policies LP1, LP2, LP13, LP15, LP16 and LP19 of the Fenland Local Plan 2014. The proposal would also be consistent with Paragraphs 17, 32, 34 – 37, 39, 56-61 and 203-206 of the NPPF.
- 9.56 In the absence of a five year land supply where relevant policies which restrict the supply of housing can be considered out-of-date (Paragraph 14 of the NPPF) the weighted planning balance is tipped in favour of granting planning permission for sustainable development. Although the social role of the proposal falls short with regard to affordable housing provision and education provision, the balance of sustainability would be in favour of the development.

## **10 CONCLUSIONS**

- 10.1 The proposal is a full application for the erection of 37 bungalows on agricultural land/ former nurse site on the edge of Wimblington which is considered to be a Growth Village in Policy LP3 of the Fenland Local Plan. For these settlements, development and new service provision either within the existing urban area or as small village extensions will be appropriate.
- 10.2 The development would be considered as a medium sized extension. However, this would not necessarily make the proposal unacceptable and in this instance the principle of this development in this location is considered to comply with Policy LP3.
- 10.3 The concerns of the Parish Council have been carefully considered. Whilst the development will increase the traffic along King Street and junction with A141, the technical data demonstrates that there is capacity for the increase in traffic.
- 10.4 Traffic and the other concerns have been given appropriate weight in the assessment. However, the conclusion is that the development would be consistent with Policies LP1, LP2, LP3, LP12, LP15, LP16 and LP19 of the Fenland Local Plan 2014. The proposal would also be consistent with Paragraphs 17, 32, 34 – 37, 39, 56-61 and 203-206 of the NPPF.
- 10.5 With regard to Paragraph 7 and 14 of the NPPF, the development also represents sustainable development as there are significant benefits and no significant adverse effects which would outweigh approving the application. The recommendation is therefore for approval.

**11 RECOMMENDATION**  
**Grant with the following conditions attached**

Conditions

1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. No development shall commence until a construction management plan has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- Temporary facilities provided for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.
- routes for construction traffic
- hours of operation for the construction
- methodology and timings for the demolition of No 41a King Street
- noise and dust mitigation measures
- method of prevention of mud being carried onto highway
- pedestrian and cyclist protection
- traffic management and associated signage

Reason: In the interests of residential amenity in accordance with policy LP16 and the safe operation of the highway in accordance with policy LP15 of the Fenland Local Plan 2014.

3. Prior to the first occupation of the development visibility splays of 2.0m x 2.0m shall be provided each side of the vehicular access measured from and along the back of the footway. Such splays shall be thereafter maintained free from obstruction exceeding 0.6m above the level of the footway.

Reason - In the interests of highway safety and in accordance with Policy LP15.

4. The accesses shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway/access road, in accordance with a scheme to be submitted to and approved by the Local Planning Authority prior to the commencement of development.

Reason - In the interests of highway safety in accordance with Policy LP15 and LP16 of the Local Plan.

5. Prior to first occupation of the development hereby approved, visibility splays shall be provided as shown on the approved plan and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason - In the interests of highway safety in accordance with Policy LP15 and LP16 of the Local Plan.

6. No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the 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).

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 the interests of highway safety in accordance with Policy LP15 and LP16 of the Local Plan.

7. Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

8. Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out in accordance with submitted plan 2769-WSP-00-XX-DR-TP-00 P02 and constructed to written satisfaction of the Local Planning Authority.

Reason- In the interests of highway safety and to ensure satisfactory access into the site

9. Development shall not begin until a detailed surface water drainage scheme for the site, based on sustainable drainage principles.

The scheme shall include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
- d) Full details of the proposed attenuation and flow control measures
- e) Site Investigation and test results to confirm infiltration rates;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Full details of the maintenance/adoption of the surface water drainage system; and
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

Reason

To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.

10 No demolition/development shall take place until a written scheme of archaeological investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

- o the statement of significance and research objectives;
- o The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- o The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason- in the interests of safeguarding the heritage assets in accordance with LP18 of the Fenland Local Plan 2014

11. No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason -To prevent environmental and amenity problems arising from flooding.

12. Prior to commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:

- a) proposed finished levels;
- b) means of enclosure;
- c) hard surfacing, other hard landscape features and materials;
- d) existing trees, hedges or other soft features to be retained;
- e) planting plans, including specifications of species, sizes, planting centres number and percentage mix;
- f) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife; and
- g) management and maintenance details;

Reason - The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted and in accordance with Policy LP16 of the Local Plan.

13. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development and in accordance with Policy LP16 of the Local Plan.

14. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:

- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E);
- ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and E);
- iii) alterations including the installation of additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);
- iv) alterations to the roof of the dwelling house (as detailed in Schedule 2, Part 1, Class C);

Reasons-

- 1. To ensure that the Local Planning Authority retains control over the future extension, alteration and enclosure of the development, in the interests of protecting visual amenity and the character of this part of the area in which it is set.
- 2. To prevent overlooking of neighbouring properties, in the interest of the protection of residential amenity.
- 3. To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings
- 4. In order to control future development and to prevent the site becoming overdeveloped. In accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.

15. Prior to first occupation of the development hereby approved, a 1.5m wide footway along King Street shall be laid out in accordance with submitted plan 2769-

WSP-00-XX-DR-TP-00 P02 and constructed to written satisfaction of the Local Planning Authority.

Reason - In the interests of highway and pedestrian safety

16. No site clearance work shall take place which involves the removal of any trees during the bird breeding season (1st March to 31st August). If this is not possible, a suitably qualified ecologist shall first undertake a survey to establish that nesting birds are not present or that works would not disturb any nesting birds.

Reason- In the interests of nesting birds in accordance with LP16 and LP19 of the Fenland Local Plan 2014

17. Prior to the commencement of development details of a range of bat boxes or bat tiles for incorporation into the new dwellings shall be submitted to and approved in writing by the local planning authority. Details regarding numbers, designs and locations should be included. The development shall be built out including and in accordance with these approved details.

Reason- In the interests of nesting birds in accordance with LP16 and LP19 of the Fenland Local Plan 2014

18. Any external lighting shall be designed to be baffled downwards away from the northern garden area and boundary trees to minimise any potential disturbance to foraging bats.

Reason- In the interests of Policy LP19 of the Fenland Local Plan 2014

19 Prior to the first occupation of the development the proposed on-site parking shall be laid out in accordance with the approved plan and thereafter retained for that specific use.

Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

20. Prior to commencement of development details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.

Reason To ensure that the precise height of the development can be considered in relation to adjoining dwellings.

21.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 LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason- To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

22. Prior to the commencement of development details of a minimum of 20 bird nesting features to be installed on site that cater for a number of different species such as House Sparrow, Starling & Swift. Details regarding numbers, designs and locations shall be submitted to and approved in writing by the local planning authority. Details regarding numbers, designs and locations should be included. The development shall be built out including and in accordance with these approved details.

Reason- In the interests of nesting birds in accordance with LP16 and LP19 of the Fenland Local Plan 2014.

