
F/YR16/1168/F

**Applicant: Mr Nick Baines
East Anglian Developments UK Ltd**

**Agent : Mr James Burton
Swann Edwards Architecture Limited**

Land North East Of 53, The Chase, Leverington, Cambridgeshire

Erection of 10no dwellings comprising of 4 x 3-storey 6-bed; 1 x 3-storey 5-bed, 2 x 2-storey 5-bed and 3 x 2-storey 4-bed with garages

Reason for Committee: The recommendation is contrary to the views of Leverington Parish Council. Eight letters of support and 5 letters objecting to the proposal have also been received.

1 EXECUTIVE SUMMARY

This is a full application for the erection of 10 “executive” homes. The principle of residential development on the site within the urban framework of Wisbech was considered acceptable in 2008 and 2013. Although the Local Plan was adopted in 2014, this has not resulted in a different conclusion.

With regard to detailed considerations (such as highway matters; drainage/flood risk; amenity impacts and the impact upon the character and appearance of the area) the development would not lead to any unacceptable harm being evident.

In relation to Section 106 matters the scheme has been through a viability exercise. It is accepted that there are viability issues preventing the delivery of policy compliant requirements. Notwithstanding this, the applicant has offered to provide a payment of £20,000 to mitigate the impact of the development.

Overall the development is therefore considered to be acceptable subject to planning conditions and a Section 106 Agreement.

2 SITE DESCRIPTION

- 2.1 The site was formerly located within the Development Area Boundary for Wisbech (although in Leverington Parish) between The Chase and Peatlings Lane within a predominately residential area. The site previously comprised a single dwelling set within a large garden. There are a number of mature trees and varying ground levels within the site.
- 2.2 The dwelling has been demolished following approval in 2008 for the redevelopment of the site with 16 dwellings. Despite this approval being extended in 2012, the permission expired in 2015. Notwithstanding this, the previously approved details are a material consideration with this application.
- 2.3 A separate full application was approved in 2017 for two dwellings to the front of the site (retrospectively). These two originally formed part of the 2008 permission. The proposed access to the site off The Chase runs between these two dwellings.

- 2.4 The site is covered by 2 x group TPOs confirmed in 2008 and 2009. The vast majority of the site is within Flood Zone 2, however part of the entrance on The Chase is within Flood Zone 3.
- 2.5 To the south and west is residential development. (The Chase and Christopher Drive). Peatlings Lane is to the north. 4 x Grade II Listed Buildings are off Peatlings Lane. To the east immediately adjacent to the site boundary is a large industrial site (Salters Distribution Unit).

3 PROPOSAL

- 3.1 This full application was submitted in 2016. It has been amended on several occasions to take account of the comments received from the statutory consultees, neighbours and the Case Officer.
- 3.2 The proposal is for 10 x “executive” detached homes, 4 are 3-storey with 6-beds; 1 is 3-storey with 5-beds, 2 are 2-storey with 5-beds and 3 are 2-storey with 4-beds. Materials are to be agreed later. Garages will be provided either attached or detached.
- 3.3 Two accesses are proposed into the site. One access is off The Chase to serve 5 x new dwellings and one existing dwelling. The second is from Peatlings Lane and will serve 5 x new dwellings. Both will be private shared access roads constructed from permeable block weave. At the cross over with the adopted highway, tarmac is proposed. Furthermore a new footpath is to be constructed to the south side of Peatlings Lane to connect the site access to the existing footpath along West Parade.
- 3.4 Peatlings Lane is to be widened to a width of 5m in the vicinity of the new footpath connection. This will take place within the highway boundary to the north and south of the Lane. The application was withdrawn from October Planning Committee to ensure that the relevant occupiers of Peatlings Lane and the Parish Council are fully aware of this widening.
- 3.5 The mature existing hedgerow marking the northern boundary of the site will be retained and enhanced (except where the new access punches through). Bin collection points are proposed adjacent to the new accesses. On request the applicant has provided a street scene drawing to demonstrate the difference in levels across the site.
- 3.6 Several protected trees have already been lost on the site and although there is the intention to retain trees, a number will be removed to make way for the development. The principle for the loss of trees on site was established by the 2008 permission.
- 3.7 Bat and owl boxes are proposed throughout the site.

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

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OI6HBQHE01U00>

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR14/0155/RM	Erection of 2 x 3-storey 4-bed dwellings with attached garage Plot 2 And 15 Site Of 55 The Chase Leverington Cambridgeshi	Withdrawn	17/04/2014
F/YR14/0036/RM	Erection of a 2-storey 4-bed dwelling and detached single garage Plot 1 Site Of 55 The Chase Leverington Cambridgeshire	Pending	- n/a -
F/YR12/0591/EXT	Residential Development (0.99 ha) involving demolition of existing dwelling (renewal of planning permission F/YR08/0442/O) 55 The Chase Leverington Cambridgeshire PE13 1RX	Granted	28/02/2013
F/YR11/3051/CO	Details reserved by Conditions 10 and 12 of planning permission F/YR08/0442/O (Residential Development (0.99 ha) involving demolition of existing dwelling) Site Of 55 The Chase Leverington Cambridgeshire	Approved	21/10/2011
F/YR08/0442/O	Residential Development (0.99 ha) involving demolition of existing dwelling 55 The Chase Leverington Wisbech Cambridgeshire PE13 1R	Granted	11/08/2009
F/YR16/1179/F	Erection of 2 no x 2-storey 4-bed residential dwellings (retrospective)	Granted	17/03/2017

5 CONSULTATIONS

The application was withdrawn from October Planning Committee to ensure that the relevant occupiers of Peatlings Lane and the Parish Council are fully aware of the road widening. The consultation period ends on 06.11.2018 (latest). Any new representations received will be reported to Members by way of an update on the day.

5.1 Leverington Parish Council

03.10.2018 from Councillor Downes-following notification that the application was going before October's Planning Committee

Officers recommend the installation of a walkway and the widening of Peatlings Lane. My question being where are they proposing to obtain the land to achieve this as Peatlings Lane is narrow, bounded on both sides by trees and hedges.

It is a notorious rat run for traffic avoiding the traffic signals on the junction of Sutton Road and Dowgate Road. The subject of many complaints to the Parish Council. And to County Councillor representing the area.

Peatlings Lane is not capable of taking the weight of HGV traffic involved in the construction of the five dwellings proposed to exit onto it.

I respectfully suggest that a traffic survey is carried out before any development is permitted in this area.

11.2017 Councillor Downes

Further to our original comments made on 9th January 2017 I would like to add the following:

Plans of area for 1900 shows that the area was marshland;

Access from Peatlings Lane- you cannot create the visibility splay without taking up land owned by properties adjacent to the proposed site. Also exit is on a blind bend;

6 bedroom properties are out of keeping with area giving rise to the thought that they could become HMO's;

Bringing the site up to required levels will create flooding problems to existing properties;

*Infrastructure is not capable of taking the extra effluent, surface water etc;
Inadequate provision for extra vehicles that will be generated and this will create problems with A1101 already a busy trunk road also Peatlings Lane is used as a rat run and this would create more traffic chaos.*

11.2017 Councillor Keymer

My objections are 6/5/4 bed three storey properties are not in keeping with surrounding area ,also are these family houses? Or could there be a different use for them

With 51 bedrooms there could be a large volume of traffic on Peatlings Lane and A1101 which is a problem road with accidents already”.

11.2017 Councillor Burgess

“Having looked at all the evidence from the various agencies, I still oppose this development. The properties are too big. There is no provision for a recreation area for children. The amount of people dwelling in the houses would, in my opinion, be too many for this site. If they are to be used as HMO's (which seems likely) there would potentially be a parking problem if a lot of the residents had a car. The loss of habitat for the wildlife that (most probably) lives there would be tragic. Also plans do not appear to show any fire escapes from the upper floors. To me that would constitute an unacceptable hazard.

Originally commented Jan 2017:

Object to development in its present form, the site has been partially cleared and it was noted that trees have been removed (TPO exists). The ground is undulating - no levels- with a camber of about 8 feet in places where the two pits were. They fill with water. There is concern re alleged asbestos dumping in the bottom of these pits. Part of the site is the old railway marshalling yard. So there could be soil contamination. Three storey dwellings are totally out of character there is concern that light will be blocked into existing dwellings. Recommended that development needs to be in keeping with 2-storey 3/4 bed dwellings. No green space is shown on the plan and if family dwellings are intended a play area is needed. This would cut down the number of dwellings to a maximum of 8 homes thus alleviating the need for affordable housing, There is poor drainage in this area. Highways infrastructure is very poor. For access onto the A1101 into Leverington residents have to turn left then right into Harecroft Road before they can turn left. The proposed Peatlings Lane exit/entrance is on a steep incline and is a blind exit with over hanging trees on a bend. From the previous planning decision notice, no vegetation should be removed between March and August of any year. This area needs development but careful consideration must be given to carrying out specified instructions they must not be ignored.

5.2 CCC (Lead Local Flood Authority)

June 2018: *Given that some time has passed since our response, I wanted to write with an update from the LLFA. Whilst our response remains largely the same, we are now working much more closely with IDBs in the area to ensure drainage strategies satisfy all water management authorities. I understand the North Level IDB has some concerns over the proposal to land raise on the site and they also have valid concerns over the time of year the soakaway testing was undertaken.*

We would therefore like to update one of our requested conditions (see below) to take account of potential differences in winter percolation test results. It should also be noted that an IDB watercourse is located along Leverington Road to the south of the site which may present an alternative discharge solution for the site.

Condition

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

The scheme shall be based upon the principles within the agreed Sustainable Drainage Strategy prepared by MTC Engineering (ref: 1833 - DS Rev A dated November 2016) and shall also include:

- a) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
- b) Full details of the proposed storm water control measures including any measures required to mitigate the risk of surface water flooding emanating from off-site
- c) Where infiltration forms part of the drainage system, the results of soakage tests undertaken in the winter months (carried out in accordance with BRE digest 365)
- d) Full details of the maintenance/adoption of the surface water drainage system;
- e) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The drainage scheme must adhere to the hierarchy of drainage options set out in the NPPF PPG.

Reason

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

January 2007: *We have reviewed the submitted documents and whilst as Lead Local Flood Authority (LLFA) we **have no objection in principle** to the proposed development, we would like to highlight the risk of flooding from surface water. Within the southern-central part of the site there is a significant area of surface water flood risk. During a high risk event (1 in 30 / 3.3%), a small area is shown on the Gov.uk 'Flood Risk from Surface Water' map to flood to a maximum depth of 900 mm. During a medium risk event (between 1 in 30 and 1 in 100 / 3.3% and 1%) the area of flooding to such a depth is shown to be larger. It is within this area that a proposed dwelling is located. Appropriate measures to mitigate this risk must be implemented (including the provision of an appropriate surface water drainage scheme and the setting of finished floor levels above the level of any predicted flooding).*

The applicant has demonstrated that surface water can be dealt with on site by using infiltration as the means of disposal. The applicant proposes to use a combination of permeable paving and soakaways with no above ground flooding expected in up to the 1% Annual Exceedance Probability (AEP) critical storm event.

We recommend the following conditions are imposed requiring the following details:

Condition (updated by June 2018 comment)

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

The scheme shall be based upon the principles within the agreed Sustainable Drainage Strategy prepared by MTC Engineering (ref: 1833 – DS Rev A dated November 2016) and shall also include:

- a) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
- b) Full details of the proposed storm water control measures including any measures required to mitigate the risk of surface water flooding emanating from off-site
- c) Full details of the maintenance/adoption of the surface water drainage system;
- d) Measures taken to prevent pollution of the receiving groundwater and/or surface water;

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

Reason

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

Condition

Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason- To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.

5.3 North Level Internal Drainage Board (June 2018)

Following consultation with the lead local flood authority I am now able to support their response as a joint response in that I still have concerns over the proposal to land raise and this must not impact on existing properties.

I am happy to support the proposal to condition the application as set out in the amended response from the lead local flood authority as follows:-

- a) *Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;*
- b) *Full details of the proposed storm water control measures including any measures required to mitigate the risk of surface water flooding emanating from off-site;*
- c) *Where infiltration forms part of the drainage system, the results of soakage tests undertaken in the winter months (carried out in accordance with BRE digest 365);*
- d) *Full details of the maintenance/adoption of the surface water drainage system; and*

- e) *Measures to prevent pollution of the receiving groundwater and/or surface water.*

Conditional upon the above, I am able to remove my objections to the application.

5.4 Arboricultural Officer (FDC) (March 2018)

The latest layout for this site includes a number of replacement trees within the site, plot 1 now has a greater separation from a mature tree and plot 8 has moved west requiring the removal of an additional category B tree, plots 9 and 10 have been moved west and further away from the perimeter trees.

There remains the question of shading of plots 3, 4 and 5 by the perimeter trees and I still consider this likely to be a cause of future problems between the residents and the retained trees. The change in layout will require the tree protection plan is updated to reflect those changes. However, recommendation is to grant permission.

5.5 Natural England

Statutory nature conservation sites - no objection

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Priority Habitat as identified on Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

5.6 PCC Wildlife Officer

I am pleased to note that this application is accompanied by a Preliminary Ecological Appraisal Report (July 2015) and am satisfied with the report's assessment of impacts on protected species. Based on the information provided I have the following comments to make with regard to protected species:

Bats: *The ecology report has identified numerous trees with bat roosting potential throughout the site. The site is also likely to be used by foraging bats. I would therefore request that:*

- No trees are felled until a full bat inspection has been carried out by a suitably qualified ecologist; should any roosts be found, full details of mitigation be provided to the LPA for approval prior to bat licence being obtained*
- Provision of a range of bat boxes and bat tiles to be incorporated into the new dwellings to provide suitable bat roosting habitat, as per details set out in Section 9 of ecology report*
- Roofs of new dwellings to be lined with Type 1F Bitumen Felt and not breathable roofing membrane (BRM) to avoid bat mortality*
- External lighting to be designed to be baffled downwards away from the boundary features*
- Bat-friendly landscape planting be incorporated into the site layout*

The above detail should be provided by the applicant which would be acceptable via a suitably worded condition.

Reptiles: *I note that a reptile presence/ absence survey has been carried out with no evidence of reptiles found, although there are anecdotal reports of reptile sightings and there is suitable habitat present. I would therefore support the precautionary approach described in the ecology report and would request that a suitably worded condition is imposed requiring that works are implemented in*

accordance with the non-licensed method statement set out in section 7 of the Report to include:

- Prior to site clearance the vegetation to be carefully cut short under supervision of an ecologist;
- site to then be checked for presence of reptiles prior to soil stripping again under ecological supervision.
- All rubble piles, brash and tall vegetation be removed under careful supervision of an ecologist.
- Reptile exclusion fencing to be installed around all retained habitat and any reptiles found to be moved into these areas; fencing to then be removed upon completion of site works.
- Reptile hibernacula to be constructed within suitable retained habitat on site as well as creation of additional habitat piles utilising logs from site clearance works.

