

---

**F/YR23/0819/F**

**Applicant: Mr Mark Law  
Laws Fertilisers Limited**

**Agent: N/A**

**Land East Of 22 Eastwood Industrial Estate, Eastwood End, Wimblington,  
Cambridgeshire**

**Erect a storage building for the storage of fertilisers and provision of  
hardstanding to serve the building (Class B8)**

**Officer recommendation: Grant**

**Reason for Committee: Parish Council comments contrary to Officer  
recommendation.**

---

## **1 EXECUTIVE SUMMARY**

- 1.1. The application site is an area of land located to the east of the existing unit currently serving Law Fertilisers Ltd within Eastwood End Industrial Estate. The site is currently bound by a palisade fence and vegetation, access to the site is gained through the existing gated entrance located to the southwest of the existing unit on the site.
- 1.2. The site is located within Flood Zone 1, the lowest probability of flooding.
- 1.3. The application seeks full planning permission for the erection of a storage building (B8 Storage and Distribution) for the bulk storage of fertilisers.
- 1.4. An original objection from the LLFA has been removed following submission of additional information.
- 1.5. The Parish Council concerns with respect to the application appear unfounded when considered against the evidence and the relevant policies of the Fenland Local Plan 2014. Accordingly, refusal of the scheme is not justified in this case and therefore, the application is recommended for approval.

## **2 SITE DESCRIPTION**

- 2.1 The application site is an area of land directly to the east of an existing commercial building currently serving Law Fertilisers Ltd to the northern periphery of the Eastwood End Industrial Estate, which sits at the edge of the village with open countryside to the north and north-east. The site is currently bound by a palisade fence and vegetation, with access to the site gained through the existing gated entrance located to the southwest of the existing unit on the site.
- 2.2 The site is located within Flood Zone 1, the lowest probability of flooding.

## **3 PROPOSAL**

- 3.1. The application seeks full planning permission for the erection of a storage building (B8 Storage and Distribution) for the bulk storage of fertilisers. Further to this, there proposes a formalised strip of hardstanding to serve the entrance of the proposed building.
- 3.2. The proposed storage building would measure approx. 38m in depth, 30m in width and have a maximum height of 14.75m. The front (western) elevation of the unit would be open. The proposed materials would include grey concrete grain walls with goose wing grey metal cladding to match the existing unit on site and a concrete fibre roof.
- 3.3. An area for the parking of HGV's would be located to the north side of the proposed storage unit.
- 3.4. No changes are proposed to the existing access, internal vehicular route or external lighting within the site.
- 3.5. Similarly, it is noted within the submission that existing parking arrangements on site will be unaffected, and the proposal will generate no additional waste.

#### 4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR16/0330/F	Erection of a two storey front extension and lean-to side extension to existing storage building	Granted 18/8/16
F/YR15/0179/CERTP	Certificate of Lawful Use (Proposed): Formation of an access track to service existing grain store	Certificate issued
F/YR14/0679/F	Change of use of land for storage and formation of a concrete pad/enclosure in connection with the grain store (retrospective)	Granted 8 <sup>th</sup> October 2014
F/YR08/0433/F	Erection of a store and covered parking bays (land to west of application site, Laws fertilisers)	Granted 4/8/09

#### 5 CONSULTATIONS

##### 5.1. Wimblington Parish Council (15/11/2023)

*Object as further saturation of ground and intensification of light industrial estate. Concern expressed as storage of fertiliser is more dangerous. Storage is close to Fengrain silo's which could be dangerous. FDC policies LP2 and LP16.*

##### 5.2. FDC Environmental Health (27/10/2023)

*The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal, as it is unlikely to have a detrimental effect on local air quality, the noise climate, or be affected by ground contamination.*

**5.3. FDC Environmental Health (30/11/2023)**

*I have had another look at this application and considered the latest supporting information. This service doesn't wish to revise previous comments as it acknowledged that the fertilisers will be sufficiently protected from the elements whilst having adequate ventilation due to the open front elevation. The applicant must ensure that the site is sufficiently secured to prevent unauthorised access and that good industry practice for the storage of fertiliser is adhered to. More information on storage of fertilisers can be found on the Health and Safety Executive (HSE) website via the following:*

*<https://www.hse.gov.uk/explosives/ammonium/#storing-handling>*

**5.4. CCC Highways (16/11/2023)**

*This application is seeking to erect a storage building for the deliveries of bulk materials. The proposed gross internal floor space is 1140m<sup>2</sup>.*

*It is stated that the vehicular access for the storage building will be as existing, however no information has been submitted on number of deliveries expected to be generated by the proposed bulk material store. Also, a plan showing the capability of the existing and additional vehicles to park and turn within the site is absent in support of the application.*

*Without this information it is difficult to make a robust assessment on the adequacy of the site's operational space for the existing and additional number and type of delivery vehicles that would access the compound.*

*If the LPA are mindful to approve the application, please append the following Conditions to any consent granted.*

**Construction Facilities:** *Prior to the commencement of the development hereby approved adequate temporary facilities area (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading, and unloading of all vehicles visiting the site during the period of construction.*

*Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policy LP15 of the Fenland Local Plan 2014.*

**Wheel Wash Facilities:** *Development shall not commence until fully operational wheel cleaning equipment has been installed within the site. All vehicles leaving the site shall pass through the wheel cleaning equipment which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The wheel cleaning equipment shall be retained on site in full working order for the duration of the development.*

*Reason: In the interest of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014. On receipt of requested information and clarifications I would be able to provide further comments on the above proposal on highway grounds.*

**5.5. CCC Highways (19/02/2024)**

*The following comments should be read in conjunction with my Highway comments of 16/11/2023.*

*I have reviewed the applicant's submitted revised site plan and additional information concerning the number of deliveries expected to be generated by the proposed bulk material store, together with the details regarding the capability of the existing and additional vehicles to park and turn within the site in support of the application.*

*I can confirm the additional information provided to address the above issues is considered acceptable.*

**5.6. CCC Minerals and Waste (26/10/2023)**

*It is noted that the proposed development is located within the Waste Consultation Area for the safeguarded waste site known as Hook Lane as identified under Policy 16 (Consultation Areas) of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).*

*Policy 16 seeks to safeguard waste management facilities. It states that development within a CA will only be permitted where it is demonstrated that the development will not prejudice the existing or future use of the area, i.e. the waste management site for which the CA has been designated; and not result in unacceptable amenity issues or adverse impacts to human health for the occupiers or users of such new development, due to the ongoing or future use of the area for which the CA has been designated.*

