
F/YR18/0526/F

**Applicant: Mr C Bingley
Gibson Lanley Ltd**

**Agent : Mr Chris Walford
Peter Humphrey Associates Ltd**

Land West Of, 114 - 116 Elm Road, Wisbech, Cambridgeshire

Erection of 10 x 2-storey dwellings comprising of 8 x 4-bed with garages and 2 x 3-bed and detached bin store involving removal of swimming pool

Reason for Committee: The proposal is recommended for approval but does not propose to make the policy compliant contributions toward affordable housing and open space.

1 EXECUTIVE SUMMARY

The application seeks full planning permission for the residential development for 10 units on the site.

The site lies with the settlement of Wisbech which is identified under LP3 of the FLP as a sustainable place to live, work and visit.

The site has a number of factors in its favour in terms of potential suitability for residential development as it is in Flood Zone 1, can be served by safe and effective access, is accessible to green space thereby promoting leisure and health opportunities and is in suitable proximity of local services which can be accessed on foot and via public transport. The design of the scheme itself is considered to positively contribute to the local built environment.

However, the proposed development would not be viable to provide affordable housing or open space contributions and the wheeled bin carrying distances for future occupiers exceeds the best practice distances as laid out in RECAP guidance.

The findings of the viability appraisal undertaken by the Council conclude that the site is not viable to provide the required affordable housing or open space contributions.

When balancing the benefits of the scheme with its shortcomings, Officers consider that the benefits ultimately outweigh the deficiencies having regard to the overall sustainability of the scheme.

The recommendation is to approve the application subject to conditions.

2 SITE DESCRIPTION

- 2.1 The site lies in the settlement of Wisbech and comprises 0.5Ha of amenity/garden land formerly associated with 116 Elm Road located to the rear of No's 114 and 116 Elm Road. The land is generally overgrown but incorporates remnants of previous domestic use including brick walls and a capped swimming pool.
- 2.2 The site is surrounded on its southern, eastern and western boundaries by a variety of trees and hedgerow, some of which are mature and provide effective screening for the adjacent uses. The Thomas Clarkson Academy abuts the

western boundary of the site. To the east of the site are the gardens and rear elevations of the aforementioned dwellings fronting Elm Road. To the south the site abuts the rear gardens of some properties at the north of Corporation Road.

- 2.3 Elm Road is generally characterised by frontage development but the southern corner of this area includes some in-depth development at Corporation Road.

The site lies in Flood Zone 1.

3 PROPOSAL

- 3.1 The application seeks full planning permission for the residential development of the site for 10 dwellings.
- 3.2 The scheme proposes an access directly from Elm Road leading to a gated private road with double gates and a single pedestrian access point. This access area also incorporates a bin collection point. The development is then served by a single road through the site terminating at a turning head to the south. The dwellings are arranged fronting this road and include 8 detached 4-bedroom units and a pair of semi-detached 3-bedroom units. All units are 2-storey in height.
- 3.3 The application is accompanied by the following documents;
- Site layout and location plan
 - Access details (including fire appliance tracking)
 - Elevations and floor plans for each dwelling
 - Hard and soft landscaping plans
 - Site wide drainage strategy and SuDS maintenance plan
 - Archaeological Written Scheme of Investigation and trenching plan
 - Arboricultural implications plan and tree protection plan
 - Ecology report
 - Levels plan
 - Viability assessment

Full plans and associated documents for this application can be found at:
<https://www.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

No relevant planning history

5 CONSULTATIONS

5.1 Wisbech Town Council

Recommends approval

5.2 CCC Highways

Raises no objection subject to conditions controlling timing delivery of access as proposed. Advises that the private road serving the development would not be suitable for adoption.

5.3 CCC LLFA

Following amended/ additional drainage details; raises no objection to the proposal. Confirms they are satisfied that the development adequately manages surface water and its disposal.

5.4 CCC Archaeology

Advises that the site lies in an area of strong archaeological potential. Requests a pre-commencement condition securing a Written Scheme of Investigation (WSI).

5.5 Anglian Water (AW)

Raises no objection. Confirms there are no AW assets affected by the development. Confirms that the foul drainage from this development is in the catchment of West Walton Water Recycling Centre that will have available capacity for the flows. Advises that the Environment Agency should be consulted.

5.6 Environment Agency

Advises they have no comment to make.

5.7 Cambs Fire & Rescue

Requests that provision of fire hydrants is secured via s106/ planning condition.

5.8 FDC Environmental Health

Raises no objection to the proposed development. Advises that the proposal is unlikely to have a detrimental effect on local air quality or the noise climate. However given previous land use and potential source of gas migration in the area requires a condition addressing unsuspected contaminated land.

