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**F/YR25/0473/O**

**Applicant: Executors Of Estate of GE  
Salter**

**Agent: Ms Shanna Penney  
Swann Edwards Architecture Limited**

**Land South Of 4 - 16, Back Road, Gorefield, Cambridgeshire**

**Erect up to 9 x dwellings (outline application with all matters reserved)**

**Officer recommendation: Grant**

**Reason for Committee: Parish Council comments contrary to Officer  
Recommendation**

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## **1 EXECUTIVE SUMMARY**

- 1.1. The proposal seeks outline planning permission with all matters reserved for the erection of up to 9no. dwellings.
- 1.2. Whilst concerns are maintained in respect of the location/principle of development, impact of the development on the character and appearance of the area, and inefficient use of land by virtue of the extremely low density of development, consideration is given to the previous committee decision made under application F/YR24/0772/O, which found these matters to be acceptable. As such, it is considered that it would be unreasonable to resist the development on these grounds.
- 1.3. As such, the only issue to overcome is therefore the flood risk implications of the development and previous inability to pass the sequential and exception test as set out in the NPPF. The current application is supported by sufficient information to demonstrate that these tests are passed by virtue of an absence of alternatively available sites within the search area of Gorefield to accommodate the development, that the development will be safe from flood risk for its lifetime without increasing flood risk elsewhere, and that there will be wider sustainability benefits to outweigh the harm caused by the development.
- 1.4. It will be necessary for detailed proposals for the identified sustainability benefits to be secured through the Reserved Matters submission following the granting of outline planning approval.
- 1.5. It is therefore considered, on balance that the proposal is acceptable in planning terms and is accordingly recommended for approval in this instance.

## **2 SITE DESCRIPTION**

- 2.1. The application site is located on Land South of 4 – 16 Back Road, Gorefield. The site is currently characterised as an undeveloped greenfield site.

- 2.2. The site is adjoined by residential development to the west and north, with a small portion of the eastern boundary of the site adjoined by residential development. The remainder of the site is adjoined by undeveloped greenfield land.
- 2.3. The site is to be accessed via an opening between two residential properties on Back Road, but there is no existing formal access to the site.
- 2.4. The site measures approximately 1.4 hectares.
- 2.5. The application site is located in Flood Zone 3 and has an area of Low Surface Water Flood Risk in the centre of the site.

### 3 PROPOSAL

- 3.1. The application seeks outline planning permission with all matters reserved for the erection of up to 9 dwellings.
- 3.2. The indicative site plan submitted with the application indicates a cul-de-sac style development, and the creation of a new footpath extending east along Back Road from the access point onto the site.
- 3.3. Full plans and associated documents for this application can be found at:

<https://www.publicaccess.fenland.gov.uk/publicaccess/>

### 4 SITE PLANNING HISTORY

F/YR24/0772/O	Erect up to 9 x dwellings (outline application with all matters reserved)	Refused 17.12.24
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### 5 CONSULTATIONS

#### 5.1. Gorefield Parish Council – 19.07.25

*Gorefield Parish Council object to this application as the access is on to a very narrow road with no footpath and is situated in Flood Zone 3*

#### 5.2. Environmental Health – 23.06.25

No objection subject to condition requiring submission of Construction Environmental Management Plan (CEMP).

#### 5.3. North Level Drainage Board – 24.06.25

No objection subject to pre-commencement condition requiring submission of surface water systems and outfalls.

#### 5.4. Environment Agency – 30.06.2025

No objection subject to development being carried out in accordance with Flood Risk mitigation measures set out in Flood Risk Assessment.

#### 5.5. CCC Archaeology – 30.06.25

No objection subject to pre-commencement condition for submission of programme of archaeological work.

