
F/YR24/0051/F

**Applicant: Mr J Wyatt
Construct Reason Ltd**

**Agent: Mr Lee Bevens
L Bevens Associates Ltd**

**Land West Of 27 Norfolk Street Accessed From, Morley Way, Wimblington,
Cambridgeshire**

**Erect 8 dwellings (2 x single storey, 2 bed and 6 x single storey, 3 bed) with
associated garages and the formation of an attenuation pond**

Officer recommendation: Refuse

**Reason for Committee: Number of representations contrary to the officer
recommendation above.**

Government Planning Guarantee

Statutory Target Date For Determination: 14 March 2024

EOT in Place: Yes

EOT Expiry: 31st July 2024

Application Fee: £4624

Risk Statement:

**This application must be determined by 31st July 2024 otherwise it will be out of
time and therefore negatively affect the performance figures.**

1 EXECUTIVE SUMMARY

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| <p>1.1. Full application for the erection of 8 bungalows on undeveloped greenfield land close to centre of Wimblington Village, bounded by a mix of mature hedgerow and trees, beyond which is mostly residential properties and gardens. Access via Morely Way to the north.</p> <p>1.2. To the immediate east of the site is 31 Norfolk Street, a Grade II Listed Building, being a heritage asset.</p> <p>1.3. Whilst the location of the site within the village of Wimblington is acceptable in principle in the context of Local Plan policy LP3, it does not satisfy criteria (g) and (h) of Part A of Local Plan policy LP12. On this basis, the principle of the development is not considered to be acceptable for the proposed development subject of this application.</p> <p>1.4. The Council's Conservation Officer has evaluated that the proposed development results in less than substantial harm (medium) to the setting of an identified heritage asset (31 Norfolk Street) for which national and local heritage policy (LP18) and guidance points to a presumption against Councils supporting such development, unless there are public benefits which outweigh</p> |
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the harm identified. The public benefit of additional housing is not considered to outweigh the harm identified given the level of housing provision already built or committed to, in the village.

- 1.5. An Anglian Water 150mm sewer is located in the garden area of 3 of the proposed dwellings on the western side of the site. Anglian Water have objected to the proposal stating that they do not permit these assets to be located within the curtilage of dwellings and that these assets should be located in areas of public open space and/or adoptable highways to ensure on-going maintenance is possible. Considering this objection the proposals at this moment in time are considered to be contrary to Part B (c) of Local Plan policy 14 as the drainage strategy fails to demonstrate that issues of maintenance are addressed.
- 1.6. Therefore, given the above as described in more detail in the assessment outlined below, the application is recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The application site is 0.44 hectares in area and currently comprises what the application describes as an extended garden to 27 Norfolk Street to the immediate east, close to the centre of the village of Wimblington. However, the site is more akin to small field/paddock used as for grazing land which appears to be its historical use for which no planning permission of certificate of lawfulness to residential use has been granted. Currently, the site is predominantly well cut grass with trees and hedging around the boundary and is generally flat with a slight reduction of ground levels from west to east and also north to south.
- 2.2 The site is rectangular in size to the south of an existing adopted highway – Morley Way. Morley Way would provide the access to the site and the boundary of the application abuts this road. Morely Way leads to Waggoners Way which in turn leads to March Road and the wider highway network.
- 2.3 To the north of the site is the existing residential estate of 53 bungalows which has an area of open space and adoptable road abutting the boundary. To the east of the site are a mixture of private rear gardens, vegetation and outbuildings together with the Grade II Listed Building at 31 Norfolk Street. To the south of the site is an approved scheme F/YR21/1055/O for the erection up to 8no dwellings involving demolition of existing outbuildings. The site subject to this application would be separated between this approved development by a strip of land approximately 15 metres in width, which the owner of 27 Norfolk Street intends to retain. Immediately to the west of the site are large rear gardens belonging to properties which front onto March Road with an existing hedgerow acts as the boundary.
- 2.4 There do not appear to be any environmental related designations either on or within close proximity to the site and the land is not crossed by any public rights of way. The site is within in Flood Zone 1 and therefore at the lowest risk.

3 PROPOSAL

- 3.1 The proposal is made in full for 2 x 2-bedroom bungalows and 6 x 3-bedroom bungalows with associated garages and car parking. An extension to Morely Way down the centre of the site would result in 5 bungalows to the east and 3 bungalows to the west with a turning head at the southern end beyond which is proposed attenuation pond at the southern end of the site. The first two plots on the eastern side of the proposed road have their primary elevation facing northwards towards the open space at the end of Morley Way.
- 3.2 Externally the bungalows are proposed using brickwork, tiles and slate roofs and PVC-U casement windows. Boundary treatments include of estate rail fencing, close boarded fencing and brick walling. Existing peripheral trees and hedging are to be retained and incorporated into the proposals and additional soft landscaping is also proposed.
- 3.3 Full plans and associated documents for this application can be found at: <https://www.publicaccess.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=S5Z371HELNZ00>

4 SITE PLANNING HISTORY

- 4.1 There are no reported previous planning applications for this site.

5 CONSULTATIONS

5.1 Wimblington Parish Council

Objection on the following grounds:

Wimblington is a historic, residential village situated within a unique working landscape which is slowly being eroded. This application is proposed adjacent to one of the most popular 'green spaces' still available within the centre of our village that leads off of PROW 236/1. This proposal is being shoehorned into the end of a 'no through' road that is greatly used, safely, as a thoroughfare by the local community - school children of all ages, juniors going through to Thomas Eaton school and seniors going through to the main road to catch the bus through to March and Chatteris. The cul-de-sac area of bungalows is predominately older residents who enjoy the relaxed environment surrounding their homes. Having an additional 8 bungalows with up to, a possible, 16 additional vehicles coming onto the small estate is going to impact on this quiet, purpose built environment.

The adjacent roads are the epicentre of Wimblington's historic heritage with a number of listed buildings and buildings on the villages non-listed heritage assets. Trying to incorporate a further 8 dwellings into the historic heritage environment of village life is not supported by many of the residents or by the Parish Council.

The fact that the proposed area slopes south/easterly means that there is a strong possibility that those important heritage, historic village assets will be put at greater risk of flooding. There are already problems within the area from surface flooding, drainage and sewerage back flooding.

Just for information - taken from "Wimblington's Buildings of Interest" : In 1968 a new sewerage systems put in the village. Starting at Doddington/Wimblington Parish boundary, a pipe followed the Doddington Road to Addison Road, as it dropped on its way it became sixteen feet deep in Addison Road. When digging

the trench, sand and water came rushing in from the village spring and stream and flooded it. To prevent the trench from collapsing steel shuttering, interlaced was put in very quickly. Water pumps were used to pump water, for 24 hours each day, across the field to the dyke opposite. To prevent the road from collapsing and sand coming in from Addison House the steel shuttering was not removed when the trench was filled in. When the water table was high a few inches of spring water would appear on the cellar floor of Addison House. The course of the stream and spring was from Bridge, across the fields to opposite the Methodist Chapel, then to opposite Addison Road and on to Brickmakers Lane.

If no improvements have been made on the sewerage system then this should raise alarm bells. LLFA have stated, in regards to the planning application adjacent to this application, that there is a water course located on the eastern boundary surface, LLFA also state that 'if the development is in an area with critical drainage problems', which Wimblington is now experiencing, that concern should be raised. The excess water will travel in a south/easterly direction, there are assets of heritage importance and our village hall in that direction. Anglian Water have also stated that they have foul sewer pipes running within the proximity of the site. The site itself has been highlighted as an area of high archaeological interest and for that reason should be respected and preserved.

Waggoner's Way and Morley Way are narrow roads that are not equipped to have large, heavy vehicles manoeuvring through them especially with local residents and visitors parked on the roadside. Trying to get construction vehicles onto the proposed site is going to have a traumatic impact on the residents of both Waggoner's Way and Morley Way, especially those facing directly on to the road with little or no frontage. The mental stress of having constant heavy vehicles travelling passed their homes, close to cars parked out on the road and residents walking around the small estate is not really acceptable.

Although the actual planning application may comply with a number of FDC Local Planning Policies and NPPF it needs to be recognised as an invasion in two different areas of the village. The historic, heritage area of our beautiful village and the small, quiet, tranquil estate that has appealed to the older resident of the village. The proposed site sits as a buffer between the more modern bungalow area and the historic, heritage area of the village, by shoehorning in 8 dwellings it is compacting housing into the village centre especially when taking into consideration the proposed planning application for 8 houses off of Addison Road.

It is questionable that this proposed development is sustainable - there has been a sufficiently large increase in the number of dwellings built in Wimblington over the past 10 years, which far outreaches the planned target for this 'growth village'. The infrastructure within the village already struggles to cope and as such could result in detrimental impacts to the local community and the environment (surface water flooding and sewage/waste water back flooding), services are becoming stretched (doctor's appointments can mean travelling to other surgeries in order to be seen, schooling of senior children means travelling by vehicle, shopping means travelling by vehicle) employment is limited locally therefore involves travelling, there is no regular bus service available for the local community. Travelling by vehicle inevitably means using the busy A141 and joining this main road can be both hazardous and difficult especially at busy peak-times. Even service energy providers are struggling to maintain a consistent flow of energy especially at peak-times.

The Housing Need Assessment created and adopted on behalf of the Parish, as part of its Neighbourhood Plan soon to be submitted, states that there is a need for more affordable, social housing, this application is not covering that need.

At present there is no 'need' for further housing within the Wimblington area and the infrastructure is already struggling to maintain the present growth of development. FDC's LPP have not been updated within the past five years and as such do not reflect the present requirements for the village, the Housing Need Assessment done for the parish does highlight what is needed. As to sustainability, it is not just the infrastructure that is struggling it is other elements of a village life, facilities and services. The site of this proposal is one of the few open spaces still visible in the village centre and could possibly house a number of wildlife species.

The heritage assets policies is of great importance to sway objections to the proposed site. Flooding being one of the main contributing factors, climate change and the rising water levels in the Fens is of great concern and many of our heritage assets are within the centre of the village.