5.9 FDC Tree Officer

Raises no objection

Advises that the submitted tree report is a fair representation of trees on site and clearly states the protection measures required to ensure the long-term health of the retained trees. It is agreed that development provides an opportunity to plant a number of suitable species as part of the landscape scheme.

Recommends that a suitably worded condition should be added to ensure the applicant's nominated arboricultural consultant attends site to ensure all tree protection is in place prior to any operations on site. The consultant should also be present to supervise any construction works that may impact on the RPAs of retained trees.

5.10 PCC Ecology Officer

Raises no objection to the proposal subject to the use of appropriate conditions to include mitigation measures for; Bats, nesting birds and hedgehogs

Recommends that the trees which form the northern site boundary are retained as far as possible. All other boundary trees and hedges should be retained and suitably protected during construction.

With regard to any additional planting, recommends the use of a range of native plant species such as those listed in section 8 of the ecology report, the detail of which may be provided via a suitably worded condition.

5.11 Cambs Police

Raises no objection. Considers the site to be in an area of low risk to the vulnerability of crime. Notes that the site is to be a gated site, with good secure boundaries. Recommends street lighting is fitted and designed to BS5489:1 2013. Advises that they would be happy to consult with the applicant regarding Secured by Design and measures to reduce the vulnerability to the risk of crime.

5.12 NHS England

Advises that due to the low number of dwellings NHS do not wish to raise an objection to this development or request mitigation.

5.13 Local Residents/Interested Parties

2 letters of objection received raising the following concerns;

- Access and traffic
- Noise
- Overlooking/ loss of privacy/ loss of light
- Ecology and biodiversity concerns
- Drainage
- Over-development

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Paragraph 8: The three dimensions to sustainable development.

Paragraph 11: Presumption in favour of sustainable development.

Paragraph 127: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 102-107: Promoting sustainable transport

Chapter 5: Housing land supply

Paragraphs 124-132: Requiring good design

Paragraphs 170, 175-177: Conserving and enhancing the natural environment

Paragraphs 34, 54-57: Planning conditions and obligations.

7.2 National Planning Practice Guidance (NPPG)

7.3 Fenland Local Plan 2014 (FLP);

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

LP13: Supporting and Mitigating the Impact of a Growing District

LP14: Climate Change and Flood Risk

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

7.4 Supplementary Planning Documents/ Guidance:

- Delivering & Protecting High Quality Environments in Fenland SPD (2014)
- FDC Developer Contributions SPD (2015)
- Resource Use & Renewable Energy SPD (2014)
- Cambridgeshire Flood & Water SPD (2016)
- The Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) which includes the RECAP CCC Waste Management Design Guide SPD (2012)

8 KEY ISSUES

- **Principle of Development**
- **Access & Highways**
- **Impact on the character and appearance of the area**
- **Layout, scale and appearance**
- **Flood Risk and Drainage**
- **Biodiversity & Ecology**
- **Archaeology**
- **Planning Obligations**
- **Viability**
- **Resident Comments**

9 ASSESSMENT

Principle of Development

9.1 The site lies with the settlement of Wisbech which is identified under LP3 of the FLP as a sustainable place to live, work and visit. Wisbech is identified through LP3 and LP4 as a focus for housing growth due to its sustainability with Wisbech being targeted to deliver at least 3000 homes within the plan period.

9.2 As such the principle of residential development in this location is supported.

Access & Highways

9.3 Policies LP15 and LP16 of the FLP seek to ensure that development can be served by safe and effective access.

9.4 The LHA has raised no objection to the proposal but notes that due to the gauge of the road being narrower than standard Highways specification, it would not be suitable for adoption. In such circumstances it is for the LPA to have regard to the impact of development of such a scale (10 dwellings) being served by a private road.

9.5 The access provides a 5m wide entrance for the first 10m where it meets the adopted highway and the LHA has confirmed that this is acceptable having regard to the layout, surface treatment and achieved visibility. This will enable the free-flow of 2-way traffic at the entrance to the site. The site is proposed to be gated thereby enabling only the occupiers and accepted visitors to the site. It is expected that the gates would include some form of intercom device so that visitors can alert the relevant property of their arrival and wait on the access to be allowed access.

9.6 In this regard, the access where it meets the highway would be suitable and would avoid conflict with the free-flow of traffic along Elm Road.

- 9.7 In this regard, the access location and specification where it meets the adopted highway would not generate any highways conflict and as such is considered to accord with the aims of LP15 and LP16 of the FLP.

Impact on the character and appearance of the area

- 9.8 In respect of the impact on the general character of the area, the development is located behind the frontage development and therefore not visible from the public realm with the exception of the gated access area. Whilst the access in itself would introduce a new feature to the streetscene in place of the current modest gate, given the presence of other accesses along Elm Road e.g. former Corporation Street vehicular access (south), north of No. 102 and south of No.96 (north), the introduction of the proposed access would not appear wholly out of character.

