
F/YR25/0520/RM

Applicant: Fenland Extra Care Consortium

**Agent: Miss Katia Clarke
Planning Potential Ltd**

Nene Parade Bedford Street, Chase Street, Wisbech, Cambridgeshire

Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale (Plot 5 only) pursuant to outline permission F/YR24/0485/VOC to erect a C2 use care home facility to accommodate 70 x apartments with communal and amenity space

Officer recommendation: Delegate authority to the Head of Planning to grant planning permission, subject to the expiry of the consultation with Anglian Water

Reason for Committee: Fenland Extra Care Consortium is the applicant and has an agreement with Fenland Future Limited which is a wholly owned subsidiary of Fenland District Council.

1 EXECUTIVE SUMMARY

- 1.1 The application seeks Reserved Matters approval for Phase 1 of outline permission F/YR22/0914/FDL and subsequent variation F/YR24/0485/VOC. It proposes a four-storey Extra Care facility comprising 70 apartments (Use Class C2), with associated access, parking, and landscaping.
- 1.2 The site was previously owned by Fenland District Council and has since been transferred to Fenland Future Ltd, a wholly owned FDC subsidiary established to deliver regeneration and commercial return in line with the Council's Business Plan and Commercial Investment Strategy. Fenland Future has a land agreement with the Fenland Extra Care Consortium, contingent on planning approval.
- 1.3 The layout follows a U-shaped configuration, creating a central courtyard that provides visual relief and outlook towards the river. The scale and massing are broadly consistent with neighbouring landmark buildings such as The Boathouse and Wisbech Police Station, helping integrate the development within its mixed context.
- 1.4 The appearance is contemporary but sympathetic, using brickwork with varied patterns, recessed panels, stone detailing, and balconies to break up the façade and introduce visual interest. The design provides an architectural solution to deal with the sites constraints, while respecting nearby heritage assets and views along Nene Parade.
- 1.5 Access will be taken from Bedford Street, with a clear and safe circulation layout, including 24 parking spaces (3 disabled), cycle provision, and a dedicated drop-off layby. The access strategy ensures efficient operation for residents, staff, and visitors, with negligible highway impact confirmed by the Transport Statement.
- 1.6 The landscaping scheme integrates native planting, green roofs, and public realm enhancements to soften the building's appearance and improve biodiversity.

Boundary and courtyard planting provide privacy and amenity, while hard surfacing will use permeable materials.

1.7 Overall, the proposal delivers an acceptable form of development that meets identified housing needs and contributes positively to the surrounding area and is considered to be in accordance with the NPPF and Policies LP1, LP2, LP14, LP15, LP16, LP18, and LP19 of the Fenland Local Plan and is therefore, recommended for approval, subject to appropriate conditions

2 SITE DESCRIPTION

- 2.1 The application site fronts Nene Parade and the riverfront to the west, with Grade II Listed buildings beyond, along North End . It lies to the south of Russell Road, west of Bedford Road, and is bounded to the south by Wisbech Police Station which is a non-designated heritage asset. Further to the south east are a number of Grade II Listed buildings along Lynn Road. The site is situated within the Nene Waterfront and Port Broad location for Growth and extends to approximately 0.56 hectares and is currently vacant, with an unkempt appearance. Informal footways cross the site, providing pedestrian access through to the surrounding area.
- 2.2 This site forms part of a larger 1.78-hectare area which benefits from outline planning permission (Ref: F/YR22/0914/FDL) for a mixed-use development comprising extra care apartments, commercial floorspace, and up to 60 dwellings, with all matters reserved. This permission was subsequently varied (Ref: F/YR23/0485/VOC) to allow for phased development.
- 2.3 The site is located to the north of Wisbech town centre and is accessed via Freedom Roundabout/Lynn Road onto Chase Street and Bedford Street. To the north-east lies the Boathouse Business Centre. Modern residential properties face the site from Chase Street to the east, while older terraced housing surrounds the site to the north-east. Local roads are currently configured as one-way from the south.
- 2.4 In terms of flood risk, the majority of the site lies within Flood Zone 3, with the south-eastern portion falling within Flood Zone 2. There are no additional environmental or planning constraints identified on the site.
- 2.5 The wider site consists of the following plots under the terms of F/YR23/0485/VOC:
- To the north – Phase 3:
 - Plot 1 – commercial/office and apartments
 - Plot 2 – Residential housing
 - Plot 4 – Residential Apartments
 - To the east – Phase 2:
 - Plot 3 – Residential Housing

3 PROPOSAL

- 3.1 This Reserved Matters application seeks approval for detailed aspects of Plot 5 only, which comprises extra care apartments. The details submitted cover access, appearance, landscaping, layout, and scale.

- 3.2 Vehicular and pedestrian access to the site is proposed from Bedford Street to the east, with a secondary pedestrian access from Nene Parade to the west. Car parking will be located to the south of the proposed building, providing 24 spaces in total, including three accessible bays. A dedicated service bay is proposed on Bedford Street to the north of the building.
- 3.3 The proposed building is four storeys in height and has a broadly 'U'-shaped footprint. It has a maximum height of 13.57 metres, a maximum width of 54.1 metres, and a maximum depth of 43.8 metres. The development will provide a total of 70 extra care apartments, with the following unit mix:
- 55 x 1-bedroom apartments
 - 2 x 1-bedroom bariatric apartments (both at podium floor level)
 - 13 x 2-bedroom apartments (1 at podium level, 4 on the first floor, 4 on the second floor, and 4 on the third floor)
- 3.4 The building is predominantly finished in facing brick, with architectural detailing such as patterned and recessed brickwork. The development also includes operational and staff facilities, communal areas for residents, and outdoor amenity spaces.
- 3.5 Key communal, operational, and staff areas are concentrated at ground floor level. A 'podium' level of residential accommodation is also proposed at this level. Additional amenity features include roof gardens and communal seating areas on the first and second floors, with further communal seating at third-floor level.
- 3.6 Vehicular and pedestrian access will be taken from Bedford Street to the east with an additional pedestrian access to be provided from Nene Parade to the west. Soft landscaping includes native, low-maintenance planting along the site boundaries, perimeter tree planting, and trees integrated within the car parking area. Hard landscaping features comprise permeable block paving and resin-bound gravel. The development also incorporates green roofs.
- 3.7 In addition to the Reserved Matters, the submission also includes details addressing various conditions attached to the outline consent, including drainage, ecology, external lighting, and highways matters. These elements will be considered in the relevant sections of this report.
- 3.8 It is advised that the site is to be operated by Pinnacle Group who are a leading provider of housing, neighbourhood and community-facing services across the UK.

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

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

4 SITE PLANNING HISTORY

Reference	Proposal	Decision
F/YR24/0648/VOC	Variation of conditions 4 (surface water drainage), 5 (surface water run-off), 6 (surface water drainage report), 7 (welcome travel packs), 8 (emergency evacuation plan), 9 (pedestrian drop kerb), 11 (fire hydrants), 12 (construction environmental management plan), 13 (contamination), 14 (levels), 15 (lighting impact assessment), 16 (ecological design strategy), 17 (construction environmental management plan), 20 (roads and footways) and 21 (site assessment) of planning permission F/YR22/0914/FDL (Erect a care home for up to 70 apartments, commercial floorspace (Class E) up to 900 square metres and up to 60 dwellings (outline application with all matters reserved)) - Variation of the wording of conditions to clarify that the scheme will be delivered in phases Nene Parade Bedford Street Chase Street Wisbech	Withdrawn
F/YR24/0485/VOC	Variation of condition 01 of planning permission F/YR22/0914/FDL (Erect a care home for up to 70 apartments, commercial floorspace (Class E) up to 900 square metres and up to 60 dwellings (outline application with all matters reserved)) to enable phased development Nene Parade Bedford Street Chase Street Wisbech	Grant
F/YR22/0914/FDL	Erect a care home for up to 70 apartments, commercial floorspace (Class E) up to 900 square metres and up to 60 dwellings (outline application with all matters reserved) Nene Parade Bedford Street Chase Street Wisbech	Grant
F/YR22/0309/F	Erect 8 x residential units (1 x 3-storey block of 1-bed flats) involving demolition of existing building 5 Bedford Street, Wisbech	Granted

5 CONSULTATIONS

5.1 Wisbech Town Council

Support the Application

External Consultees

5.2 Cambridgeshire County Council – Lead Local Flood Authority

No objection - The submitted documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving over the parking area and tanked attenuation before limited discharge into the Anglian Water surface water sewer at a maximum rate of 1.5 l/s during the 1% AEP including climate change.

5.3 Cambridgeshire County Council – Archaeology

No Objection – would like it noted that the pre-commencement condition relating to archaeology has not been discharged and remains extant.

5.4 Cambridgeshire County Council – Highways

No objection

5.5 Environment Agency

Originally objected to the application as the finished floor levels were shown as 5.2 AOD, when 5.5 AOD is required. However, following discussion and further review of the plans given that 5.2 AOD relates to the welfare and amenity facilities for future residents rather than sole habitable accommodation the EA are satisfied safe refuge can be provided.