Objection from the Parish Council supported by the following policies: National Planning Policy Framework NPPF - Preparing the Presumption in Favour of Sustainable Development. - P11 NPPF - Preparing and Reviewing Plans - P33 NPPF - 5 - Delivering a Sufficient Supply of Homes - P61 NPPF - Rural Housing - P78 NPPF - 8 - Promoting Healthy and Safe Communities - P93/P99 NPPF - Meeting the Challenge of Climate Change, Flooding and Coastal Change - P155 NPPF - Planning and Flood Risk - P160/P167 NPPF - Proposals affecting Heritage Assets - P194/P195/P197/P208 Local Planning Policies - FDC LPP1 - A Presumption in Favour of Sustainable Development LPP3. - Spatial Strategy, the Settlement Hierarchy and the Countryside LPP12 - Rural Areas Development Policy - Part A LPP13 - Supporting and Managing the Impact of a Growing District LPP14 - Responding to Climate Change and Managing the Risk of Flooding in Fenland Part (A) Resource Use, Renewable Energy and allowable Solutions Part (B) Flood Risk and Drainage LPP16 - Delivering and Protecting High Quality Environment across the District LPP18 - The Historic Environment

5.2 Arboricultural Officer (FDC)

10/06/2024 – latest response

The applicant has submitted an AIA/AMS in support of the application detailing potential impacts on the tree population and protection measure to ensure their long-term health within the proposed development.

I have no objections to the submitted tree detail or conclusions and recommendations within that report. The potential impacts on retained trees are minor assuming all recommended protection measures are in place prior to site occupancy. We would expect to some additional planting as part of the landscape detail including small garden tree species for the plots.

5.3 Anglian Water

08/07/2024 – latest response

Assets Affected

We OBJECT to the full application F/YR24/0051/F at this stage. We need to inform you that there is a 150mm gravity foul sewer which is crossing the development site and is affected by the proposed site layout CH23/LBA/630/FP-1-101 submitted with the application. We have reviewed the proposed site layout, and the site layout as proposed indicates that Anglian Water 150mm sewer is located in the garden area of the proposed dwellings. Anglian Water does not permit these assets to be located within the curtilage of dwellings. These assets should be located in areas of public open space and/or adoptable highways to ensure on-going maintenance is possible.

Any Structure (such as the Container) over or within the protected strip of our sewer would require further consultation with Anglian Water as this may not be permitted without the sewer being diverted first.

We strongly recommend that the applicant reviews the site layout plan and take the above in consideration to reflect the easement required for the sewer which is 3m either side of the sewers. We would like to be re-consulted when the applicant submits a revised development layout with the application. If the applicant can not meet the 3m easement required, we strongly recommend that the applicant contact Anglian Water direct and submitted a sewer diversion application. Further information is available to the applicant here: [Diverting a public sewer \(anglianwater.co.uk\)](https://www.anglianwater.co.uk). Our local drainage team is available to guide and support the applicant on 03456066087 option 2 The applicant can contact us for advice at: planningliaison@anglianwater.co.uk or 07929 786955.

Water Recycling Centre

When assessing the receiving water recycling centre's (WRC) dry weather flow (DWF) headroom we take an average flow over the past 5 years to take account of changing weather patterns. Where the average exceeds the WRC's permitted allowance, we also take account of the following Environment Agency enforcement trigger - "has the DWF permit been exceeded in 3 of the last 5 years" – this must include non-compliance from the last annual data return. Based on the above assessment Doddington WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.

Foul drainage Strategy

We have reviewed the Flood Risk Assessment & Sustainable Drainage Strategy 3087 – FRA & DS– August 2023 – Rev A. 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.

Surface water drainage strategy

The preferred method of surface water disposal would be to a sustainable drainage system SUDS with connection to the sewer seen as the last option. The Flood Risk Assessment & Sustainable Drainage Strategy 3087 – FRA & DS– August 2023 – Rev A and Indicative Drainage Layout 3087-05 REV D – 24-07-23 submitted with the planning application relevant to Anglian Water indicates a surface water connection into Anglian Water surface water network located in Morley way at maximum discharge rate of 2l/s however, it is not clear where in the Anglian Water network the proposed the surface water connection will be. We must advise that there is also a designated foul sewer located in Morley Way which is located nearer to the development site. To ensure that the surface water outfall from the proposed development site is not Anglian Water designated foul

sewer, we would require that the applicant clarifies the connection point into Anglian Water network is, we would need the manhole and sewer details of the proposed surface water connection.

We request a condition be applied to the decision notice if permission is granted. The purpose of the planning system is to achieve sustainable development. This includes the most sustainable approach to surface water disposal in accordance with the surface water hierarchy. It is appreciated that surface water disposal can be dealt with, in part, via Part H of the Building Regulations, it is felt that it is too late at this stage to manage any potential adverse effect. Drainage systems are an early activity in the construction process, and it is in the interest of all that this is dealt with early on in the development process.

Condition: No development shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the strategy.

5.4 Archaeological Officer (CCC)

29/04/2024 – latest response

Thank you for the consultation with regards to the archaeological implications of the above referenced planning application. We have reviewed the amended plans and can confirm they do not alter our previously issued advice.

Due to the archaeological potential of the site, a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. Usage of the following condition is recommended:

Archaeology Condition

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that 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 under the provisions of the agreed WSI, which shall include:

- a. The statement of significance and research objectives;
- b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c. The timetable for the field investigation as part of the development programme;
- d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (DLUHC 2023).

Informatives: Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

5.5 Conservation Officer (FDC)

15/05/2024 – latest response

ADDENDUM following revised plans:

The proposals have been revised and the following comments are written as an addendum to and should be read in conjunction with the earlier comments below:

The plans have barely changed at all from the initial iteration and therefore the strong concerns outlined below remain valid.

There remains an in-principle objection to the loss of the important grazing land and its impact on the setting of adjacent heritage assets and their appreciation within the context of a rural village with historic paddocks and open spaces.

There also remains a strong objection to the proximity of the proposed development to 31 Norfolk Street (GII Listed Building) and the impact on its setting and appreciation. No efforts have been made to rectify the detailed concerns outlined in the initial consultation comments or the following site meeting.

Finally, no attempt has been made to revise the inadequate heritage statement previously submitted. As such, it remains that the statement fails to assess the relationship and impacts of this development on designated heritage assets as required by both the NPPF and the Local Plan.

REFUSE

27/02/2024 – initial comments

Conclusion and recommendation set out below:

Conclusion:

I am of the view that the loss of one of the last remaining parcels of open land on the edge of the historic parts of the settlement will have a considerable impact on the setting of the GII listed 31 Norfolk Street. This is an in-principle objection to the loss of this grazing land.

The development results in less than substantial harm (medium) to the identified heritage assets, for which national and local heritage policy and guidance points to a presumption against Councils supporting such development, unless there are strong public benefits which outweigh the harm identified.

Furthermore, the heritage statement that is a requirement of both the NPPF and the Local Plan does not satisfactorily assess the impacts upon the setting of the GII listed building that is approx. 14.3m from the proposed plots 3 and 4 and views from the Morley Way public realm. The statement concludes ‘that appropriate measures have been taken with the proposed site layout to minimise the impact on the Listed Building’. It is not clear what these measures are. The statement is

therefore fails to assess the relationship and impacts of this development on designated heritage assets.

RECOMENDATION: Objection - Refuse

5.6 Environmental Health Officer (FDC)

02/05/2024 - latest comments

The Environmental Health Team note and accept the information submitted in respect of the above re-consultation and have 'No Objections' to the latest content. Previous comments provided by this service on 09.02.2024 are therefore still relevant.

09/02/2024 – initial comments

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal.

Given the nature and scale of the proposed development, the issues of primary concern to this service during the construction phase would be the potential for noise, dust and possible vibration to adversely impact on the amenity of the occupiers at the nearest residential properties.

Therefore, this service would welcome a condition requiring the submission of a robust Construction Environmental Management Plan (CEMP) that shall include working time restrictions in line with the template for developers, now available on Fenland District Council's website at: Construction Environmental Management Plan: A template for development sites (fenland.gov.uk)

Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites may also be relevant, as would details of any piling construction methods / options, as appropriate.

Although ground contamination is unlikely given the existing land use, it would also be prudent to impose the following condition for unsuspected contamination:

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 (LPA)) 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.

5.7 Highways Team (CCC)

10/7/2024 – latest comments

Further to my previous comments and after a review of the amended submission I have no further objections to the proposed development.

Comments

The applicant is not intending to offer the internal road for adoption by the LHA. Therefore, my previous comments on the layout are irrelevant and stand as advise

to the applicant only. However, I can confirm that the proposed width/s and layout of the internal estate road/s are suitable for the proposed development and by the use of refuge vehicles to enter / turn and leave the site in a forward gear. This is evidenced on the tracking plans submitted within the application. The road is not being offered for adoption but there is an adequate turning point within the highway at the entrance of the development. There is also a suitable existing footway for pedestrians along Morley Way leading directly to the proposed site. As such all highway offsite works are already in place and no further mitigation works on the highway are needed to facilitate this development.

As outlined above the future adoption of this internal road by the LHA should not be consideration within the determination of this application. However, I have recommended a Standard FDC Condition below which will deal with the future maintenance and management of the estate road/s.

Recommended Conditions

Management of Estate Roads: Prior to the occupation of the first dwelling/use hereby approved, full 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. 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 unto 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 accordance with policy LP15 of the Fenland Local Plan, adopted May 2014.

7/5/2024 - second consultation comment

In order to make an informed decision in respect of the submitted application, additional information is required in response to the comments listed.

16/2/2024 – initial comments

I have reviewed the above proposal and have no objection in principle to the above application.

Comments

The application is for the erection of 8 dwellings, (comprising 2 x 2-bedroom and 6 x 3-bedroom bungalows along with associated access, 16no parking spaces/ garages) and landscaped areas on land south of Morley Way, Wimblington.

The applicant must note that an uncontrolled pedestrian crossing (dropped kerb) will be needed on entry to the site north of Plots 1 and 2 to provide continuity for pedestrians. I also would reiterate the point that permeable paving is not an acceptable means of surface water drainage in isolation, and should the developer wish to offer the internal roads to CCC for adoption, a secondary means of surface water interception is needed prior to the highway boundary.