Layout, Scale, Appearance and Landscaping

Road Layout

- 9.9 The main route through the residential development is narrow – characteristic of a mews street but includes passing bays and a narrow verge strip at intervals to achieve 5m widths to enable vehicles to pass one another and/ or additional parking. The road incorporates a turning head at the south and details have been provided to demonstrate that a standard fire appliance can turn and exit within the site.
- 9.10 The Council's refuse team would not enter the site in view of the private access arrangement. As such, a bin collection area is proposed at the entrance to the site which would adequately accommodate the development's waste storage needs with collection distances in accordance with RECAP guidance. It is however noted that the bin carrying distances for future occupiers would exceed that laid out in RECAP guidance with occupiers of plots 1 to 3 in particular having to wheel their bins around 90m to the bin collection area. This aspect weighs against the scheme.
- 9.11 However, regard is had to a recent appeal decision (APP/D0515/W/17/3171513) whereby on the matter of wheeled bin carrying distances, the Inspector concluded;

The waste collection point for the proposed development would be by the site entrance. As a result, based upon the proposed layout future occupiers of the scheme would have to move a wheelie bin a distance of 40m or more for collection once a week.

This travel distance is more than the guidance of 25m contained within the supplementary planning document RECAP Waste Management Design Guide. However, in the context of convenient bin storage that could be provided to each dwelling I do not consider that moving a wheelie bin once a week to and from the collection point would be onerous and amount to poor design. I therefore conclude that whilst the proposal would not comply with all aspects of the RECAP guide, adequate, well designed facilities for waste collection and storage would be provided in accordance with policy LP16 (f) of the Local Plan and policy DM4 of the supplementary planning document 'Delivering and Protecting High Quality Design in Fenland'.

- 9.12 Whilst each application is considered on its own merits, appeal decisions are material considerations.
- 9.13 It is considered that whilst the main road through the site would not be suitable for adoption, it could adequately serve the development. Furthermore, details of the future management and maintenance arrangements of the road are provided with the road being maintained by a Management Company once completed which is acceptable. Furthermore, the road should, as a minimum be constructed to binder course level prior to the first occupation of the development which could be secured via condition.

Dwellings layout

- 9.14 Each dwelling is served by its own driveway and, with the exception of plots 4 and 5, also include a garage. Each dwelling would achieve a minimum policy compliant level of on-site parking.
- 9.15 The dwellings are relatively tightly arranged around the access road with face to face separation distances of around 15m on average. Whilst the Council has no adopted standards, it is generally good practice to achieve window to window separation of at least 20m, primarily to avoid direct views into adjacent properties. However, the off-set arrangement of the dwellings in this instance leads to oblique window to window angles and therefore a reduced ability to achieve such views. In this regard, the residential amenity of future occupiers would not be severely compromised.
- 9.16 Likewise the relationship of the proposed dwelling to existing properties has also been given careful consideration. In all cases window to window distances exceed 20m and garden depths at their shortest point are 8m (to the rear garden boundary of No.116) but in general average 10m to 15m. As such, it is considered that the privacy and general amenity of neighbouring residents would not be compromised as a result of the development. The same conclusions would apply to matters of outlook, overshadowing and overbearing impacts.
- 9.17 The dwellings themselves are arranged with policy-compliant levels of private amenity space and are arranged so that overbearing and overshadowing impact would be minimised having regard to the density (20 dwellings per hectare) and narrowness of the site.
- 9.18 In summary, with the exception of the aforementioned bin carrying distances, the layout would generally achieve a good level of residential amenity and access for future occupiers.

Appearance

- 9.19 The dwellings are modern in style with a scale commensurate to residential development in the area. The dwellings are proposed to be constructed using facing brick (Hoskins Woodland Mix) and (Sandtoft) grey clay plain roof tile. The doors and fenestration and including the roofline materials are proposed to be grey uPVC. Notwithstanding that due to the juxtaposition of the development away from the public realm, the materials proposed are considered to be acceptable and the general design of the dwellings would amount to good design.

Landscaping

- 9.20 Hard and soft landscaping details have been submitted with the application. The development proposes a permeable tarmac road with block paved driveways. The main access area will be surfaced in tarmac constructed to highways specification.

- 9.21 A series of brick wall and 1m high black railings are proposed to secure private boundaries where visible from the main road through the site. Rear curtilages are proposed to be secured with 2m high close boarded fence.
- 9.22 The precise details of the railings and entrance gates are recommended to be secured via planning condition.
- 9.23 The rear and front gardens are proposed to be laid lawn and a number of trees are proposed to be planted, the specific details of which can be reasonably secured via planning condition having regard to ecology enhancement opportunities.
- 9.24 In general the landscaping proposals for the site are acceptable and would result in a high quality environment for future occupiers.