Nesting Birds: The proposal involves the removal of a number of trees and shrubs which are likely to support nesting birds during the nesting season (1st March to 31st August). I would therefore recommend that a suitably worded condition be attached requiring the avoidance of such site clearance works during this period, or where this is not possible, that a suitably qualified ecologist first carries out a survey to establish that nesting birds are not present or that works would not disturb any nesting birds.

I would also request that a range of bird nest boxes are installed that cater for a number of different species such as House Sparrow, Starling & Swift. Details regarding numbers, designs and locations should be provided by the applicant which would be acceptable via a suitably worded condition.

Hedgehogs: Suitable habitat is present within the application site to support hedgehogs which are a UK Biodiversity Action Plan priority species and listed as a Species of Principle Importance under s41 of the NERC Act 2006. It is therefore recommended that any potential nesting areas be handsearched by a suitably qualified ecologist prior to site clearance. In addition it is recommended that impenetrable barriers are avoided by allowing adequate gaps to be retained under any new fencing. The above may be secured via a suitably worded condition.

Site design & landscaping: I would recommend that all boundary hedgerows/trees are retained and strengthened with the use of additional native species planting. Those plant species (bat friendly planting) listed in Appendix 4 of the Ecology Report should also be incorporated into the landscaping scheme. Full landscaping details may be provided via a suitably worded condition.

Recommendation:

I have no objection to the granting of planning permission subject to the use of appropriate conditions as set out above. I can advise that subject to my recommendations being fully incorporated into the approved scheme the development will in my opinion result in no net loss to biodiversity.

5.7 Cambs CC S106 Officer/ PCC S106 Officer

CC Officer: The following education contributions have been requested:

Early Years: £25,102

Primary Need: £97,868

Secondary Need: £115,000

Monitoring Fee: £150.

PCC Officer: It is accepted that there are viability issues preventing the delivery of policy compliant requirements, therefore the offer of the applicant to provide a payment of £20,000 to mitigate the impact of the development is welcomed. FDC and CCC will liaise to apportion the £20,000 and draft a S106 Agreement accordingly.

5.8 **FDC Scientific Officer (Land Contamination)**

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. However given the neighbouring land use the unsuspected contamination condition should be imposed.

5.9 **Designing Out Crime Officers**

The comments made by this office in December 2016 are still relevant. I have completed a crime analysis for the area around the proposed development. In the last year in the general Leverington area there have been recorded 8 house burglaries and 10 shed burglaries and in that regard I would consider this to be an area of medium to high risk of crime. I have noted that the homes are to have alarms fitted and windows and doors and lighting to be secure design. Also noted that Secured by Design homes is being considered. This appears to be an acceptable layout regarding crime and the fear of crime.

5.10 **Anglian Water**

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

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

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

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

5.11 **Cambridgeshire County Council Highways Authority**

09.10.2018 *Peatlings Lane is a typical laneway with no kerbing or footways. The narrow width means drivers have to proceed at low vehicle speeds. Peatlings Lane already provides access to residential developments along Bank Dr, River Terrace and Horseshoe Terrace. There are no accidents to suggest there is existing problem with vehicular conflicts along Peatlings Lane. Introducing a kerbed footway will change driver perception and create a narrowing effect along Peatling Lane. Visually Peatlings Lane will appear narrower along the footway section which is why I have requested this section to be widened in accordance with the latest layout plan attached. (01 Rev Q.)*

The development access on Peatlings lane will benefit from good visibility in both directions once vegetation is cleared. Drivers waiting to leave this access will be able to see oncoming vehicles in both directions along Peatlings Lane and exercise the same level of caution as existing uses of Peatlings Lane.

I can only expect a development to mitigate for its own impact across the highway network. The vehicular traffic origin/destination will be split from the development

between Peatlings Lane and West Parade. Some vehicular movements will be along West Parade to journey into Wisbech and some will use Peatlings Lane to access A1101 to travel north or to travel west along Dowgate Road. The vehicular traffic generated by 5 dwelling will be a modest amount in itself, and once trip destination and modal split is taken into consideration, the peak hour vehicular traffic flows, and impact on Peatlings Lane from this development will be negligible. I therefore have no cogent argument or justification to secure further widening of Peatlings Lane beyond the length of footway to be delivered by this development. As I have already explained, the rationale for widening Peatling lane along the footway length is due to the narrowing perception a kerbed footway creates. The footway is essential to providing safe pedestrian access between the development on Peatlings Lane and town centre amenities.

One of my previous conditions, condition 4 below (Condition 16 of the Officer's Report) should therefore be amended as follows;

The development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works of improvement to:

- The Peatlings Lane site access. Details provided should include an access gradient no steeper than 1:20 for a distance of 4m from the highway boundary and then no greater than 1:12 into the site, sealed and drained.*
- Details of a 1.8m wide footway along Peatlings linking the development site access with existing footway along West Parade.*
- **The Peatlings Lane carriageway widening to a minimum width of 5m along the development site frontage for the length of Peatlings footway to be delivered by this development. The carriageway widening should taper back to existing widths beyond the footway in accordance with details to be approved by the LPA. Details should include geometry, kerbing, levels, drainage and methods of construction.***

The occupation of Plots 6-10 shall not begin until the above have been completed in accordance with the approved details and approved in writing by the local planning authority as having been satisfactorily completed.

May 2018 *Further to the submission of plan reference 01 rev N, I have no highways objections subject to the following conditions;*

1.) The buildings shall not be occupied until 'The Chase' vehicular access has been constructed in accordance with the approved plans.

2.) Prior to the first occupation of the development visibility splays of 2.0m x 2.0m shall be provided each side of the vehicular accesses (The Chase and Peatlings Lane) measured from and along the back of the footway. Such splays shall be thereafter maintained free from obstruction exceeding 0.6m above the level of the footway.

3.) Notwithstanding the attached plan and prior to the first occupation of the development, visibility splays shall be provided each side of the Peatlings vehicular access. Minimum dimensions to secure the required splays shall be 2.4m, measured along the centre line of the proposed access from its junction with the channel line of the highway carriageway, and 43mm, measured along the channel line of the highway carriageway from the centre line of the proposed access. The splays shall be thereafter maintained free from any obstruction exceeding 0.6m above the level of the highway carriageway.

4.) The development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works of improvement to:

- *The Peatlings Lane site access. Details provided should include an access gradient no steeper than 1:20 for a distance of 4m from the highway boundary and then no greater than 1:12 into the site, sealed and drained.*
- *Details of a 1.8m wide footway along Peatlings linking the development site access with existing footway along West Parade. Details submitted should include geometry, kerbing, levels, drainage, methods of construction and street lighting.*
- *Peatlings lane carriageway widening to a minimum width of 5m along the development site frontage. Details should include geometry, kerbing, levels, drainage and methods of construction.*

The occupation of the development shall not begin until those works have been completed in accordance with the local planning authority's approval and have been certified in writing as complete by or behalf of the Local planning authority.

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

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

5.12 Housing Strategy (FDC)

On this application I would expect an affordable housing contribution equivalent to three dwellings in accordance with the local plan policy.

5.13 Environment Agency

We have reviewed the information provided and have no further comments to our letter dated 19th January 2017 which stated:

We consider that planning permission could be granted to the proposed development as submitted if the following planning conditions are included as set out below.

Condition

1.The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) for proposed development at 55 The Chase, Leverington by Geoff Beel Consultancy ref: GCB/Swann Edwards dated December 2016 and the following mitigation measures detailed within the FRA:

Finished floor levels will be set between 4.30m AOD and 5.0m AOD.

The dwellings will be two storeys.

Flood Resilience and resistance measures will be incorporated into the proposed development as stated in the FRA.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme to be agreed, in writing, by the Local Planning Authority

2.Prior to the commencement of any development the proposed finished floor levels of each individual dwelling shall be submitted to and agreed in writing by the Local Planning Authority and the Environment Agency.

To reduce the risk of flooding to the proposed development and future users.

5.14 County Development, Minerals & Waste Planning Group

The proposed residential site lies in the Transport Safeguarding Area (TSA) for Wisbech Port. This TSA is designated by Policy SSP T2H of the adopted Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan 2012, in accordance with Policy CS23 Sustainable Transport of Minerals and Waste of the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011. Within a TSA there is a presumption against any development which could prejudice the existing or potential use of the protected transport zone for the transport of minerals and / or waste; in this case the potential use of Wisbech Port for this purpose. However, in this instance I note that the site benefits from a previous consent for residential development and that the development site is immediately adjacent to residential development. There is also an existing industrial estate between the site and the River, with Corporation Quay situated on the eastern side of the River. It is considered unlikely that the proposed development would have a prejudicial effect on any future use of the transport zone for the above purposes; and therefore no objection is raised to the proposed development in this context.

5.15 Environment & Leisure (FDC) (Refuse Collection)

In broad principal I have no objection to this development, however, the following concerns require addressing before the application could be agreed from our perspective. It looks unlikely from the drawing that it is expected that service vehicles would use the access road as there is no turning facility included in the development and this would be required. If the access road is not provided to an adoptable standard an alternative solution for waste and recycling provision will need to be considered at the entrance to the development.

Although it looks as if each property will have individual bins to accommodate our 3 wheelie bin waste and recycling scheme, the bins would have to be presented at the curtilage of the Public Highway on the day of collection. They will not be collected from the properties. It would appear from drawing No 1 that individual bins will be placed at the site entrance points to await collection. As the development access roads do not meet the specification for up to 26 tonne payloads and is not to an adoptable standard for service vehicles to access this is an acceptable solution. New residents will require notification of collection and storage details by the developer before moving in and the first collection takes place.

Residents should not be expected to pull or carry waste for a distance of more than 30 metres. Refuse and recycling bins will be required to be provided as an integral part of the development.

5.16 Local Residents/Interested Parties

One letter of representation from Shrublands, Bank Drive stating:

My family has lived on the corner of Horseshoe Terrace and Bank Drive for nearly 40 years. In that time we have seen Peatlings Lane change from a road which afforded a pleasant walk to an extremely dangerous road. I have urged CCC for the last 7 years to carry out a traffic census but my pleas through councillors have fallen on deaf ears. As a result of no action Peatlings Lane has become a dangerous road with cars regularly being driven in a reckless fashion with no due regard for pedestrians, cyclists or oncoming vehicles. The cause is the road being used as a rat run to and from the A1101.

Looking at the plans for this development I think there is an unassessed risk to Peatlings Lane from the proposed access. I am not sufficiently expert to assess whether there would be a positive or negative aspect on traffic flow but it needs proper planning and consideration. I note there is a proposal for an extended pavement to be built and officers have commented that the road will need to be widened. I cannot see where or how that would be achieved and I would urge the Planning Committee to ask both officers and developers to carry out an impact assessment based on a traffic census and appropriate measurements.

Whilst I do not oppose this development per se, I do think permission should be delayed until the actions I outline above are taken. I am happy to meet with officers and developers in Peatlings Lane so I can better inform them of the issues.

Five letters of objection and eight letters of support have been received.

Comments include:

Objections (Nos 5, 33, 49 and 53 The Chase; and No 1 Christopher Drive)

Out of character/not in keeping with the area

Visual Impact of the height of the dwellings

Increased Traffic on The Chase and also onto Leverington Road/ two blind bends

30mph speed limit is not adhered to

Affects the setting of a Historic Building.

No 53 objects to plot 6 due to overlooking

The Chase is a mixture of two storey detached dwellings and bungalows dating predominantly from the 50s and 60s.

Concerns about the piecemeal approach to this site.

The sewerage system on The Chase is already inadequate being pushed to its limits during certain weather conditions. We are concerned that by putting these extra large dwellings onto the existing system it will cause severe problems.

As it will be necessary for the developer to level the ground raising it between 1 to 2 metres higher along the boundary hedge that divides our property from the development site, it is obvious that our garden will be subjected to flooding with surface water after a heavy rain.

3 storeys plus the added extra height for flood protection would make the whole development very high and overlooking most of the properties in Christopher Drive,

Water supply is low and waste water backs up on Christopher Drive.

Plots 5 and 4 be substituted for bungalows, this would also be more in keeping with Christopher Drive and the Chase.

Concerns about the protected trees on the site

In the 1930s, 40s and 50s it was a refuse tip used by among others the local authority and it is well known that scrap vehicles and industrial waste were deposited in there and is why the centre of the site has sunk.

The proposed footpath through the development site onto The Chase is dangerous because cars park on the footpaths along The Chase.

Poor road surfacing along The Chase

Supporting Comments (No 51 and 55 The Chase; Nos 4, 5, 7 and 9 Christopher Drive; 55 Harecroft Road; CEVA Salters Yard)

Completion of the site would be advantageous to all residents in the surrounding area. The quality of housing proposed, will bring in added revenue to all local businesses, and ensure the standard for the existing community, will be maintained.

I have lived at this address for about twenty six years, and have seen many changes in the area. Our house backs up to the site in question, and over the years has become dilapidated and run down. This has led to undesirable people living rough there, and drug taking. At one point there was a victim of suicide, about five metres from our fence. It would be nice to see the site turned into a pleasant luxury estate, and I give it my full backing. I sincerely hope that the dividing fence as planned, will be permanently retained, to prevent the site being used as a short cut, or "rat run".

It is hard to find a home for large families within the town. The development will improve the area as well as providing high quality housing. The plans make excellent use of the site.

Dividing the site helps keep any additional traffic that may result to a minimum, and is a good idea.

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).

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

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Para 2. -Applications should be determined in accordance with the development plan, unless material considerations indicate otherwise

Para 10. - Presumption in favour of sustainable development

Para 34. - plans should set out the contributions expected from development; including affordable housing along with other infrastructure, education, health, transport, flood and water management, green and digital infrastructure).

Para. 47 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise

Para. 57 - Weight to be given to a viability assessment is a matter for the decision maker

Chapter 9 - Promoting sustainable transport

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

Chapter 15. Conserving and enhancing the natural environment

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

LP8 – Wisbech

LP13 – Supporting and Mitigating 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

Supplementary Planning Documents/Guidance:

Cambridgeshire Flood & Water SPD (2016)

RECAP CCC Waste Management Design Guide SPD (2012)

8 KEY ISSUES

- **Principle of Development**
- **Highways**
- **Refuse Collection**
- **Trees/ ecology**
- **Levels/ Flood Risk/ Drainage**
- **Amenity/ Heritage**
- **Affordable Housing and S106 Contributions**
- **Other**
- **Conditions**

9 BACKGROUND

In 2009 outline permission was granted for residential development on the site (F/YR08/0442/O), including the demolition of the existing dwelling. All matters were reserved. However, a layout showing 16 detached dwellings with an access to serve all 16 provided off The Chase was submitted.

A S106 Agreement was drawn up based on the 16 dwellings and submitted layout. Contributions were to be made for education and off site play areas. As the development was to be phased, no actual figures were committed on signing. 35% affordable housing was to be provided on site.