*It is noted that the proposed development is for the erection of a storage building, (Use Class B8). The MWPA is of the view that proposed use is generally considered to be compatible with the nearby waste management land use. Consequently, the MWPA has no objection to the application. For reference a full copy of Policy 16 can be found at the end of this letter.*

*For reference, the Cambridgeshire and Peterborough Minerals and Waste Local Plan can be found on our website at:*

*<https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/adopted-minerals-and-waste-plan>*

**5.7. Designing Out Crime Officer (03/11/2023)**

*I have viewed the documents in relation to crime, disorder, and the fear of crime. I have searched the Constabulary crime and incident systems covering location and ward for the last 2 years. I would consider the proposed location to be an area of low to medium risk to the vulnerability to crime.*

*There is limited detailed documents and no security or crime prevention section within the DAS. As you are aware, it is important that security and crime prevention are considered and discussed at the earliest opportunity to ensure that the security of buildings, homes, amenity space and the environment provide a safe place for people living, working in, and visiting this location. Please see comments below for your consideration.*

*External lighting – A good lighting plan is essential for both safety and security reasons, it will also complement any CCTV and assist in identifying any would-be offenders. I would like to see your lighting plan when available please.*

*CCTV - While it is not a universal solution to security problems, it can help deter vandalism or burglary and assist with the identification of culprits once a crime has been committed. The provision and effective use of CCTV fits well within the overall framework of security management and is most effective when it forms part of an overall security plan. CCTV should meet BS EN 50132-7: 2012+A1:2013 CCTV surveillance systems for use in security applications. It should cover the access entrance, building entrances and perimeter, the site boundary, and open yards. It needs be of a quality that always produces evidential images (complemented by lighting) and have the capability to store and retrieve images, either be monitored by an Alarm Receiving Company (ARC) or linked to the security office if approved or mobile device. CCTV should also be registered with the Information Commissioners Office (ICO).*

*Signage - CCTV signage should be at the entrance compliant with the ICO Code of Practice.*

*Alarm - Our recommendation is that a monitored alarm system is installed. Visit the National Security Inspectorate (NSI), or the Security Systems and Alarms Inspection Board (SSAIB) for more information.*

*Information only: Taking into consideration the location of this proposed development, it is important that boundary treatments to the site are considered as Cambridgeshire has a problem with hare coursing on open fields.*

*If you require any further information, please do not hesitate to contact me.*

#### **5.8. FDC Tree Officer (13/11/2023)**

*I've had a look at the above site (industrial unit Eastwood Industrial Estate) and have no objection to the scheme.*

*There is a belt of trees to the northeast corner of the proposal protected by TPO 2/2007, whilst they are outside the development redline area they will require protective fencing to prevent compaction of the soil, though I suspect being an industrial site the ground has already been compacted*

#### **5.9 LLFA (21/3/24)**

*At present we object to the grant of planning permission for the following reasons:*

*1. No SW Drainage Strategy Paragraph 167 of the National Planning Policy Framework requires planning applications to be supported by a site-specific flood risk assessment. Such an assessment should include a surface water strategy and must demonstrate that the proposed development incorporates sustainable drainage systems (SuDS), unless there is clear evidence that this would be inappropriate. The SuDS should: a) Take account of advice from the Lead Local Flood Authority; b) Have appropriate minimum operational standards; c) Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and d) Where possible, provide multifunctional benefits As a flood risk assessment/surface water strategy containing the above information has not been submitted there is insufficient information in order for us to determine the impacts of the proposal.*

*For a full application the following should be included within the surface water strategy: i. Existing impermeable area ii. Proposed impermeable area / developable area (including an allowance for urban creep) iii. A description of site*

topography iv. A description of ground conditions (using site investigation where possible) v. Identification of any surface water flood risk vi. Existing site drainage arrangements vii. Proposed method of surface water disposal viii. Existing and proposed runoff rates (if discharging off-site) ix. Existing and proposed runoff volumes (if discharging off-site) x. Required volume of attenuation (m<sup>3</sup> per m<sup>2</sup> of impermeable area) xi. Preliminary SuDS proposals xii. Infiltration test results in accordance with BRE365 (or second viable option for surface water disposal if testing hasn't yet been undertaken) xiii. Drainage layout drawing and supporting hydraulic calculations

*Informative Pollution Control* Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

### **LLFA (04/06/24)**

We have reviewed the following documents:

- Site Plan Existing, Greg Saberton Design, Ref: 05/ 3019/ 22, Dated: September 2023
- Site Plan Proposed, Greg Saberton Design, Ref: 02/ 3019/ 22, Dated: September 2023

Based on these, as Lead Local Flood Authority (LLFA) we can remove our objection to the proposed development. The above documents demonstrate that surface water from the proposed development can be managed through the re-use of the water which will be intercepted from the roof into existing storage tanks. Runoff from hardstanding is deemed to be insignificant and have little impact on the surrounding area. We request that 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 surface water drainage scheme for the site, based on the agreed Site Plan Proposed, Greg Saberton Design, Ref: 02/ 3019/ 22, Dated: September 2023 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

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 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*

*Pollution Control Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.*

## **Local Residents/Interested Parties**

### 5.10 Objectors

5 letters of objection have been received from 2 addresses within Eastwood End, Wimblington which raised the following summarised concerns:

- The industrial estate is overdeveloped and will increase operating hours
- Concern regarding the effect that conventional fertilisers is having on the greenhouse emissions
- Adverse impact on the environment, the local landscape, local residents and their homes
- Harmful impacts on wildlife and humans
- Additional noise, air pollution and traffic

## **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).

## **7 POLICY FRAMEWORK**

### **7.1. 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.

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

Determining a Planning Application

### 7.3. **National Design Guide 2021**

Context  
Identity  
Built Form  
Resources

### 7.4. **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  
LP6 – Employment, Tourism, Community Facilities and Retail  
LP12 - Rural Area Development Policy  
LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland  
LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland  
LP16 – Delivering and Protecting High Quality Environments across the District  
LP19 – Natural Environment

### 7.5. **Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021**

Policy 5: Mineral safeguarding Areas

### 7.6. **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  
LP3: Spatial Strategy for Employment Development  
LP4: Securing Fenland's Future  
LP5: Health and Wellbeing  
LP7: Design  
LP15: Employment  
LP16: Town Centres  
LP22: Parking Provision  
LP28: Landscape  
LP32: Flood and Water Management

## 8 **KEY ISSUES**

- **Principle of Development**
- **Character and visual amenity and associated amenity impacts**
- **Highways**
- **Minerals and Waste**
- **Flood Risk/Drainage**
- **Biodiversity**

## 9 **ASSESSMENT**



### **Principle of Development**

- 9.1 Policy LP6 seeks to retain high quality land and premises for industrial uses. The proposed additional building would support an established business in an area identified as appropriate for industrial uses and the scale of development is considered appropriate within the context of the location. As such, the principle of the development is supported subject to compliance with other relevant policies of the Fenland Local Plan.