Flood Risk & Drainage

- 9.25 The applicant has provided additional information during the consideration of the application to address the initial concerns raised by the LLFA in respect of surface water drainage.
- 9.26 The scheme proposes to utilise a mixture of communal and private SuDS methods to manage the surface water drainage from the site e.g. permeable road surface, permeable paving and soakaways. The application commits a SuDS maintenance plan to ensure that the drainage measures are maintained during the lifetime of the development, with the communal Suds being maintained by a private management company and the private suds by each householder.
- 9.27 The LLFA has considered the approach to drainage measures and has confirmed that they are satisfied that the scheme would adequately manage surface water drainage from the site in accordance with LP14 of the FLP.
- 9.28 The applicant proposes to direct foul water to the mains drain and Anglian water has confirmed there is capacity in their network for this. Notwithstanding this, the development would need to satisfy Building Regulations in this regard.

Biodiversity & Ecology

- 9.29 The site is surrounded by a variety of trees and hedgerow which are important for the local ecology. Some trees and shrubs within the site are proposed to be removed or reduced along the boundaries to accommodate the development but with some new native species proposed to be planted within residential curtilages. The Council's Arboricultural and Ecology Officers have considered the application and raise no objection subject to mitigation measures being employed such as tree retention/ protection measures, the provision of bird and bat roosting features and hedgehog protection measures during construction.
- 9.30 The Ecology officer concludes that subject to this, the development would result in no net loss to biodiversity.
- 9.31 The Council's Arboricultural Officer has recommended a condition that the developer's arboricultural consultant is present during works to ensure that trees area adequately protected. Having regard to the test of planning conditions, Officers consider that it would be a unreasonable condition, to place such burdens on a developer, particularly given that the applicant has provided comprehensive

details of arboricultural impact assessments and tree protection measures. The measures proposed would be required to be adhered to as they would form part of the approval details and would therefore be controlled through planning condition. It is considered that this compliance condition would be clear and enforceable.

Archaeology

- 9.32 Cambridgeshire County Council's (CCC) Archaeology team has advised that the site lies in an area with strong archaeological potential alongside the former courses of both the Wisbech to Upwell Tramway (Cambridgeshire Historic Environment Record reference MCB25016) and also the post-medieval Wisbech Canal which formerly ran parallel to the course of Elm Road/Elm High Road. As such, they have requested that a Written Scheme of Investigation (WSI) is secured prior to the commencement of development.
- 9.33 Further to these comments, the applicant has submitted a WSI which has been agreed with CCC and trial trenching is proposed to be commenced on or around 24th October. Subject to the findings of this work, the requirements of CCC may alter. An update will follow on this however at this time, a pre-commencement condition is proposed in order to make the development acceptable in respect of protecting the historic environment.

Planning Obligations

- 9.34 Policy LP5 of the FLP seeks to secure appropriate housing to meet the needs of the district including affordable housing as well as meeting the particular needs of all sectors of the community. Policy LP13 sets out the Council's approach to securing appropriate infrastructure to mitigate the impact of development and a growing district. LP16(g) seeks to ensure that development provides publicly accessible open space and access to nature.
- 9.35 Officers have carried out consultation the Council's Housing team, Cambridgeshire County Council and NHS England and have considered the Developer Contributions SPD which amongst other things sets out open space and outdoor sports contributions.

Affordable housing

- 9.36 LP5 sets out that developments of 10 or more dwellings would require 25% of housing within that development to comprise affordable housing – therefore the equivalent 2.5 units for this development of 10 dwellings. It's currently understood from the Council's Housing team that schemes of less than 10 affordable units on site are unlikely to attract registered providers. As such a commuted sum for the equivalent of 2.5 houses would be sought based on the calculation detailed under LP5.

Education

- 9.37 Cambridgeshire County Council has not requested any contributions for this development.

Libraries and Lifelong learning

- 9.38 Cambridgeshire County Council has not requested any contributions for this development.

Healthcare

- 9.39 NHS England has not requested any contributions for this development

Open Space & Sports

9.40 In accordance with Developer Contributions SPD 2015 the open spaces and sports obligations can be broken down as follows: (site area is 2.73 hectares)

- Town Park – £ 2,000 off site contribution
- Allotments – £ 500 off site contribution
- Outdoor Sports – £ 4,000 off site contribution
- Children’s Play – £ 2,000 off-site contribution

9.41 These above contributions/ obligations are all considered to meet the statutory tests under Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 as they are required to mitigate the impacts of this development i.e. to make the development acceptable.