In 2010, a Deed of Variation was signed committing the following sums:

Education- £3000 per dwelling;

Public Open Space-£500 per dwelling; and

£6,500 per dwelling off site affordable housing contribution.

In 2013, approval was given to extend the expiry date of the 2008 permission (F/YR12/0591/EXTIME). This has now expired.

The two plots to the front of the site were built out under separate approvals namely F/YR14/0036/RM (Plot 1) and F/YR11/0253/F (Plot 16). Neither was built out in accordance with the respective approvals. A retrospective application to regularise these dwellings was approved in 2016 (F/YR16/1169/F).

10 ASSESSMENT

10.1 Principle of Development

Outline planning permission was initially granted on this site for 'residential development' in 2009 and an extension of time was subsequently granted in 2013. All matters were reserved at the outline stage however the indicative drawings showed a layout comprising 16 dwellings. The principle of residential development on the site within the urban framework of Wisbech was considered acceptable at that time. Although the Local Plan was adopted in 2014, this would not result in a different conclusion.

10.2 Highways

Policy LP15 looks to provide safe and convenient access to all. Two accesses are to be provided into the site one from Peatlings Lane to the north and also from The Chase to the south. This is different from the 2008 approval where only one access from The Chase was to be provided to serve all 16 dwellings. With this application and to prevent this being used as a rat run, the two accesses are not connected and each will serve only 5 new dwellings.

10.3 The Highways Officer has requested various amendments/ further detail to confirm that the Peatlings Lane access is achievable as this part of the site and the Lane is higher than the rest of the site. Visibility splays must also be achievable. In addition the Highways Officer has requested that the applicant widens part of Peatlings Lane and provides a footpath link to West Parade, which is shown on plan reference 01 Rev Q.

10.4 The comments of the objectors are noted but the Highways Officer is now in a position to recommend approval, subject to the suggested planning conditions. The proposal is therefore considered to comply with LP15.

10.5 **Refuse Collection**

The roads within the suite will not be adopted and therefore the refuse vehicles will not enter the site to empty the waste bins. In some cases the travel distance to the proposed bin collection point will be up to 90m. It is unlikely that the occupants would be willing to move the bins such a distance and the comments of the Environment & Leisure Officer are noted.

10.6 However, recent planning appeals have shown that this issue should not be considered as a reason for refusal. The proposed dwellings are very large executive properties and one option could be to engage a private contractor. A suitably worded condition requiring the submission of a refuse collection strategy is considered appropriate in this instance.

10.7 **Trees/ Ecology**

LP19 seeks to protect or enhance the natural environment. The 2008 permission allowed for the removal of a number of the protected trees, along with subsequent planting. With this proposal, the proposed number of dwellings was reduced from eleven to ten to allow for the retention of a protected tree. Although the Tree Officer suggests there may be pruning pressure from some of the plots, his recommendation is now for approval. The trees mentioned will be protected by the TPO order. Therefore the LPA will still retain control over the trees. A revised tree protection plan has been submitted, but a suitably worded condition will serve to protect the TPO'd trees.

10.8 The Wildlife Officer has no objection to the development subject to the inclusion of several conditions to protect/ enhance the biodiversity interest throughout the site. The proposal is considered to comply with LP19.

10.9 **Levels/ Flood Risk/ Drainage**

There is noticeable change in levels across the site as mentioned by the, objectors, the Highways Officer, the EA, LLFA and North Level IDB. Following consultation with the LLFA, North Level IDB is now able to support a joint response in support of the application. The LLFA has updated one of their requested conditions to take account of potential differences in winter percolation test results. It should also be noted that an IDB watercourse is located along

Leverington Road to the south of the site which may present an alternative discharge solution for the site.

- 10.10 But the IDB still have concerns over the proposal to land raise and this must not impact on existing properties. The applicant states that a limited amount of land raising is required within the lower areas of the site to facilitate construction but no higher than adjoining land levels with no increase in surface water run-off onto neighbouring sites. MTC have prepared an initial design for a drainage attenuation system which could be finalised and dealt with as a pre-commencement planning condition.
- 10.11 A detailed surface water drainage scheme for the site, based on sustainable drainage principles is therefore required to be submitted prior to the commencement of development, including levels and gradients.
- 10.12 The EA do not object to the development subject to the development being carried out in accordance with the submitted Flood Risk Assessment. They also require finished floor levels to be set between 4.30m AOD and 5.0m AOD and prior to the commencement of any development the proposed finished floor levels of each individual dwelling shall be submitted to and agreed in writing by the Local Planning Authority and the Environment Agency.
- 10.13 The EA has also requested that prior to the start of the development the finished floor level of each new dwelling be agreed. With the above in mind it is considered that there is enough control being imposed by way of planning conditions to alleviate the concerns of the relevant parties and immediate neighbours.

Sequential Test (ST)

- 10.14 The applicant has prepared a ST. FDC's **Flood Risk Sequential Test Informal Guidance** states:

About one half of Wisbech currently falls within flood zones 2 and 3. For the re-development of sites for residential purposes (Use Class C3) within these areas it may not always be possible to pass the Sequential Test. The council recognises the need to prevent widespread areas suffering blight from flood risk restrictions, and seeks to ensure that Wisbech retains its constituency and vibrancy. As a result it will normally be the case that for sites within the existing built up urban area of the town which fall within flood zones 2 and 3 and where the proposal is for the redevelopment of a site last used for Use Classes A, B C or D the council accepts that the Sequential Test will normally be passed.

The council also accepts that normally the first part of the Exception Test will be considered to have been passed if the re-development of an existing site within the urban area will be in accordance with the council's sustainability objectives and be sufficient to outweigh flood risk where pre-development flood hazards in the Level 2 SFRA do not represent danger to most or all.

- 10.15 The application site was previously garden land to No 55 The Chase prior to its demolition (Use Class C3). Therefore it is accepted that the ST has been passed. Similarly, as the site falls within Flood Zone 2, no exception test is required. (Table 4.3 of the Cambridgeshire Flood and Water SPD 2016).

Amenity/ Heritage

- 10.16 Policy LP2 and LP16 seek to ensure that development does not adversely affect the amenity of neighbouring users. The proposal includes 5 x 2 storey and 5 x 3 storey dwellings. The 2-storey dwellings are located adjacent to the neighbouring

properties in Christopher Drive and the long rear garden of No 53 The Chase. The separation distance between the existing properties along Christopher Drive and the new 2 storey dwellings will be between 30m and 45m. In addition a number of retained trees will provide added screening.

- 10.17 The occupants of No 53 originally raised concerns with regard to the impact of Plots 1 and 6 on their amenity. The scale and height of these proposed dwellings has been reduced during the processing of the application. No first floor windows are proposed to the western elevation of Plot 1. The rear elevation of Plot 6 will be approximately 47m from No 53 which is considered to be an acceptable distance to protect their amenity, although the occupants remain concerned. However, the distance between Plot 1(front elevation) and No 53a (rear elevation) is 18m. Notwithstanding this, on balance the proposal complies with LP2 and LP16.
- 10.18 Policy LP16 seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area and LP18 seeks to protect heritage assets. The 3-storey properties are located within the site either backing onto the industrial building or fronting onto Peatlings Lane. The trees lining the Lane are to be retained except where the new access punches through. The widening of the Lane and new footway link will also alter the character of the Lane in this location where there are a number of listed buildings.
- 10.19 Leverington House is set back from the Lane and well screened by trees. Malvern House, Westwood and Roseville are located on the back edge of the pavement, all to the north of the Lane. Provided that the majority of the tree belt along the southern side of the Lane is retained, the proposal would not have a significant impact on the listed properties, especially bearing in mind the intensive industrial use nearby and the proximity of the industrial buildings. The proposal is considered to comply with LP18.
- 10.20 Representations received welcome the redevelopment of the site which is currently overgrown. However, Leverington Parish Council remains concerned about the size of the dwellings, their impact on the area, whether there is a demand for such large properties, and suggests they could be converted to HMO's. With regard to the last point, the owners of a dwelling house have certain permitted development rights which allow its use as a small HMO. The LPA has no control over this as any impacts are considered to be equivalent where it is occupied by a single family or for example, 6 individuals. However, anything larger would require the benefit of planning permission.
- 10.21 That said, the LPA must consider the application before them. The applicant has stated that there is a need for large executive homes within Wisbech. With regard to the impact of the larger dwellings, the requirement of the EA to set a minimum for the finished floor levels could potentially increase the visual impact of the larger 3 storey homes on the area.
- 10.22 The applicant has prepared a Street Scene drawing to help to illustrate the layout and height of the dwellings across 4 sections of the site. It should be noted that the EA has requested to approve the finished floor level of each dwelling via a pre-commencement condition.
- 10.23 In summary, the size of the proposed dwellings would in some cases be considerably larger than some properties within the immediate vicinity. However, it has been concluded that residential amenity would not be significantly reduced and any impact on the listed buildings would also not be significant. Therefore, subject

to finalisation of the finished floor levels, the proposal is not considered to be detrimental to the character of the area and complies with LP16.

Affordable Housing and S106 Contributions

- 10.24 A S106 Agreement was drawn up based on the previous approval for 16 dwellings and submitted layout in 2008. Contributions were to be made for education and off site play areas. As the development was to be phased, no actual figures were committed on signing. 35% affordable housing was to be provided on site.
- 10.25 In 2010, a Deed of Variation was signed committing the following sums:
Education- £3000 per dwelling;
Public Open Space-£500 per dwelling; and
£6,500 per dwelling off site affordable housing contribution.
- 10.26 A Viability Assessment has been provided. The S106 Officers have reviewed the viability appraisal and while this demonstrates that at a 15% profit level there are no monies available for contribution, the applicant is willing to make a contribution of £20k for the development (£2k per plot) towards infrastructure provision. Officers have contacted the Head of Leisure Services to ascertain infrastructure requirements in the locality with the suggestion that the money goes towards a small MUGA to be located at Burcroft Way open space.

Other

- 10.27 With regard to the Parish Council and objector's other concerns, the applicant has demonstrated to the satisfaction of the Highways Officer that the visibility splays can be achieved, and that highway safety will not be compromised.. The proposed widening of the Lane and new footway is considered to be a benefit from the development.
- 10.28 The Environmental Health Officer considers that an unsuspected contamination condition to be appropriate.

Conditions

- 10.29 From 1 October 2018 section 100ZA(5) of the Town and Country Planning Act 1990 provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).
- 10.30 The applicant's agent has been advised of the proposed conditions. Therefore, should the application be approved and the consent granted with the proposed conditions after 1st October 2018, it is considered that the requirements of section 100ZA(5) will have been met subject to the confirmation by the applicant's agent being received.
- 10.31 The proposed conditions are as follows:
Surface water drainage (2)
Ecology (5, 8, 11)
Access (16)
Construction management Plan (17)
Levels (20)
Trees (23)

11 CONCLUSIONS

- 11.1 The proposal is a full application for the erection of 10 dwellings on garden land within the urban area of Wisbech.
- 11.2 The concerns of the Parish Council and objectors have been carefully considered. With regard to detailed considerations (such as highway matters; drainage/flood risk; amenity impacts and the impact upon the character and appearance of the area), it is concluded that the development would not lead to any unacceptable harm.
- 11.3 In relation to Section 106 matters the scheme has been through a viability exercise. It is accepted that there are viability issues preventing the delivery of policy compliant requirements. Notwithstanding this, the applicant has offered to provide a payment of £20,000 to mitigate the impact of the development.
- 11.4 Overall the development is therefore considered to be acceptable subject to planning conditions and a Section 106 Agreement.

12 RECOMMENDATION

1. That the Committee delegates authority to finalise the planning conditions and terms of the S.106 agreement to the Head of Development, and

2. Following completion of the S106 obligation to secure the £20,000 towards infrastructure which will be divided between FDC and the County Council, as detailed in this report, application F/YR16/1168/F be approved subject to conditions listed below.

OR

3. Refuse the application in the event that the obligation referred to above has not been completed and the applicant is unwilling to agree to an extended period of determination of 4 months, or on the grounds that the applicant is unwilling to complete the obligation necessary.

The proposed conditions are as follows;

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

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

2. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

The scheme shall be based upon the principles within the agreed Sustainable Drainage Strategy prepared by MTC Engineering (ref: 1833 - DS Rev A dated November 2016) and shall also include:

- a) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
 - b) Full details of the proposed storm water control measures including any measures required to mitigate the risk of surface water flooding emanating from off-site
 - c) Where infiltration forms part of the drainage system, the results of soakage tests undertaken in the winter months (carried out in accordance with BRE digest 365)
 - d) Full details of the maintenance/adoption of the surface water drainage system;
 - e) Measures taken to prevent pollution of the receiving groundwater and/or surface water.
- The drainage scheme must adhere to the hierarchy of drainage options set out in the NPPF PPG

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

A pre-commencement condition is necessary in order to ensure that a suitable surface water drainage scheme is agreed.

3. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason- To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.

4. No development above slab level shall proceed until trade descriptions of the external facing and roofing materials to be used in the construction of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason- To ensure that the new materials are in keeping with the surroundings in accordance with Policy LP16 of the Fenland Local Plan 2014.

5. Prior to the commencement of development a full bat inspection shall be carried out by a suitably qualified ecologist of the trees to be felled. Should any roosts be found, full details of the proposed mitigation shall be submitted to and approved in writing by the LPA prior to any bat licence being obtained and prior to any trees being felled.

Reason- To safeguard the ecological interest on the site in accordance with LP19 of the Fenland Local Plan 2014.

A pre-commencement condition is necessary in order to ensure that the ecological interests within the site are protected.

6. A range of bat boxes and bat tiles shall be incorporated into the new dwellings to provide a suitable bat roosting habitat, as per the details set out in Section 9 of the submitted Ecology Report. The roofs of the new dwellings shall be lined with Type 1F Bitumen Felt and not breathable roofing membrane (BRM) to avoid bat mortality. Any external lighting shall be designed to be baffled downwards away from the boundary features.

Reason- To safeguard the ecological interest on the site in accordance with LP19 of the Fenland Local Plan 2014.

7. No development above slab level shall proceed until details of the proposed bat-friendly landscape planting and if appropriate, reptile hibernacula and additional habitat piles utilising logs from the site clearance works, shall be submitted to and approved in writing by the LPA. The planting and habitats shall be built out in accordance with the approved plans.

Reason- To safeguard the ecological interest on the site in accordance with LP19 of the Fenland Local Plan 2014.

8. As set out in Section 7 of the Ecology Report, prior to any site clearance the vegetation shall be carefully cut short under the supervision of an ecologist; the site shall then be checked for presence of reptiles prior to soil stripping again under ecological supervision. All rubble piles, clippings from hedges, plants or other shrubs and tall vegetation shall be removed under careful supervision of an ecologist. Should any reptiles be discovered, reptile exclusion fencing shall be installed around all retained habitat and any reptiles found to be moved into these areas. This fencing shall not be removed upon completion of the site works.

Reason- To safeguard the ecological interest on the site in accordance with LP19 of the Fenland Local Plan 2014.