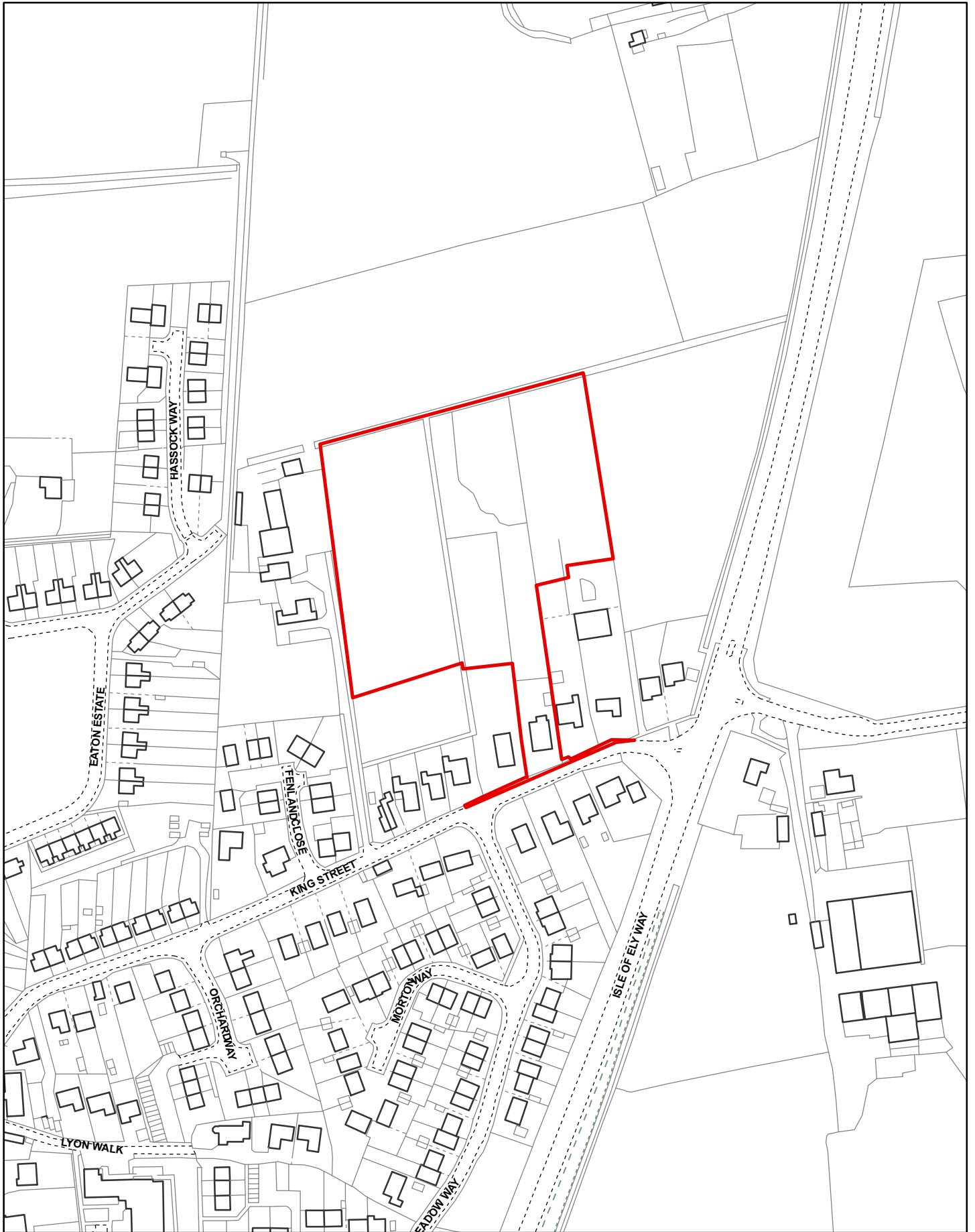
23. Prior to the commencement of development details of the bin collection areas proposed to serve plots 17-20, 27-29 & 7-12, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.

Reason- To ensure that the development complies with RECAP guidelines and residential amenity in accordance with Policy LP16.

24. Prior to the commencement of development hereby approved details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread and Root Protection Areas (RPA) [as defined in BS 5837 (2005)] of the Willow Trees within the proposed public open space shall be submitted to and approved in writing by the local planning authority. This should include details of the specification and position of fencing and of any other measures to be taken for the protection of the tree as shown on plan reference HUB.14:1.2C.

Reason -To ensure the wellbeing of the trees maintaining and enhancing the quality and character of the area in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.





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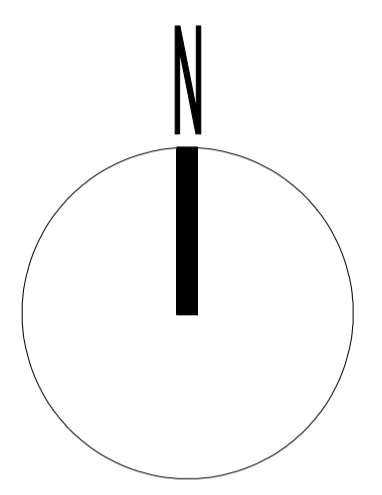


Accommodation Schedule

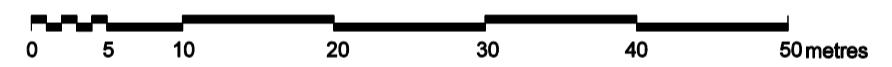
Market Sale Units

24no. 2 Bed Bungalows  
12no. 3 Bed Bungalows

Total - 36no. Units  
(plus replacement 41A)



For Schedule of House types and Drawing refs - refer to 5034/(SCH)\_09  
For External Landscape and Boundary Treatments - refer to 5034/(P)\_16



PROJECT Proposed Residential Development  
SITE King Street  
Wimblington  
March  
Cambridgeshire

DRAWING Site Layout

CLIENT Construct Reason Ltd

DATE May 2017 SCALE 1:500 @ A1 JOB No. 5034/(P) 15  
1:1000 @ A3

REV.	DETAILS	DATE
A	Plot arrangements for 27 - 29 adjusted to client comments	May 2017
B	External work layout revised following planning discussions	Oct 2017
C	Plot 4, 8, and 31 revised	Oct 2017
C	External Boundary Treatment / existing landscape notation and PLS added	Oct 2017
D	Schedule and references updated	Oct 2017
E	Road Alignment and geometry adjusted to MTC issue	Dec 2017
F	Road Curvature and Centreline Radius adjusted to MTC issue	Feb 2017