In the event that the LPA are mindful to approve the application, please append the planning conditions to any consent granted relating to Visibility Splays, Parking/Turning Area and Construction Facilities.

5.8 Lead Local Flood Authority (CCC)

19/06/2024 – latest comments

Based on latest documents submitted, as Lead Local Flood Authority (LLFA) we support in principle the proposed development.

The documents demonstrate that surface water from the proposed development can be managed through the use of tanked permeable paving and geocellular attenuation tank discharging into an attenuation basin to the south of the site in a location agreed with the landowner. The surface water is then pumped at a controlled rate of 2l/s from the attenuation basin into the existing surface water sewer. Pump failure modelling has been conducted and shows that a controlled amount of ponding will occur in the event of a failure with no risk to any properties.

Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

We request the following conditions are imposed:

Condition 1

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment & Sustainable Drainage Strategy, MTC, Ref: 3087, Rev: A, Dated: August 2023 and shall also 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, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);*
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);*
- e) 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;*
- f) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;*
- g) Full details of the maintenance/adoption of the surface water drainage system;*
- h) Permissions to connect to a receiving watercourse or sewer;*
- i) Measures taken to prevent pollution of the receiving groundwater and/or surface water*

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

proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

Condition 2

No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the Chief Executive Stephen Moir cambridgeshire.gov.uk construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

Informatives relating to Pollution Control and Construction Surface Water Maintenance also provided.

13/05/2024 – second consultation comment

Object to the application in relation to matters concerning the attenuation basin being in private garden, CV Values and lack of Maintenance Plan.

19/03/2024 – initial comments

Do not support the grant of planning permission in relation to concerns relating to pump failure modelling, CV Values and Maintenance Plan.

Ecology (CCC)

12/07/2024 – latest comments

We welcome the submission of the updated Preliminary Ecological Appraisal, which addresses our previous concerns.

Therefore, the proposal is acceptable on ecology grounds, providing that the biodiversity compensation / mitigation measures and enhancements recommended within the Preliminary Ecological Appraisal are secured through a suitable worded condition(s) to ensure compliance with Fenland Local Plan 2014 policies LP16 and LP19 that seek to conserve, enhance and protect biodiversity through the planning process:

- 1. Compliance condition - scheme should comply with mitigation measures (during construction) set out in Preliminary Ecological Appraisal*
- 2. a. Compliance condition – scheme should comply with mitigation measures (during construction) set out in Ecological Impact Assessment*
b. Landscape and Biodiversity Enhancement Plan (based on the Soft Landscaping Plan) should demonstrate how mitigation / enhancement measures set out in the Preliminary Ecological Appraisal will be implemented
- 3. Lighting scheme sensitively designed for wildlife*
- 4. Time limit until update ecological surveys required Our ref:*

We welcome the submission of the updated Preliminary Ecological Appraisal and are satisfied that it covers the entire application sites. The PEA recommends biodiversity mitigation / enhancement measures to adequately mitigate adverse impacts to biodiversity (e.g. bats) and provide an enhancement for biodiversity. These measures, for construction phase and details of landscape design and lighting scheme should be secured through suitably worded conditions.

Wildlife is dynamic, and therefore, if there are any delays to the construction of the development, we recommend that update biodiversity surveys are completed. This should be secured through a suitably worded condition.

06/06/2024 – initial comments

It has come to our attention that the Preliminary Ecological Appraisal does not cover the entire red-line boundary of the application site. We would therefore like to retract our previous consultation response of 04 June 2024 (letter reference FYR240051F_ECO017-2425_20240604) and replace with this consultation response. The application provides insufficient evidence to demonstrate the level of impact of the scheme on biodiversity. It is not possible to determine if the scheme accords with Fenland Local Plan 2014 policies LP16 & LP19 which seek to conserve, enhance and promote the biodiversity interest. Nor, whether the LPA will meet its statutory duties to conserve biodiversity (Section 40, Natural Environment and Rural Communities Act 2006) and, if present, European protected species (Conservation of Habitats and Species Regulations 2017). We therefore recommend refusal, unless the following information is provided prior to determination: - update of Preliminary Ecological Appraisal to cover the entire application site.

The habitat survey, shown on Drawing D1 of the Preliminary Ecological Appraisal does not cover the entire red-line boundary. For example, the most southerly section of the application site, including a ditch holding standing/ running water, has not been assessed. Without detailed ecological assessment of the entire red-line boundary of the site, it is not possible to determine the biodiversity impact of the scheme, which is a material consideration in the planning process. We therefore recommend refusal unless the following is completed:

- update of Preliminary Ecological Appraisal to cover the entire application site.*

Summary of potential suggested conditions (once survey work is satisfied to include;

- 1. Compliance condition - scheme should comply with mitigation measures (during construction) set out in Preliminary Ecological Appraisal*
- 2. a. Compliance condition – scheme should comply with mitigation measures (during construction) set out in Ecological Impact Assessment
b. Landscape and Biodiversity Enhancement Plan (based on the Soft Landscaping Plan) should demonstrate how mitigation / enhancement measures set out in the Preliminary Ecological Appraisal will be implemented*
- 3. Lighting scheme sensitively designed for wildlife*
- 4. Time limit until update ecological surveys required*

Local Residents/Interested Parties

5.10 Objectors

72 responses have been received in total from 62 objectors. The main summarised concerns are as follows:

- Impact on the setting of the adjacent Listed Building
- Fire risk danger to listed building from bonfires and barbecues from new dwellings
- Damage to listed building during construction
- Overdevelopment of historic area impact on quality of life of nearby residents
- Increase in flood risk of adjoining properties loss of green space
- Contrary to Local Plan policies
- Contrary to village plan of 2023
- Exceed the threshold position statement of March 2024
- No need for additional housing or bungalows in village
- Insufficient local infrastructure to deal with additional residents
- Not enough parking for construction workers
- Construction traffic disturbance
- Increased traffic on local roads and Highway safety
- Impact and loss of wildlife dwellings
- Impact on privacy and neighbour amenity
- Impact on uses of existing green space opposite site
- Decrease in property values of adjacent dwellings

5.11 Supporters

10 responses have been received. The main summarised concerns are as follows:

- Continuation of development of Morely Way that would be ideal for elderly retired and small families
- Bungalows needed allows existing residents to downsize
- Site not farmland so none lost
- Village is growing development is an alternative to high density estates
- Offers additional housing
- Land is not used productively
- Development in keeping with area

6 STATUTORY DUTY

6.1 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).

6.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting.

7 POLICY FRAMEWORK

7.1 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 Areas Development Policy
- LP13 – Supporting and Managing 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
- LP18 – The Historic Environment
- LP19 – The Natural Environment

7.2 National Planning Policy Framework (NPPF)

Para. 2 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para. 10 - So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

Para. 12 - The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

Para. 47 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para. 135 - Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

7.3 National Planning Practice Guidance (NPPG)

Determining a Planning Application

7.4 National Design Guide 2021

- Context
- Identity
- Built Form
- Movement
- Nature
- Public Spaces
- Uses

- Homes and Buildings
- Resources
- Lifespan

7.5 Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

- LP1: Settlement Hierarchy
- LP2: Spatial Strategy for the Location of Residential Development
- LP4: Securing Fenland's Future
- LP5: Health and Wellbeing
- LP6: Renewable and Low Carbon Energy Infrastructure
- LP7: Design
- LP8: Amenity Provision
- LP11: Community Safety
- LP12: Meeting Housing Needs
- LP18: Development in the Countryside
- LP20: Accessibility and Transport
- LP21: Public Rights of Way
- LP22: Parking Provision
- LP23: Historic Environment
- LP24: Natural Environment
- LP25: Biodiversity Net Gain
- LP27: Trees and Planting
- LP28: Landscape
- LP29: Green Infrastructure
- LP31: Open Space and Recreational Facilities
- LP32: Flood and Water Management
- LP50: Residential site allocations in Wimblington

7.6 Supplementary Planning Documents

- Delivering and Protecting High Quality Environments in Fenland SPD 2014
- Developer Contributions SPD 2015
- Cambridgeshire Flood and Water SPD 2016

8 KEY ISSUES

- **Principle of the development in this location**
- **Impact on the setting of a Heritage Asset and the consideration of public benefits of the development**
- **Design of the development.**
- **Impact on neighbours and their residential amenity**
- **Flooding and drainage matters**
- **Highways safety considerations**
- **Biodiversity/ ecology considerations**

9 ASSESSMENT

Principle of the development in this location

- 9.1 Policy LP3 of the adopted Local Plan defines Wimblington as a 'Growth Village' where development and new service provision either within the existing urban area or as small village extensions will be appropriate albeit of a considerably more limited scale than that appropriate to the Market Towns. The site, although forming an undeveloped area is considered to be within the existing built footprint of the village in light of the surrounding built development as described in paragraph 2.3 above.
- 9.2 Policy LP12 sets out the 'Rural Areas Development Policy' which includes villages. Part A of policy LP12 supports development which contributes to the sustainability of the settlement and does not harm the wide, open character of the countryside and satisfies all of criteria (a) to (k) covering matter such as; relationship and scale to the settlement and neighbouring settlements, retention and respect of; natural boundaries, heritage assets, ecology and biodiversity features, loss of agricultural land, exposure to identified risk and infrastructure provision. It is considered that the proposed development satisfy with the criteria with the exception of criteria (g) and (h).
- 9.3 Criteria (g) requires that the proposals will need to satisfy that "*The site retains and respects ecological, heritage and biodiversity features*". As set out in paragraph 2.3 above to the east of the site are a mixture of private rear gardens, vegetation and outbuildings together with the Grade II Listed Building at 31 Norfolk Street. The Listed Building itself, a late 18th century or early 19th century cottage made of Gault brick with a long straw thatch roof, is in close proximity to the eastern boundary of the application site and there are bungalows proposed within 16 metres of it. It is considered that the proposal within the site do not 'respect' this adjacent heritage feature. This matter is considered in more detail in the next part of this assessment.
- 9.4 Criteria (h) requires that the proposals will need to satisfy that "*It would not result in the loss of important spaces within the village*". As described in paragraph 2.1 whilst the application describes as an extended garden to 27 Norfolk Street to the immediate east, the site is more akin to small field/paddock used as for grazing land which appears to be its historical use for which no planning permission of certificate of lawfulness to residential use has been granted. The site whilst in private ownership is still an important space within the village of Wimblington which would be lost if the proposals are permitted and implemented. The Council's Conservation Officer concludes in his initial response that "*I am of the view that the loss off one of the last remaining parcels of open land on the edge of the historic parts of the settlement will have a considerable impact on the setting of the GII listed 31 Norfolk Street. This is an in-principle objection to the loss of this grazing land.*"
- 9.5 Policy LP12 (Part A) also advises that if a proposal within or on the edge of a village, in conjunction with other development built since 2011 and committed to be built (i.e. with planning permission) increases the number of dwellings in a growth village by 15% or more, then the proposal should have demonstrable evidence of clear local community support for the scheme.
- 9.6 Wimblington has already exceeded its 15% threshold. However, an appeal decision received in respect of an application that was refused purely on this basis (F/YR14/0838/O) indicates that the threshold considerations and requirement for community support should not result in an otherwise acceptable

scheme being refused and against this backdrop, the absence of community support does not render the scheme unacceptable in planning terms.