5.6 Cambridgeshire Constabulary

No objections

5.7 Cambridgeshire Fire and Rescue

No response received at the time of writing this report

5.8 Anglian Water

Note that the proposed surface water drainage strategy lacks evidence of compliance with the surface water hierarchy and may increase flood risk. They request consultation on any future applications to discharge Conditions 4 and 5 of outline permission F/YR24/0485/VOC.

Following receipt of the above response, the Applicant has been in contact with AW and provided a letter from them dated 1st September 2025 which confirms they have no objection to the proposed connections. With additional reporting undertaken and provided on 31st October, confirming the Surface water hierarchy has been satisfied. Additional comments have been sought from AW but at the time of writing, these have not been provided.

5.9 Natural England

No comment

Internal Consultees

5.10 FDC Housing

No comments received at the time of writing this report

5.11 FDC Environmental Health

No objection - Details of the supporting documentation including the External Lighting Report provided by The Engineering Workshop LLP (Document: 2449-TEW-RP-E-External Lighting Report-S0-P02) relevant to this service are accepted.

5.12 FDC Conservation Officer

No objection – considerations should be given to rationalising fenestration layout.

5.13 FDC Ecology

No objection

5.14 FDC Environmental Services – Refuse

No objections

5.15 FDC Arboricultural Consultant

No objection, originally noted that the landscape proposals lack sufficient detail to demonstrate successful establishment or long-term visual and biodiversity benefits.

Additional information was provided on the landscaping scheme following the receipt of the above comments. Whilst the Arboricultural Consultant raises no objection, they note that the application still lacks sufficient detail. It is considered this can be overcome via condition, should the application be approved. This is discussed further in the below report.

Local Residents/Interested Parties

- 5.16 No letters of representation have been received from local residents or interested parties at the time of writing this report

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 7 – Ensuring the vitality of town centres

Chapter 8 – Promoting healthy and safe communities

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

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context

Identity

Built Form

Movement

Nature

Public Spaces

Uses

Homes and Buildings

Resources

Lifespan

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP4 – Housing

LP5 – Meeting Housing Need

LP6 – Employment, Tourism, Community Facilities and Retail

LP8 – Wisbech

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

LP19 – The Natural Environment

Developer Contributions SPD 2015

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
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
LP17: Culture, Leisure, Tourism and Community Facilities
LP20: Accessibility and Transport
LP21: Public Rights of Way
LP22: Parking Provision
LP24: Natural Environment
LP25: Biodiversity Net Gain
LP27: Trees and Planting
LP28: Landscape
LP29: Green Infrastructure
LP30: Local Green Spaces and Other Existing Open Spaces
LP31: Open Space and Recreational Facilities
LP32: Flood and Water Management
LP35: Regeneration of Wisbech
LP37: Site allocations for non-residential development in Wisbech

8 KEY ISSUES

- **Access**
- **Appearance**
- **Layout**
- **Landscaping**
- **Scale**

9 BACKGROUND

- 9.1 It is worth noting that at the time planning application F/YR22/0914/FDL was submitted, Fenland District Council owned land with the application being submitted by Fenland Future Ltd. It has been advised that the land has since been transferred into the ownership of Fenland Future, whom have a land deal with Fenland Extra Care Consortium dependent on the site gaining planning permission. Fenland Future is a wholly owned subsidiary of FDC which has the objective of, amongst other things, maximising the return to the Council as shareholder from its asset portfolio and exploiting opportunities for acquisitions, development and commercial return from assets and to create a delivery model that operates with a degree of commerciality in line with aspirations that mirror the Council's Business Plans and Commercial Investment Strategy.
- 9.2 Outline planning permission was granted under the terms of F/YR22/0914 FDL for the erection of a care home for up to 70 apartments, commercial floorspace (Class E) up to 900 square metres and up to 60 dwellings (outline application with all matters reserved). A subsequent application was made to vary condition 1 which was approved under the terms of F/YR24/0485/VOC on 20th September 2024, this allows the development to come forward in phases, to aid and facilitate delivery of

development of this site which has remained underdeveloped following clearance and remediation for well over a decade.

10 ASSESSMENT

Principle of Development

- 10.1 The principle of development on this site was established through the granting of outline planning permission (Ref: F/YR22/0914/FDL) on 5 June 2023 and subsequent variation under the terms of F/YR24/0485/VOC on 20th September 2024. Since that time, there have been no changes to national or local planning policy that would materially alter the justification for the approved scheme. Although a revised version of the National Planning Policy Framework (NPPF) has since been published, the key policy principles relevant to this development remain broadly unchanged. Furthermore, there are no new material planning considerations that would affect the assessment of this proposal.
- 10.2 Consultation responses received in relation to the current application have not raised any significant issues which would indicate non-compliance with the established principle of development.
- 10.3 Condition 1 of the outline permission requires that, prior to the commencement of development on any individual phase, approval must be obtained from the Local Planning Authority for the following reserved matters:
- i. Layout of the site
 - ii. Scale of the building(s)
 - iii. External appearance of the building(s)
 - iv. Means of access
 - v. Landscaping
- 10.4 The relevant phases of the development are those identified on plan reference NWF-NOR-XX-XX-DR-A-90009 Rev P02. According to this plan, the site subject to this Reserved Matters application is designated as Phase 1, and the submitted application includes full details addressing all five reserved matters listed above. These elements are assessed in detail in the relevant sections of this report.
- 10.5 Condition 2 requires that applications for approval of the Reserved Matters be submitted no later than 5 June 2026. The current submission, relating to Phase 1, has been made within the required timeframe and is therefore compliant with this condition.
- 10.6 Condition 18 limits the development to the following maximum parameters:
- No more than 70 extra care apartments
 - No more than 900 sq. metres of commercial (Use Class E) floorspace
 - No more than 60 dwellings (Use Class C3)
- 10.7 The proposals put forward in this application relate specifically to the extra care element and comprise 70 apartments, in accordance with the maximum quantum permitted by Condition 18. No evidence has been submitted to justify any exceedance of the permitted thresholds, nor is any proposed as part of this application. The scheme is therefore considered to be fully compliant with this condition.

Design, Scale and Appearance

- 10.8 Policy LP16 of the Fenland Local Plan, sets out a number of criteria in which proposals are required to meet, to ensure that high quality environments are provided and protected. Most relevant to the proposal are:

(d) makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the local built environment, provides resilience to climate change, reinforces local identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area.

- 10.9 Further guidance is provided within the Delivering and Protecting High Quality Developments SPD.
- 10.10 The site is set within a transitional context where the immediate surroundings remain largely free from significant built form and appear in an unmanaged or naturalised state. To the north, the most notable landmark is 'The Boathouse', a prominent, contemporary building which establishes a clear visual reference point. To the south, the Police Station reiterates the more historic nature of the town and is traditional in form and use of materials. To the east, the site is bordered by a cluster of two-storey residential dwellings, which contribute to a more domestic scale and character. To the west, the River Nene defines a strong natural boundary, beyond which lies the more established and built-up core of Wisbech. Collectively, this varied context reinforces the site's role as a transitional space.

Scale and Form

- 10.11 The scale of the building is broadly consistent with non-residential buildings in the immediate area, most notably The Boathouse and the Wisbech Police Station. These comparators provide an established built form of a similar scale, which assists in assimilating the proposed development into the local context.
- 10.12 The proposed flat-roof design introduces a substantial expanse of built form. While this could risk presenting as a visually heavy and monolithic structure, the flat roof has the benefit of avoiding an overly dominant skyline and maintains a more restrained overall height than would otherwise be the case with a pitched roof of comparable scale. The approach therefore achieves a balance between delivering the required quantum of units and ancillary floorspace and mitigating the potential for the building to appear overbearing.
- 10.13 That said, the uniformity of the roofline could still give rise to perceptions of bulk, particularly in longer-range views along Bedford Street. A staggered roof profile, incorporating setbacks or variation in parapet heights, would have helped to soften this impact and improve the relationship with the smaller-scale residential plots to the rear. This is a design opportunity that has not been fully taken but is partly mitigated by the U-shaped footprint.
- 10.14 The U-shaped form is an important design response, as it creates a degree of articulation in the building envelope and introduces an internal courtyard overlooking the river and promenade. This layout helps balance the need for

openness with the provision of privacy for future occupiers. When experienced from Nene Parade, the U-shape reduces the impression of mass, although this benefit is most apparent when the building is viewed directly head-on.

- 10.15 Within the wider site context, the proposed variation in massing between phase one and the future phase residential blocks and mixed use development will provide visual cues as to different uses within the development, almost acting as a landmark feature, alongside the other buildings with a similar mass and scale. This hierarchy of scale will assist in reading the site as a cohesive but varied composition, contributing positively to legibility.