### **Character and visual amenity and associated amenity impacts**

- 9.2 The building sits some 240 metres back from the highway at Hook Lane within an existing industrial area and to the east side of the existing Law Fertiliser Ltd unit within Eastwood Industrial Estate. The proposed unit is of a comparable scale to those on adjacent sites and follows the typical design principles characteristic of an industrial area. The proposed unit would be in keeping with the character and appearance of the neighbouring industrial units and is therefore considered to be sympathetic additions within the street scene.
- 9.3 The proposal would maintain an industrial use within an industrial area, no changes are proposed to the external lighting within the site, the nearest residential dwelling to the proposed development would be located approx. 390 metres away along Eastwood End, which would be a substantial distance from the site and therefore it is considered there would be no adverse impacts imposed on the residential dwellings located around the site. The Environmental Health Team have also presented comments of 'no objection' on the submitted application stating that 'the proposal is unlikely to have a detrimental effect on local air quality, the noise climate, or be affected by ground contamination.' Additionally adding, that the fertilisers 'will be sufficiently protected from the elements whilst having adequate ventilation due to the open front elevation.'
- 9.4 Accordingly, the scheme is considered acceptable in character and amenity terms and may therefore be accepted as compliant with Policies LP2 and LP16 in so far as they relate to character/visual amenity and associated amenity considerations.

### **Highways**

- 9.5 There are no alterations proposed to the existing access, an area for the parking of HGV's is proposed to the north side of the proposed storage unit and the existing car parking on site is to be utilised.
- 9.6 The Local Highway Authority have submitted comments on the proposed development stating the details submitted in relation to the adequacy of the sites operational space, number of deliveries expected to be generated by the proposed bulk material store and details regarding the capability of the existing and additional vehicles to park and turn within the site are acceptable. The Highways Officer has requested that conditions relating to construction facilities and wheel washing appended to any approval. These conditions are appropriate.
- 9.7 The LHA have raised no objection to the scheme and there are no grounds to withhold consent on the grounds of highway safety and no issues to reconcile in respect of Policy LP15 of the Fenland Local Plan 2014.

### **Minerals and Waste**

- 9.8 It is noted that the proposed development is located within the Waste Consultation Area for the safeguarded waste site known as Hook Lane as identified under Policy 16 (Consultation Areas) of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

- 9.9 Policy 16 seeks to safeguard waste management facilities. It states that development within a CA will only be permitted where it is demonstrated that the development will not prejudice the existing or future use of the area, i.e. the waste management site for which the CA has been designated; and not result in unacceptable amenity issues or adverse impacts to human health for the occupiers or users of such new development, due to the ongoing or future use of the area for which the CA has been designated.
- 9.10 CCC Minerals and Waste Planning Authority (MWPA) have commented on the submitted application detailing 'The MWPA is of the view that proposed use is generally considered to be compatible with the nearby waste management land use. Consequently, the MWPA has no objection to the application.'

### **Flood risk/Drainage**

- 9.11 The application site is located within Flood Zone 1 (low risk), however, the application falls within the definition of a major application and therefore the LLFA were consulted on the application.
- 9.12 An original objection was received due to the failure to have supplemented the application with a site specific FRA and surface water drainage strategy. Updated information was provided from the applicant that confirmed that *'as fertiliser manufacturers we are very short of water capacity and pressure and we plan to harvest the rain water to be used in foliar and liquid fertiliser manufacture from the roof of the new shed. We will be able to store up to 120,000 litres of water and will have a foliar fertiliser production capacity of 50,000 litres/day. There will be a short narrow strip of concrete feeding the new shed entrance extending from existing road infrastructure creating very little additional surface water ( 5m x 10m less 0.6m X 90% = 27,000m water /year) and as the maximum annual capture will be 615,000 litres (see attachment) from the roof this will not create any flood risk due to the capture and reuse procedure due to be in place.'*
- 9.13 The LLFA were reconsulted, and based on the additional information provided, removed the objection subject to the imposition of conditions. The proposal is considered to be appropriate development and there are no further issues to address in respect of Policy LP14.

### **Biodiversity**

- 9.14 The site is bordered to the north by a line of protected trees with a small number within the application site toward the east but beyond the area proposed for development. Trees of most amenity value and landscape impact are not anticipated to be affected by the development, although some clearance of scrubland and a small tree within the site would be removed.
- 9.15 As such, no significant tree loss or biodiversity harm is anticipated through the development, particularly given the nature and condition of the land intended for development. Notwithstanding, in accordance with Policy LP16, LP19 and the NPPF, it is recommended to secure a scheme of biodiversity enhancements, to ensure that opportunities to improve biodiversity in and around the site are taken and also that measures to safeguard the protected trees for the duration of development are undertaken.

## **10 CONCLUSIONS**

10.1. The proposed development is considered acceptable as it aligns with both national and local planning policy as outlined above and may therefore be favourably recommended.