## 5.6. Natural England – 03.07.25

No objection

## 5.7. FDC Ecology – 06.08.25

*I would accept that the revised information provides a more accurate description of the ecological value of the site, and that the submitted Biodiversity Metric is correct. Taking into account the revised information I would agree that the development is capable of achieving at least a 10% net gain in biodiversity on-site through the provision of new garden spaces, new tree planting and other landscaping measures.*

*The statutory Biodiversity Gain Condition will apply to any permission which may be granted to the application, to require the submission and approval by the Council of a Biodiversity Gain Plan and a long-term Habitat Management and Monitoring Plan before any development commences. Detailed landscaping plans should be required at Reserved Matters stage.*

*The site has low potential to support any specially protected or notable species, although it does have some potential to support nesting birds. I would advise the applicant by way of an informative that no vegetation clearance required to facilitate the proposals should be undertaken during the optimum time of year for bird nesting (March to August inclusive) unless nesting birds have been shown to be absent by a suitably qualified person. All nesting birds their eggs and young are legally protected under the terms of the Wildlife and Countryside Act 1981 (as amended).*

*The site would benefit from the introduction of bird nesting and bat roosting boxes, these measures should be incorporated into landscaping plans. Boundary features should provide gaps to allow for the movement of small mammals through the site.*

## 5.8. Local Residents/Interested Parties

### Objectors

1no. letter of objection was received from a resident of Back Road, Gorefield, raising the following summarised issues.

Objecting Comments	Officer Response
Impact on dyke between application site and residential dwellings	Civil matter – drainage to be secured via condition
Concerns around means of foul and surface water drainage	Foul and surface water drainage to be secured via condition
Concerns around means of boundary treatment between application site and adjacent residential dwelling	Boundary treatments to be secured at Reserved Matters Stage

### Supporters

8 letters of support were received on the application from residents of Parson Drove, Leverington & Gorefield, raising the following points (summarised)

Supporting Comments	Officer Response
Will improve local amenities	Provision of new dwellings will help

	support local amenities
Will result in environmental benefits, green space and energy efficiency	Addressed in Flood Risk & Drainage Section – to be secured via condition
Will align with the character of the village and will integrate with environment	See Character and appearance section of report

## 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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

## 7 POLICY FRAMEWORK

### **National Planning Policy Framework (NPPF) 2024**

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

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

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 - Conserving and enhancing the historic environment

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

Determining a Planning Application

### **National Design Guide 2021**

Context

Identity

Built Form

Movement

Nature

Homes and Buildings

### **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

LP12 – Rural Areas 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 – The Natural Environment

### **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

## **Cambridgeshire Flood and Water SPD 2016**

### **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 49 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
- LP7: Design
- LP8: Amenity Provision
- LP12: Meeting Housing Needs
- LP18: Development in the Countryside
- LP20: Accessibility and Transport
- LP22: Parking Provision
- LP25: Biodiversity Net Gain
- LP27: Trees and Planting
- LP28: Landscape
- LP32: Flood and Water Management

## **8 KEY ISSUES**

- **Principle of Development**
- **Design and Appearance**
- **Impact on Amenities**
- **Flood Risk and Drainage**
- **Parking Provision and Highway Safety**
- **Biodiversity Impact**
- **Biodiversity Net Gain (BNG)**

## **9 BACKGROUND**

- 9.1. The application is a re-submission of that which was previously refused by Planning Committee under reference number F/YR24/0772/O. The application was reported to Planning Committee on 11<sup>th</sup> December 2024 with four recommended reasons for refusal. The sole reason for refusal accepted by the Committee is shown below, with the other proposed reasons for refusal concerning backland development (principle and character impact) and low density not being accepted:

*The application site is located within Flood Zone 3 and fails to meet the sequential or exception test. It is considered that the proposal is at an unacceptable risk of flooding that would fail to be suitably mitigated against. The proposal is therefore considered to be contrary to Policy LP14 of the Fenland Local Plan (2014) and Chapter 14 of the NPPF (2023).*