Layout

- 10.16 The footprint is broadly consistent with that approved under the outline consent, albeit with a slight change in orientation. This is not considered to prejudice the scheme. The layout remains legible, with traditional delineation of features such as parking and open space, which will support ease of navigation for residents and visitors. The U-shaped configuration also allows for efficient circulation, with communal facilities located centrally to provide convenient access to amenity areas.

Design, Materials and Detailing

- 10.17 The proposal provides a visual transition between the historic police station building and the more contemporary Boathouse, reflecting the evolving character of the area. Whilst the building does not seek to replicate the finer grain of historic environment, it responds to the larger-scale civic and commercial buildings nearby. In doing so, the proposal acknowledges that this part of Wisbech is establishing a more mixed character while still respecting local distinctiveness.
- 10.18 The building is proposed to be finished in facing brick. According to the Design and Access Statement, visual interest will be achieved through the use of varied brick patterns and textures, recessed elements, balconies, stone cladding, arcades, and window frame treatments. It is considered that these features are important in breaking up the visual mass of the building. Therefore, it is essential that such detailing is delivered at build-out stage, as the absence of complementary materials and detailing could result in an overly dominant and monotonous brick elevation. Whilst the wider area does not possess significant architectural merit in its own right, the regeneration context requires that new development sets a positive design precedent. The minor setbacks and façade articulation proposed are therefore welcomed, as they help to mitigate bulk and add refinement to the overall composition. The applicant proposes the use of facing brick as the primary material, which is consistent with local vernacular traditions.
- 10.19 The success of the scheme is highly dependent on the delivery of these detailing measures at construction stage. Without them, the elevations would risk presenting as flat and monotonous, resulting in a development that would be overly dominant and unsympathetic to its setting. This is of particular importance given that the wider townscape, although not of high architectural merit in every instance, and the immediate vicinity, is undergoing regeneration. New development in this context should seek to set a high design benchmark.

- 10.20 The minor façade setbacks, vertical articulation, and use of different textures and materials will help to mitigate the sense of bulk, adding rhythm and visual variety. The proposal therefore has the potential to achieve a contemporary but contextually sensitive appearance, provided that the detailed design is carefully controlled through appropriate planning conditions

Impact on Setting of Listed Building

- 10.21 Statutory Duties under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision-makers to give “special regard” to the desirability of preserving a listed building, its setting, and any features of special architectural or historic interest it possesses. This duty is paramount and must be given considerable importance and weight in the planning balance.
- 10.22 Paragraph 208 of the National Planning Policy Framework highlights the responsibility of the Local Planning Authority (LPA) to identify and assess the particular significance of any heritage asset that may be affected by a development proposal, including impacts on its setting. Such assessment should be informed by the best available evidence and, where necessary, expert advice. The LPA must take this significance into account when weighing the impact of proposals, with the objective of avoiding or minimising conflict between the asset’s conservation and the development.
- 10.23 Paragraph 212 of the NPPF makes clear that great weight must be given to the conservation of designated heritage assets, irrespective of the degree of harm. Furthermore, the greater the importance of the asset, the more weight should be afforded to its conservation. This applies whether the harm amounts to total loss, substantial harm, or less than substantial harm to significance.
- 10.24 Paragraph 215 of the NPPF advises that where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm must be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 10.25 Local policies reinforce this position. LP16 and LP18 of the Fenland Local Plan require that development proposals respect, conserve, and where possible enhance, heritage assets and their wider settings.
- 10.26 The NPPF Glossary defines setting as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 10.27 Further guidance is provided by the Planning Practice Guidance (PPG), paragraph 013 (Reference ID: 18a-013-20140306). This confirms that assessments of setting should be proportionate to the significance of the asset and the degree to which proposed changes may enhance or detract from that significance.

Key considerations include:

- All heritage assets have a setting, whether designated or not, and its extent may go beyond the asset’s curtilage.

- Views are often central to setting but environmental factors (e.g. noise, vibration, or dust), as well as historic or functional links between places, can also be important.
- The contribution of setting may change over time and does not depend on public access.
- Cumulative effects should be taken into account, recognising that harm to setting can reduce an asset's significance and undermine its long-term conservation.

10.28 Historic England guidance on setting highlights that significance is often conveyed through views, which may be static or dynamic, short or long-range, and experienced from, across, or including the asset. Important views include

- Designed views integral to the asset's function or layout;
- Incidental townscape or landscape views of aesthetic value;
- Historically associated views (e.g. battlefields or vantage points);
- Culturally significant views (e.g. those depicted in art, protected landscapes, or valued through tradition);
- Views demonstrating relationships between assets, natural features, or astronomical alignments.

10.29 Against this policy and guidance framework, the proposed development is modern in its architectural expression, sharing a degree of continuity with the contemporary design language of The Boathouse to the north. As discussed above, the massing of the building has been articulated through a series of stepped brickwork panels, both vertical and horizontal, which create depth and shadowing to break up its overall form. The proposed use of cast stone is a positive design element, providing a material palette that complements traditional brickwork and echoes the treatment seen across Wisbech's historic townscape.

10.30 As assessed in the preceding section, the success of this approach will rely heavily on the quality of external materials and detailing. It is therefore recommended that conditions require the submission of sample panels and detailed brickwork specifications to ensure that the elevations achieve the intended depth and richness of appearance.

10.31 The introduction of landscaped space to the recessed central block fronting the river is considered a positive element, softening the building's appearance and contributing to the greening of the public realm. While the arrangement of some windows appears irregular, this is a direct response to the functional requirements of providing habitable rooms with adequate natural light and ventilation. Although the Conservation Officer has observed that this results in a degree of visual clutter, it is acknowledged that the variation also introduces articulation and breaks down the elevation's uniformity. Furthermore, given the degree of separation alongside intervening structures, the proposal is not considered to result in harm to the setting of the nearby heritage assets. On balance, this is not considered to give rise to harm of a level sufficient to warrant refusal, in line with Paragraph 215 of the NPPF, this minor level of harm is outweighed by the significant public benefits arising from the delivery of specialist accommodation to meet identified community needs.

Amenity

- 10.32 Policy LP2 of the Fenland Local Plan seeks to promote high levels of residential amenity. Similarly, Policy LP16 seeks to ensure development proposals result in high quality environments most relevant:
- (h) provides sufficient private amenity space, suitable to the type and amount of development proposed; for dwellings other than flats, as a guide and depending on the local character of the area, this means a minimum of a third of the plot curtilage should be set aside as private amenity space.
- 10.33 The submitted plans confirm that each habitable room within the development would benefit from appropriately sized window openings, ensuring adequate levels of natural daylight and ventilation. As such, there are no concerns in respect of sunlight provision to primary habitable rooms, including bedrooms.
- 10.34 In terms of internal space, the Nationally Described Space Standards (NDSS) require a one-bedroom, two-person unit to provide a minimum of 50sqm of gross internal floorspace, while a two-bedroom, four-person unit must achieve at least 70sqm. Although it is recognised that two-bedroom apartments within a care setting are unlikely to accommodate four persons, the submitted floorplans confirm that all units comfortably exceed the relevant minimum standards. Specifically:
- One-bedroom units: 55.73–56.05 sqm
 - Two-bedroom units: 79.31 sqm
 - One-bedroom bariatric units: 79.31 sqm
- 10.35 The above demonstrates that the proposed apartments would provide an acceptable standard of accommodation. The internal floor areas ensure that residents will benefit from spacious and functional living environments. Several apartments are also proposed with private terrace and balconies, offering direct access to outdoor amenity space in addition to communal facilities. This provision is considered to be a valuable enhancement in terms of resident wellbeing and accords with Policy LP2's emphasis on ensuring good quality of life.
- 10.36 Regard must also be had to potential impacts on the amenity of future neighbouring occupiers, particularly in respect of the land to the east (identified as Plot 3). The submitted Design and Access Statement indicates that this land may be brought forward for residential development of up to 2.5 storeys in height. Whilst there will be a degree of separation between Plot 3 and the proposed care home, the latter's overall scale and massing could potentially influence outlook and overshadowing for future occupiers of that site. However, as no detailed scheme for Plot 3 has been submitted, it is not possible to undertake a full or definitive assessment at this stage. It is reasonable to conclude, however, that any future detailed proposals for Plot 3 could be designed to avoid significant adverse impacts, for example through the careful positioning of windows, appropriate separation distances, and considered building orientation. As such, there is insufficient evidence of harm to justify refusal of the present application on these grounds.
- 10.37 Condition 14 of planning permission F/YR24/0485/VOC requires the submission of a scheme detailing existing ground levels (in relation to an agreed datum

point), along with the proposed finished floor and floor slab levels for each phase of the development.