## 11 RECOMMENDATION

**Grant;** subject to conditions.

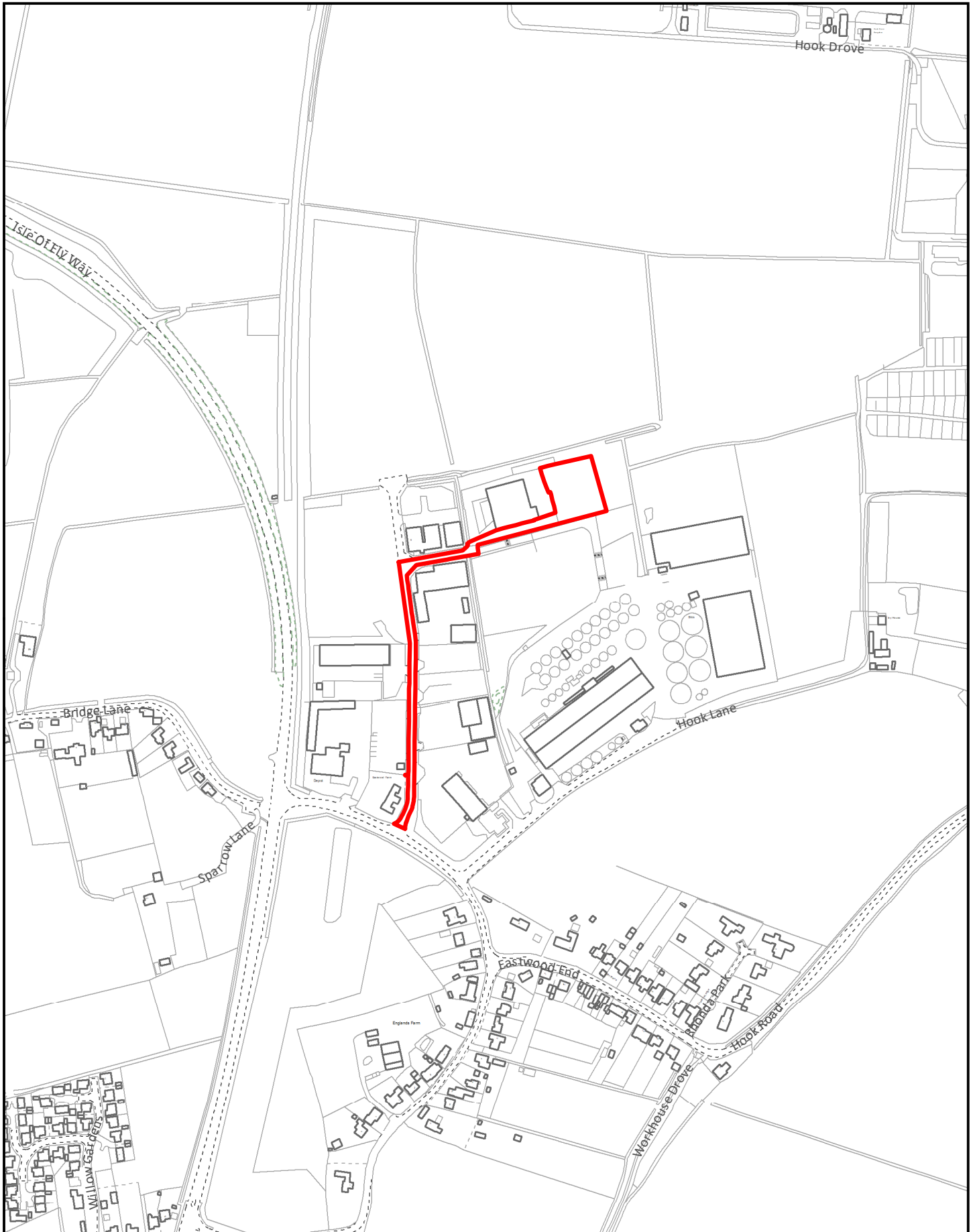
11.1 Section 100ZA(5) of the Town and Country Planning Act 1990 provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018). The applicant has been consulted on the proposed conditions (6 & 7) and has confirmed their agreement to these in writing. It is therefore considered that the requirements of section 100ZA(5) have been met.

11.2 The proposed conditions are as follows;

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>A temporary facilities area shall be provided clear of the public highway for the parking, turning, loading, and unloading of all vehicles visiting the site during the period of construction.</p> <p>Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
3	<p>Fully operational wheel cleaning equipment shall be installed within the site and operational at all times during construction. All vehicles leaving the site shall pass through the wheel cleaning equipment which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The wheel cleaning equipment shall be retained on site in full working order for the duration of the development.</p> <p>Reason: In the interest of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
4	<p>The development hereby approved shall be finished externally in materials specified below:</p> <ul style="list-style-type: none"> <li>-Roof – Grey Concrete Fibre</li> <li>-Walls – Grey Concrete Grain Walls and Goose Wing Grey Cladding</li> </ul> <p>Reason: To safeguard the visual amenities of the area and ensure compliance with Policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
5	<p>If during development, contamination not previously identified, is found to be</p>

	<p>present at the site then no further development (unless otherwise agreed in writing with the 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.</p> <p>Reason: To ensure that the development complies with approved details in the interests of the protection of human health and the environment in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
6	<p>No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Site Plan Proposed, Greg Saberton Design, Ref: 02/ 3019/ 22, Dated: September 2023 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to use of the development.</p> <p>Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policy LP14 of the Fenland Local Plan 2014.</p>
7	<p>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 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.</p> <p>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 in accordance with Policy LP14 of the Fenland Local Plan 2014.</p>
8	<p>Prior to development above slab level, a scheme of biodiversity enhancements, including a timetable for implementation shall be submitted to an approved in writing by the local Planning authority. The development shall be carried out in accordance with the approved scheme and timetable and thereafter retained in perpetuity.</p> <p>Reason: To ensure that the development enhances biodiversity in accordance with policies LP16, LP19 of the Fenland Local Plan 2014 and Chapter 15 of the NPPF.</p>
9	<p>No development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until protective fencing has been erected to protect the trees to the north east of the site which are protected by TPO 2/2007. This should be submitted to and approved in writing by the Local Planning Authority. The agreed tree protection shall be implemented in accordance with BS5837 Trees in Relation to Demolition, Design &amp; Construction 2012 and remain in place and be maintained for the duration of the works no vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall</p>

	<p>be allowed within the protection areas(s) specified.</p> <p>Reason: To ensure that adequate measures are taken to preserve trees and their root systems whilst construction work is progressing on site in accordance with policy LP16 and LP19 of the Fenland Local Plan (2014)</p>
10	Development in accordance with approved plans.



Created on: 26/10/2023

© Crown Copyright and database  
rights 2023 Ordnance Survey 10023778

**F/YR23/0819/F**

Scale = 1:5,000





Area is designated for parked lorries. Turning possible by reversing back to the vehicular route around the front unit, and resuming course.

Existing concrete area is used for lorry manoeuvring, so they can back up into either the existing building for site deliveries. Area is kept clear for this purpose only and is not proposed to change with the works.

44t articulated lorry turning provision, max. 4 no. daily, no intensification of use proposed.

Cars parked to frontage utilise the same route around the existing unit as delivery vehicles take around the site so as to leave in forward gear. Other than parking area the entire route is kept clear 24 hrs a day to allow safe delivery of supplies and passageway / manoeuvring space for delivery vehicles.