Impact on the setting of a Heritage Asset and the consideration of public benefits of the development

9.7 The Council's Conservation Officers comments notes that "*The site forms a paddock/grazing land which has historically been the edge of settlement/ commencement of the open countryside to the rear of Norfolk Street and Addison Road. It therefore reflects and represents a last link to the agricultural landscape setting of Norfolk Street and the setting the Listed Building (31 Norfolk Street) enjoys.*" Listed Buildings are Heritage Assets to which Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to preserving a listed building or its setting, when considering development. Due regard is also required to Section 16 of the National Planning Policy Framework, 2023 entitled 'Conserving and enhancing the historic environment', specifically, paragraphs 201, 203, 205, 206, and 208. Similarly, Local Plan policy LP18 relating to the 'The Historic Environment' is also relevant.

9.8 The initial response of the Council's Conservation Officer concludes as follows:

The development results in less than substantial harm (medium) to the identified heritage assets, for which national and local heritage policy and guidance points to a presumption against Councils supporting such development, unless there are strong public benefits which outweigh the harm identified.

Furthermore, the heritage statement that is a requirement of both the NPPF and the Local Plan does not satisfactorily assess the impacts upon the setting of the GII listed building that is approx. 14.3m from the proposed plots 3 and 4 and views from the Morley Way public realm. The statement concludes 'that appropriate measures have been taken with the proposed site layout to minimise the impact on the Listed Building'. It is not clear what these measures are. The statement is therefore fails to assess the relationship and impacts of this development on designated heritage assets.

9.9 Following a revision to the proposed layout, the Conservation Officer commented that:

There remains an in-principle objection to the loss of the important grazing land and its impact on the setting of adjacent heritage assets and their appreciation within the context of a rural village with historic paddocks and open spaces.

There also remains a strong objection to the proximity of the proposed development to 31 Norfolk Street (GII listed Building) and the impact on its setting and appreciation. No efforts have been made to rectify the detailed concerns outlined in the initial consultation comments or the following site meeting.

Finally, no attempt has been made to revise the inadequate heritage statement previously submitted. As such, it remains that the statement fails to assess the relationship and impacts of this development on

designated heritage assets as required by both the NPPF and the Local Plan.

- 9.10 It is clear that due to the proximity of the Listed Building to the site that the proposals in this application will have an impact on its setting which the Conservation Officer has evaluated results in less than substantial harm (medium) to the identified heritage asset. Paragraph 208 of the NPPF set out the following:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 9.11 Contrary to the requirement of part (c) policy LP18, the Heritage Statement submitted with the application fails “*to provide a clear justification for the works, especially if these would harm the asset or its setting, so that the harm can be weighed against public benefits.*”
- 9.12 With regard to public benefits, the nature of the proposals would mean the only public benefit would be the delivery of additional housing. As outlined in paragraph 9.5 above the latest Village Thresholds Position Statement shows that the amount of housing committed and built since 2011 far exceeds stated Village Threshold figure. Notwithstanding, the district is meeting its housing land supply and housing delivery targets. Therefore, it is considered that the public benefit is small and would not outweigh the harm to the heritage asset.

Design of the development.

- 9.13 Aside from the impact on the setting of the adjacent heritage asset as described above, the layout of the development is considered acceptable (other than relating to the foul drainage sewer pipe as described below) and complementary to the houses north of the site on Morley Way, when considered in isolation to the wider setting. The proposed development would appear as a natural extension to that road and the design of the properties and proposed external materials proposed are considered acceptable in this location.

Impact on neighbours and their residential amenity

- 9.14 Concerns have been raised regarding the impact on the residential amenity of neighbouring properties, particularly number 31 Norfolk Street given its proximity to the eastern boundary of the site. In this regard, it is considered that given the proposed dwellings are bungalows, the orientation of room in roof windows of 31 Norfolk Street away from the site and existing boundary fencing and vegetation screening adjacent to their patio area means that the impact on neighbouring is acceptable.
- 9.15 Furthermore, the dwellings are arranged so as to provide adequate private amenity space, daylight and avoid overlooking and overbearing impacts.
- 9.16 As such, no concerns over residential amenity, either for future occupiers or existing residents are raised and the scheme therefore accords with the aims of local plan policy LP16 in this regard.

Flooding and drainage matters

- 9.17 Concerns regarding surface water flooding have been raised by neighbours. In this regard the Local Lead Flood Authority has confirmed, following further details

that they support in principle the proposed development subject to conditions requiring further details to be submitted for approval.

- 9.18 With regards to foul drainage, whilst the proposed development can be adequately connected and services to the mains drainage system in the village, Anglian Water has objected to the proposals on the basis that there is a 150mm gravity foul sewer which is crossing the development site and is affected by the proposed site layout submitted with the application. Having reviewed the proposed site layout, this indicates that an Anglian Water 150mm sewer is located in the garden area of 3 of the proposed dwellings on the western side of the site.
- 9.19 Anglian Water states that they do not permit these assets to be located within the curtilage of dwellings. These assets should be located in areas of public open space and/or adoptable highways to ensure on-going maintenance is possible. In light of this objection the proposals at this moment in time are considered to be contrary to Part B (c) of Local Plan policy 14 (Responding to Climate Change and Managing the Risk of Flooding in Fenland) as the drainage strategy fails to demonstrate that issues of maintenance are addressed.

Highway safety considerations

- 9.20 Neighbour responses to this application have suggested the access to the site from Morley Way would compromise highway safety and give rise to an unacceptable level of additional traffic. In this respect the Highways Authority have come to a position where they no longer object to the application subject to a planning condition on the management of estate roads.
- 9.21 In respect of general access, the main shared access road provides suitable width and alignment to enable manoeuvrability for larger vehicles, e.g., emergency services and refuse. In respect of future management and maintenance, the LHA has recommended a condition to secure this detail. In addition, a refuse collection strategy (including an indemnity agreement if roads are not to be adopted) could also be secured, to ensure that waste collection is satisfactorily accommodated in-line with the requirements of Local plan policy LP16.

Biodiversity/ecology considerations

- 9.22 Local Plan policies LP12 (Part A(g)), LP16 and LP19 all seek to ensure that biodiversity is maintained and where possible enhanced through development. This approach accords with Chapter 12 of the NPPF which essentially seeks to ensure that no net loss to biodiversity ensues and that opportunities for net gain are explored. Whilst this has been superseded by the mandatory requirement for a minimum 10% biodiversity net gain as required under the Environment Act 2021, due to the timing of this application submission, only the former 'no net loss/ opportunities for net gain' is required.
- 9.23 The application is supported by a Preliminary Ecological Appraisal ('PEA') which initially satisfied the Council's ecology consultant. However, this was revised shortly after when it transpired that the ecology survey did not cover the entire site and excluded the land to the south, identified for the SuDS feature. The Council's ecology consultant has subsequently responded to confirm that the revised PEA addresses their previous concerns and therefore the proposals are acceptable subject to the imposition of suggested conditions which are considered acceptable.