10.38 The submitted floor plans provide these details, confirming the following levels:

- Datum point ± 0.000 (+4.900)
- Ground Floor: +0.300 (+5.200)
- Podium Floor: +0.900 (+5.800)
- First Floor: +3.975 (+8.875)
- Second Floor: +7.050 (+11.950)
- Third Floor: +10.125 (+15.025)

10.39 The finished floor levels are considered appropriate and consistent with the scale and form of the outline scheme, as well as the surrounding land levels. While the ultimate relationship with residential development to come forward in subsequent phases (such as Plot 3) cannot be fully assessed at this stage, there is no evidence to suggest that harmful amenity impacts would arise. It remains possible for future phases to be designed in such a way as to avoid issues of overlooking, overbearing impact or overshadowing.

10.40 On this basis, it is considered that the submitted details are acceptable and satisfy the requirements of Condition 14 of planning permission F/YR24/0485/VOC, in respect of amenity concerns for phase 1 (plot 5). These considerations are also relevant to the assessment of flood risk, which is discussed later in this report.

10.41 Notwithstanding the above requirements, the proposed development is not considered likely to result in demonstrable harm to the residential amenity of future occupiers, either within the development itself or in relation to adjacent land. The apartments exceed national minimum space standards, benefit from adequate natural light and ventilation, and provide private or communal amenity space appropriate to their use. Although some issues such as noise mitigation remain to be addressed via condition, these matters are capable of resolution and do not constitute reasons for refusal.

10.42 Accordingly, the proposal is considered to comply with Policies LP2 and LP16 of the Fenland Local Plan, as well as the guidance set out within the Delivering and Protecting High Quality Developments SPD.

Landscaping and Ecology

10.43 Policy LP16 of the Fenland Local Plan requires all development to contribute to high-quality environments. In relation to landscaping, criteria (c) and (d) require proposals to retain and incorporate natural and historic features of the site, such as trees and hedgerows, in order to preserve landscape character and the settlement pattern of the surrounding area.

10.44 Policy LP19 requires development proposals to conserve, enhance, and promote the biodiversity and geological interest of the natural environment across Fenland.

10.45 The proposed landscaping scheme includes native, low-maintenance planting along the site boundaries, perimeter tree planting, and additional trees integrated within the car parking areas. Hard landscaping features will comprise permeable

block paving and resin-bound gravel, while green roofs are also proposed to enhance both visual and ecological value.

- 10.46 Although the application site is currently laid to grass, providing open green space that contributes to the local character, it is neither formally landscaped nor well-maintained. The proposed scheme would introduce intentional, structured planting that would represent a visual and ecological enhancement in its own right. While the introduction of a four-storey care home will inevitably change the landscape character of the site, the principle of this was established under previous planning permissions. Given the above, the proposed combination of soft and hard landscaping measures is considered sufficient and appropriate.
- 10.47 Notwithstanding the above, there is no objection to the proposed soft landscaping however, it is noted that there is insufficient information in terms of a number of key details, including plant sizes at the time of planting, planting quantities, installation methods, establishment measures, and aftercare details. The additional information provided during the determination, only briefly outlines the potential mature sizes of the proposed trees and other species, but does not fully consider their suitability for the location given their growth potential. Furthermore, associated issues such as potential pests (for example, aphids in Lime varieties) and whether root deflectors or other mitigation measures are required to avoid future conflicts have not been addressed. However, it is considered that these matters can be satisfactorily secured by condition.
- 10.48 Ecological considerations have been informed by both historic and updated surveys. A Preliminary Ecological Appraisal was undertaken by Tetra Tech in 2021 as part of the outline planning permission. In support of this reserved matters submission, an Ecological Design Strategy and a Construction Environmental Management Plan (CEMP) have been submitted prepared by Red Ecology. These documents confirm that the development has been designed to minimise biodiversity loss, reduce ecological disturbance during construction, and create new habitats of ecological interest.
- 10.49 A biodiversity net gain assessment has also been undertaken using the Statutory Metric, based on the proposed landscape masterplan. While the development is not required to achieve a 10% biodiversity net gain due to the original permission predating the mandatory requirement, opportunities to enhance biodiversity have nonetheless been integrated into the scheme, as shown on the proposed landscape plan and set out in the Ecological Design Strategy.
- 10.50 Condition 16 of the original planning consent required the submission of an ecological design strategy. This has been submitted alongside this application, prepared by Red Ecology dated June 2025 and provides detailed proposals for the long-term ecological management and enhancement of the site, following completion of construction. It outlines the establishment, maintenance, and monitoring of new and retained habitats, as well as measures to support protected and priority species.
- 10.51 Key elements include the creation of native tree, shrub and hedgerow planting, species-rich wildflower grassland, amenity grassland, and ornamental landscaping to deliver a varied ecological structure. Species measures include bird nesting bricks (Swift, House Sparrow and other species), bee bricks, and a sensitive lighting scheme to safeguard foraging bats. Invasive species (Japanese

Rose and Butterfly Bush) are to be eradicated in accordance with the approved CEMP.

- 10.52 The ecological design strategy provides clear aftercare and monitoring arrangements, including biannual habitat checks, five-yearly management reviews, and replacement planting where losses occur. Responsibility for implementation and long-term maintenance is clearly assigned to the developer and an approved management company.
- 10.53 The proposals are consistent with the Preliminary Ecological Appraisal and deliver appropriate mitigation and enhancement in line with Policy LP19 of the Fenland Local Plan and the NPPF. Whilst it is not usually appropriate to discharge conditions during the reserved matters stage, given this condition directly correlates to the landscaping scheme required under condition 1, in this instance, it is considered acceptable.
- 10.54 In respect of lighting, Condition 15 of the 2024 permission requires a Lighting Impact Assessment for each relevant phase, addressing potential impacts on the amenity of neighbouring occupiers and on biodiversity. The application is accompanied by an assessment prepared by The Engineering Workshop, which confirms that all external lighting will be directed towards the building and car park, away from adjacent plots, to minimise amenity impacts and excessive light spill. This approach also seeks to protect retained and newly created vegetation of biodiversity value.
- 10.55 Similarly, Condition 17 of the original permission required the submission of a Construction Environmental Management Plan, again this has been submitted prepared by Red Ecology dated June 2025. The CEMP sets out site-specific measures to avoid or reduce ecological impacts during construction, including a full risk assessment of potentially damaging activities (e.g. vegetation clearance, machinery use, lighting, dust and runoff). Appropriate mitigation measures are identified and will be overseen by an Ecological Clerk of Works where necessary. Measures include protection of nesting birds, bats, Badgers and Hedgehogs, control of invasive species, tree and habitat protection through fencing and exclusion zones, noise and lighting controls, and pollution prevention in line with Environment Agency guidance.
- 10.56 Roles and responsibilities are clearly defined between the Site Manager, Fenland Extra Care Consortium, and Red Ecology. Timing of sensitive works and ecologist attendance are appropriately set out, and the mitigation measures are proportionate, deliverable, and consistent with good ecological practice.
- 10.57 The submitted CEMP (Biodiversity) provides sufficient information to demonstrate that ecological impacts will be effectively managed and that biodiversity interests will be safeguarded during construction. Whilst it is not usually appropriate to discharge conditions during the reserved matters stage, given this condition directly correlates to the landscaping scheme required under condition 1, in this instance, it is considered acceptable.
- 10.58 Taking into account the above, it is considered that the proposed development would not result in harm to ecological interests and would provide a modest uplift in biodiversity value. The landscaping scheme, which incorporates native planting, perimeter and car park tree planting, green roofs, and high-quality hard surfacing, will contribute positively to the visual character of the site and the wider

streetscape while also supporting ecological enhancements. No objections have been raised by Natural England, the FDC Ecologist, or Environmental Protection. The proposal is therefore considered acceptable in terms of both landscaping and ecology, and in accordance with Policies LP16 and LP19 of the Fenland Local Plan.

Access, Parking and Highway Safety

- 10.59 Policy LP15 of the Fenland Local Plan requires all new development to contribute to the delivery of a sustainable transport network by providing well-designed, safe, and convenient access for all users. Proposals should also provide car and cycle parking appropriate to the scale and type of development, in accordance with the parking standards set out in Appendix A.

Access

- 10.60 The transport statement submitted in support of this application prepared by Caneparo Associates dated June 2025 as well as the associated plans denote both the vehicular and pedestrian accesses to be provided to the site. Additional informative plans were also provided to show the extent of public highway, during the determination of the application, to assist the LHA in the assessment of the proposal on the impact of the highway.
- 10.61 Access to the on-site car park is proposed off the short access road off Bedford Street located adjacent to the southern boundary of the site. It is proposed that vehicles would enter the car park off a new access located along the northern edge of the access road and exit via an egress off the western end of the access road. Vehicles would be encouraged to circulate around the car park in an anticlockwise manner via appropriate on-site signage and road markings. The swept paths included in Appendix E of this statement, show that a standard design vehicle can enter and exit the proposed on-site car park without the need to reverse onto or off the adopted highway.
- 10.62 It is anticipated that all delivery and servicing activities would take place from the proposed layby on Bedford Street. The track diagrams for a Council refuse truck and the largest goods vehicle anticipated to require access to the proposed facility is included in Appendix G. The track diagrams included in Appendix H, show that a range of small goods vehicles would be able to enter and exit the on-site car park in forward gear if necessary. Taking into account the above, it is considered that it has been demonstrated that the access provided to and within the site is sufficient.