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1. The proposal seeks outline planning permission with all matters reserved for the erection of up to 9no. dwellings. The site is located adjacent to the built form of the settlement of Gorefield, which is identified as a 'Small Village' in Policy LP3 of the Fenland Local Plan.
- 10.2. Policy LP3 states that development in these villages will be of a limited nature and normally limited to residential infilling or small business opportunities.
- 10.3. In this instance, the application site is situated to the rear of frontage residential development along Back Road and Cattle Dyke. Whilst the indicatively identified access point passes between two existing properties, the developable area of the site constitutes a backland site forming an extension to the settlement. On this basis the development is not considered to constitute infill development and is therefore considered to be contrary to Policy LP3 of the Fenland Local Plan (2014).
- 10.4. Regard must be given to the development approved to the east of the application site under reference number F/YR21/1031/F, which is currently being built out, and which was not of a small-scale infill nature. However, this was for the re-development of a site previously used for B8 (Storage and Distribution purposes, and weight was accordingly given to the re-development of this site when granting that application as per the NPPF. As such it is not considered that this development sets any precedent in principle in terms of the consideration of the current site.
- 10.5. Notwithstanding this, weight is given to the previous decision of the Council under application F/YR24/0772/O, whereby it was concluded that this issue did not justify the refusal of the application. As such, it is accordingly considered that it would be unreasonable to refuse the current application on this basis.

### **Design and Appearance**

- 10.6. As the application is submitted in outline form with all matters reserved, no detailed plans have been submitted alongside the application. However, an indicative site layout plan has been submitted showing a cul-de-sac style development.
- 10.7. As previously highlighted, the site is located to the rear of two existing linear patterns of development along Back Road and Dyke Road, therefore constituting tandem, backland development, contrary to the prevailing character of development in the immediate vicinity and which would be clearly visible behind those frontage properties.
- 10.8. Again, the site to the east must be considered in this context. It is considered that there is a different circumstance with the current application given that substantial commercial buildings already had a visual impact in that other case which does not occur here.
- 10.9. Consideration should also be given to Paragraphs 129 and 130 of the NPPF (2024), which seeks to ensure that developments make efficient use of land.
- 10.10. The application site measures 1.4 hectares in size, and the proposal is for up to 9no. dwellings. Therefore, the development equates to a density of just under 7 dwellings per hectare.
- 10.11. It is considered that a density of 7dph is significantly below that which would usually be considered acceptable when giving weight to the prevailing density in the surrounding area. Using the development approved under reference 21/1031 as an example, this sought the erection of 38 dwellings on a 2.4-hectare site. This

equates to a density of approximately 17dph, which is considered to be a more appropriate density in a location such as this.

- 10.12. Notwithstanding this, weight is given to the previous decision made under application F/YR24/0772/O, whereby it was concluded that this material consideration did not justify the refusal of the application. As such, minimal weight can be given to this consideration, and it is accordingly considered that it would be unreasonable to refuse the current application on this basis.

### **Impact on Amenities**

- 10.13. It is not possible to fully assess the amenity impact of the development due to the application being outline in nature. However, due to the low density of development, it is considered that a Reserved Matters application could suitably accommodate the development whilst retaining appropriate separation distances between plots and existing dwellings and providing suitable plot sizes to provide suitable private amenity space provision.
- 10.14. Notwithstanding this, the indicative layout identifies an access point passing between The Strines and Number 10 Back Road. The access road is approximately 10m in width and does not appear to currently serve any existing vehicular movements.
- 10.15. It is considered that the creation of a vehicular access to serve 9no. properties in this location would result in an increase in traffic movements in close proximity to the residential dwellings on either side of the access. Whilst the increase in traffic movements could result in some noise disturbance to the dwellings adjacent to the access, it is not considered that this would result in an unacceptable impact on the amenities of these properties.
- 10.16. It is overall considered that the proposal can adequately provide for the amenities of the proposed dwellings and can preserve the amenities of the existing dwellings adjacent to the site. Therefore, the proposal is considered to comply with Policy LP16 of the Fenland Local Plan (2014) in this regard.