Viability

9.42 The applicant has undertaken a review of the viability of the scheme and concludes that it would not be commercially viable to deliver the scheme. The viability assessment submitted denotes that with a nil contribution toward and affordable housing and open space would yield a profit of 17.5%.

9.43 The Council’s viability assessor has confirmed that the submitted viability assessment demonstrates that the scheme is not viable to meet the planning obligations and deliver a reasonable return for the developer.

9.44 Paragraph 57 of the NPPF states (excerpt);

“It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force.”

9.45 As such, it is for the LPA to determine the weight to be given to the outputs of the viability appraisal and the impacts this would have on the sustainability of the development overall. It is a matter for the LPA to balance the benefits of the scheme against the disbenefits.

Resident Comments

9.46 The comments received from the 2 residents whose properties both abut the southern boundary of the site have been given careful consideration. Whilst some concerns have already been addressed above, the following matters are considered as follows;

Access

9.47 Concerns are raised over traffic implication resulting from the development however no concerns has been raised by the local highways Authority in this regard and therefore in the absence of any evidence to demonstrate adverse impacts in transport terms, Officers would be unable to sustain a refusal reason on this basis.

Noise

- 9.48 The residential use of the site would not normally result in severe harm through noise. Whilst the development would likely attract more vehicular activity, the resultant noise would be managed by the bound road surfacing proposed (as opposed to loose gravel) and the housing itself would act in part as a noise barrier. Notwithstanding this, given the distance separation of the road and house frontages from neighbouring properties, it is unlikely that severe noise impacts would arise as a result of the completed development.
- 9.49 There is potential however for noise odour and dust to be created through the development although the scheme itself is small scale and would not warrant a bespoke construction management plan. The Council's Environmental Health team does however have powers to restrict operations that result in pollution/noise nuisance in the interests of residential amenity.

Ecology

- 9.50 It is considered that the applicant has undertaken a proportionate ecology assessment of the site as detailed in their ecology report and arboricultural implications plans which has enabled the Council's experts to consider the impact of the development on ecology. Consequently, no objection has been raised by the Council's experts and as such, in the absence of any evidence to demonstrate otherwise, Officers would be unable to sustain a refusal reason on this basis.

10 CONCLUSIONS

- 10.1 Paragraph 11 of the NPPF states that a presumption in favour of sustainable development lies at the heart of the Framework. The policies in the NPPF when taken as a whole constitute the Government's view of what sustainable development means. Paragraph 8 of the NPPF lists the three dimensions to sustainable development; the economic, social and environment dimensions, and says how these roles should not be undertaken in isolation, and therefore to achieve sustainable development a proposed development should jointly and simultaneously deliver gains that are economic, social and environmental.
- 10.2 In respect of the application site and its suitability for housing development, the site has a number of factors in its favour in terms of potential suitability for residential development as it:
- is in flood zone 1, the lowest risk category for fluvial flooding and that to which the NPPF directs residential development in preference,
 - can be served by safe and effective access,
 - is accessible to green space thereby promoting leisure and health opportunities,
 - is in suitable proximity of local services which can be accessed on foot and via public transport,
- 10.3 In terms of constraints to the potential suitability of the site for development (especially for residential purposes), it is:
- located in an area of archaeological potential which may limit the quantum of or locations of development dependant on subsequent findings at investigation stage,
 - the proposed development would not be viable to provide affordable housing or open space contributions which weighs against the scheme.
 - The wheeled bin carrying distances for future occupiers exceeds the best practice distances as laid out in RECAP guidance

- 10.4 In terms of sustainability, the proposal would contribute towards economic growth, including job creation both during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services/facilities. Environmentally, the proposal offers potential for the incorporation of additional planting and habitat enhancement and the visual impacts of the development are considered to be acceptable given the limited harm and net benefits arising from additional landscaping. Finally, it would increase the supply of housing in addressing the District's housing targets which has social benefits.
- 10.5 Having fully assessed all three dimensions of sustainable development and in applying the planning balance it is concluded that the benefits of the proposal outweigh the identified harm/ disbenefits. In summary, notwithstanding the requirement to undertake archaeological investigations, there are no overriding technical objections that indicate that permission should not be granted and the application should therefore be approved subject to the recommended conditions as listed below.