Highway Safety

- 10.63 Within the supported transport statement, the assessment concludes that the proposed development would have no material impact on the surrounding transport or highway network arising from the change of use. Safe access for pedestrians and cyclists has been incorporated into the design, including a dedicated entrance from Nene Parade linked to the surrounding pedestrian network, as well as secure cycle parking provision.
- 10.64 The Transport Statement goes on to advise that the estimated traffic generation associated with the proposal would be very low, and in fact slightly below the level assessed and deemed acceptable at the outline planning permission stage.

On this basis, the proposals are considered to have a negligible effect on the operation of the local road network.

- 10.65 The LHA were consulted on this application, initially requesting additional information regarding the extent of the proposal and its relationship with the public highway, following the receipt of additional information and overlay plans, the Highway Authority have raised no objection to the proposal and have not recommended any conditions.
- 10.66 The submitted evidence is considered sufficient to demonstrate that the development provides safe and convenient access for all users, incorporates appropriate parking and cycle facilities, and would not adversely affect the surrounding transport or highway network. The proposal therefore accords with Policy LP15 of the Fenland Local Plan and Chapter 9 of the National Planning Policy Framework (NPPF).

Parking

- 10.67 While Appendix A specifies requirements for various use classes, it does not set out standards for C2 (residential institutions) extra care housing.
- 10.68 The proposed development includes a total of 24 car parking spaces, three of which are designated for Blue Badge holders. Given the absence of specific Local Plan standards for extra care facilities, an assessment will be made in terms of the parking requirement on comparable schemes; this stance is supported by the Housing LIN Design Principles for Extra Care Housing (3rd Edition, June 2020). This guidance confirms that formal parking standards for 'housing with care' are uncommon, and provision is often determined with reference to precedents from similar developments. The Housing LIN document notes that for general needs affordable housing, parking provision is typically around 40% of units. Applied to the 70-bed scheme at Nene Parade, this would equate to 28 spaces.
- 10.69 A parking note, included within Appendix F of the Transport Statement, seeks to justify that the parking provision provided would be sufficient in these specific circumstances as the proposal is an extra care facility, and therefore future residents will be subject to statutory care assessments and are unlikely to own cars due to mobility, health, and support needs. On this basis, the proportion of car ownership is expected to be significantly lower than in general needs housing.
- 10.70 The scheme also includes a dedicated drop-off and pick-up layby to facilitate safe and convenient access for residents, visitors, and care staff.
- 10.71 It is also advised within this note that, Pinnacle Group, a Registered Provider of Social Housing and the intended operator of the facility, has been involved throughout the design process. Based on their operational experience with extra care schemes, they have confirmed that the proposed provision of 24 spaces is more than adequate. Pinnacle note that two-bedroom apartments within such schemes are typically required for care-related purposes (e.g. storage of medical or mobility equipment) rather than to accommodate multiple car-owning occupants. Furthermore, it is advised that tenancy agreements do not guarantee parking spaces for residents, further supporting an efficient allocation of spaces.

10.72 The parking note goes on to advise of two precedent schemes to support the above conclusion:

- Beeston, Leeds (63 apartments: 51 one-bedroom, 12 two-bedroom) – 19 spaces (30%)
- Telford (67 apartments: 61 one-bedroom, 6 two-bedroom) – 21 spaces (31%)

10.73 It is claimed that both operate efficiently without reported parking issues, despite having a lower parking provision proportion than is proposed at Nene Parade. The LPA have also taken an overview of similar facilities within the Fenland District whereby this stance has been supported E.g. (F/YR21/1069/F - Chrysanthemum House, Wisbech; F/YR16/0171/F – Lyncroft Residential Home, Wisbech).

10.74 Taking into account the extra care housing typology, the operational experience of Pinnacle Group, precedent examples from other local authority areas, the inclusion of a dedicated drop-off facility, and the close proximity of the site to Wisbech Town Centre, with good pedestrian links, it is considered that the proposed parking provision of 24 spaces is appropriate and proportionate to the development. The scheme meets the requirements of Policy LP15 in providing safe, convenient, and suitably designed access and parking arrangements.

10.75 The submitted evidence is considered sufficient to demonstrate that the development provides safe and convenient access for all users, incorporates appropriate parking and cycle facilities, and would not adversely affect the surrounding transport or highway network. The proposal therefore accords with Policy LP15 of the Fenland Local Plan and Chapter 9 of the National Planning Policy Framework (NPPF).

Flood Risk and Drainage

10.76 Policy LP14 of the Fenland Local Plan and paragraphs 170-182 of the National Planning Policy Framework set out the approach to developing land in relation to flood risk, with both documents steering development in the first instance towards land at a lower risk of flooding. The majority of the application site falls within Flood Zone 3 with the remainder sitting within Flood Zone 2. Ordinarily the sequential and exceptions test would be required however, this was considered acceptable under the terms of the original consent and therefore, is not for consideration or assessment of this application. However, the approval was subject to a number of conditions requiring additional details in respect of flooding and drainage this will be addressed and assessed individually below.

Condition 4:

The submission of a detailed layout for each relevant phase as required by condition No 1, shall include the following: A detailed design of the surface water drainage of that phase. The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy prepared by Tetra Tech Limited (ref: 784- B020853 Rev 04) dated 8 February 2023.

Condition 5:

No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from each relevant

phase will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority.

Condition 8:

The submission of details for each relevant phases as required by condition No 1, shall include an Emergency Evacuation Plan to address a number of requirements.

- 10.77 This submission includes a number of drawings to seek to comply with the above conditions in terms of the first phase of development. A site-specific Flood Risk Assessment that was submitted and conditioned as part of the outline application. This identified the relevant design flood levels for the 1 in 200 tidal event, with overtopping levels at 4.48mAOD (2011 baseline) and 4.50mAOD (2115 climate change), and breach levels at 5.23mAOD and 5.20mAOD respectively.
- 10.78 The proposed building design incorporates a ground floor finished floor level of 5.20mAOD and a podium level of 5.80mAOD, where all sleeping accommodation will be located. The ground floor therefore sits 0.7m above the design overtopping level, with only a small area at potential risk in the climate change breach scenario. Importantly, the podium level provides 1.3m clearance above the overtopping level and a minimum 600mm freeboard above the breach level, ensuring safe refuge and compliance with accepted design principles.
- 10.79 No living or sleeping accommodation is proposed at ground floor level, which is restricted to communal areas only. The entrance, set at 5.20mAOD, is necessary to provide level access to surrounding highways, which are constrained at approximately 4.10mAOD.
- 10.80 In addition, the development incorporates a comprehensive package of flood resilience and resistance measures, including use of solid concrete foundations and floors; water-resistant finishes; ceiling-fed pipework and wiring; raised electrical and mechanical services; installation of non-return valves on drainage outlets; and specification of durable materials. These measures will further mitigate residual risk and support rapid recovery in the event of a flood.
- 10.81 On this basis, the proposed approach is considered to appropriately address flood risk in line with national policy requirements. While the ground floor sits marginally lower than the Environment Agency's preferred level, the overall design strategy ensures that all habitable accommodation remains safely above both overtopping and breach levels and incorporates robust resilience measures. It is therefore considered that the proposal represents an acceptable response to site-specific flood risk, and the Environment Agency have not objected on this basis.
- 10.82 In terms of addressing the requirements of condition 4; a full detailed Surface Water Drainage Plan in line with agreed FRA and Drainage Strategy has been prepared by Create Consulting Engineers and accompanies this application to discharge this condition.
- 10.83 Similarly, in terms of addressing the requirements of Condition 5; Construction Surface Water Management Plan has been prepared by Create Consulting Engineers and accompanies this application to discharge this condition.