### **Flood Risk and Drainage**

- 10.17. The application site is located primarily within Flood Zone 3, with a small area falling within Flood Zone 2. There are two small areas of low surface water flood risk on the site, with the majority of the site at very low risk.
- 10.18. Policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF seeks to direct development away from the areas at high risk of flooding, unless the sequential and exception test can be met.
- 10.19. The submitted sequential test focuses the area of search on the settlement of Gorefield and concludes that there are no other reasonably available sites which could accommodate the development. As set out in the 'Principle' section above the Local Plan settlement hierarchy identifies Gorefield as a 'Small Village' where limited infill proposals should only normally be considered. The Council's adopted approach to the Sequential Test states the area of search will be "determined by considering the proposal's objectives, linked to the spatial policies of the Local Plan. For proposals that demonstrate a clear objective to sustain particular settlements or the countryside, the area of search will be:

A) Developments in the countryside – The whole of the rural area

B) Developments in towns & villages – The town/villages that the proposal would sustain”.

9.20. As set out in the ‘Principle’ section above, the previous committee decision under F/YR24/0772/O found the proposal to be acceptable in principle and, therefore, it is considered that the area of search should be as per option B), above. In this instance, the appropriate search area is considered to be the settlement of Gorefield.

9.21. The application is supported by a Sequential Test and Exception Test document. A number of sites within Gorefield have been assessed and the document discounts them as being reasonably available for the following reasons:

- Development completed
- Site within Flood Zone 3 and therefore not sequentially preferable.
- Site does not benefit from planning permission
- Site outside of agreed search area

9.22. A review of the data set out in the document finds that several sites and applications have either been wrongly discounted or inaccurately represented within the document. For example:

- F/YR15/0699/O (Dennicks Yard, Back Road) – This site is referred to as being “under consideration” and is therefore discounted. However, this application was granted planning permission on 29/10/19. Further to this, application F/YR21/1031/F was granted planning permission on the same site for residential development, an application also referenced in the document.
- F/YR23/0548/O (Land West of 176 High Road) – This site is discounted due to the site lying wholly within Flood Zone 3. However, as it has an extant permission it would be deemed as sequentially preferable. As such, it cannot be considered that the Sequential Test as submitted is a robust assessment of the alternative sites available within the search area.

9.23. Further to this, the report dismisses sites on the basis that the development is for conversions or where the site is under the control of a separate developer. It is not considered that such sites should be dismissed as they key element of the Sequential Test is whether development can be steered away from areas of higher risk, as is the case with these alternatively identified sites.

9.24. Application F/YR19/0889/O has been discounted on the basis that the site owner is a client of the agent for the application and has advised that only one plot of the five permitted is to be developed. However, on further review by Officers this outline permission has lapsed and no further reserved matters application could now be submitted.

9.25. Summarising the above findings, it is concluded by the LPA that the submitted Sequential Test is not robust in fully assessing whether there are any alternative reasonably available sites and at lower risk of flooding.

9.26. However, a full assessment of the sites set out in the Sequential Test concludes that there are sites available for 6 dwellings that would be sequentially preferable across the following applications:

- F/YR22/0972/O (1no dwelling)
- F/YR23/0548/O (5no dwellings)



9.27. Therefore, whilst the submitted Sequential Test is flawed, there are only alternatively available sites to cumulatively provide 6 dwellings, therefore falling short of the 9 dwellings sought in this application.

9.28. On this basis, it is considered and concluded that there are no sequentially preferable sites available for this proposal, either singularly or cumulatively. Therefore, the Sequential Test is considered to be passed.

9.29. As such, it is necessary to consider the exception test. In order to pass the exception test, it should be demonstrated that:

- a) The development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

9.24. In respect of criterion a) above, the submitted Sequential Test and Exception Test document submitted by the applicant states that the following sustainable design features shall be incorporated into the proposed dwellings:

- Air source heat pumps
- Photovoltaic cells
- Rainwater harvesting
- Energy Efficiency rating of at least 'B'

9.25. These sustainability design features provided sustainability in excess of that which is required by current legislation and Building Regulations. It is therefore considered that this would represent a betterment in this respect and weighs in favour of the scheme.