Existing parking area, no intensification of use proposed.

Existing concrete paving

Path

Drain

Drain

Pond

Direction of vehicular traffic flow around the site

Drain

Silos

Silos

El Sub Sta

Silos

HOOK LANE

MB

# EXISTING SITE PLAN 1:1250

EXISTING ROADWAY  
EASTWOOD END

Contract :  
PROPOSED STORE UNIT - LAW  
FERTILISERS, EASTWOOD END,  
WIMBLINGTON, MARCH, CAMBS.

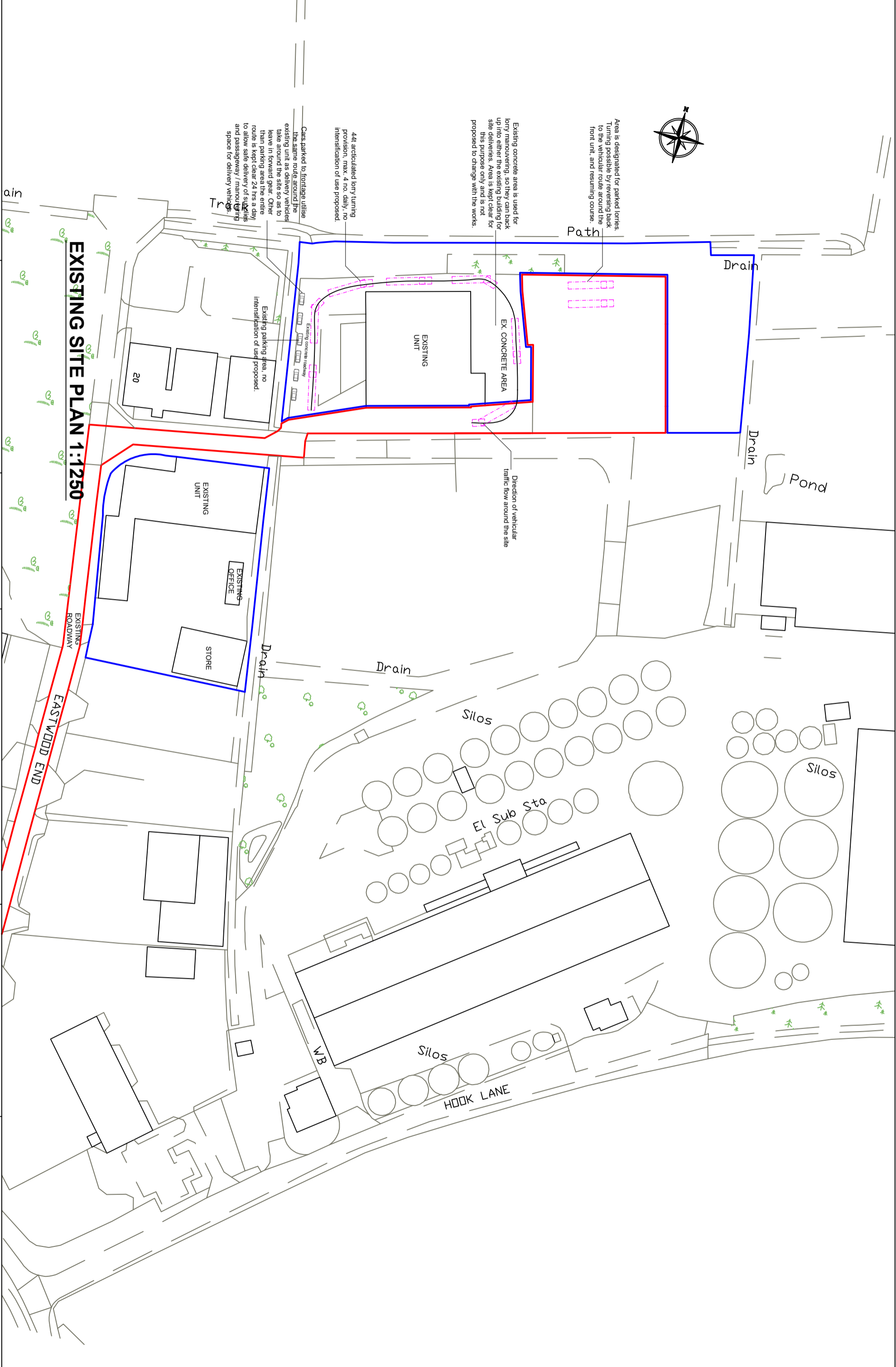
Title :  
SITE PLAN  
(AS EXISTING)

These drawings are the  
COPYRIGHT of Greg  
Saberton Design.  
Unauthorised  
copying is not permitted.

Revisions :

Scale : 1 : 1250  
Date : SEPT 2023  
Drawing Number : 05 / 3019 / 22

**GREG SABERTON DESIGN**  
ARCHITECTURAL DESIGN CONSULTANCY  
Tom's Hole Barn, Branch Bank, Pritchwillow, Ely, Cambridgeshire, CB7 4UR  
Tel/Fax : 01353 687999  
Email : greg@gregsabertondesign.co.uk



Contract :  
 PROPOSED STORE UNIT - LAW  
 FERTILISERS, EASTWOOD END,  
 WIMBLINGTON, MARCH, CAMBS.