A pre-commencement condition is necessary in order to ensure that the ecological interests within the site are protected.

9. No site clearance of any trees or shrubs shall be undertaken during the bird nesting season (1st March to 31st August). Where this is not possible, then a suitably qualified ecologist shall first carry out a survey to establish that nesting birds are not present or that works would not disturb any nesting birds.

Reason- To safeguard the ecological interest on the site in accordance with LP19 of the Fenland Local Plan 2014.

10. Prior to the occupation of any part of the development hereby approved, a range of bird nest boxes shall be installed on the site that cater for a number of different species such as House Sparrow, Starling & Swift. The details regarding numbers, designs and locations shall be submitted to and approved in writing by the LPA. The boxes shall be installed on site in accordance with the approved details.

Reason- To safeguard the ecological interest on the site in accordance with LP19 of the Fenland Local Plan 2014.

- 11 Prior to the site clearance and commencement of development any potential hedgehog nesting areas shall be hand searched by a suitably qualified ecologist. Impenetrable barriers on site shall be avoided by allowing adequate gaps to be retained under any new fencing.

Reason- To safeguard the ecological interest on the site in accordance with LP19 of the Fenland Local Plan 2014.

A pre-commencement condition is necessary in order to ensure that the ecological interests within the site are protected.

- 12 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

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

- 13 Plots 1-6 as shown on plan 01 Rev Q shall not be occupied until the vehicular access onto The Chase has been constructed in accordance with the approved plans and thereafter maintained as approved.

Reason- In the interests of highway safety and to ensure satisfactory access into the site, in accordance with LP15 of the Fenland Local Plan 2014.

- 14 Prior to the first occupation of the development pedestrian visibility splays of 2.0m x 2.0m shall be provided each side of the relevant vehicular access (either The Chase, Peatlings Lane or both) measured from and along the back of the footway. Such splays shall be thereafter maintained free from obstruction exceeding 0.6m above the level of the footway.

Reason- In the interests of highway safety and to ensure satisfactory access into the site, in accordance with LP15 of the Fenland Local Plan 2014.

15. Prior to the first occupation of the development, vehicular visibility splays shall be provided each side of the Peatlings Lane vehicular access. Minimum dimensions to secure the required splays shall be 2.4m, measured along the centre line of the proposed access from its junction with the channel line of the highway carriageway, and 43m, measured along the channel line of the highway carriageway from the centre line of the proposed access. The splays shall be thereafter maintained free from any obstruction exceeding 0.6m above the level of the highway carriageway.

Reason- In the interests of highway safety and to ensure satisfactory access into the site, in accordance with LP15 of the Fenland Local Plan 2014.

16. The development authorised by this permission shall not begin until the local planning authority has approved in writing a scheme for:

- The Peatlings Lane site access. Details provided should include an access gradient no steeper than 1:20 for a distance of 4m from the highway boundary and then no greater than 1:12 into the site, sealed and drained;
- Details of a 1.8m wide footway along Peatlings Lane linking the development site access with existing footway along West Parade
- The Peatlings Lane carriageway widening to a minimum width of 5m along the development site frontage for the length of Peatlings footway to be delivered by this development. The carriageway widening should taper back to existing widths beyond the footway in accordance with details to be approved by the LPA.

The occupation of Plots 6-10 of the development (as shown on plan reference 01 Rev Q) shall not begin until the above works have been completed in accordance with the approved details and approved in writing by the local planning authority as having been satisfactorily completed.

Reason- In the interests of highway safety and to ensure satisfactory access into the site, in accordance with LP15 of the Fenland Local Plan 2014

A pre-commencement condition is necessary in order to ensure that the new access from Peatlings Lane is achievable within the parameters set by the local highways authority.

17. No development shall commence until a construction management plan has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:
- Temporary facilities provided for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.
 - hours of operation for the construction
 - noise and dust mitigation measures
 - method of prevention of mud being carried onto highway
 - pedestrian and cyclist protection
 - Traffic management and associated signage

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

A pre-commencement condition is necessary in order to ensure that the construction processes are managed so as to avoid harm to residential amenity and the highway network.

18. Prior to the first occupation of the development the proposed on-site parking /turnings associated with the relevant part of the development (either The Chase, Peatlings Lane or both) shall be laid out in accordance with the approved plan and thereafter retained for that specific use.

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

19. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) for proposed development at 55 The Chase, Leverington by Geoff Beel Consultancy ref:

GCB/Swann Edwards dated December 2016 and the following mitigation measures detailed within the FRA:

Finished floor levels will be set between 4.30m AOD and 5.0m AOD.

The dwellings will be two storeys.

Flood Resilience and resistance measures will be incorporated into the proposed development as stated in the FRA.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme to be agreed, in writing, by the Local Planning Authority.

Reason-To reduce the risk of flooding to the proposed development and future users in accordance with LP14 of the Fenland Local Plan 2014.

20. Prior to the commencement of any development the proposed finished floor levels of each individual dwelling, and the general land levels shall be submitted to and agreed in writing by the Local Planning.

Reason-To reduce the risk of flooding to the proposed development and future users in accordance with LP14 of the Fenland Local Plan 2014.

A pre-commencement condition is necessary in order to ensure that the finished floor levels/ flood risk and drainage can be controlled across the site.

21. No development above slab level shall proceed until a scheme for hard and soft landscaping, including new tree planting, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and retained thereafter.

Reason- To ensure the environment of the development is improved and enhanced in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.

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

Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with LP16 of the Fenland Local Plan 2014.

23. Prior to the commencement of development hereby approved details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread and Root Protection Areas (RPA) [as defined in BS 5837 (2005)] of the retained trees on the site and on land

adjacent to the western boundary shall be submitted to and approved in writing by the local planning authority. This should include details of the specification and position of fencing and of any other measures to be taken for the protection of the trees as shown on plan reference 2990 Rev B. The development shall be carried out in accordance with these approved details and the tree protection areas shall be maintained for the duration of the building works.

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

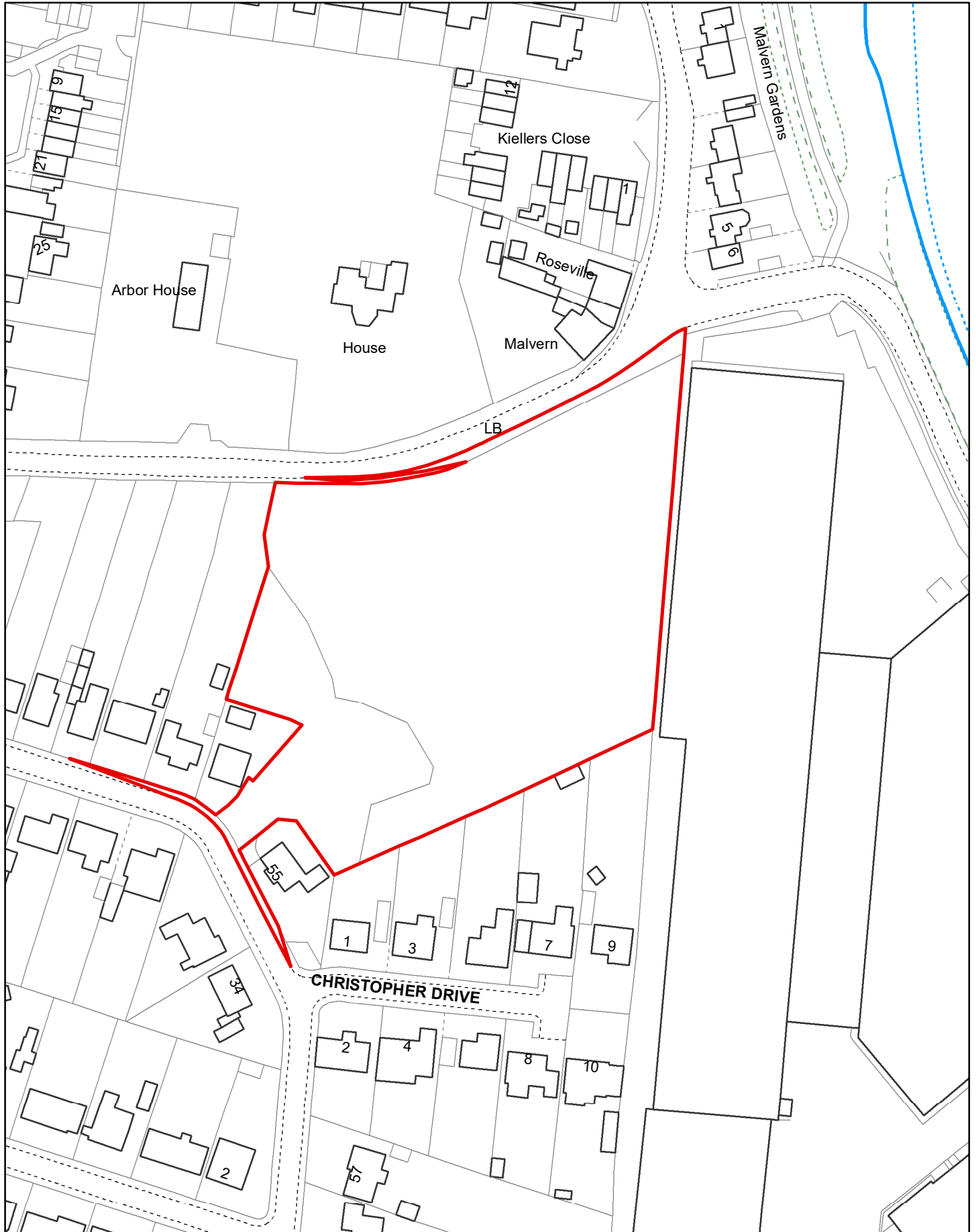
24. No part of the development shall be occupied until a Refuse Collection Strategy has been submitted to and approved in writing by the local planning authority. The refuse shall be collected in accordance with the approved strategy thereafter.

Reason - In order to ensure adequate facilities for the storage, sorting and collection of waste in accordance with policy LP16(f) of the Fenland Local Plan 2014, and RECAP CCC Waste Management Design Guide SPD (2012)

25. Prior to first occupation of the development hereby approved details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

Reason - To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policy LP15 of the Fenland Local Plan (2014)