- 10.84 In terms of satisfying the requirements of both condition 4 and 5, the submitted material provides the detailed design of the surface water drainage and confirms that reserved matters proposals have been designed within the parameters agreed at outline. More specifically in terms of condition 5, the Construction Surface Water Management Plan undertaken by Create Consulting Engineers Ltd ref: RB/VL/P25-3423/02, dated June 2025 and accompanying plans provides a detailed surface water drainage scheme in line with the approved Flood Risk Assessment. During construction, a temporary surface water management plan will manage runoff via perimeter ditches and an attenuation basin designed for a 1:100 year rainfall event, with measures to control silt, pollution, and spillage. Temporary flows will be restricted to the permanent drainage system, with final permanent flow control provided upon completion. The strategy complies with environmental guidance and will be reviewed throughout construction, with the contractor responsible for implementation.
- 10.85 Notwithstanding the above, the proposal does seek to discharge surface water to an existing Anglian Water Manhole, to which Anglian Water have advised that insufficient information has been provided to comply with the surface water hierarchy – *‘The applicant does not explain as to why the surface water from the development cannot be discharged into the local ditch. A surface water connection into Anglian Water surface water sewer is subject to sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy’*.
- 10.86 Subsequently, additional information was submitted to clarify this matter, including a confirmation letter from Anglian Water dated 1 September 2025 (Ref: ALD-0228657) alongside a report on 31st October carried out by Create (ref: B/VL/P25-3423/04TN) confirming that AW have no objection to either a direct foul water connection or a direct surface water connection to the public surface water sewer with the report detailing how the Surface Water hierarchy has been complied with and considered.
- 10.87 Formal comments have been requested from Anglian Water to confirm whether this information is sufficient to satisfy the requirements of Conditions 4 and 5; however, at the time of writing, these comments remain outstanding. It is considered, based on the information provided directly to the applicant by Anglian Water, alongside the report satisfying the Surface Water Hierarchy that the concerns previously raised will fall away and the matter will be considered to have been satisfactorily addressed. The LPA therefore consider that, the details submitted, together with the subsequent confirmation letter (received following the initial consultation response), are likely to be deemed sufficient to satisfy the requirements of Conditions 4 and 5. However, as no formal consultation response has been received at this time it is recommended that the final determination is delegated to the Head of Planning subject to the expiry of the consultation with Anglian Water.
- 10.88 In terms of addressing the requirements of condition 8 an Emergency Evacuation Plan designed by Create Consulting Engineers Ltd dated June 2025 has been submitted alongside this application. This sets out several recommendations in terms of flood risk, likelihood and preparatory measures such as before occupation, a Flood Evacuation Plan will be lodged with Fenland District Council’s Emergency Planning team and the site registered with the Environment Agency’s Floodline service. Site management and residents (where practicable) will be trained in evacuation procedures, supported by an emergency flood kit

stored above flood levels with essential supplies. A transport strategy will be in place to enable vehicle evacuation, alongside a directory of emergency contacts. Management will also be trained to safely isolate utilities, and insurance cover will be confirmed as adequate. These measures ensure the development can operate safely in flood risk terms.

- 10.89 This document also sets out the evacuation plan in the event of a flood, personal safety takes precedence, and no evacuation should be attempted through floodwater due to hidden hazards. Upon receipt of a formal Flood Warning for this section of the River Nene, site management must prepare residents for evacuation and check that Nene Parade remains clear of floodwater. If safe, residents will be evacuated via pre-arranged transport along Bedford Street and southwards beyond the floodplain to a designated shelter, as directed by Fenland District Council. With 70 residential rooms on site, appropriate vehicle capacity must be arranged. If floodwater has already overtopped onto Bedford Street, residents should not evacuate but instead take refuge above ground floor level within the building.
- 10.90 Furthermore, this document provides information on the reoccupation of the building stating that Once the flood event has passed and the warning for the River Nene has been lifted, reoccupation of the property should only occur when it is confirmed safe to do so and clearance has been given by the emergency services. On returning, site management must remain alert to residual hazards such as standing water, debris, silt deposits, or potential contamination. Before residents re-enter, insurance companies should be contacted, and the structural condition of the building inspected by a competent professional. Utilities must be checked and reconnected by providers prior to use. A clean-up operation should then follow, including emergency pumping if necessary, ventilating the building, safe disposal of contaminated food, and recording all damage for insurance purposes. Further guidance is available from Floodline and the Council's Environmental Health team.
- 10.91 The submitted information satisfactorily addresses flood risk, drainage, and emergency management requirements in accordance with Policy LP14 of the Fenland Local Plan and paragraphs 170–182 of the NPPF. The detailed surface water drainage design and construction management plan, both prepared by Create Consulting Engineers, demonstrate compliance with the approved Flood Risk Assessment, incorporating appropriate attenuation, flow controls, and temporary construction-phase measures to manage runoff, pollution, and siltation. Finished floor and podium levels have been set at 5.20mAOD and 5.80mAOD respectively, ensuring all habitable areas remain safely above overtopping and breach levels, supplemented by comprehensive resilience features such as raised electrical systems and non-return valves. An Emergency Evacuation Plan provides clear procedures for flood warning, refuge, evacuation and reoccupation, supported by management training, emergency supplies, and coordination with Fenland District Council and the Environment Agency
- 10.92 It is therefore considered that collectively, the measures as outlined above ensure that the development will be safe for its lifetime without increasing flood risk elsewhere. Furthermore, there have been no objections raised by the LLFA, Environment Agency or other statutory consultees in this respect and the details submitted are therefore considered acceptable.

Biodiversity Net Gain (BNG)

- 10.93 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.
- 10.94 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the original planning application was submitted prior to the requirement for statutory net gain coming into force.
- 10.95 Notwithstanding the above, as detailed within the Ecology section of this report, additional information by way of a biodiversity net gain assessment has also been undertaken using the Statutory Metric, based on the proposed landscape masterplan. While the development is not required to achieve a 10% biodiversity net gain due to the original permission predating the mandatory requirement, opportunities to enhance biodiversity have nonetheless been integrated into the scheme, as shown on the proposed landscape plan and set out in the Ecological Design Strategy. For the avoidance of doubt, the deemed condition does not apply to the approval of this application.

Other Matters:

Compliance with National Design Guide

- 10.96 Condition 21 of the outline application states:

Notwithstanding the indicative layout submitted with the application, the submission of a detailed layout for each relevant phase as required by condition No 1, shall include an assessment of the layout, scale, appearance and landscaping against the sections within the National Design Guide (those relating to relevant residential developments of this type). This is in order to demonstrate and achieve high quality development in accordance with the conclusion within the Design and Access Statement submitted with this application

- 10.97 In respect of the above condition, the National Design Guide (NDG) does not explicitly provide a section on Extra Care Facilities, its principles are intended to apply flexibly to all forms of residential development, including specialist housing. Several themes are directly relevant here, and their requirements are reinforced through Fenland Local Plan policies.
- 10.98 The NDG in policy U1 – A Mix of Uses, highlights that successful places incorporate a mix of uses, helping to create vibrant and active communities. The wider site already establishes a mixed-use character, and the Extra Care accommodation diversifies housing types while meeting a clearly identified need. This stance is reflected in Policy LP16(c), which requires development to

contribute positively to local identity and character, supporting balanced and sustainable communities.

- 10.99 Policy U2 promotes housing variety, including specialist forms such as Extra Care. This scheme directly contributes to housing choice and inclusivity, accommodating older residents and those needing additional support. This aligns with Policy LP2, which promotes high standards of residential amenity for all occupiers, and Policy LP16(d), which requires development to meet community needs while reinforcing resilience and adaptability in housing provision.
- 10.100 Policies H1 and H2 – Homes and Healthy Places stress that homes should provide healthy, comfortable environments with good space, light, ventilation, and access to external amenity. The proposal exceeds the Nationally Described Space Standards (NDSS), provides generous communal space, and benefits from private balconies and a landscaped courtyard. This is consistent with Policy LP2, which safeguards residential amenity, and Policy LP16(h), which requires sufficient and well-related amenity space to be provided for all dwellings.
- 10.101 Policy P3 highlights that well-designed public and semi-public spaces should support social interaction and accessibility. The development achieves this through its U-shaped courtyard, riverside frontage, and pedestrian-friendly design, which together promote social activity, natural surveillance, and connectivity. This requirement is echoed in Policy LP16(d), which expects proposals to enhance the character of the local built environment and contribute positively to the street scene and settlement pattern.
- 10.102 Policy M3 emphasises that parking and servicing areas should be attractive, integrated, and not dominate the street scene. The proposed parking is softened through permeable surfacing and tree planting, while servicing has been designed to minimise conflicts with pedestrians. This approach reflects Policy LP16(c), which requires development to integrate well with its surroundings, and Policy LP19, which requires landscaping and biodiversity enhancements to be embedded into development proposals.
- 10.103 Taking into account the above, although the NDG does not provide bespoke guidance for Extra Care housing, the scheme demonstrates clear alignment with its principles of mixed-use vibrancy, housing choice, health and wellbeing, high-quality public realm, and integrated servicing. These principles are embedded within and reinforced by the Fenland Local Plan. The scheme is considered to satisfy the intent of Condition 21 and is acceptable in planning policy terms.