9.26. It is considered that these features could be achieved through the submission of a Reserved Matters condition requiring detailed proposals to be included at Reserved Matters stage. Accordingly, a condition is recommended to require the inclusion of these features as set out in the applicant's submission.

9.27. Further to this, the proposal would contribute 9no. dwellings towards the Council's housing supply, therefore offering some benefits in this regard, albeit modest benefits.

9.28. It is therefore considered that the proposal would meet the following themes and issues as set out in the Cambridgeshire Flood and Water SPD:

- Land and water resources
- Climate change mitigation and renewable energy
- Pollution

9.29. Whilst the aforementioned benefits are modest, they are benefits nonetheless and would, on balance, outweigh the harm caused by the flood risk associated with the erection of dwellings in an area of higher flood risk.

9.30. Therefore, criterion a) of the Exception Test is considered to be met.

9.31. In respect of criterion b), the proposal is considered to be safe from flood risk for the lifetime of the development without increasing flood risk elsewhere by virtue of

the submission of a suitable Flood Risk Assessment that sets out clear flood resilience measures to ensure that the dwellings are safe in the event of a flood event.

9.32. It is therefore considered that criterion b) of the Exception Test is also passed.

9.33. On this basis, it is considered that the proposal is acceptable in terms of its flood risk and is accordingly in compliance with Policy LP14 of the Fenland Local Plan (2014).

### **Parking Provision and Highway Safety**

9.34. The application is submitted in outline form. As such, there are no detailed plans and no definitive requirements in terms of parking provision for the site. However, due to the low density of development as identified on the indicative site plan, it is considered that it will be possible for adequate parking provision to be included in the scheme at Reserved Matters stage.

9.35. The Highway Authority have considered the proposal and have raised no objection to the scheme in terms of the principle of creating an access off Back Road and providing a footpath link from the access to the site extending east.

9.36. It is considered that a Reserved Matters application would be capable of providing a suitable detailed scheme in terms of highway safety and parking provision in accordance with Policy LP15 of the Fenland Local Plan (2014) and the NPPF (2024).

### **Biodiversity Impact**

9.37. The application is supported by an Ecological Impact Assessment that has been considered by both the Council's ecologist and Natural England. No objections have been raised by either body to the application in respect of the impacts on protected species or habitats.

9.38. It is therefore considered that the proposal is acceptable in respect of its biodiversity impacts, in accordance with Policy LP19 of the Fenland Local Plan (2014).

### **Biodiversity Net Gain (BNG)**

9.39. The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

9.40. In this instance a Biodiversity Gain Condition is required to be approved before development is begun.

## **11 CONCLUSIONS**

12.1. The proposal seeks outline planning permission with all matters reserved for the erection of up to 9no. dwellings.

- 12.2. Whilst concerns are maintained in respect of the location/principle of development, impact of the development on the character and appearance of the area, and inefficient use of land by virtue of the extremely low density of development, consideration is given to the previous committee decision made under application F/YR24/0772/O, which found these matters to be acceptable. As such, it is considered that it would be unreasonable to resist the development on these grounds.
- 12.3. As such, the only issue to overcome is therefore the flood risk implications of the development and previous inability to pass the Sequential and Exception Tests as set out in the NPPF. The current application is supported by sufficient information to demonstrate that these tests are passed by virtue of an absence of alternatively available sites within the search area of Gorefield to accommodate the development, that the development will be safe from flood risk for its lifetime without increasing flood risk elsewhere, and that there will be wider sustainability benefits to outweigh the harm caused by the development.
- 12.4. It will be necessary for detailed proposals for the identified sustainability benefits to be secured through the Reserved Matters submission following the granting of outline planning approval.
- 12.5. It is therefore considered, on balance that the proposal is acceptable in planning terms and is accordingly recommended for approval in this instance.