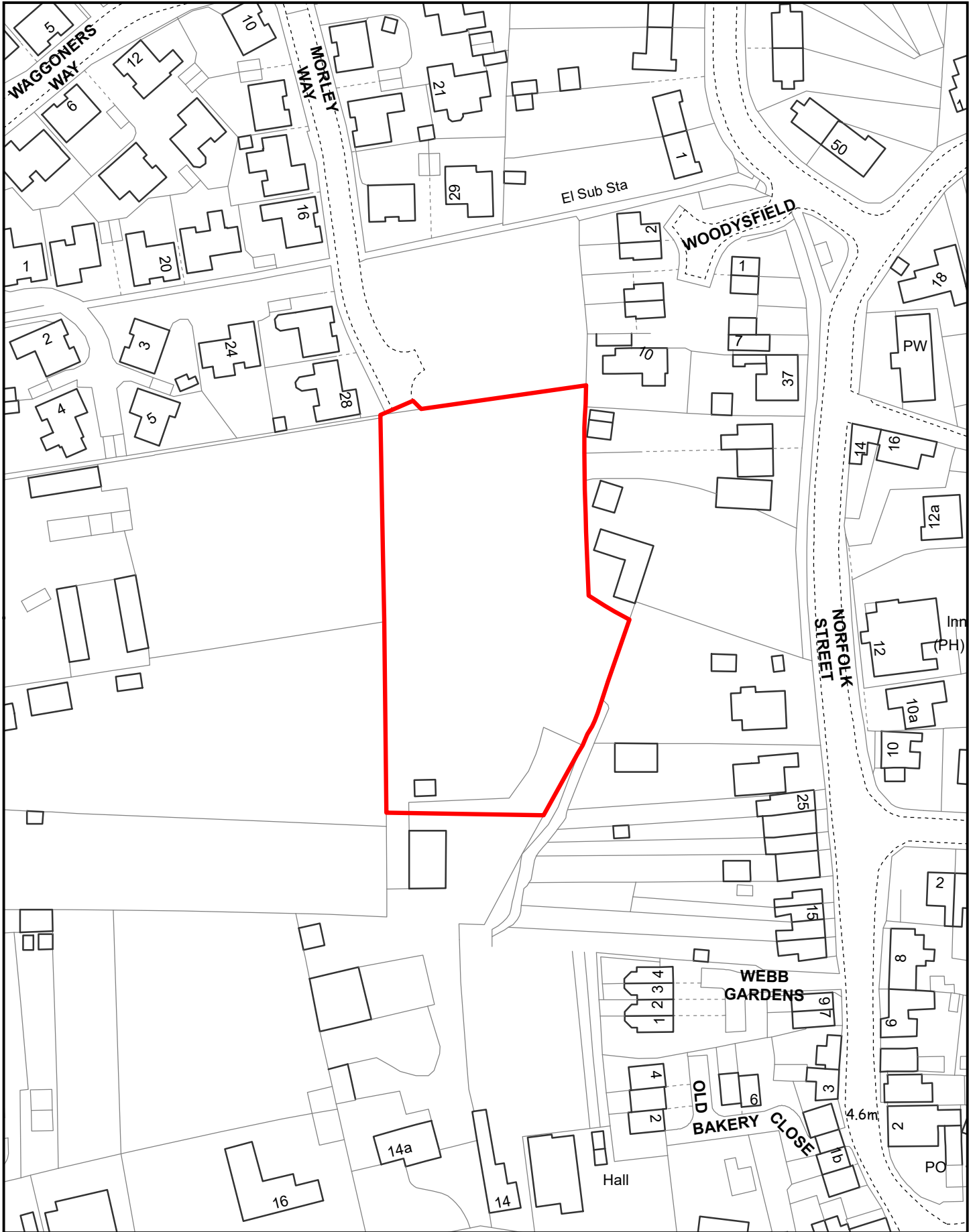
10 CONCLUSIONS

- 10.1 As outlined in the Section above, whilst the location of the site within the village of Wimblington is acceptable in principle in the context of Local Plan policy LP3, it does not satisfy criteria (g) and (h) of Part A of Local Plan policy LP12 in that it does not respect heritage features on the adjacent land and would result in the loss of an important space within the village. Due to unacceptable heritage impacts, the proposal also fails to satisfy Local plan policy LP18.
- 10.2 The Council's Conservation Officer has evaluated that the proposed development results in less than substantial harm (medium) to the setting of an identified heritage asset (31 Norfolk Street) for which national and local heritage policy and guidance points to a presumption against Council's supporting such development, unless there are public benefits which outweigh the harm identified. The public benefit of additional housing is not considered to outweigh the harm identified given the level of housing provision already built or committed to in the village and the district's proven housing delivery and future housing land.
- 10.3 An Anglian Water 150mm sewer is located in the garden area of 3 of the proposed dwellings on the western side of the site. Anglian Water have objected to the proposal stating that they do not permit these assets to be located within the curtilage of dwellings and that these assets should be located in areas of public open space and/or adoptable highways to ensure on-going maintenance is possible. Considering this objection the proposals at this moment in time are considered to be contrary to Part B (c) of Local Plan policy 14 as the drainage strategy fails to demonstrate that issues of maintenance are addressed.
- 10.4 In conclusion, the identified benefits of the scheme, being the introduction of further housing which in turn may result in local spend and the economic and social benefits that ensue, it not sufficient to outweigh the harm and associated conflicts with the development plan.

11 RECOMMENDATION

Refuse; for the following reasons:

1	The proposal results in a loss of important space and introduction of built form in close proximity to the adjacent grade 2 listed building at 31 Norfolk Street. This results in harm to the setting of this heritage asset which is not outweighed by public benefits and therefore fails to accord with aims of Local Plan policies LP12 (part A) criteria (g) and (h) and LP18 and the aims and objectives of the NPPF.
2	The site layout as proposed indicates that an Anglian Water 150mm sewer is located in the garden area of 3 of the proposed dwellings on the western side of the site. This is considered to be contrary to Part B (c) of Local Plan policy LP14 as it fails to demonstrate that issues around the maintenance of this sewer are adequately addressed.



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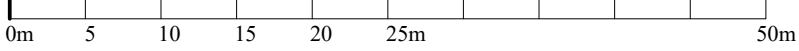
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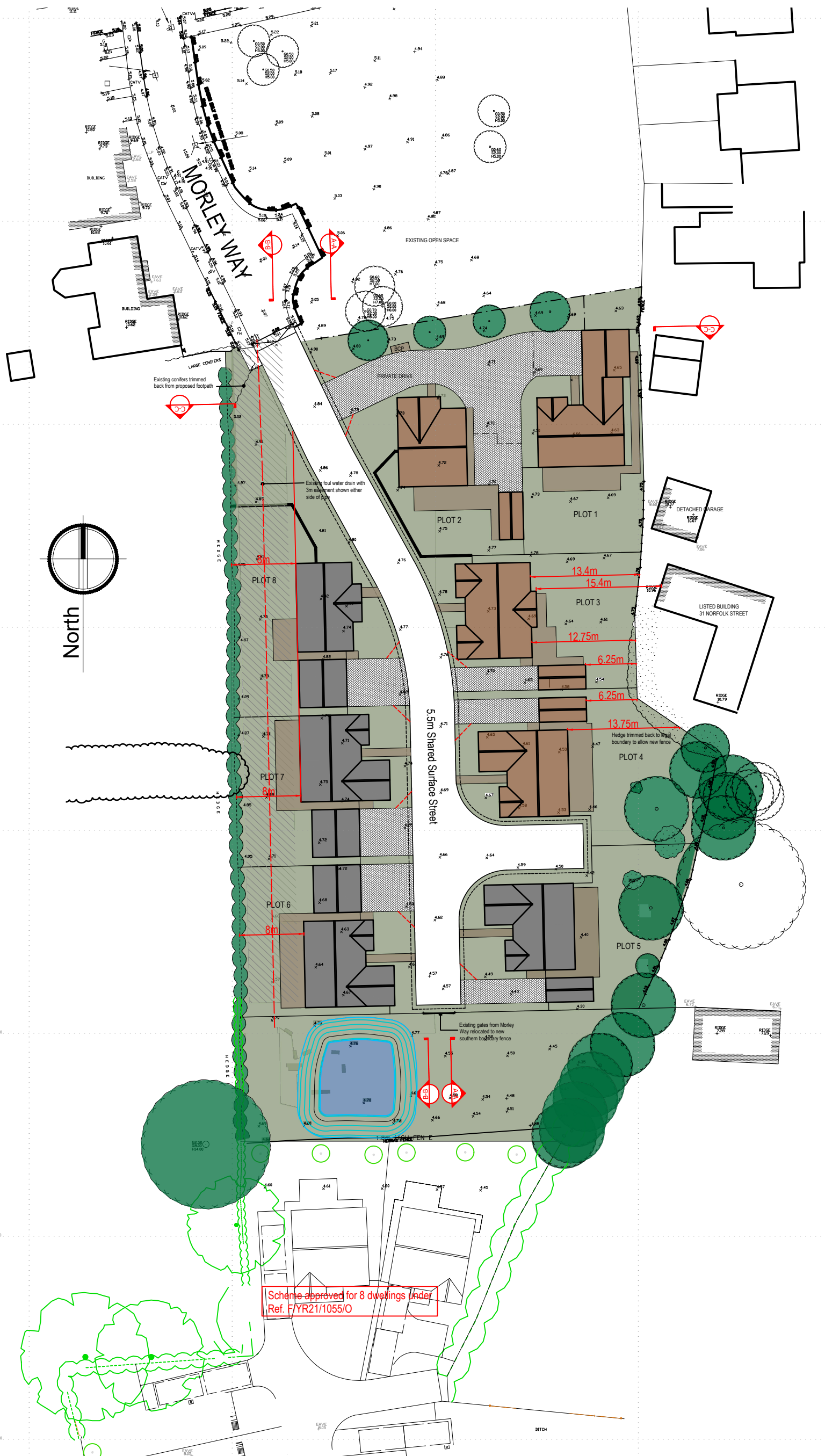


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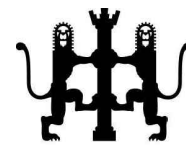
Plot Schedule

- Plot 1 - Waveney G - 3 bedroom bungalow
- Plot 2 - Blythburgh - 2 bedroom bungalow
- Plot 3 - Lambourne K - 3 bedroom bungalow
- Plot 4 - Waveney - 3 bedroom bungalow
- Plot 5 - Waveney - 3 bedroom bungalow
- Plot 6 - Waveney - 3 bedroom bungalow
- Plot 7 - Waveney - 3 bedroom bungalow
- Plot 8 - Aldeburgh S - 2 bedroom bungalow

Biodiversity enhancements

(Please refer to Preliminary Ecological Appraisal by Philip Parker Associates Ltd and Soft Landscape Plan by Richard Morrish Associates for locations of bat and bird boxes, bee bricks and hedgehog homes)

- Rev G May. 2024 Private drive and drive to Plot 2 amended to suit vehicle tracking.
- Rev F Mar. 2024 Road revised to shared surface street. Boundary treatments and positions of dwellings and garages revised to suit comments raised by planning officer on 12.03.2024.
- Rev E Dec. 2023 Attenuation pond added to site plan.
- Rev D Jun. 2023 Plots 1-3 amended to suit ecology and arboricultural consultants recommendations.
- Rev C May. 2023 Amended to suit client comments.
- Rev B Apr. 2023 Amended to suit client comments.
- Rev A Apr. 2023 Amended to suit client comments.



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	PLANNING <input checked="" type="checkbox"/>	FILE COPY <input type="checkbox"/>

CLIENT
Construct Reason Ltd

PROJECT
Land South of Morley Way, Wimblington, Cambridgeshire.