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Site Plan

WAVENEY 'G' BUNGALOW (Attached Garage Variation)

Schedule of Plots

Plot No.	As drawn	Variations
10	As drawn	



Side Elevation



Front Elevation

Interlocking Tile Roof

Cast Stone Lintel

UPVC casement Windows

Cast Stone Sill



Side Elevation

Up and Over Garage Doors

UPVC casement Windows

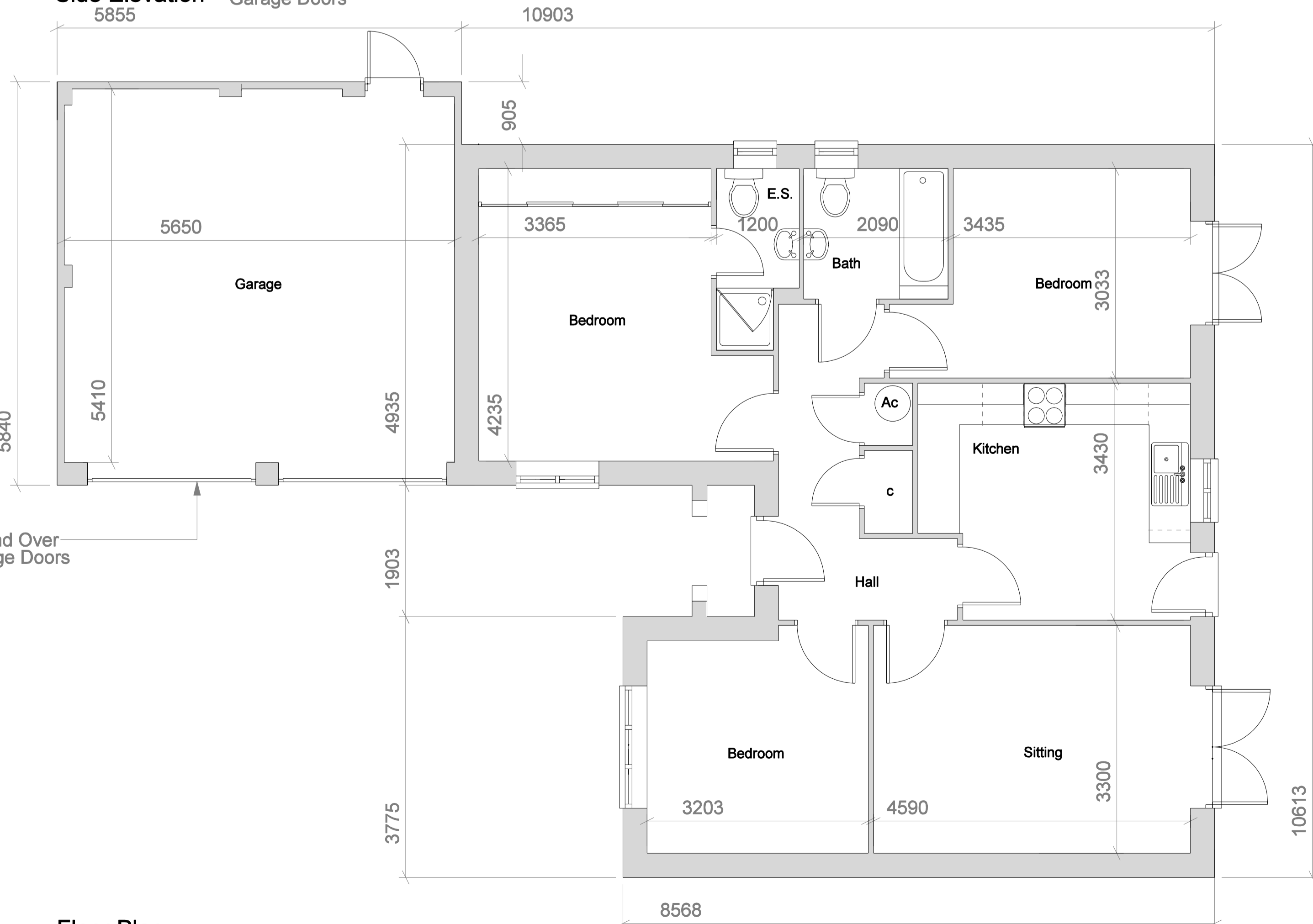


Rear Elevation

Interlocking Tile Roof

White Half Round Gutter and matching downpipes

UPVC French Doors



Floor Plan

Refer to 5034/(P) 09 for External Material Colours

**Peter Humphrey Associates**  
ARCHITECTURAL DESIGN AND BUILDING

PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT  
SITE  
LAND OFF, KING STREET  
WIMBLINGTON, CAMBS

DRAWING  
WAVENEY 'G' BUNGALOW  
CLIENT  
CONSTRUCT REASON

DATE AUGUST 2016 SCALE 1:50 @ A1 1:100 @ A3 JOB No: 5034 / (P) 29

REV.	DETAILS	DATE
A	Schedule updated to reflect revised site arrangement	Oct 2017