11 RECOMMENDATION

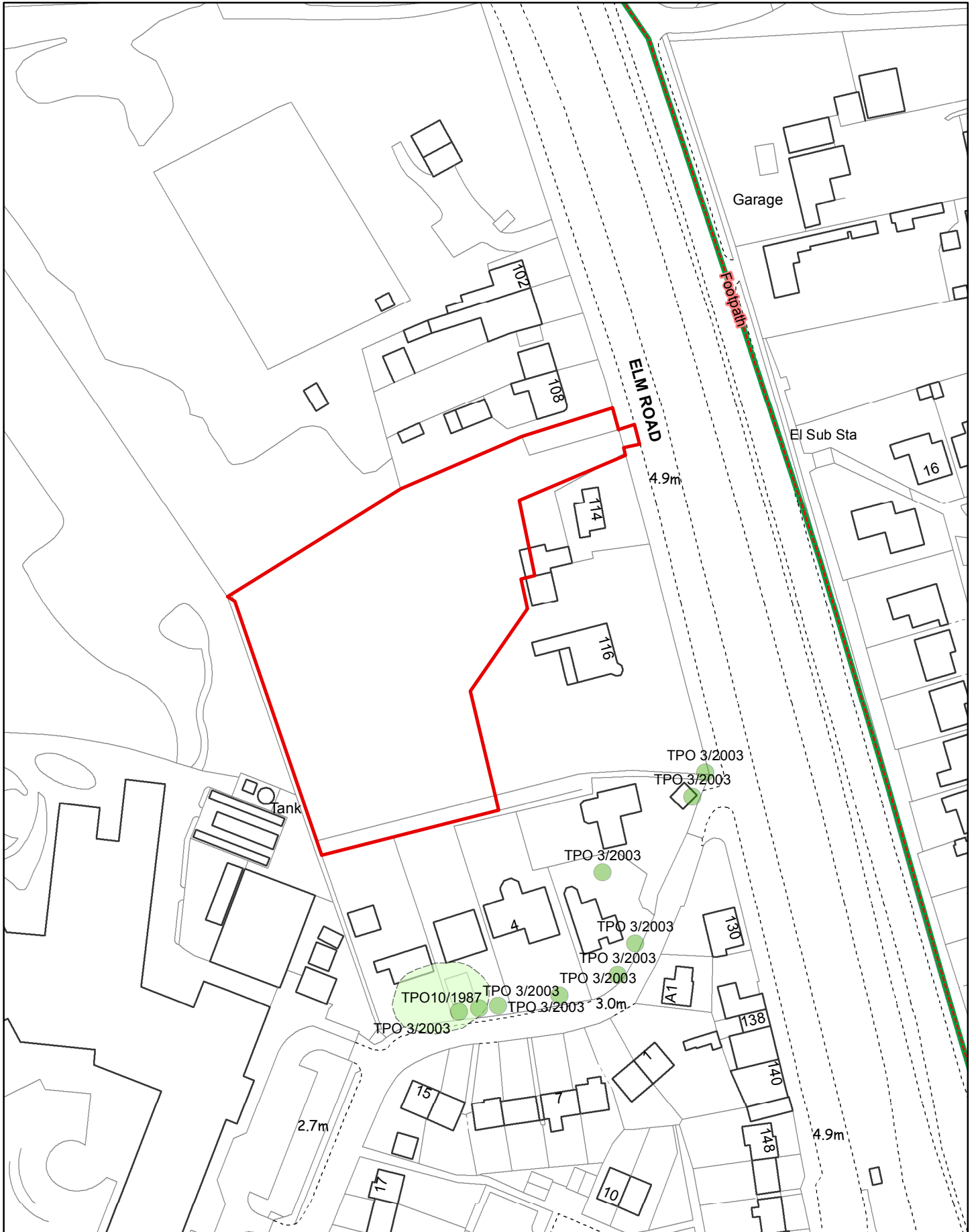
Grant – subject the following

1.	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2.	<p>No demolition/ development shall take place until a written archaeological scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:</p> <ul style="list-style-type: none"> i) The statement of significance and research objectives; ii) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; iii) The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI. <p>Reason: In order to ensure the preservation of the historic environment in accordance with policy LP12 (Part A)(g) and LP18 of the Fenland Local Plan, 2014. A pre-commencement condition is necessary in order to ensure irreversible loss to the historic environment is avoided.</p>
3.	<p>No works shall proceed beyond slab level unless a scheme detailing the biodiversity enhancements has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following;</p> <ul style="list-style-type: none"> 1. How site clearance and construction works will be undertaken having regard to the protection of reptiles, birds, hedgehogs and other mammals which may be present 2. Details regarding numbers, designs and locations for a range of bird and bat boxes/ bat tiles to be incorporated into the new dwellings and surroundings, 3. Details of lighting and how these have regard to their impact on Bats. 4. Details regarding numbers, designs and locations for a range of bird nest boxes to