26. Approved Plans



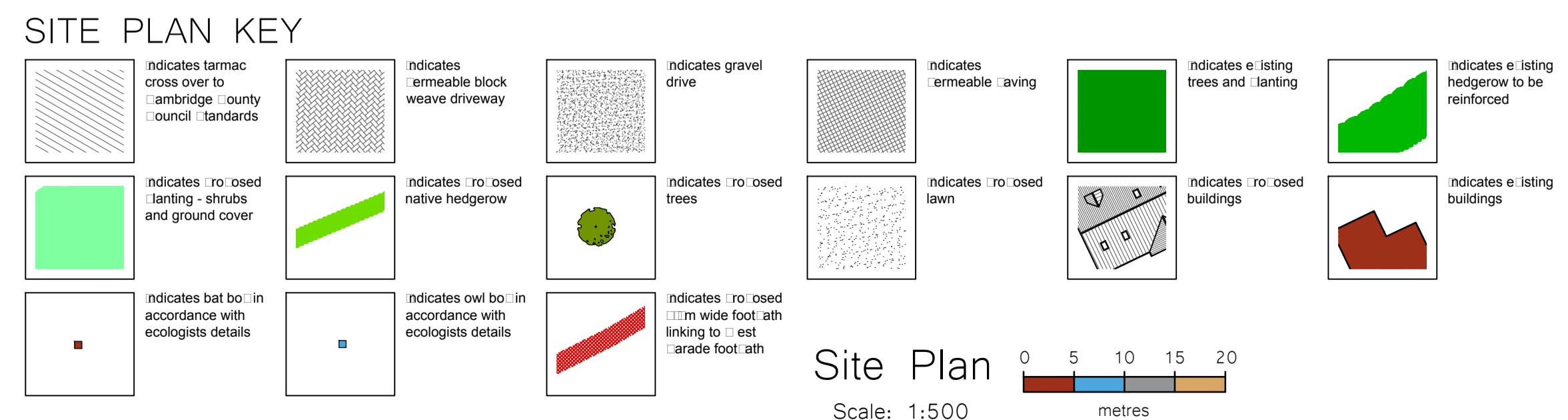
Created on: 12/10/2018

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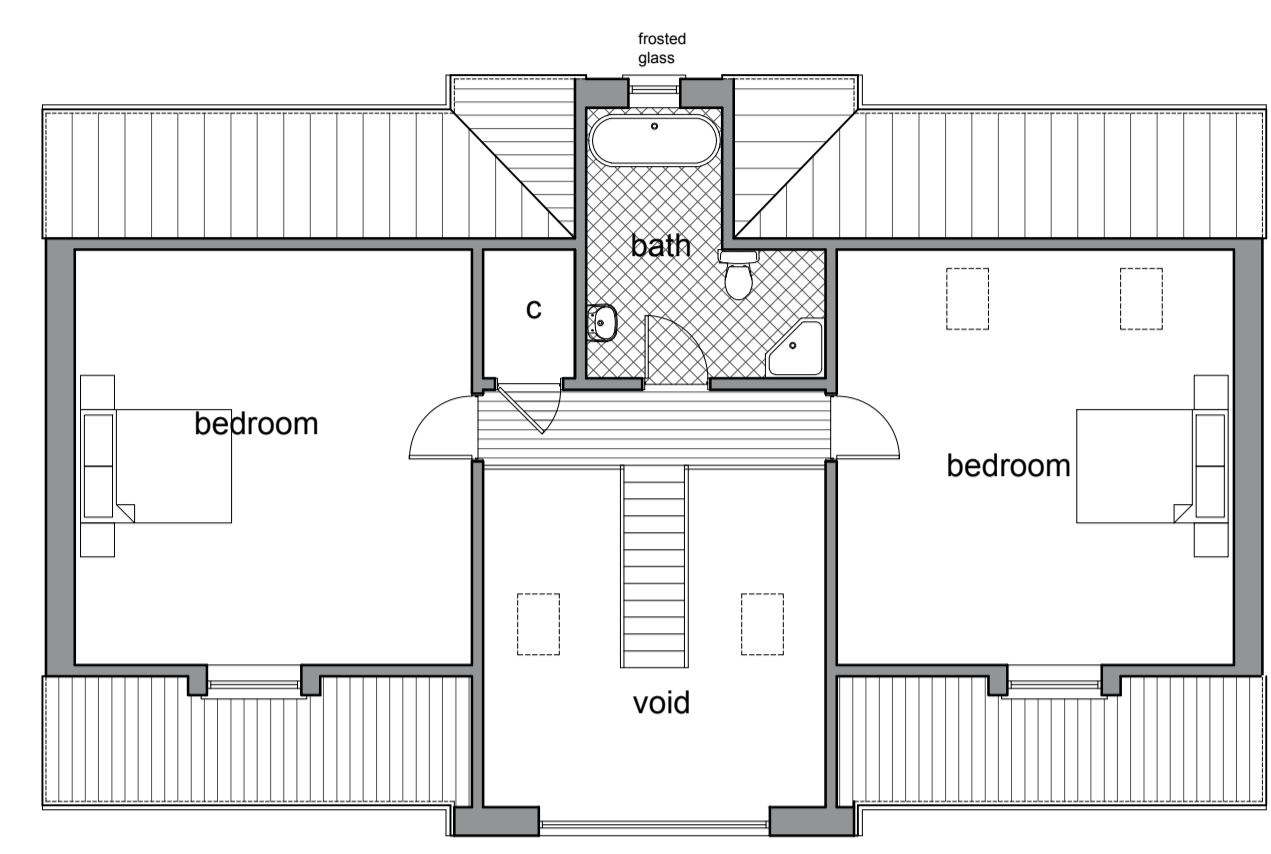
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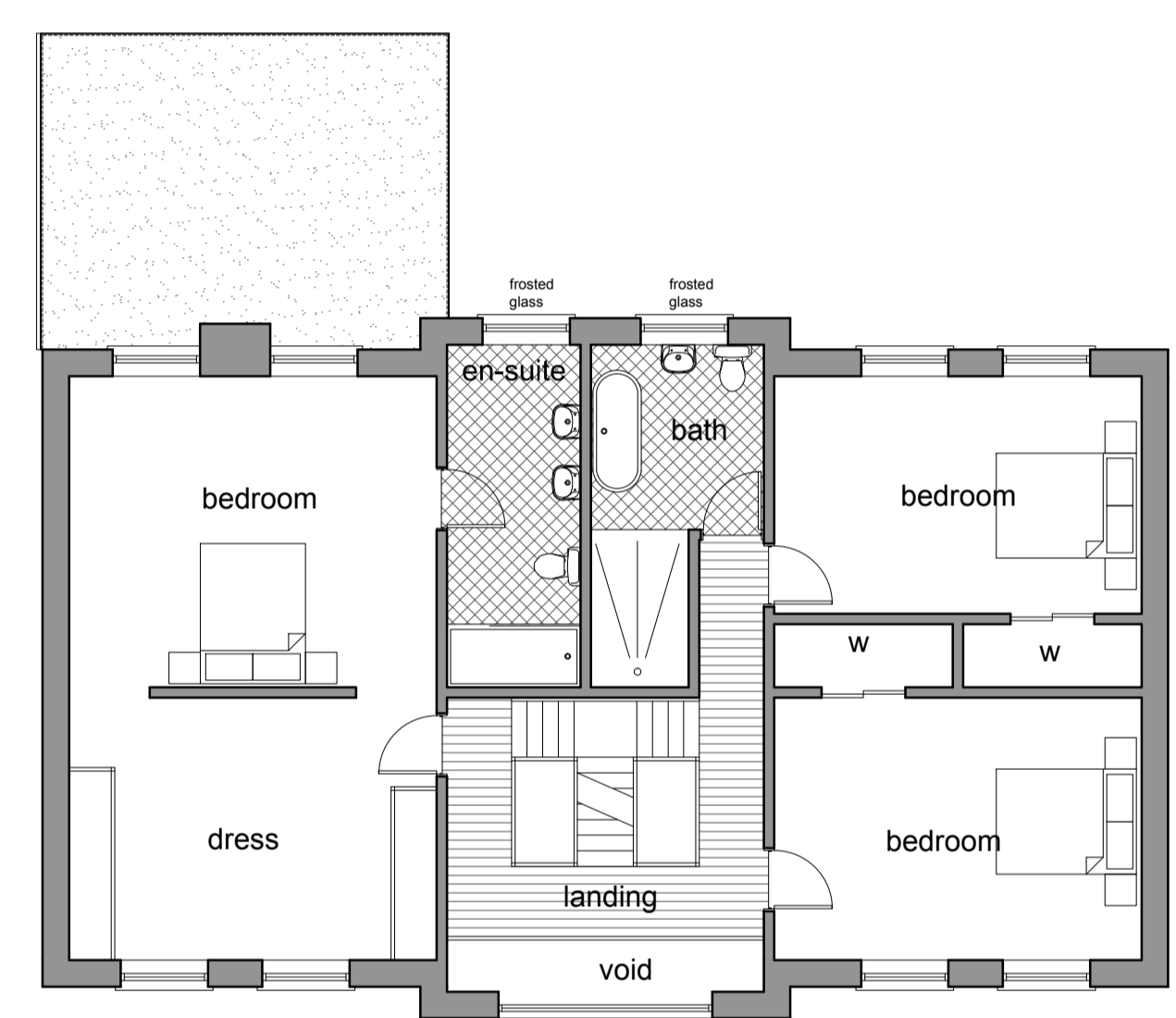




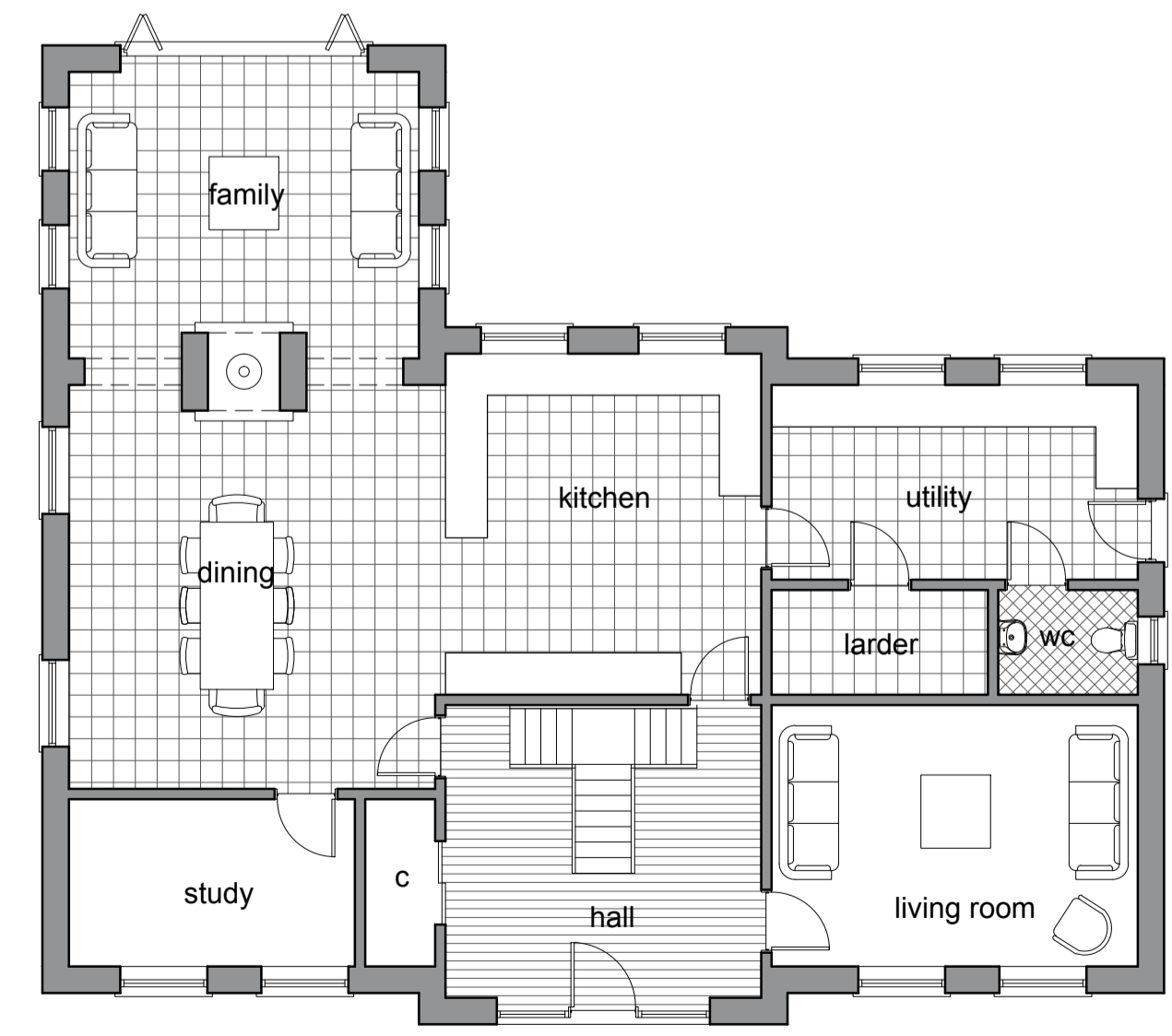
Site Plan
Scale: 1:500



Second Floor Plan
Scale: 1:100



First Floor Plan
Scale: 1:100



Ground Floor Plan
Scale: 1:100



Front Elevation
Scale: 1:100



Side Elevation
Scale: 1:100



Rear Elevation
Scale: 1:100



Side Elevation
Scale: 1:100

General Notes
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AREA SCHEDULE

□□□□ - lot	□□□□m
□□□□ - round floor area	□□□□m
□□□□ - first floor area	□□□□m
□□□□ - total floor area	□□□□m

Revisions

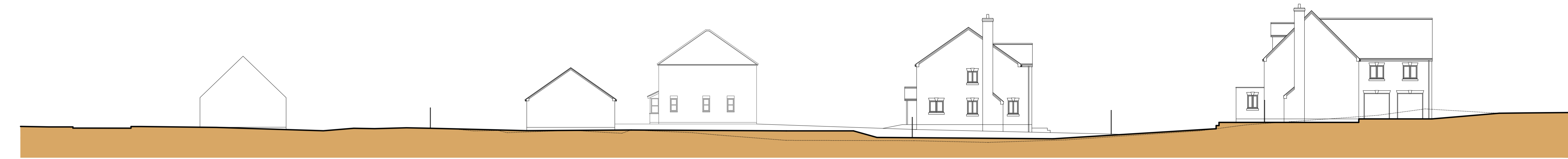
A	April 2016	Site Plan Updated & Floor Plans Added for Client Approval
B	May 2016	Updated following Client Meeting
C	May 2016	Updated following Consultant Input
D	Dec 2016	Updated following FRA Consultant Input
E	Jan 2017	Boundary to 1 Christopher Drive Updated
F	Feb 2017	Updates Following Highways Comments
G	May 2017	Updated Site Plan for Draft Discussions with Planning and Tree Officer
H	June 2017	Updated Site Plan following Planning Officers comments 05-06-17
I	June 2017	Updates following meeting with J Thomas as highlighted
J	Oct 2017	Site Section Lines Added Plots 3, 8, 9, 10 Position Altered
K	Nov 2017	Updates Following Officer Comments
L	March 2018	Updates Following Highway Comments
M	April 2018	Updates Following Highway Comments
N	May 2018	Updates Following Highway Comments
P	Oct 2018	Updates Following Highway Comments
Q	Oct 2018	Updates Following Highway Comments

Status
FOR APPROVAL

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 t: 01945 450694 e: info@swannedwards.co.uk w: www.swannedwards.co.uk

Proposed Residential Development The Chase, Leverington, Wisbech East Anglian Developments Ltd	Job Title	Date	Scale
		Sep 2016	As Shown
			Sheet Size A1
Planning Drawing Site Plan & Type A Floor Plans & Elevations	Job No. SE-429	Drawn by JB	
	Dwg No. 01	Revision Q	

- General Notes
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Section A-A
Scale: 1:200



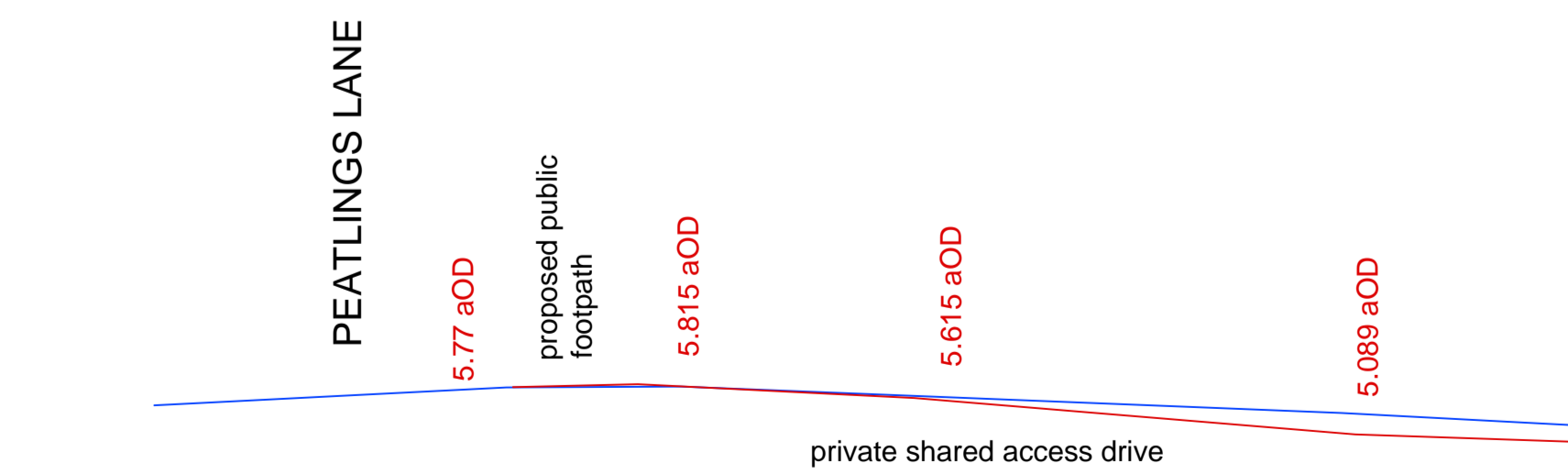
Section B-B
Scale: 1:200



Section C-C
Scale: 1:200



Section D-D
Scale: 1:200



Peatlings Lane Access Section
Scale: 1:100

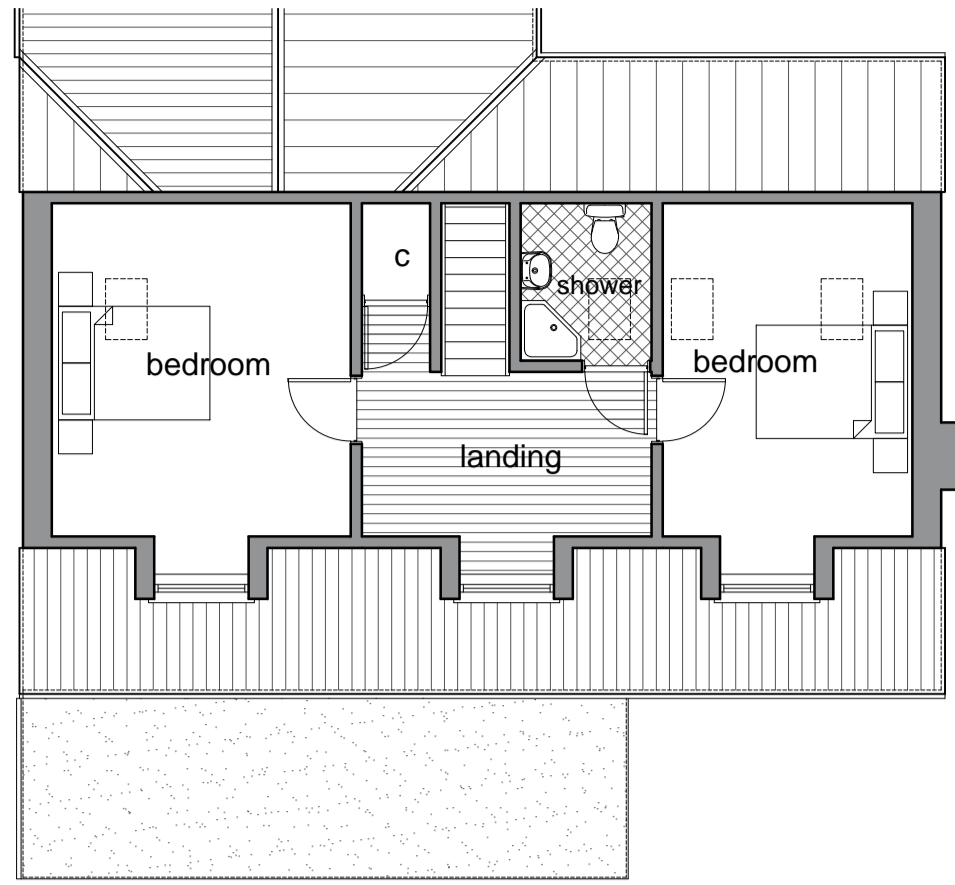
Revisions	
A	1 Oct 2018 Access Section Added