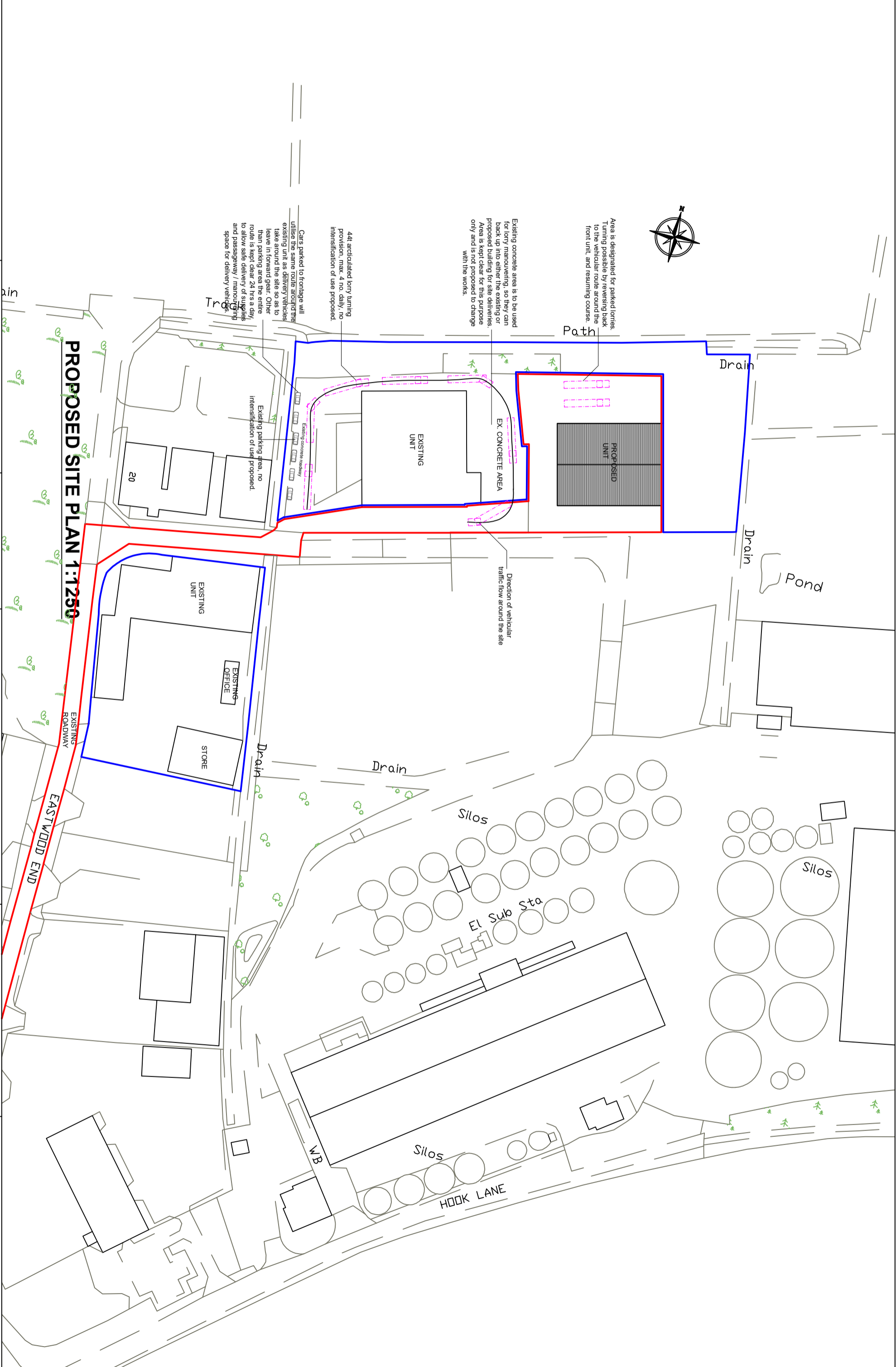
Title :  
 SITE PLAN  
 (AS PROPOSED)

These drawings are the  
 COPYRIGHT of Greg  
 Saberton Design.  
 Unauthorised  
 copying is not permitted.

Revisions :  
 A. vehicular parking and turning arrangements clarified (06-02-24)

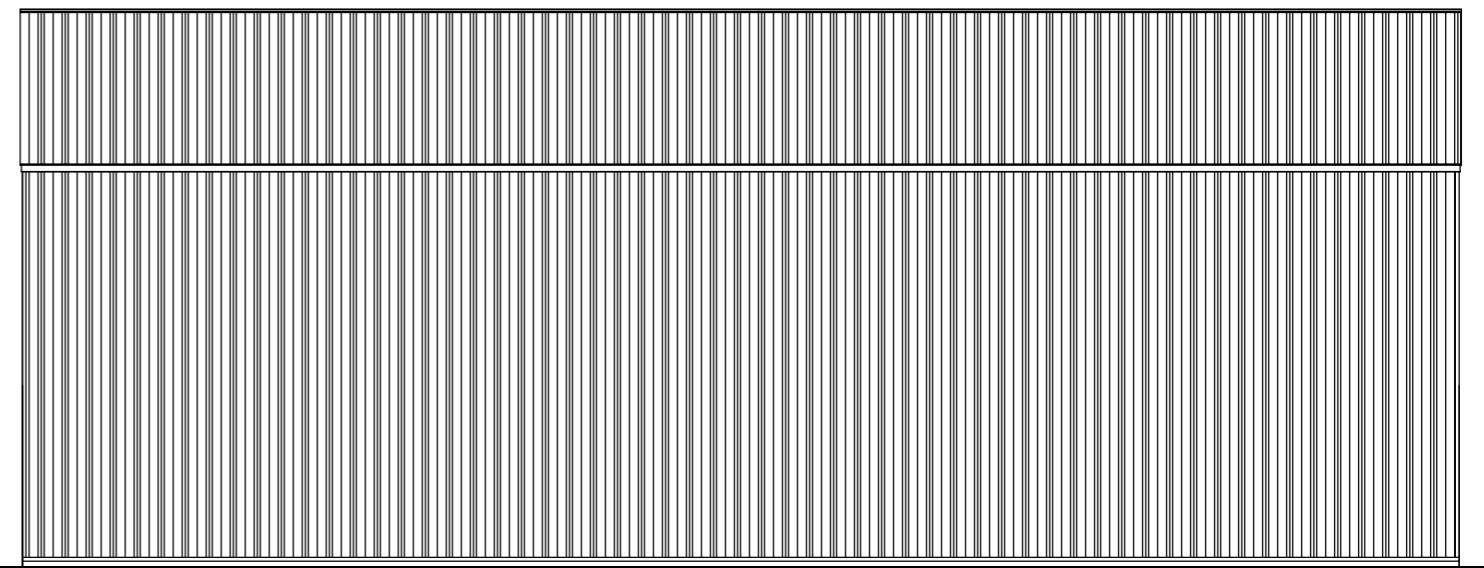
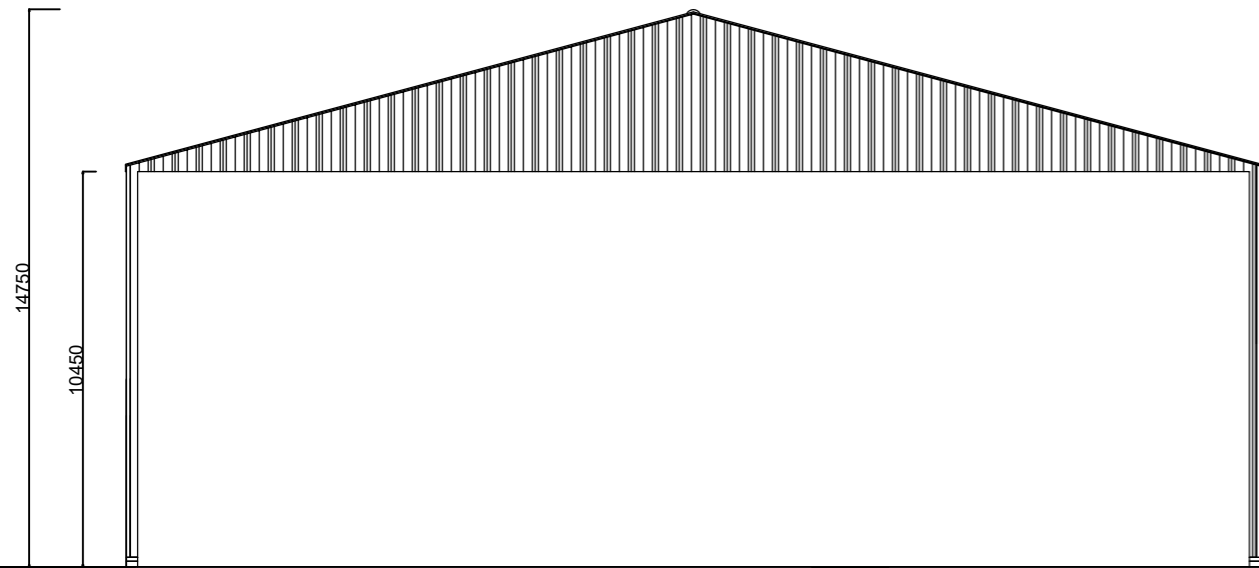
Scale : 1 : 1250  
 Date : SEPT 2023  
 Drawing Number : 02 / 3019 / 22