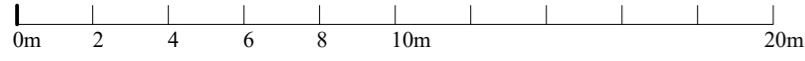
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Proposed Site Layout

SCALE: 1:500 @ A3 DATE: April 2023 DRAWN: LB CHECKED:

DRAWING NUMBER: **CH23/LBA/630/FP-1-101** REVISION: **G**

Scheme approved for 8 dwellings under Ref. F/YR21/1055/O

Scale: 1:200



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SITE SECTION A-A

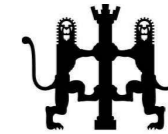


SITE SECTION B-B



SITE SECTION C-C

- Rev C May 2024 Site Sections A-A and C-C amended to show adjacent existing buildings.
- Rev B May 2024 Plot 2 amended to suit latest Site Plan.
- Rev A Mar 2024 Boundary treatments and positions of dwellings and garages revised to suit comments raised by planning officer on 12.03.2024.



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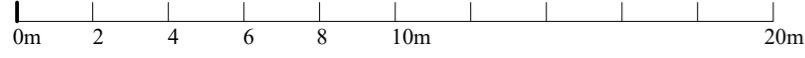
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PROJECT
 Land South of Morley Way, Wimblington, Cambridgeshire.

DRAWING TITLE
 Proposed Site Sections

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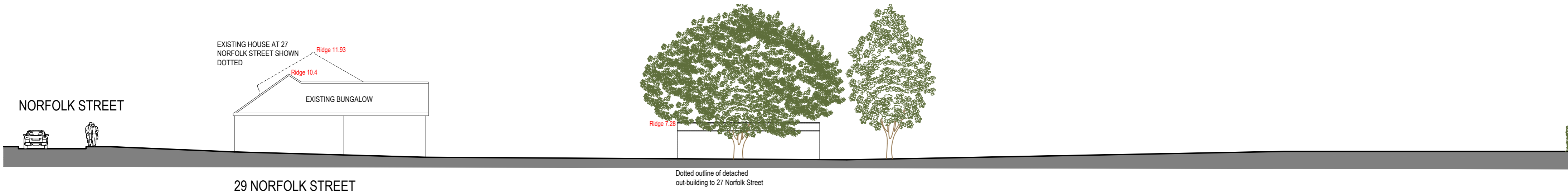
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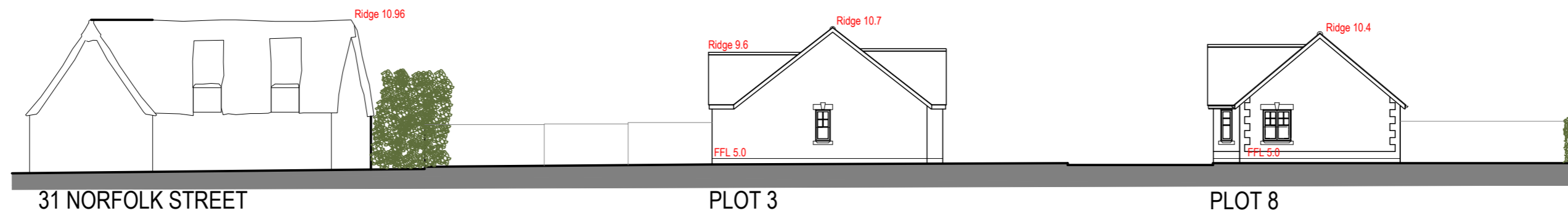
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29 NORFOLK STREET
**PROPOSED CROSS SECTION THROUGH SITE SHOWING
 RELATIONSHIP OF HEIGHTS WITH 29 NORFOLK STREET**



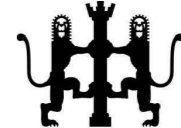
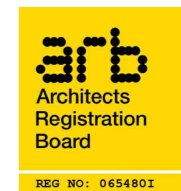
29 NORFOLK STREET
**EXISTING CROSS SECTION THROUGH SITE SHOWING
 RELATIONSHIP OF HEIGHTS WITH 29 NORFOLK STREET**



31 NORFOLK STREET
**PROPOSED CROSS SECTION THROUGH SITE SHOWING
 RELATIONSHIP OF HEIGHTS WITH LISTED BUILDING AT 31
 NORFOLK STREET**



31 NORFOLK STREET
**EXISTING CROSS SECTION THROUGH SITE SHOWING
 RELATIONSHIP OF HEIGHTS WITH LISTED BUILDING AT 31
 NORFOLK STREET**



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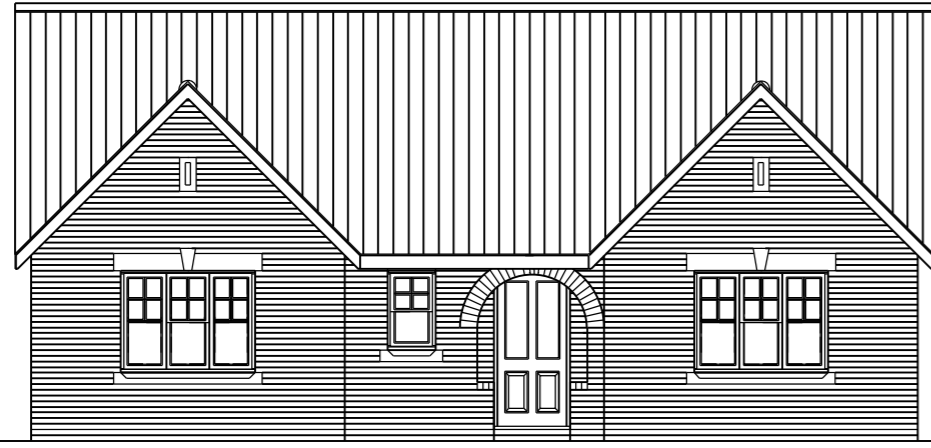
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CLIENT
 Construct Reason Ltd

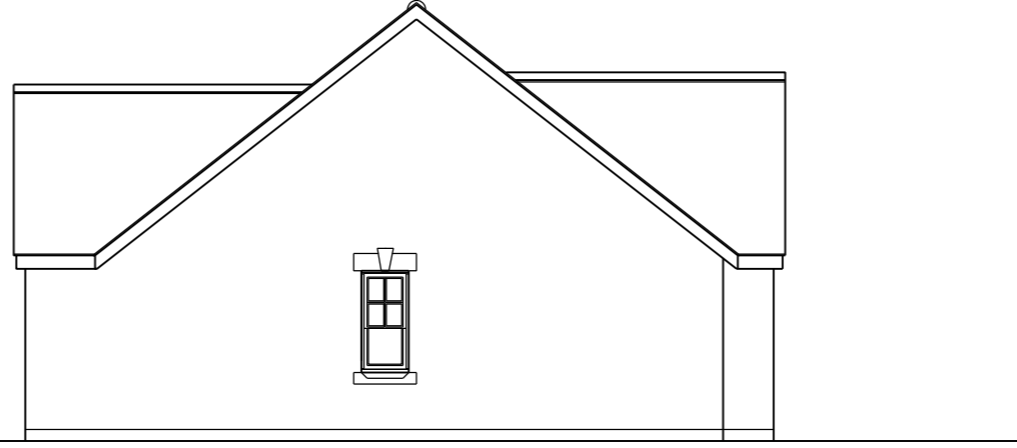
PROJECT
 Land South of Morley Way, Wimlington,
 Cambridgeshire.

DRAWING TITLE
 Proposed Site Sections

SCALE	DATE	DRAWN	CHECKED
1:200 @ A2	May 2024	LB	
DRAWING NUMBER	REVISION		
CH23/LBA/630/FP-1-113			



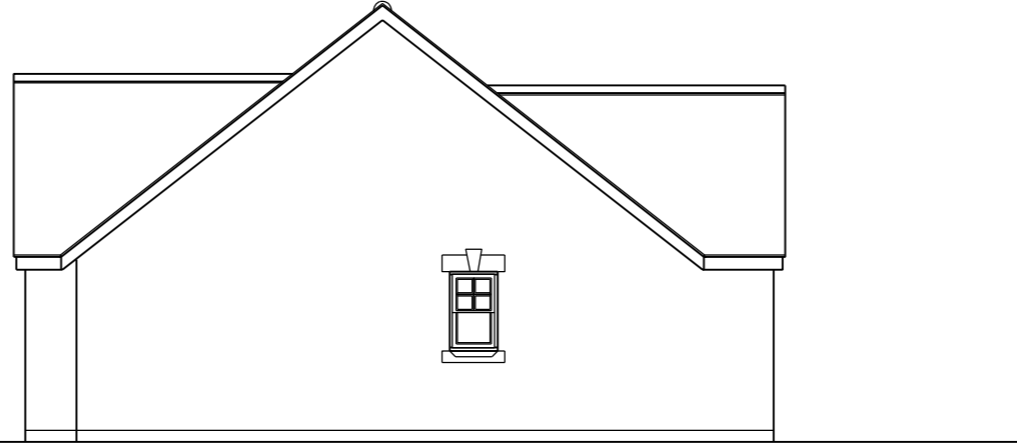
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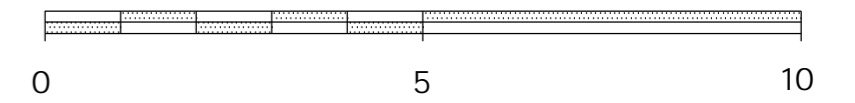
SIDE