Status
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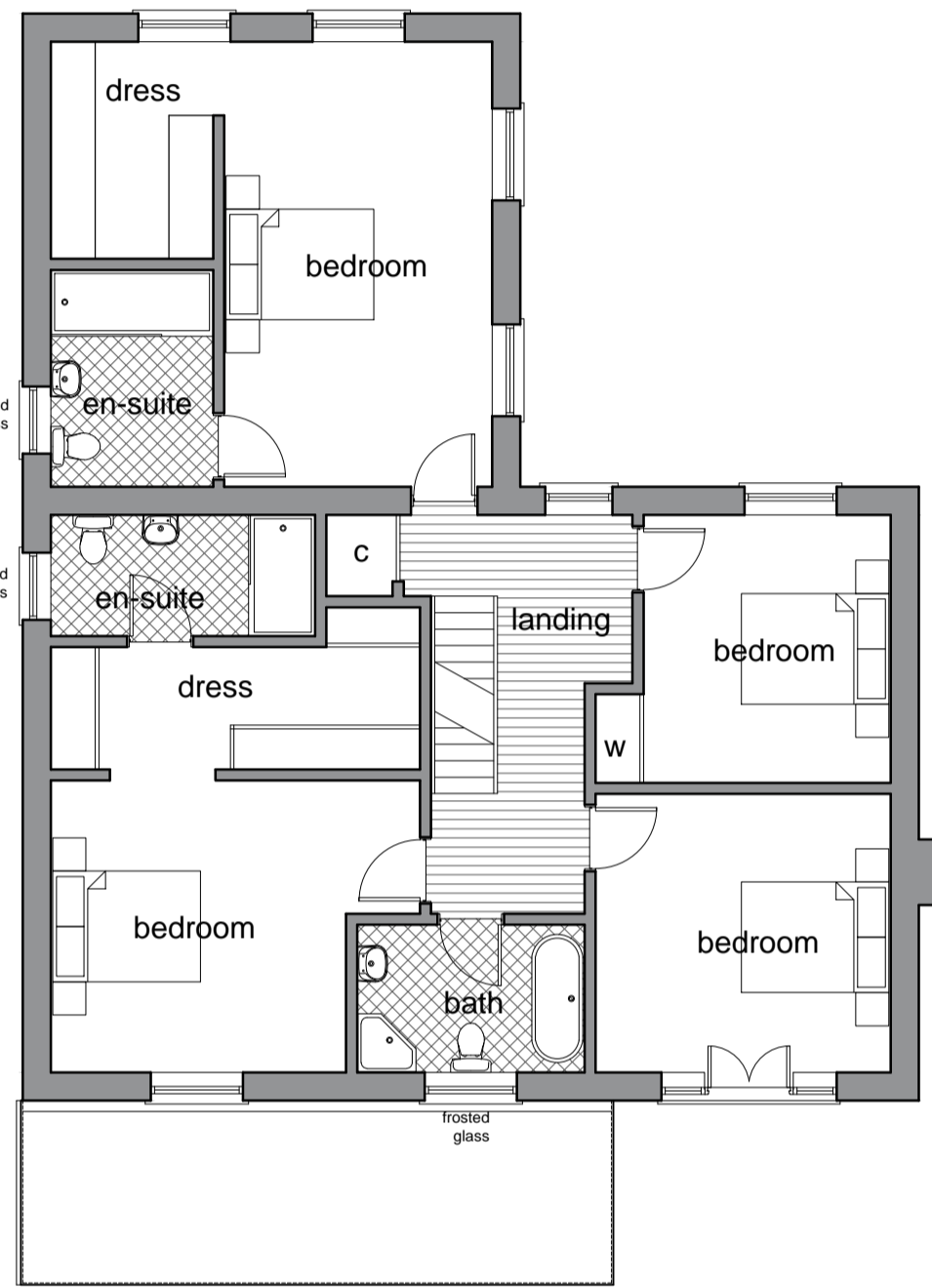
Job Title	Date	Scale
Proposed Residential Development The Chase, Leverington, Wisbech East Anglian Developments Ltd	October 2017	As Shown Sheet Size A1
Drawing Title	Job No.	Drawn by
Planning Drawing Site Sections	SE-429	CR
Dwg No.	Revision	Revision
08		A