**GREG SABERTON DESIGN**  
 ARCHITECTURAL DESIGN CONSULTANCY  
 Tom's Hole Barn, Branch Bank, Pritchwillow, Ely, Cambridgeshire, CB7 4UR  
 Tel/Fax : 01353 687999  
 Email : greg@sabertondesign.co.uk



**PROPOSED SITE PLAN 1:1250**

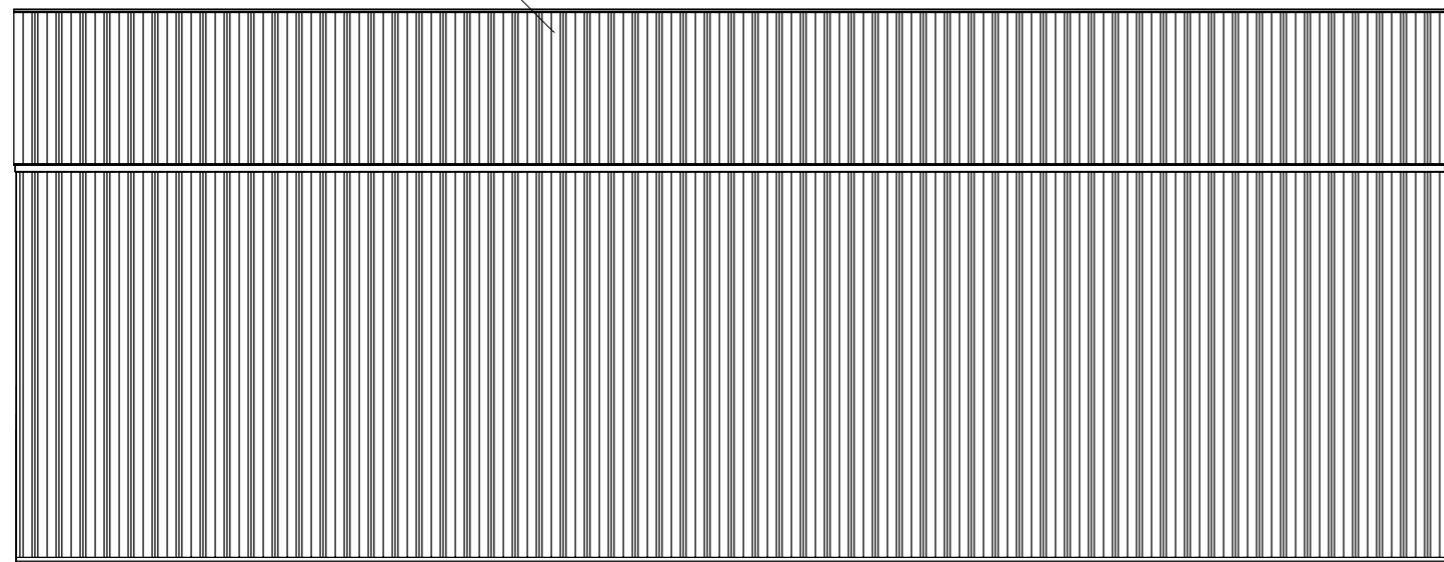




FRONT  
ELEVATIONS 1:200

SIDE

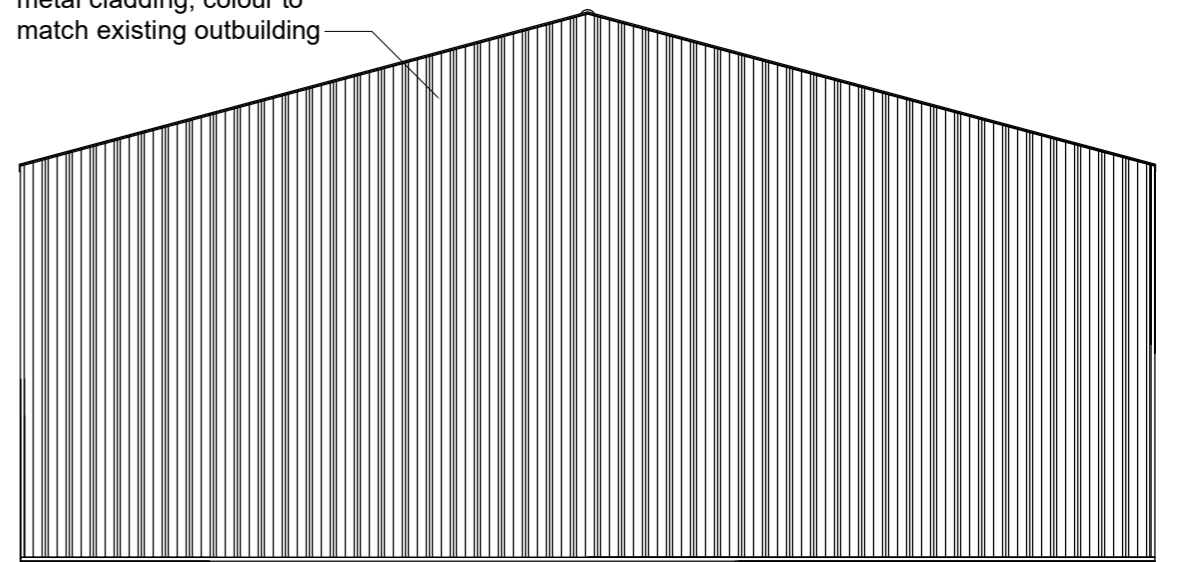
metal cladding, colour to match existing outbuilding