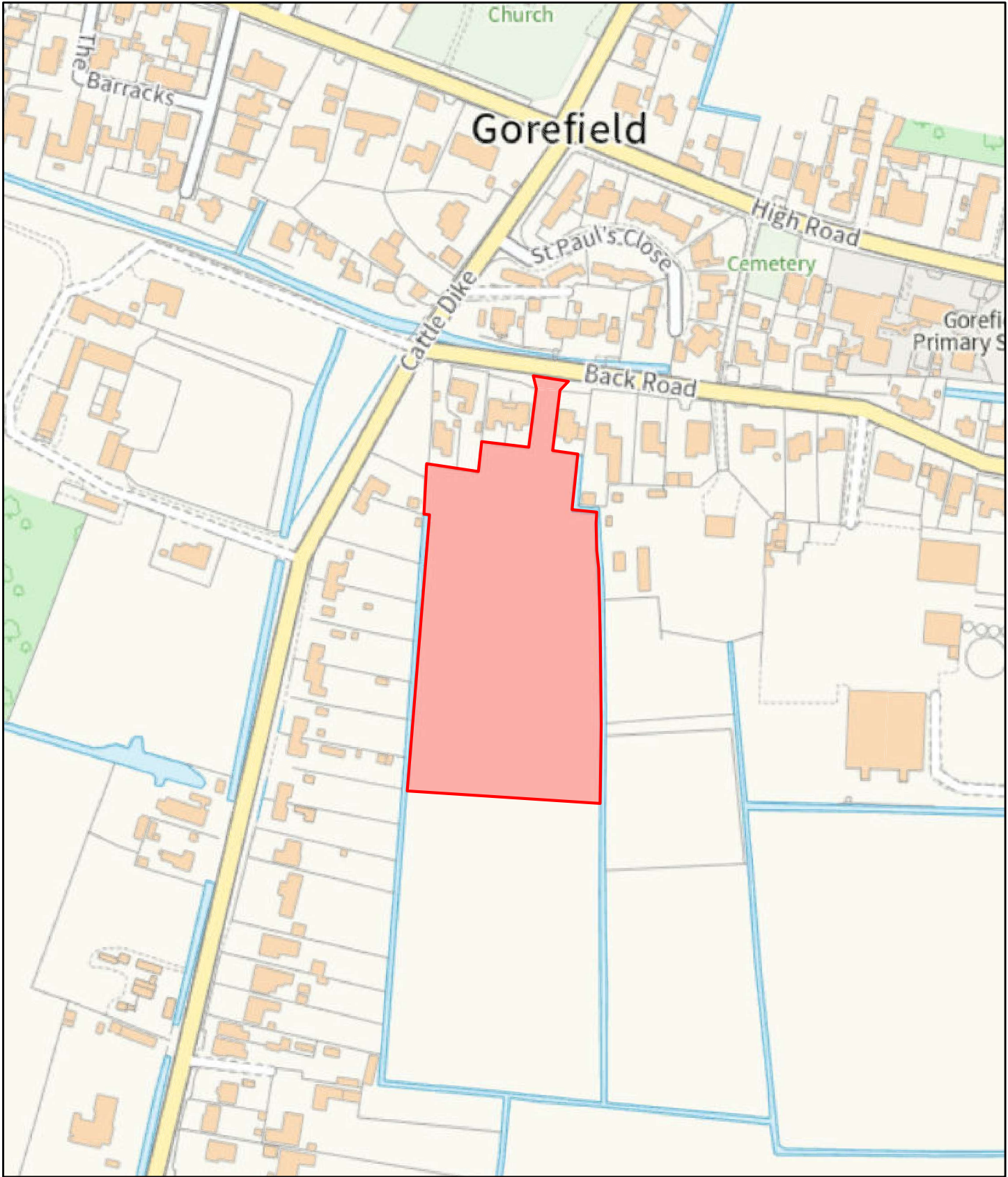
## 12 RECOMMENDATION

**Grant;** subject to the following conditions:

1.	<p>Approval of the details of:</p> <ul style="list-style-type: none"> <li>i. the layout of the site</li> <li>ii. the scale of the building(s);</li> <li>iii. the external appearance of the building(s);</li> <li>iv. the means of access thereto;</li> <li>v. the landscaping</li> </ul> <p>(hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority prior to the commencement of development.</p> <p>Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.</p>
2.	<p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.</p>
3.	<p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4.	<p>Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in</p>