Second Floor Plan
(Part) Scale: 1:100



Front Elevation
Scale: 1:100



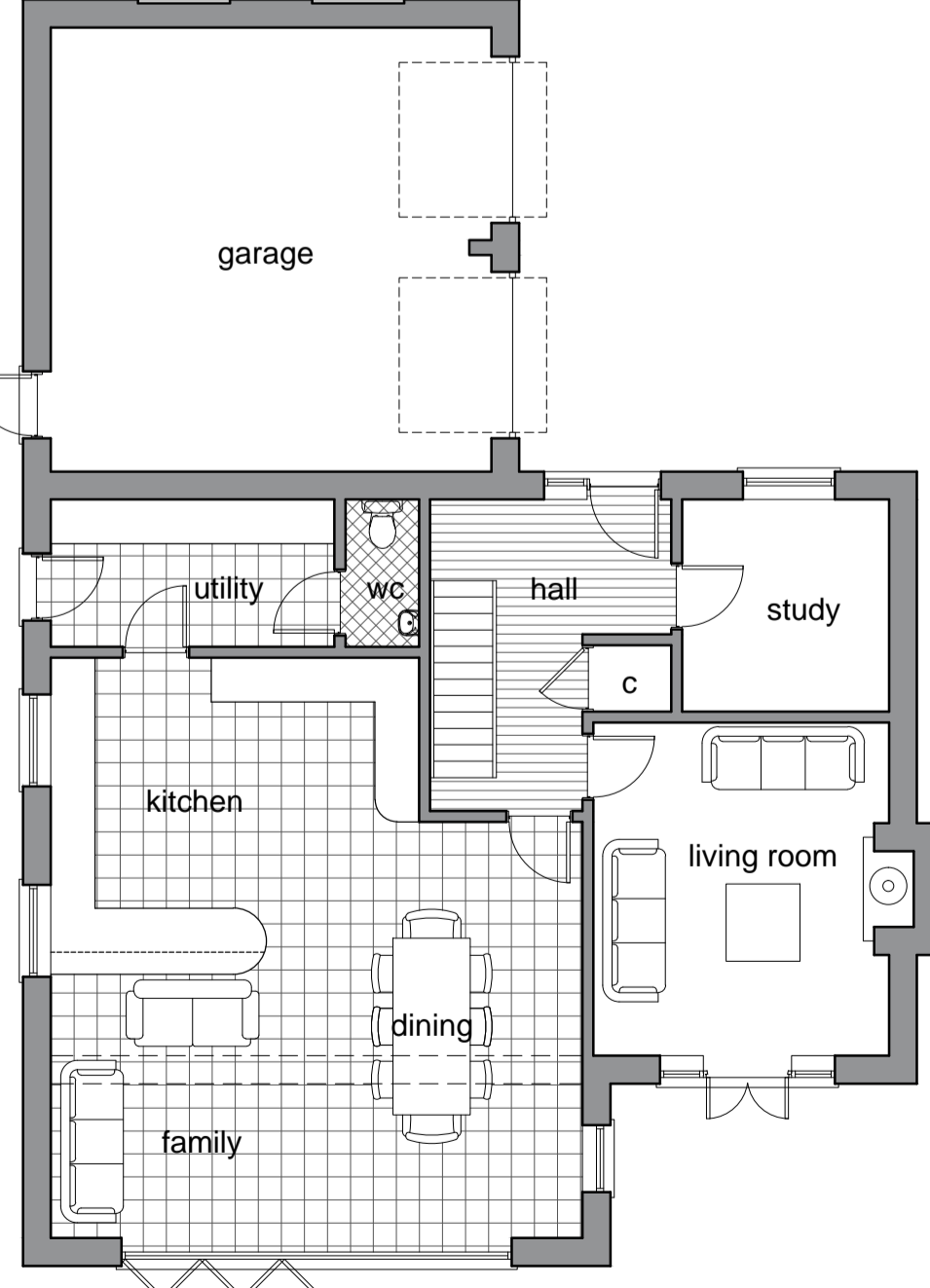
First Floor Plan
Scale: 1:100



Side Elevation
Scale: 1:100



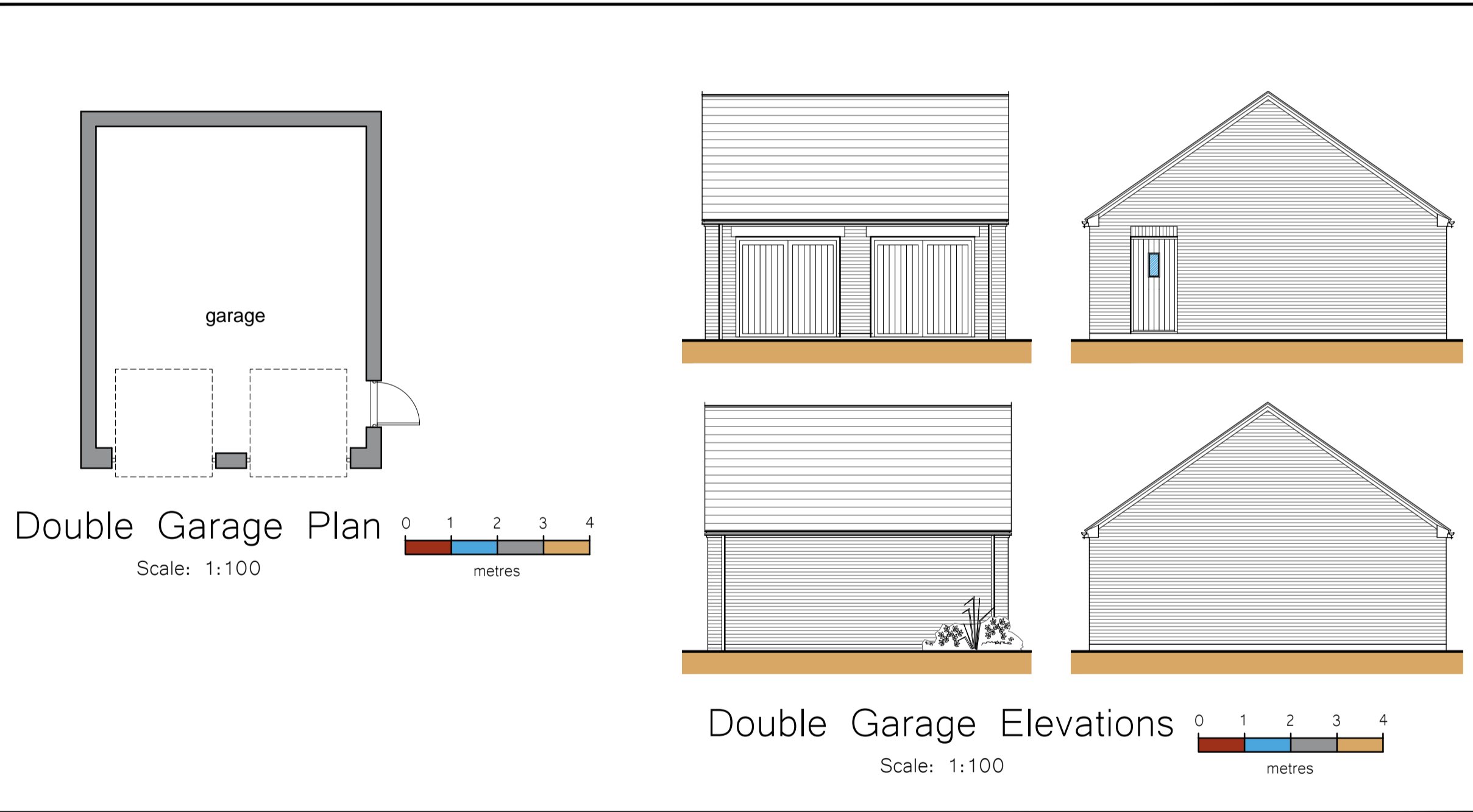
Rear Elevation
Scale: 1:100



Ground Floor Plan
Scale: 1:100

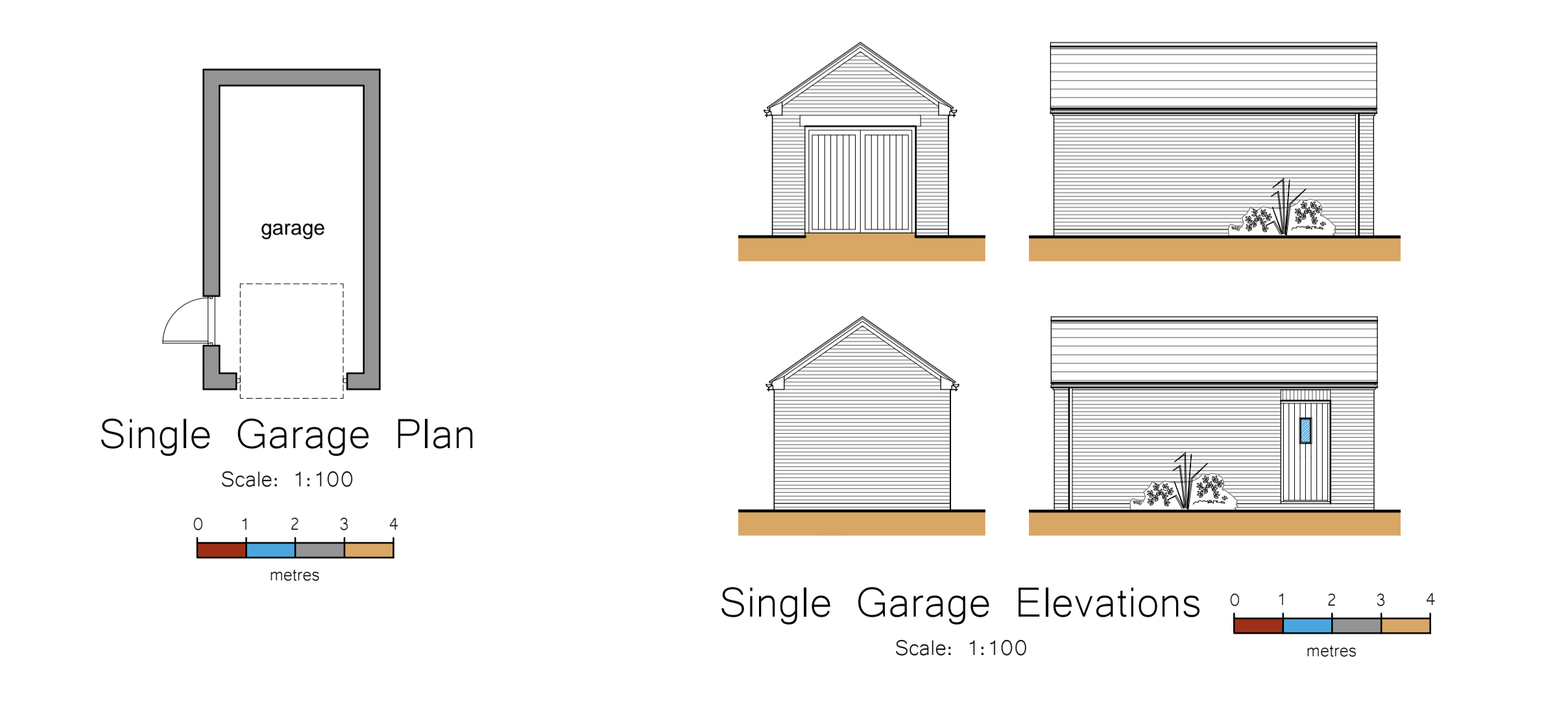


Side Elevation
Scale: 1:100



Double Garage Plan
Scale: 1:100

Double Garage Elevations
Scale: 1:100



Single Garage Plan
Scale: 1:100

Single Garage Elevations
Scale: 1:100

- General Notes
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Revisions

A	Sept 2016	Front Bedroom Windows
B	Oct 2016	Garage Drawings Added
C	June 2017	Updated Site Plan following Planning Officers comments 05-06-17
D	Oct 2017	Updated Site Plan following Planning Officers comments 26-09-17
E	Nov 2017	Updates Following Officer Comments

Status
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Job Title	Date	Scale
Proposed Residential Development The Chase, Leverington, Wisbech East Anglian Developments Ltd	Sep 2016	As Shown Sheet Size A1
Drawing Title	Job No.	Drawn by
Planning Drawing Type F Floor Plans & Elevations	SE-429	JB
	Dwg No.	Revision
	04	E

TYPE F



Front Elevation
Scale: 1:100



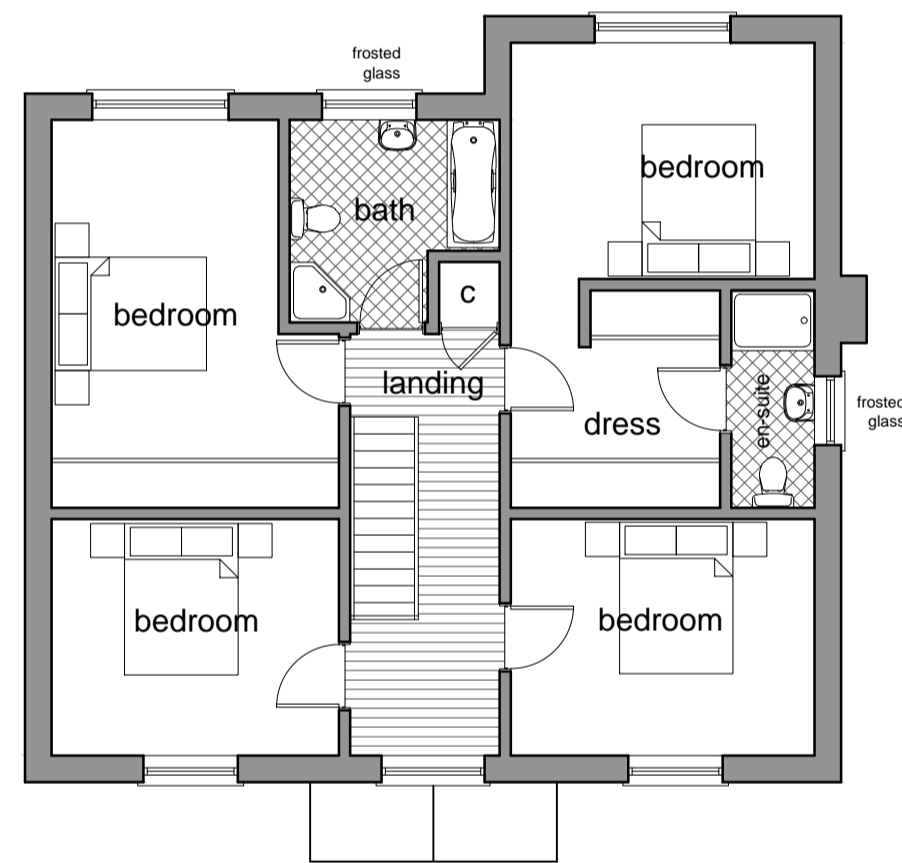
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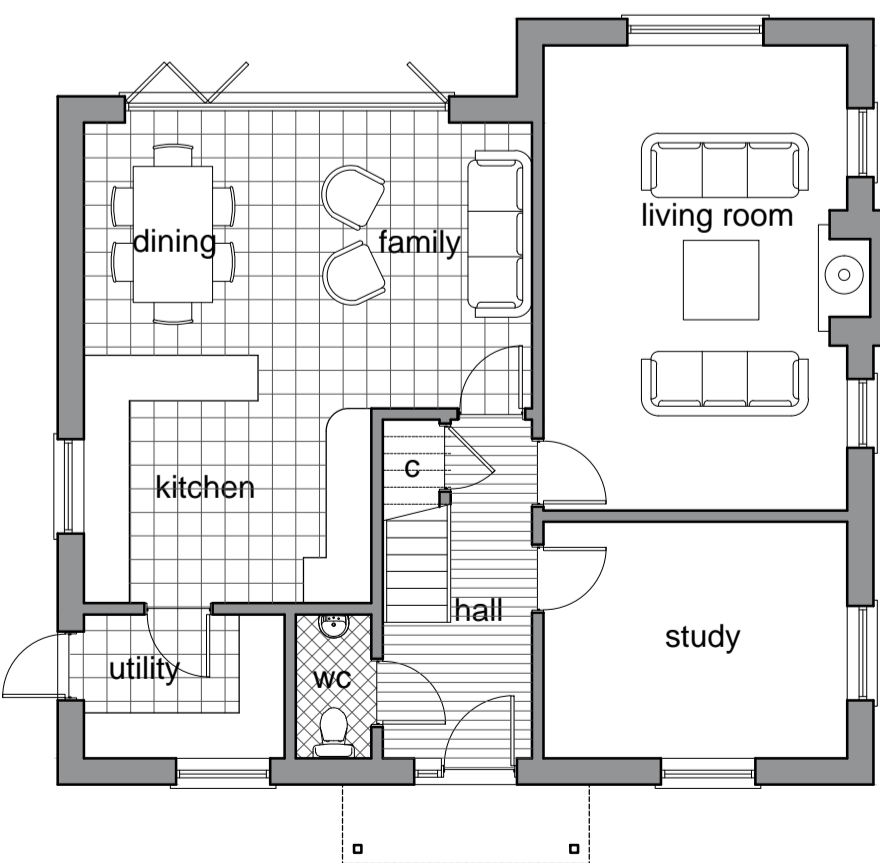
Rear Elevation
Scale: 1:100



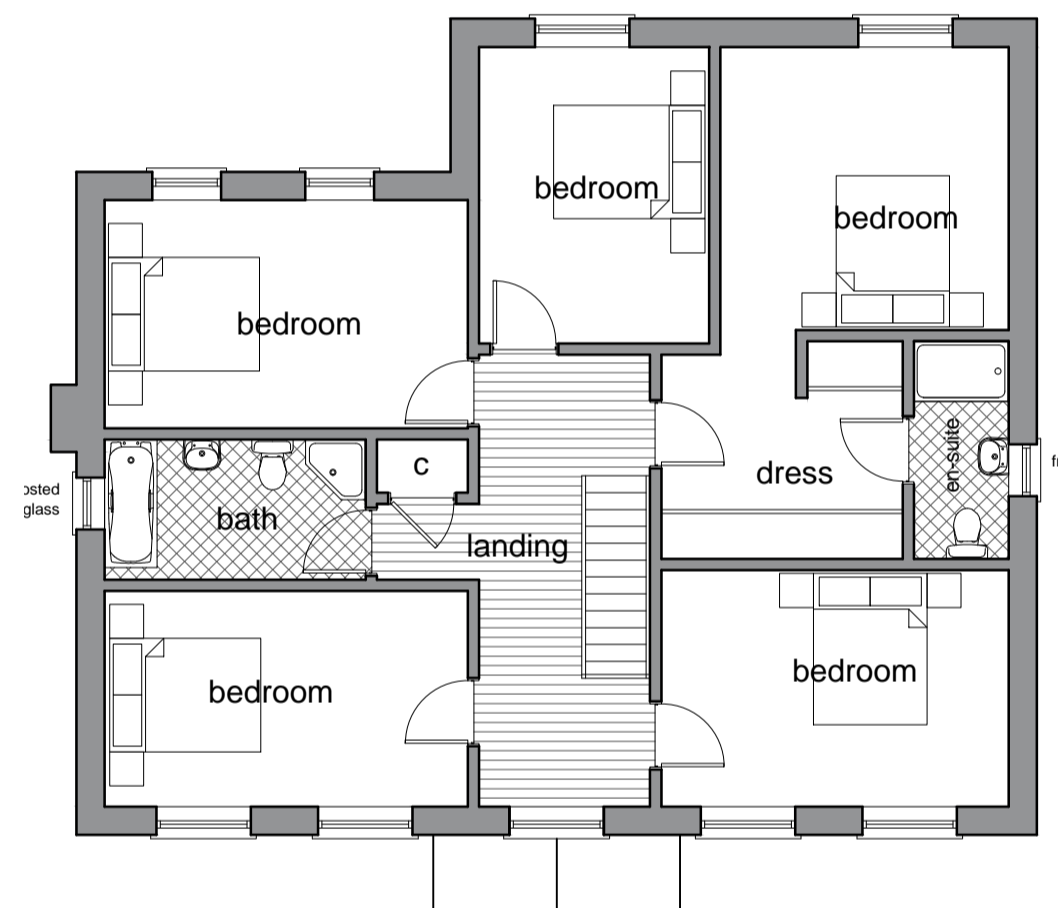
Side Elevation
Scale: 1:100



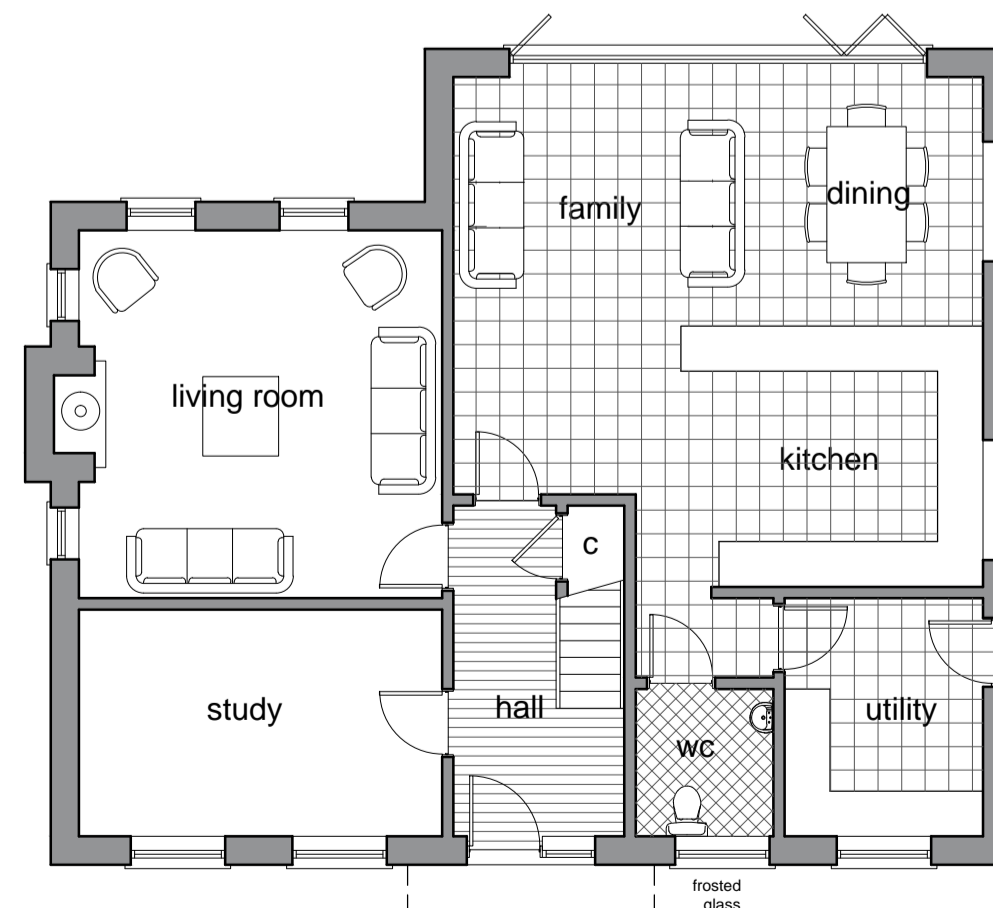
First Floor Plan
Scale: 1:100



Ground Floor Plan
Scale: 1:100



First Floor Plan
Scale: 1:100



Ground Floor Plan
Scale: 1:100



Front Elevation
Scale: 1:100



Side Elevation
Scale: 1:100



Rear Elevation
Scale: 1:100



Side Elevation
Scale: 1:100

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Revisions	
A	May 2016 Updated Following Client Meeting
B	Nov 2017 Updates Following Officer Comments