	<p>be installed that cater for a number of different species such as House Sparrow, Starling and House Martin.</p> <p>5. Details of fencing to incorporate hedgehog gaps.</p> <p>6. Details of proposed tree specimens, size and locations to be planted and the timing of planting.</p> <p>The development shall be carried out in accordance with the approved details.</p> <p>Reason: In order to ensure that biodiversity and ecology in and around the site is preserved and where possible enhanced in accordance with policy LP16 and LP19 of the Fenland Local Plan, 2014.</p>
4.	<p>No works shall proceed beyond slab level unless a scheme detailing the provision of external lighting (having regard to criteria 3 of Condition 4) including future maintenance arrangement has been submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to any occupation of any dwellings and retained thereafter in perpetuity.</p> <p>Reason - In order to ensure that the development creates a safe environment and to prevent crime in accordance with Policy LP17 of the Fenland Local Plan, 2014.</p>
5.	<p>No works shall proceed beyond slab level unless a scheme detailing the proposed entrance gates and railings as denoted on plan ref: 4948/PL01L has been submitted to and approved in writing by the Local planning Authority. The development shall be carried out in accordance with the approved scheme.</p> <p>Reason: In order to ensure that the development makes a positive contribution to the character of the area in accordance with policy LP16 of the Fenland Local Plan, 2014.</p>
6.	<p>Prior to the first occupation of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply and access arrangements for the fire and rescue service shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and made available for use prior to the occupation of the first dwelling.</p> <p>Reason: In the interests of the safety of the occupiers and to ensure there are available public water mains in the area to provide for a suitable water supply in accordance with infrastructure requirements within Policy LP13 of the Fenland Local Plan 2014.</p>
7.	<p>The access to Elm Road as detailed on plan ref: Site Access drawing 4948/PL08A shall be built to Cambridgeshire County Council Highways construction specification and completed prior to the first occupation of the development.</p> <p>Reason: In the interests of highway safety in accordance with policy LP13 and LP15 of the Fenland Local Plan 2014.</p>
8.	<p>Prior to the first occupation of the development, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted site access plan ref: 4948/PL08A. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.</p> <p>Reason: In the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
9.	<p>Prior to the first occupation of the development, the bin collection point as shown on plan reference 4948/PL08A shall be completed and ready to use. The bin collection</p>

	<p>point shall be surfaced with a bound material and thereafter retained as such in perpetuity and for no other purpose.</p> <p>Reason: In order to ensure that adequate facilities are provided for the collection of household waste in accordance with policy LP16(f) of the Fenland Local Plan, 2014.</p>
10.	<p>With the exception of the access where it meets Elm Road as detailed under condition 7, the roads serving the development shall be completed to at least binder course level prior to the first occupation of the development. The roads shall thereafter be completed in full prior to the occupation of the 10th dwelling.</p> <p>Reason: in order to ensure a satisfactory means of access to the dwellings in accordance with policy LP15 and LP16 of the Fenland Local Plan, 2014.</p>
11.	<p>Prior to the first occupation of the development hereby approved details of the proposed arrangements for future management and maintenance of the proposed road within the development shall be submitted to and approved in writing by the Local Planning Authority. The road 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.</p> <p>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.</p>
12.	<p>If, during development, contamination not previously identified is found to be present at the site:</p> <ul style="list-style-type: none"> (i) it shall be reported to the local planning authority within 1 working day; (ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been carried out and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with; (iii) the remediation strategy shall be implemented as approved; (iv) no occupation of any part of the development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until: <ul style="list-style-type: none"> a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority; b. if required by the local planning authority, any proposals for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority. (v) the long-term monitoring and maintenance plan shall be implemented as approved. <p>Reason: To control pollution of land or water in the interests of the environment and public safety in accordance with LP2 and LP16 of the Fenland Local Plan 2014.</p>
13.	<p>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.</p>

	Reason: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy LP16 of the Fenland Local Plan, 2014.
14.	<p>No gates shall be erected within 10m of the access where it meets the public highway.</p> <p>Reason: in order to ensure that the development does not affect the free-flow of traffic along Elm Road in accordance with policy LP15 of the Fenland Local Plan, 2014.</p>
15.	<p>The development shall be constructed in accordance with the materials as detailed on the following plans unless alternative materials are otherwise agreed in writing by the Local Planning Authority;</p> <ul style="list-style-type: none"> - 4948/PL01G - 4948/PL02J - 4948/PL03G - 4948/PL04 - 4948/PL05H - 4948/PL07 - 2115-99A
16.	<p>The development hereby permitted shall be carried out in accordance with the approved plans.</p> <p>Reason: For the avoidance of doubt to ensure that the development is carried out in accordance with the approved plans.</p>