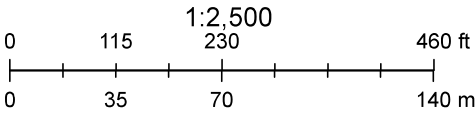
	<p>writing with the Local Authority. The scheme shall subsequently be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.</p> <p>Reason - To ensure a satisfactory method of foul water drainage and to prevent the increased risk of pollution to controlled waters in accordance with Policy LP14 of the Fenland Local Plan 2014.</p>
5.	<p>Prior to the commencement of any development, a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.</p> <p>Reason - To prevent the increased risk of flooding, to improve and protect water quality, to improve habitat amenity and to ensure the future maintenance of these in accordance with Policy LP14 of the Fenland Local Plan 2014.</p>
7.	<p>Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.</p> <p>Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
8.	<p>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:</p> <ul style="list-style-type: none"> <li>a. the statement of significance and research objectives;</li> <li>b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;</li> <li>c. The timetable for the field investigation as part of the development programme;</li> <li>d. The programme and timetable for the analysis, publication &amp; dissemination, and deposition of resulting material and digital archives.</li> </ul> <p>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or</p>

	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.
9.	<p>The development hereby permitted shall be constructed in accordance with the Flood Mitigation Measures set out in Section 5 of the Flood Risk Assessment prepared by Ellingham Consulting Ltd (April 2025).</p> <p>Reason: To ensure that the development is safe from flooding for its lifetime in accordance with Policy LP14 of the Fenland Local Plan (2014) and Chapter 14 of the NPPF (2024).</p>
10.	<p>No demolition or construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 08:00 hours and 18:00 hours on Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.</p> <p>Reason: To protect the amenity of the nearby occupiers in accordance with Policy LP16 of the Fenland Local Plan (2014).</p>
11.	<p>Development may not be begun unless:</p> <p>(a) a biodiversity gain plan has been submitted to the planning authority, and (b) the planning authority has approved the plan.</p> <p>Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).</p>
12.	The development hereby permitted shall be carried out in accordance with the following approved plans and documents.