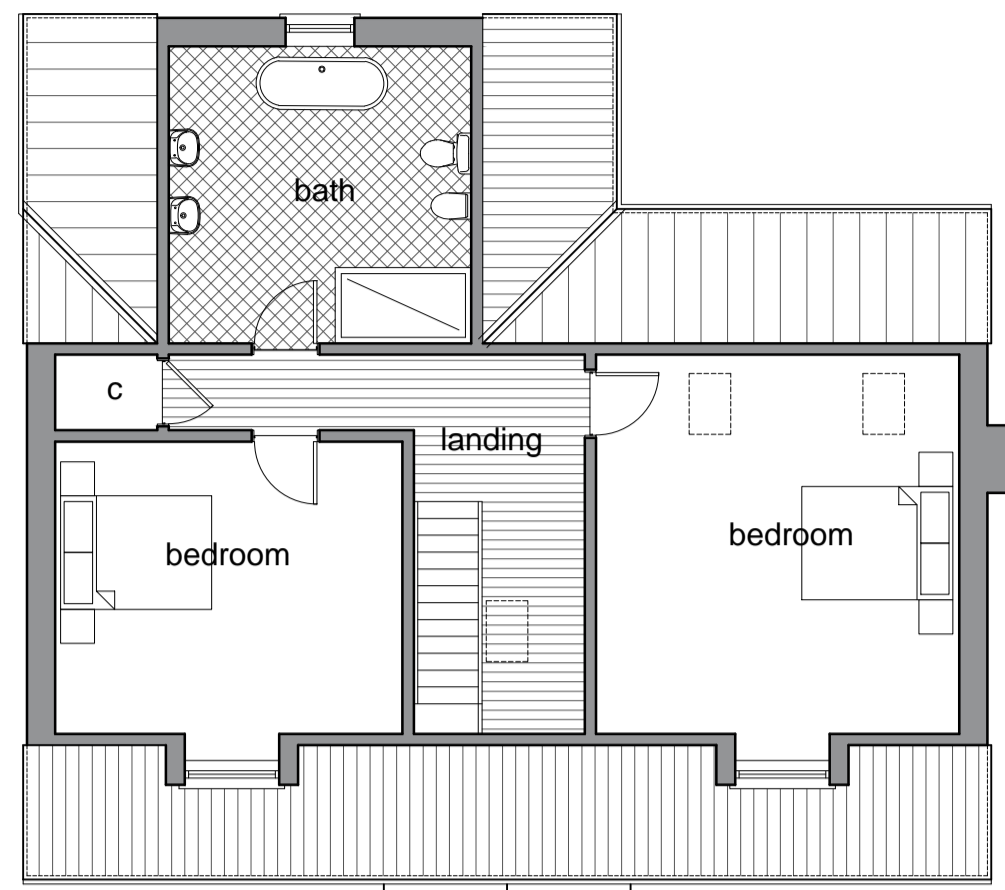
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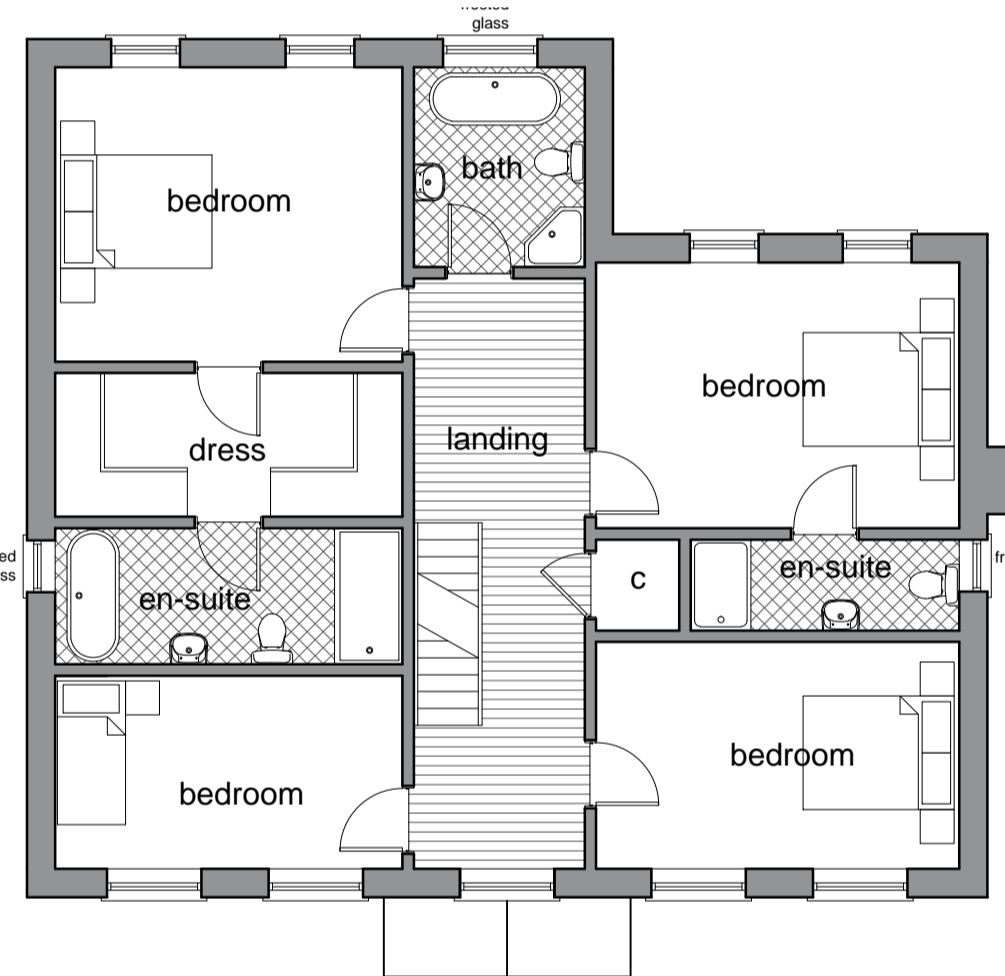
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Job Title	Date	Scale
Proposed Residential Development The Chase, Leverington, Wisbech East Anglian Developments Ltd	Sep 2016	As Shown Sheet Size A1
Drawing Title	Job No.	Drawn by
Planning Drawing Type B & C Floor Plans & Elevations	SE-429	JB
	Dwg No.	Revision
	02	B

TYPE B
TYPE C



Second Floor Plan
Scale: 1:100
metres



First Floor Plan
Scale: 1:100
metres



Ground Floor Plan
Scale: 1:100
metres



Front Elevation
Scale: 1:100
metres



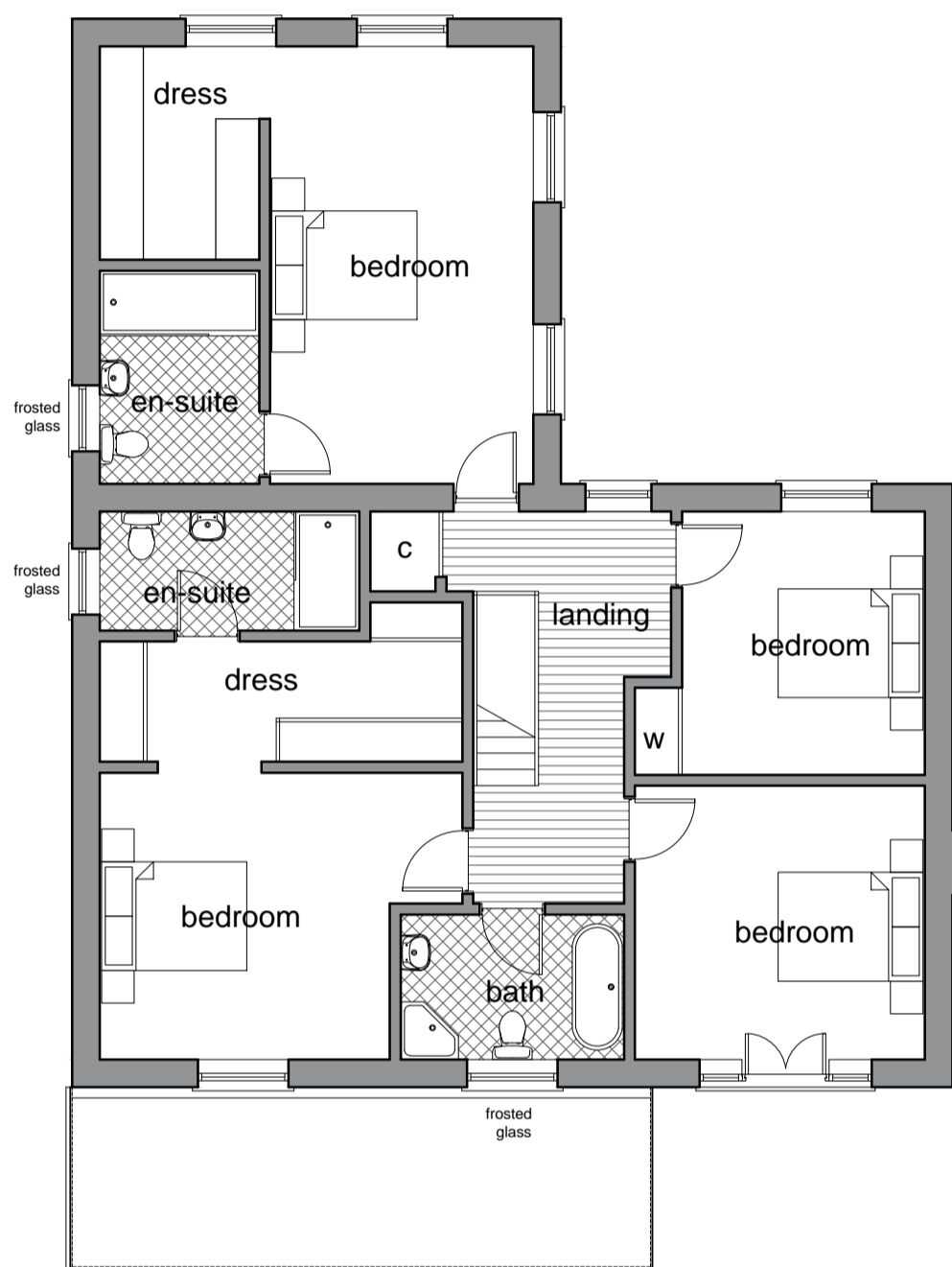
Side Elevation
Scale: 1:100
metres



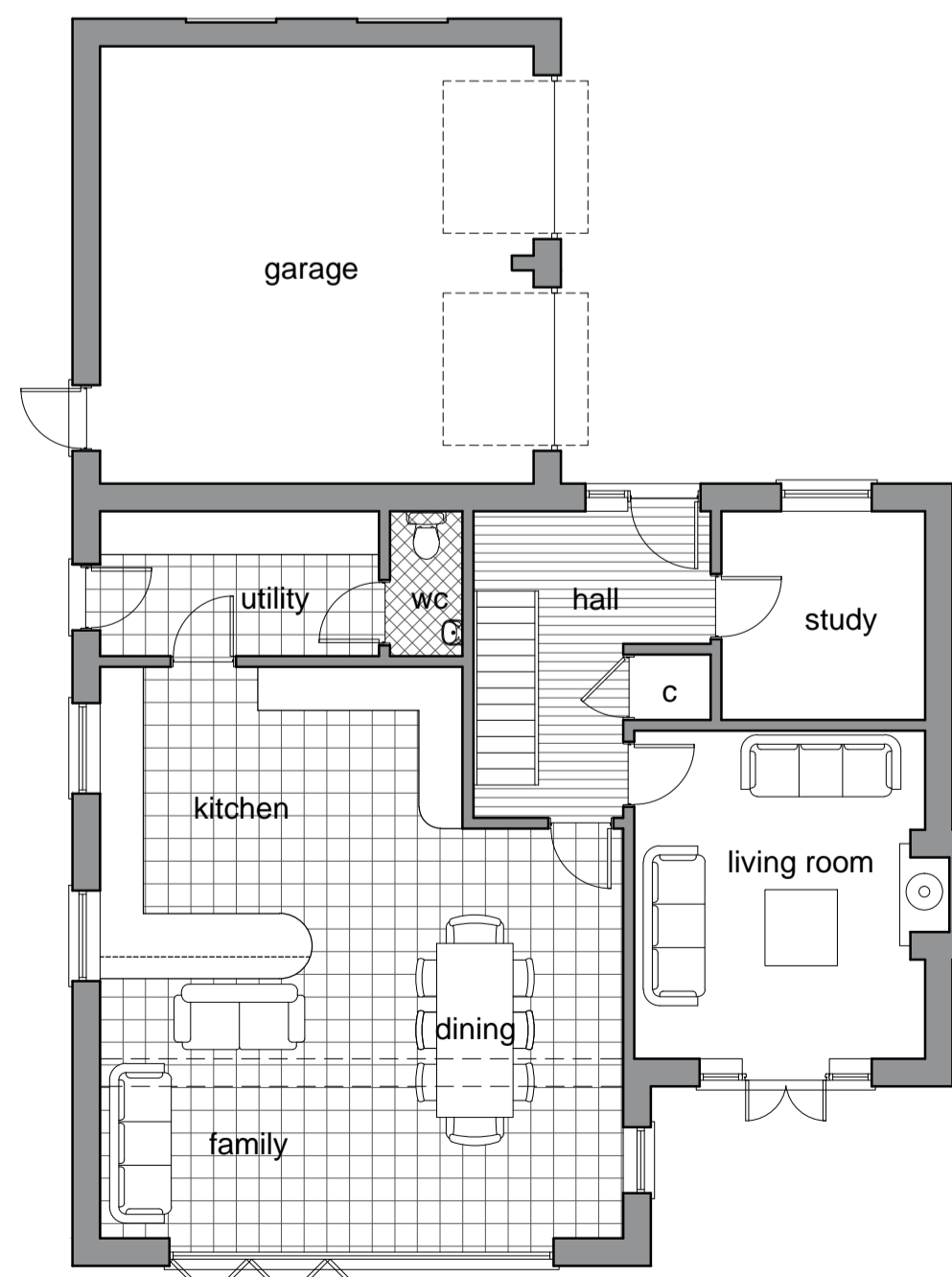
Rear Elevation
Scale: 1:100
metres



Side Elevation
Scale: 1:100
metres



First Floor Plan
Scale: 1:100
metres



Ground Floor Plan
Scale: 1:100
metres



Front Elevation
Scale: 1:100
metres



Side Elevation
Scale: 1:100
metres



Rear Elevation
Scale: 1:100
metres



Side Elevation
Scale: 1:100
metres

- General Notes
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Revisions		
A	Dec 2016	Updated for Planning Validation
B	Jan 2017	Plot 7 Second Floor Removed
C	Nov 2017	Updates Following Officer Comments

Status
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Job Title	Date	Scale
Proposed Residential Development The Chase, Leverington, Wisbech East Anglian Developments Ltd	Sep 2016	As Shown Sheet Size A1
Drawing Title	Job No.	Drawn by
Floor Plans & Elevations	SE-429	JB
	Dwg No.	Revision
	03	C

TYPE D
TYPE E