REAR

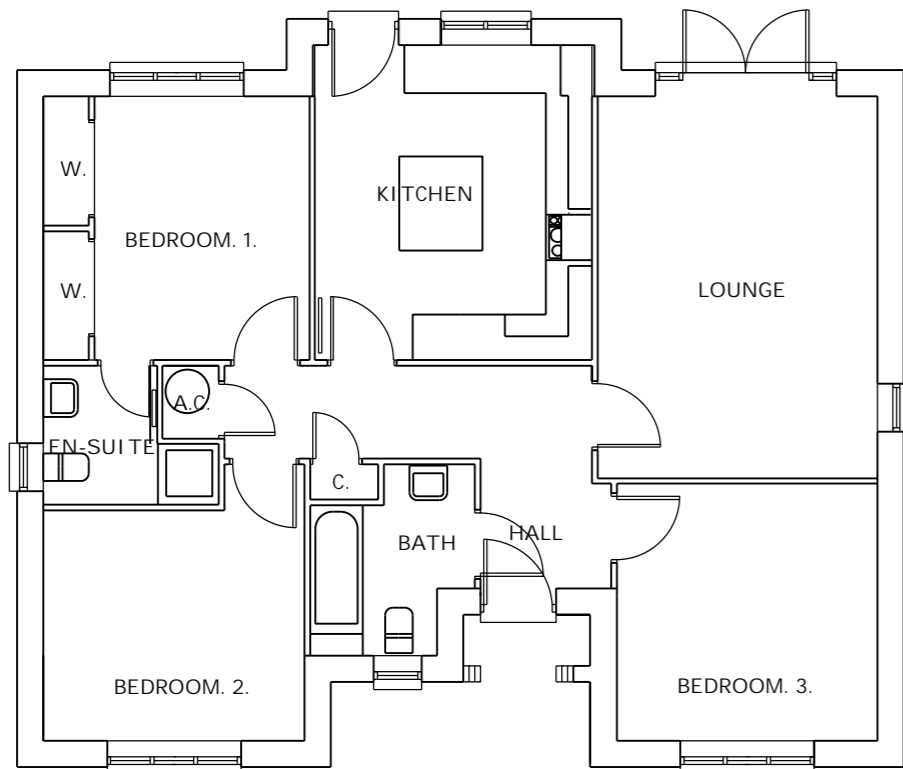


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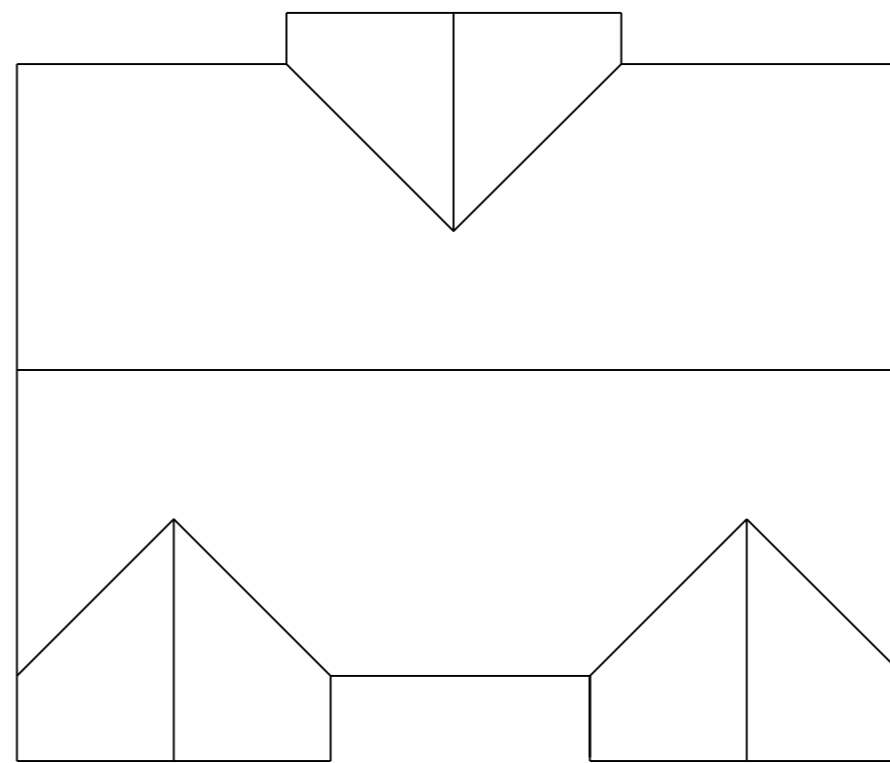


ELEVATIONS:

Bungalow Type 'LAMBOURNE. K.'



FLOOR PLAN



ROOF PLAN

Beaver House
Northern Road
Sudbury
Suffolk CO10 6XQ

**CONSTRUCT
REASON
LIMITED**

JOB TITLE Land South of Morley Way,
Wimblington,
Cambridgeshire.

DRAWING TITLE Plot 3 - Planning Drawing

REV	DATE	DETAILS	BY

SCALES 1:100 @ A2	DESIGN BY	DATE
	DRAWN BY GB	

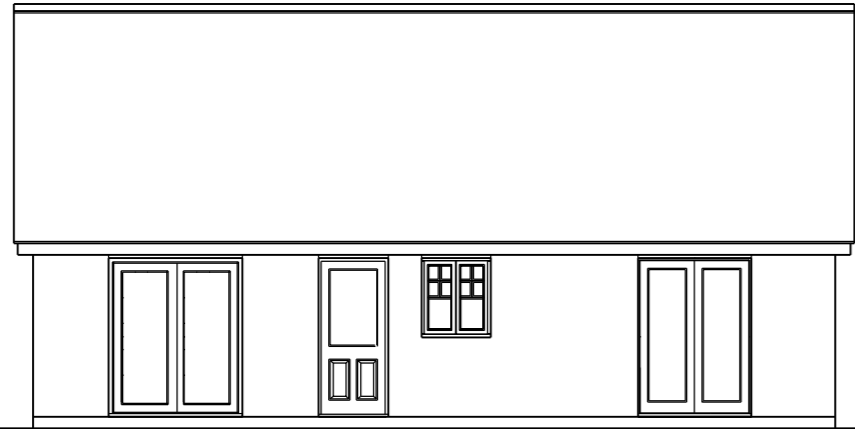
DRAWING No. CH23/LBA/630/FP-1-105



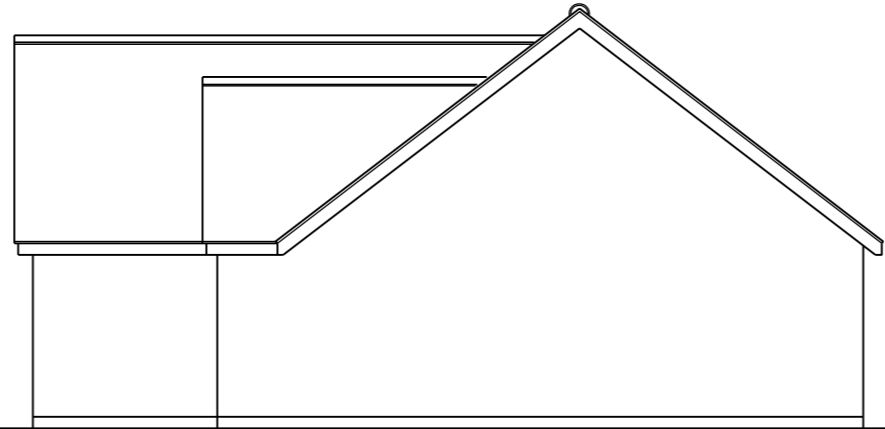
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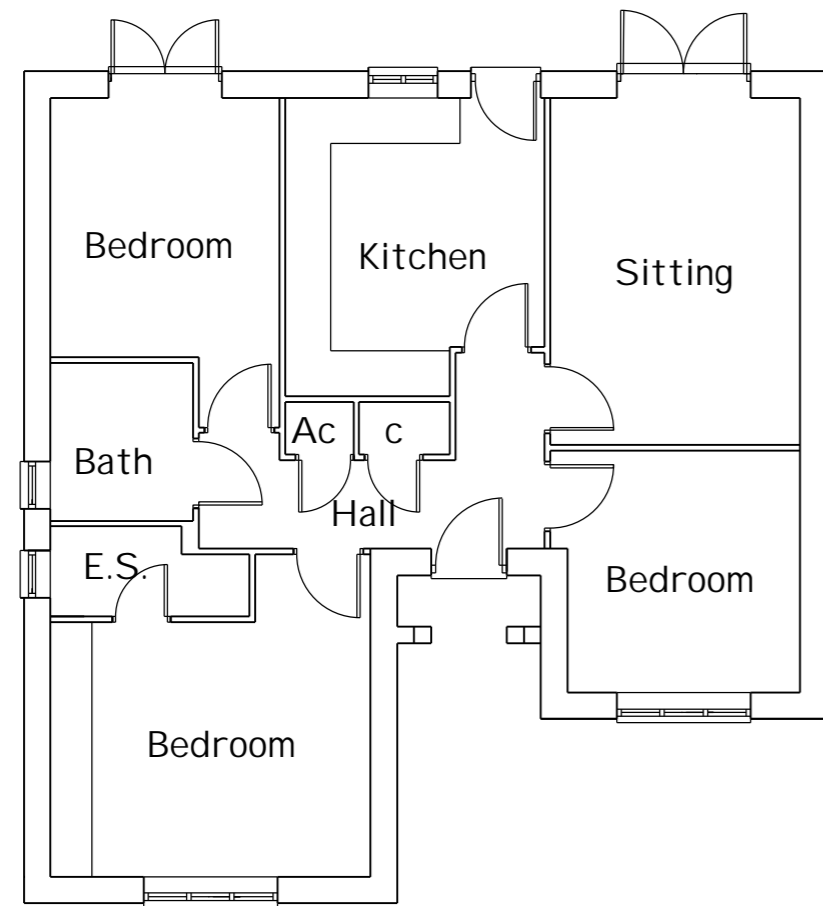
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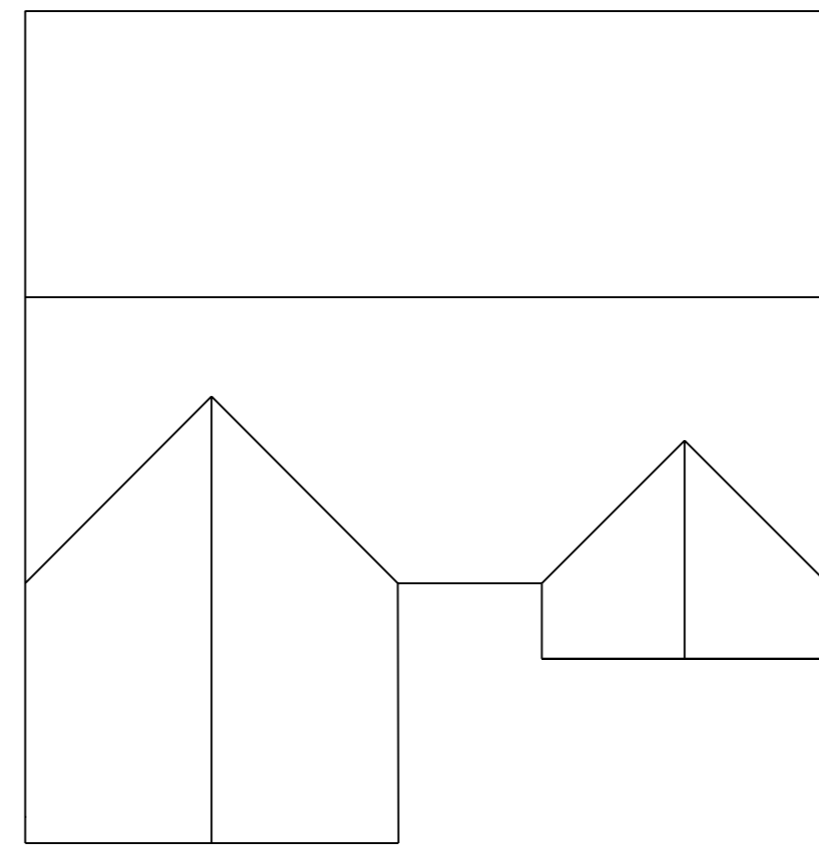
REAR