Planning Balance

- 10.104 In terms of sustainability the National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives; economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)

- 10.105 This stance is supported by Local Plan Policy LP1. In respect of the economic objective, it is acknowledged that most residential development typically generates some economic benefit, particularly through the creation of jobs during the construction phase. In this case, the proposal would generate temporary employment in the construction phase and contribute to the local economy through increased footfall for local businesses, shops, and services once occupied. While these benefits are modest in scale, they nonetheless represent a positive contribution to the economic role of sustainable development.
- 10.106 In respect of the social objective, the proposal provides 70 Extra Care units, directly addressing an identified need for specialist accommodation within the district. This supports housing choice, enables older residents to live more independently, and relieves pressure on general housing stock and health/social care services. Whilst the benefits are most directly felt by future occupiers, there are also wider social advantages in creating inclusive, mixed communities. Accordingly, the scheme makes a meaningful contribution to the social strand of sustainable development.
- 10.107 With regard to the environmental objective, as set out in earlier sections of this report, the development is considered acceptable in terms of design, scale, and layout. It would not cause harm to the character or appearance of the area, nor result in unacceptable landscape impacts. The proposal provides ecological and biodiversity enhancements. The scheme also demonstrates appropriate finished floor levels and flood risk resilience measures.

11 CONCLUSIONS

- 11.1 Taking into account the above assessment, the proposed Reserved Matters submission for Phase 1 accords with the parameters and principles established under the extant outline permission and subsequent variation of conditions application. The scheme provides full details of layout, scale, appearance, access, and landscaping, all of which have been assessed and found to comply with the relevant national and local planning policies. The proposed development delivers 70 Extra Care apartments within the limits of Condition 18, meeting an identified local need for specialist accommodation and contributing positively to the social, economic, and environmental objectives of sustainable development as set out in the NPPF and Policy LP1.
- 11.2 The design, scale, and appearance of the building respond appropriately to the transitional character of the site, providing a contemporary yet contextually sensitive form that complements its surroundings. Technical matters, including flood risk, drainage, access, parking, and landscaping, have been satisfactorily addressed, with no outstanding issues that would preclude approval. Whilst certain details, such as materials, will require further approval via condition, these are capable of resolution. Overall, the proposal represents an acceptable form of development that aligns with Policies LP2, LP14, LP15, LP16, LP18, and LP19 of the Fenland Local Plan and is therefore recommended for approval.

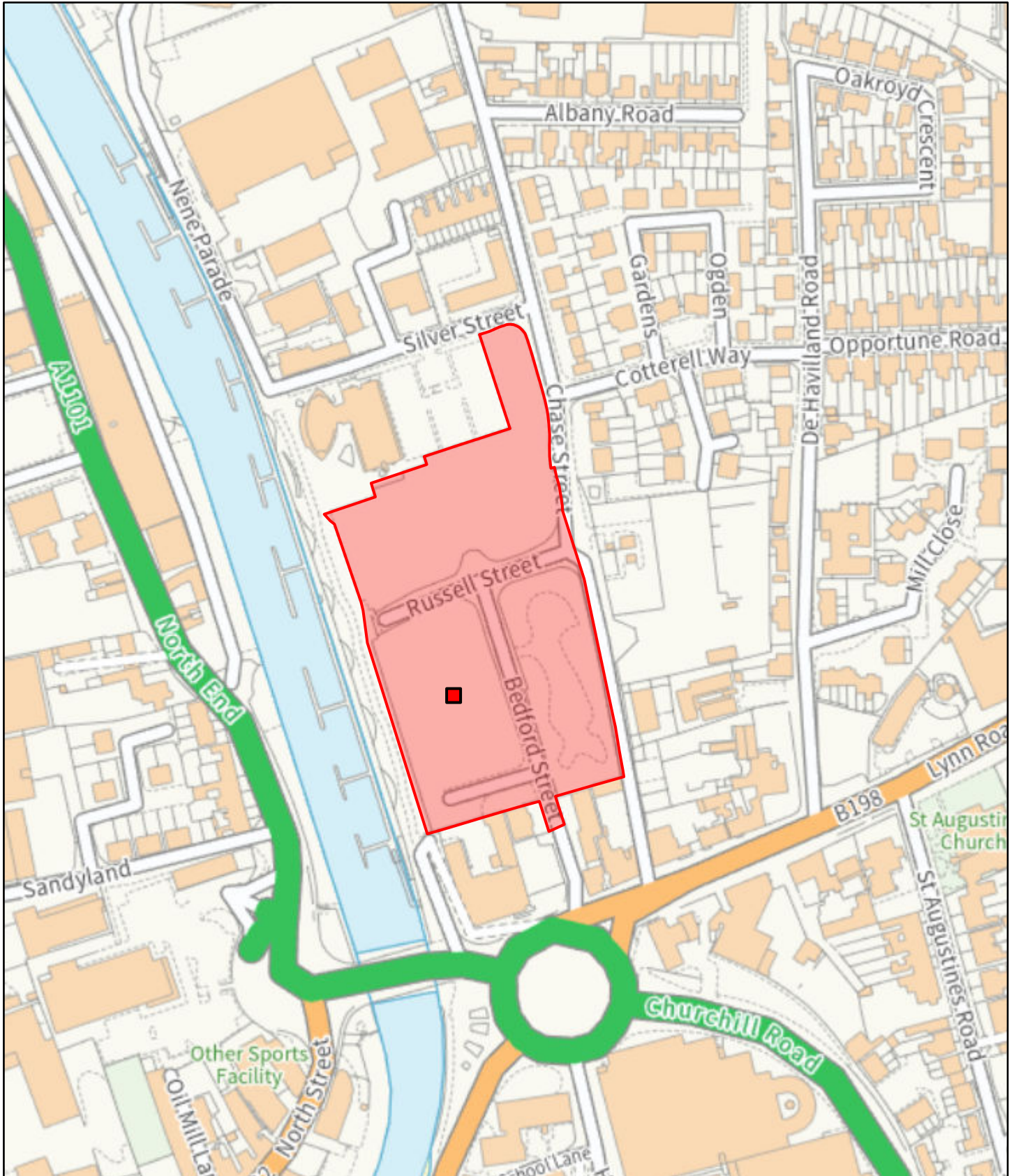
12 RECOMMENDATION

Members are recommended to delegate authority to the Head of Planning to grant planning permission, subject to the expiry of the consultation with Anglian Water and no objections being received, and subject to the following conditions:

1	<p>No works above ground level shall occur until sample panels of brickwork (showing the colour, texture, face bond and pointing) alongside detailed brickwork specifications have been submitted to and approved by the local planning authority. The works must then be carried out in accordance with the approved sample unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To ensure that the approved works are carried out without detriment to the character and appearance of the building where there is insufficient information within the submitted application, in accordance with Policy LP16 and LP18 of the Fenland Local Plan</p>
2	<p>Notwithstanding the above, prior to their use in the development hereby approved, samples and associated details of all other the materials to be used in the construction of the external surfaces, including windows, doors and balustrading, of the development hereby approved shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: In order to ensure that suitable materials are used on the development as there are insufficient details within the submitted planning application, in accordance with Policy LP16 of the Fenland Local Plan</p>
3	<p>Prior to any works above ground level, full details of the proposed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> A) Planting schedules, including species, sizes at the time of planting, and planting densities/quantities; B) Details of planting methods and installation, including soil preparation and root management measures (such as the use of root barriers or deflectors where required); C) Details of establishment measures and maintenance/aftercare for a minimum period of five years following planting; and D) An assessment of the suitability of the selected species in relation to their mature size, growth characteristics, and potential pest issues (for example, aphids associated with Lime species). <p>The approved details shall be implemented in full within the first available planting season (October to March inclusive) following the occupation of the development.</p> <p>If, within a period of five years from the date of planting, any tree or plant, or any tree or plant planted in replacement for it, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted at the same place,</p>

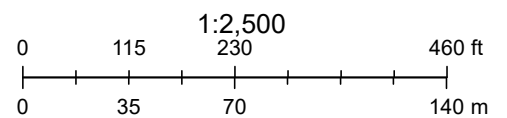
	<p>unless the Local Planning Authority gives its written consent to any variation.</p> <p>Reason: To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
4	<p>The development hereby permitted shall not be first occupied/provided with connection to utility services until such time as the vehicle parking area indicated on the approved plans, including 24 spaces in total, including three accessible bays, alongside the dedicated service bay on Bedford Street to the north of the building, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area(s) shall be retained in this form at all times. The vehicle parking area(s) shall not be used for any purpose other than the parking of vehicles that are related to the use of the approved development.</p> <p>Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety, in accordance with Policy LP15 of the Fenland Local Development Plan</p>
5	<p>The use of the premises, hereby approved, shall be solely for that specifically referred to within the Planning Statement produced by Planning Potential dated June 2025 (Extra Care) and for no other purpose within Use Class C2 or any other use.</p> <p>Reason: For the avoidance of doubt regarding the scope of this permission, and the basis on which the application has been determined Any other Use of the site would require careful assessment in terms of amenity space, parking and the principle of development, given the site location and constraints, in accordance with Policies LP1, LP2, LP3, LP15 and LP16 of the Fenland Local Development Plan</p>
6	<p>The development shall be undertaken in accordance with the terms and specifications contained within the Foul and Surface Drainage Strategy ref: P25-3423-00 01 P02, Construction Surface Water Management Plan ref: P25-3423-0005 P01 and Construction Surface Water Management Report ref: RB/VL/P25-3423/02 dated: June 2025 and the Emergency Evacuation Plan ref: GGB/VL/P25-3423/03 dated: June 2025, which are attached and form part of this permission.</p> <p>REASON: To ensure a satisfactory method of surface water drainage, to prevent the increased risk of flooding elsewhere and to minimise the risk of flooding for occupants/residents, in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.</p>
7	<p>Upon completion of the surface water drainage system, in accordance with the details of condition 6, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority, prior to the first occupation of the development, hereby approved. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission.</p>