38000

SIDE

metal cladding, colour to match existing outbuilding



30000

REAR



Contract :  
PROPOSED STORE UNIT - LAW  
FERTILISERS, EASTWOOD END,  
WIMBLINGTON, MARCH, CAMBS.

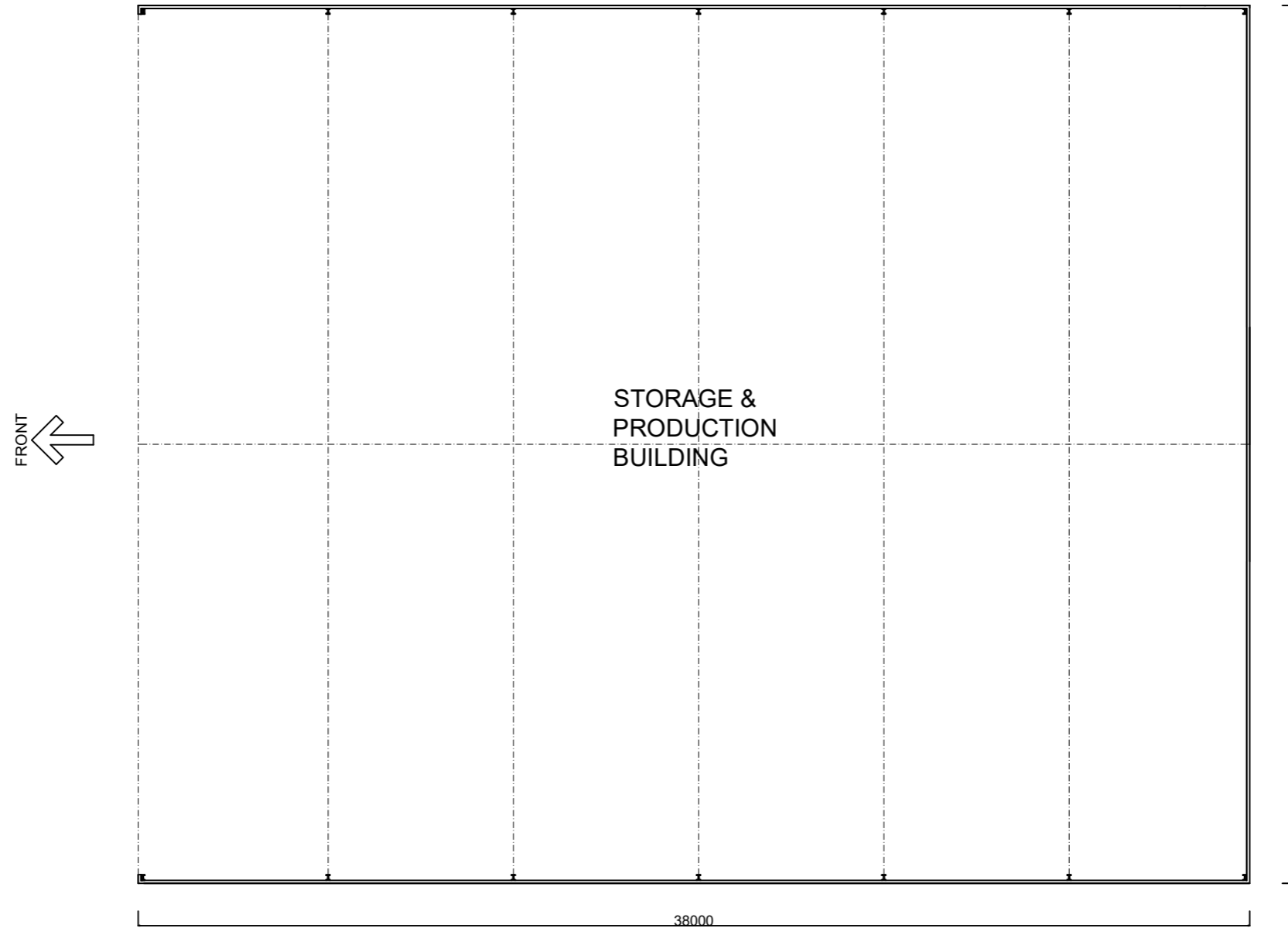
Title :  
ELEVATIONS  
AS PROPOSED

These drawings are the  
COPYRIGHT of Greg  
Saberton Design.  
Unauthorised  
copying is not permitted.

Revisions :

Scale : 1 : 200  
Date : SEPT 2023  
Drawing Number : 04 / 3019 / 22

**GREG SABERTON DESIGN**  
ARCHITECTURAL DESIGN CONSULTANCY  
Tom's Hole Barn, Branch Bank, Prickwillow, Ely, Cambridgeshire, CB7 4UR  
Tel/Fax : 01353 687999  
Email : greg@sabertondesign.co.uk



GROUND FLOOR PLAN AS  
PROPOSED 1:200



Contract :  
PROPOSED STORE UNIT - LAW  
FERTILISERS, EASTWOOD END,  
WIMBLINGTON, MARCH, CAMBS.

Title :  
GROUND FLOOR PLAN  
AS PROPOSED

These drawings are the  
COPYRIGHT of Greg  
Saberton Design.  
Unauthorised  
copying is not permitted.

Revisions :

Scale : 1 : 200  
Date : SEPT 2023  
Drawing Number : 03 / 3019 / 22

**GREG SABERTON DESIGN**  
ARCHITECTURAL DESIGN CONSULTANCY  
Tom's Hole Barn, Branch Bank, Prickwillow, Ely, Cambridgeshire, CB7 4UR  
Tel/Fax : 01353 687999  
Email : greg@sabertondesign.co.uk