SIDE



FLOOR PLAN



ROOF PLAN

BUNGALOW TYPE 'WAVENEY'
 floor area 83.36m²(897ft²)

Beaver House
 Northern Road
 Sudbury
 Suffolk CO10 6XQ

**CONSTRUCT
 REASON
 LIMITED**

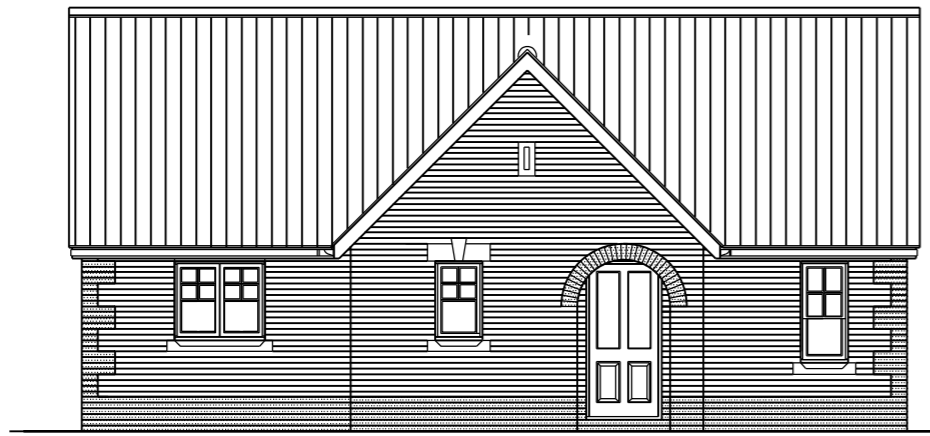
JOB TITLE Land South of Morley Way,
 Wimblington,
 Cambridgeshire.

DRAWING TITLE
 Plots 4, 5, 6 and 7 - Planning Drawing

REV	DATE	DETAILS	BY

SCALES	DESIGN BY	DATE
1:100 @ A2	DRAWN BY GB	

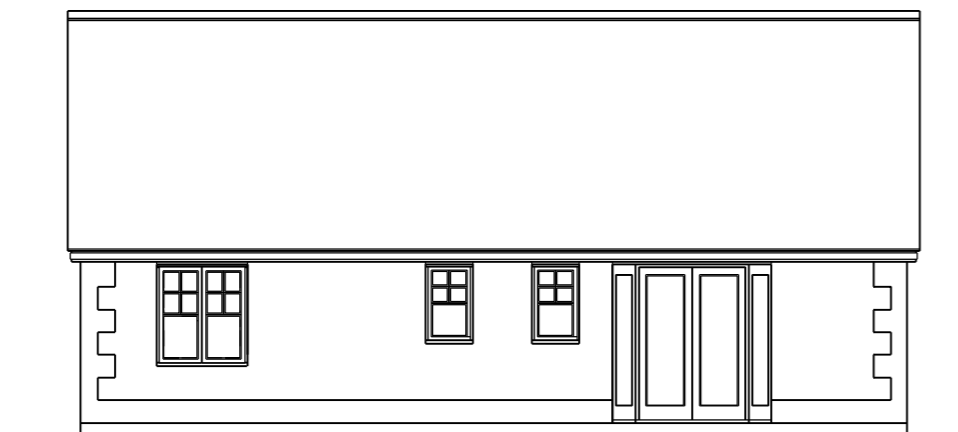
DRAWING No. CH23/LBA/630/FP-1-106



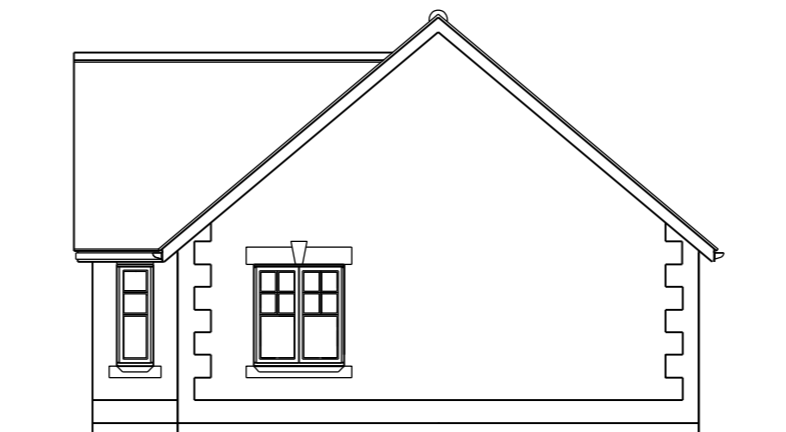
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SIDE

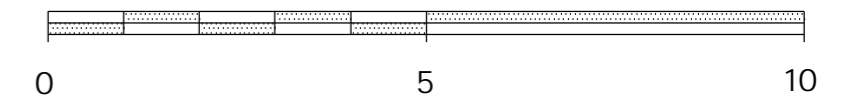


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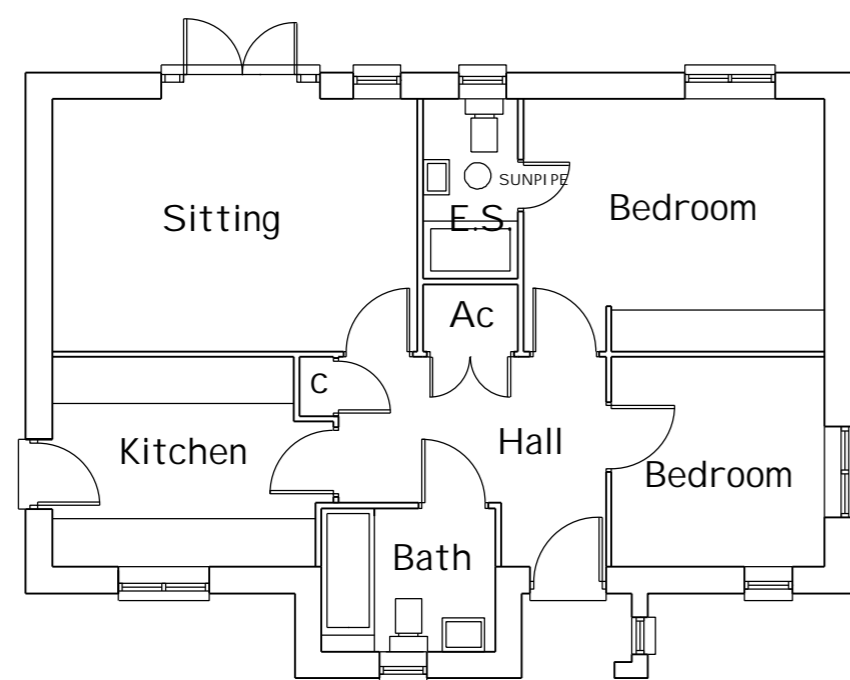


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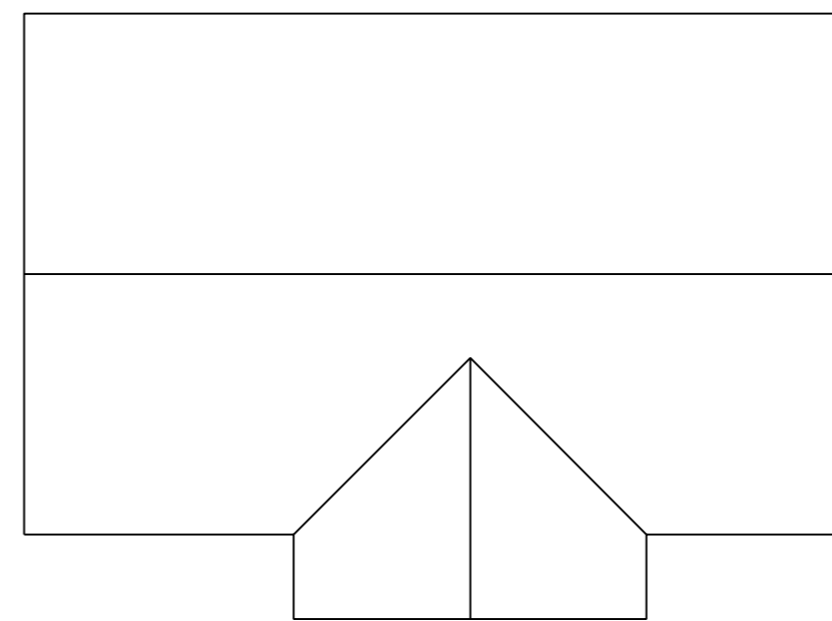
E L E V A T I O N S



Bungalow Type 'ALDEBURGH S'



P L A N



R O O F

Beaver House
Northern Road
Sudbury
Suffolk CO10 6XQ



**CONSTRUCT
REASON
LIMITED**

JOB TITLE Land South of Morley Way,
Wimblington,
Cambridgeshire.

DRAWING TITLE
Plot 8 - Planning Drawing

REV	DATE	DETAILS	BY

SCALES 1:100 @ A2	DESIGN BY	DATE
	DRAWN BY GB	

DRAWING No: CH23/LBA/630/FP-1-107	REV								
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