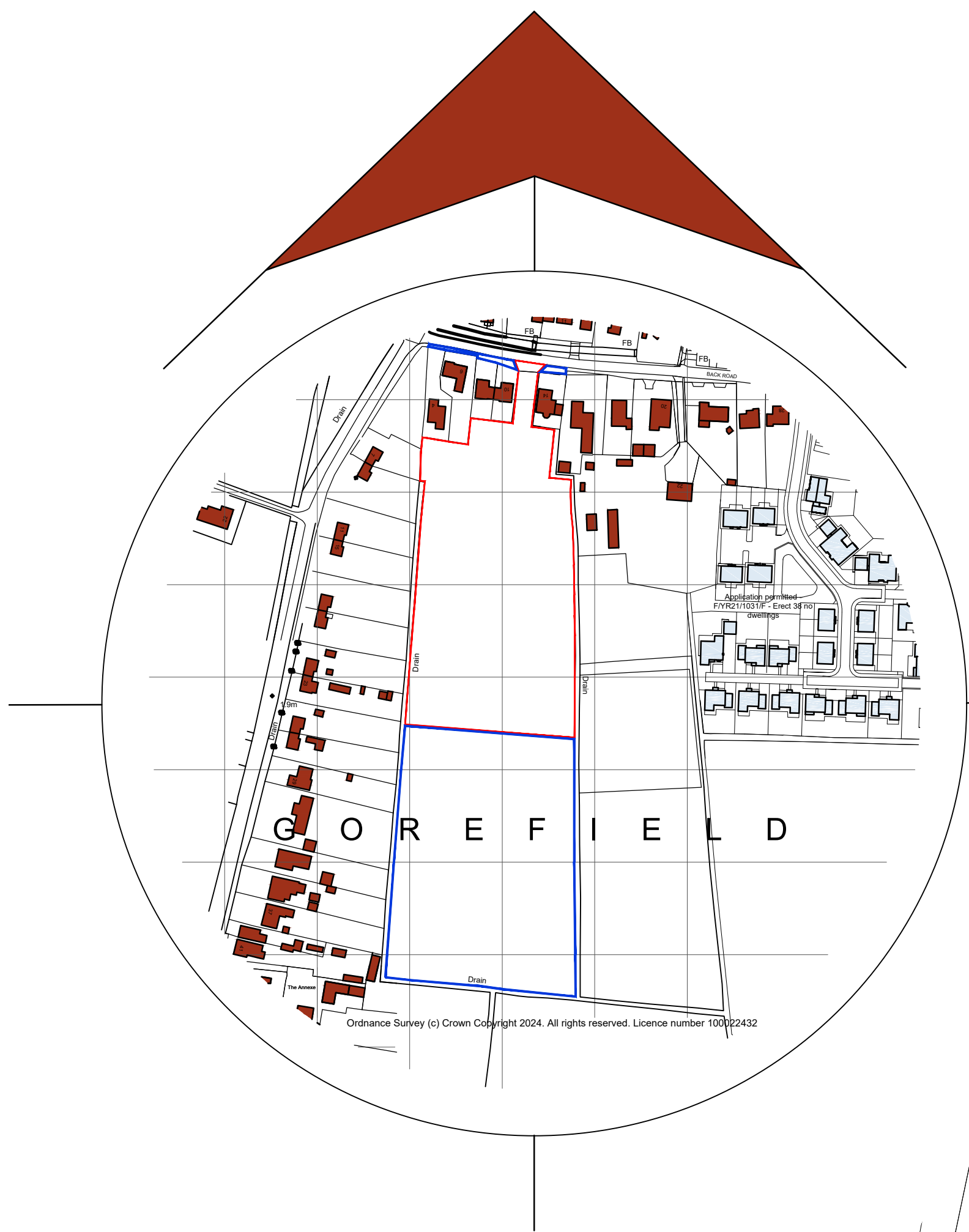
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 Fenland District Boundary



Fenland District Council





Location Plan  
Scale: 1:2500

### SITE PLAN KEY

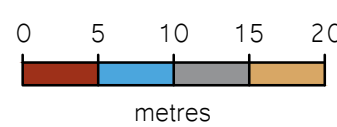
- Indicates buildings un-surveyed (from ordinance survey location plan)
- Indicates proposed single storey dwellings
- Indicates proposed parking spaces
- Indicates adoptable standard shared access road in accordance with Cambridgeshire County Council specification
- Indicates site access points
- Indicates 2.4m x 43m vision splay
- Indicates existing trees and hedges
- Indicates proposed trees (to be determined at a later date via reserved matters application)
- Indicates proposed dwellings permitted under application F/YR21/1031/F - Erect 38 No. dwellings - Extent Approved
- Indicates electric overhead powerlines
- Indicates proposed 2.0m wide footpath

### LOCATION PLAN KEY

- Indicates buildings taken from OS map
- Indicates proposed dwellings permitted under application F/YR21/1031/F - Erect 38 No. dwellings - Extent Approved



Proposed Indicative Site Plan  
Scale: 1:500



- General Notes
- All dimensions are shown in 'mm' unless otherwise stated.
  - The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
  - This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
  - Any discrepancies are to be brought to the designers attention.

FOR APPROVAL

**SWANN EDWARDS**  
ARCHITECTURE

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Job Title	Date	Drawn by
Proposed Residential Development	Feb 2024	CW
Land off Back Road, Gorefield		Checked by
For: G E Salter Estates		GE
Drawing Title	Job No.	Sheet Size
Planning Drawing	SE-2055	A1
Indicative Site and Location Plans	Dwg No. PP1000	Revision B