	<p>Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority, and in accordance with Policy LP 4 of the Fenland Local Plan 2014.</p> <p>Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development, in accordance with Policy LP14 of the LDP.</p>
8	<p>The development shall be undertaken in accordance with the terms and specifications contained within the Ecological Design Strategy ref: 1011.EDS.FINAL.01 dated June 2025 and Construction Environmental Management Plan ref: 011.CEMP.FINAL.01 dated June 2025, which are attached to and form part of this permission.</p> <p>Reason: To ensure compliance with Section 1 of the Wildlife and Countryside Act with respect to nesting birds and to protect features of nature conservation importance in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>
9	<p>The development shall be undertaken in accordance with the terms and specifications contained within the Lighting Impact Assessment ref: 2449-TEW-RP-E-External Lighting Report-S0-P02 dated May 2025 which is attached and form part of this permission. All illumination within the site shall be installed, maintained and retained in accordance with the approved details. There shall be no other lighting of the external areas of the site.</p> <p>Reason: To ensure that any floodlighting at the site is of a satisfactory specification and to ensure that it will not cause any undue harm or loss of amenity to the surroundings area, in accordance with Policies LP16 and LP19 of the Fenland Local Development Plan.</p>
10	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>Location Plan - A(91)E0-000 Proposed Site Layout - A(91)E0-002 Rev A Proposed Ground Floor Plan - A(GA)E0-100 Rev A Proposed Podium Floor Plan - A(GA)E0-101 Rev A Proposed 1st Floor Plan - A(GA)E0-102 Rev A Proposed 2nd Floor Plan - A(GA)E0-103 Rev A Proposed 3rd Floor Plan - A(GA)E0-104 Rev A Proposed Roof Plan - A(GA)E0-105 Proposed East and South Elevations - A(GA)E0-300 Rev A Proposed West and North Elevations - A(GA)E0-301 Rev A4 Inner Courtyard Elevations - A(GA)E0-303</p>



7/11/2025, 11:45:35 AM

 Fenland District Boundary



This drawing to be read in conjunction with all specifications and all other consultants design information. Any contradictions between this drawing and any other design information to be advised to the contract administrator and author immediately. The contractor to site measure, check and verify all information issued and confirm the correctness of the contents prior to the commencement on site.

Finished Floor Levels

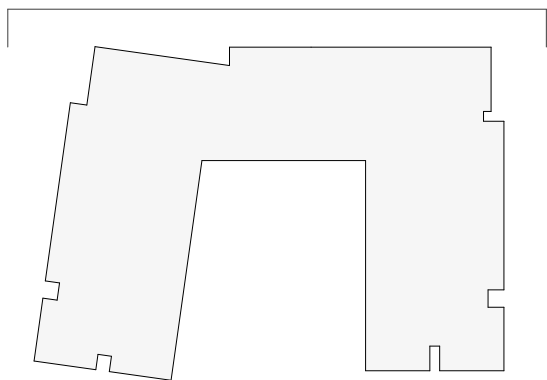
Ground Floor	+/-0.000 (+4.900 AOD)
Podium Floor	+0.300 (+5.200 AOD)
1st Floor	+0.900 (+5.800 AOD)
2nd Floor	+3.975 (+8.875 AOD)
3rd Floor	+7.050 (+11.950 AOD)
	+10.125 (+15.025 AOD)

----- TIDAL BREACHING LEVEL

----- BEDFORD STREET LEVEL



Eastern Elevation - Bedford Street

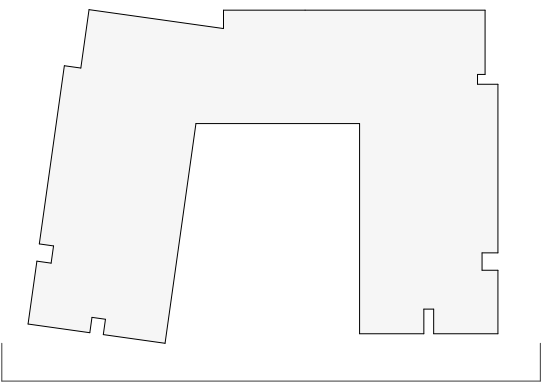


Southern Elevation

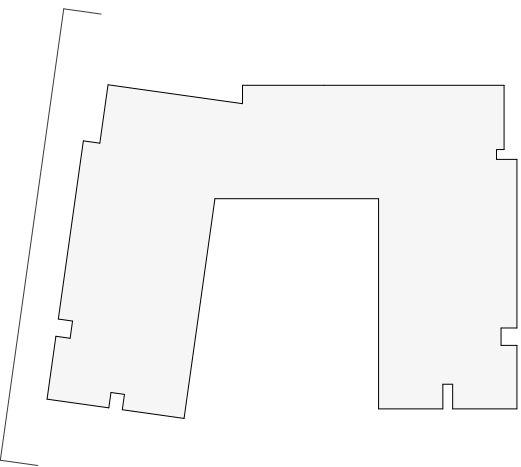
REV	DATE	DRAWN	CHECK
A	30/06/2025	BH	BL
-	15/04/2025	BH	BL



Western Elevation - Nene Parade

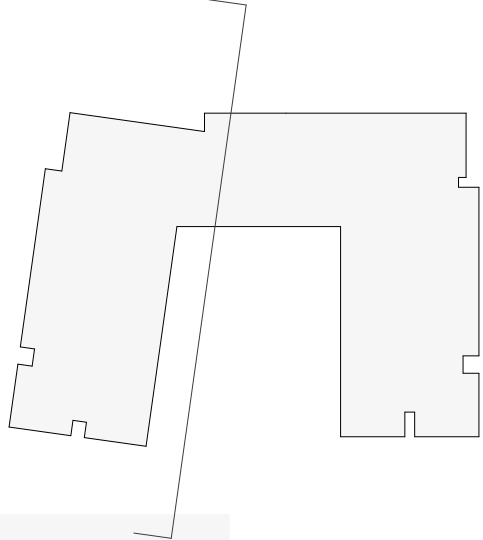


Northern Elevation - Russel Street

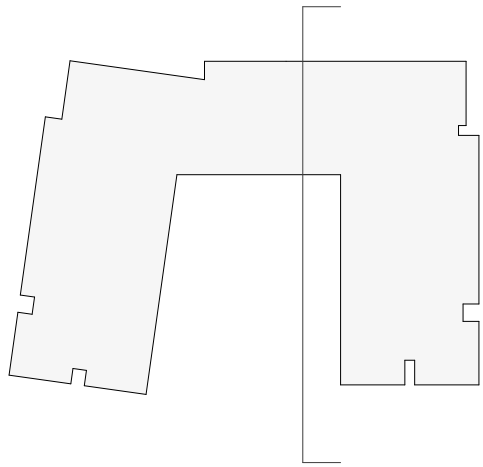




Inner Courtyard Elevation - Northern Wing



Inner Courtyard Elevation - Southern Wing



Finished Floor Levels	
Ground Floor	+1/0.000 (+4.900 AOD)
Podium Floor	+0.300 (+5.200 AOD)
1st Floor	+0.900 (+5.800 AOD)
2nd Floor	+3.975 (+8.875 AOD)
3rd Floor	+7.050 (+11.950 AOD)
	+10.125 (+15.025 AOD)

----- TIDAL BREACHING LEVEL
----- BEDFORD STREET LEVEL

REV	DATE	DRAWN	CHECK
-	30/06/2025	BH	BL

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Finished Floor Levels	
	+/-0.000 (+/-4.900)
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Podium Floor	+0.900 (+5.800)
1st Floor	+3.975 (+8.875)
2nd Floor	+7.050 (+11.950)
3rd Floor	+10.125 (+15.025)

- 1BEDROOM APARTMENT
- BARIATRIC APARTMENT
- 2BEDROOM APARTMENT
- TECHNICAL ZONE
- CIRCULATION ZONE
- MANAGEMENT
- COMMUNAL AREAS
- APPLICATION BOUNDARY



REV	DATE	DRAWN	CHECK
-	15/04/2025	BH	BL



PROJECT
Wisbech Extra Care
ADDRESS
Nene Waterfront, Chase Street
Wisbech PE133BL, United Kingdom
TITLE
Proposed - 3rd Floor
SCALE B:A1
1:100
PROJECT NO - DRAWING NO
25001-A(GA)E0-104