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**SOUTHWOLD BUNGALOW**



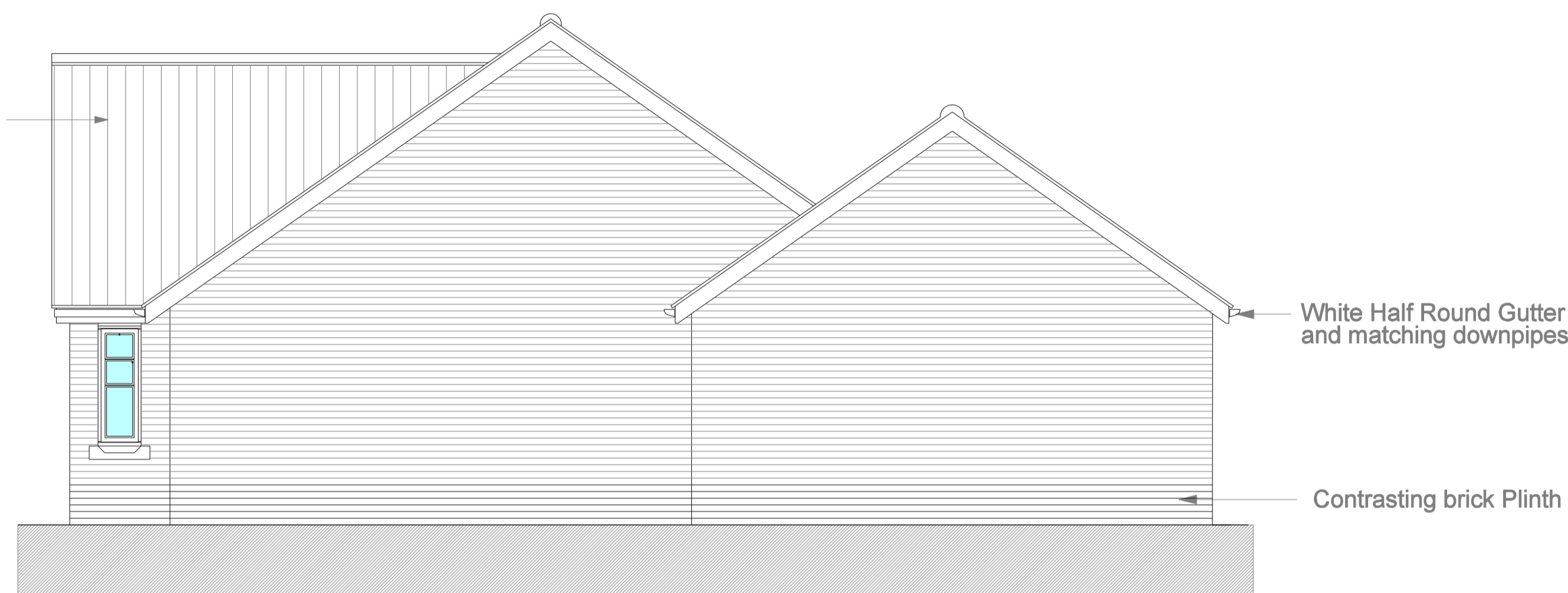
**Front Elevation**



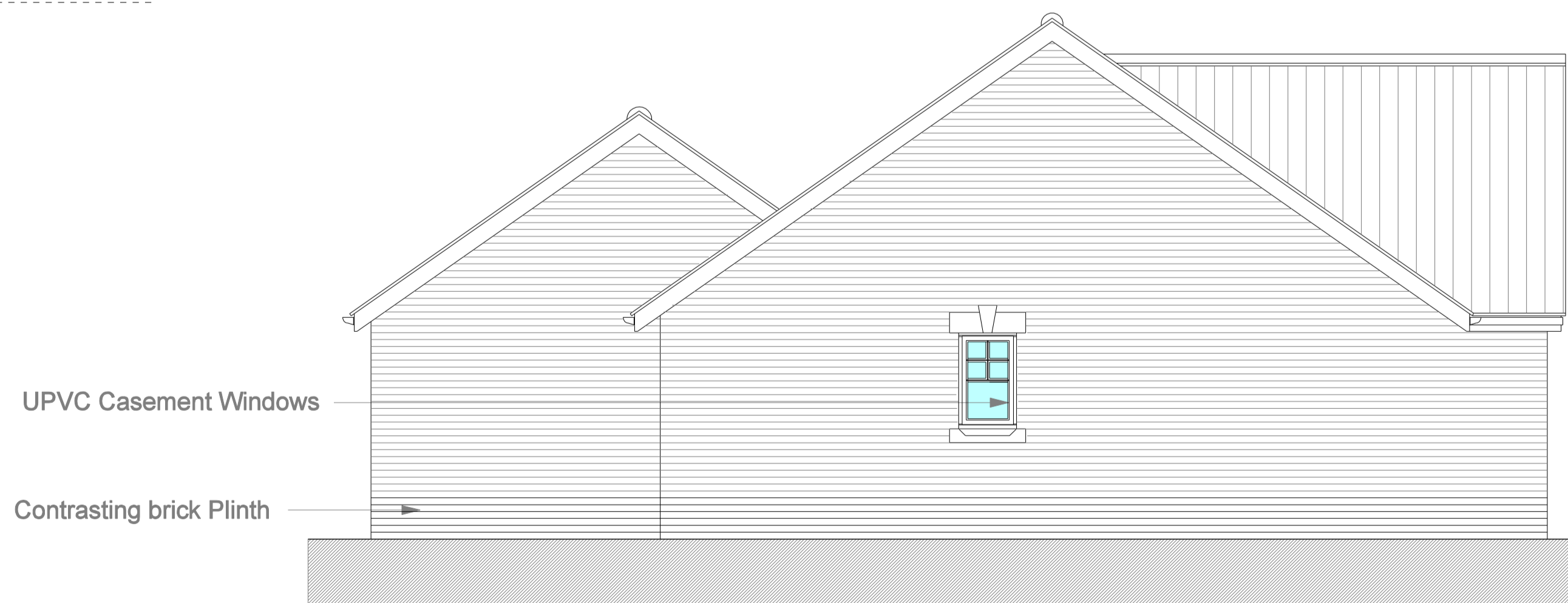
**Rear Elevation**



**Floor Plan**



**Side Elevation**



**Side Elevation**

Schedule of Plots		
Plot No.		Variations
2	Handed	
6	As Drawn	See Variation 5034/(P)_31
7	Handed	See Variation 5034/(P)_31
8	Detached garage type	See Variation 5034/(P)_31
9	Detached garage type	See Variation 5034/(P)_31
11	As Drawn	
12	Handed	
17	As Drawn	
18	Handed	
21	Detached garage type	See Variation 5034/(P)_31
24	Handed	
26	Handed	
28	Detached garage type	See Variation 5034/(P)_31
30	Handed	

Refer to 5034/(P).09 for External Material Colours

**Peter Humphrey Associates**  
ARCHITECTURAL DESIGN AND BUILDING

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT

SITE

LAND OFF, KING STREET  
WIMBLINGTON, CAMBS

DRAWING

'SOUTHWOLD' BUNGALOW

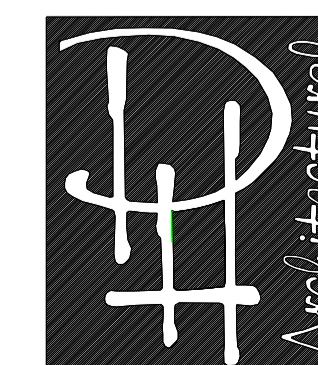
CLIENT

CONSTRUCT REASON

DATE AUGUST 2016 SCALE 1:50 @ A1 1:100 @ A3 JOB No. 5034 / (P) 21

REV.	DETAILS	DATE
A	Schedule Updated to reflect planning revisions to layout	Oct 2107

DO NOT SCALE FROM THIS DRAWING  
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