Created on: 07/06/2018

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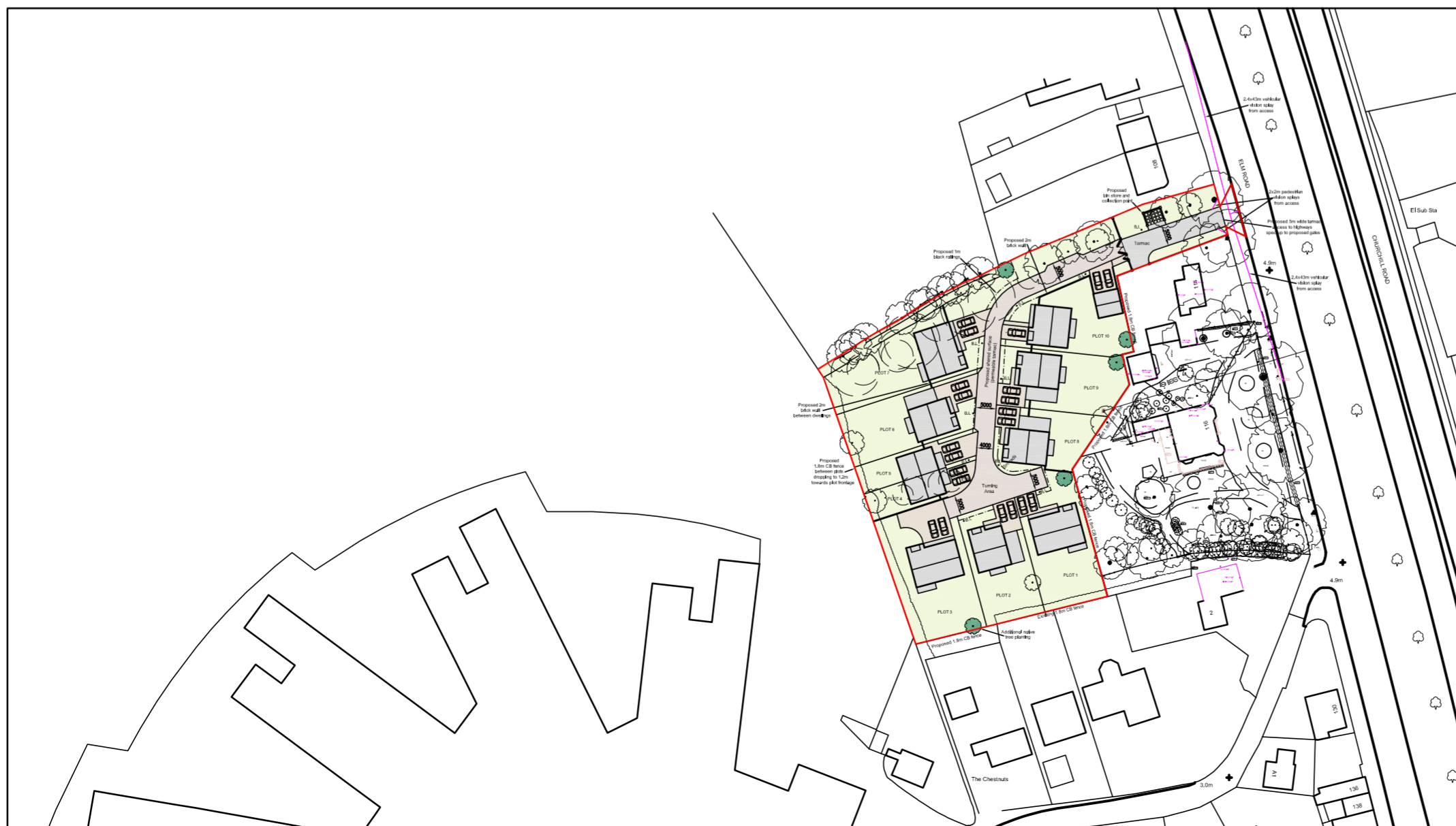
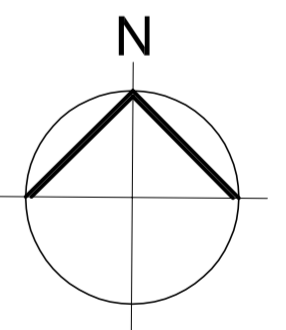
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Scale = 1:1,250





Proposed Site Plan 1:500



Location Plan 1:1250

Peter Humphrey Associates Ltd.
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSING DEVELOPMENT

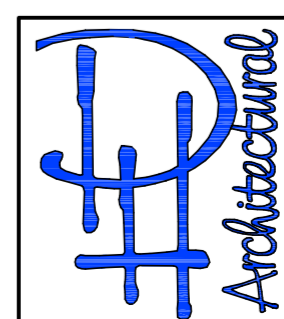
SITE
LAND REAR OF 116
ELM ROAD
WISBECH

DRAWING
PROPOSED SITE PLAN

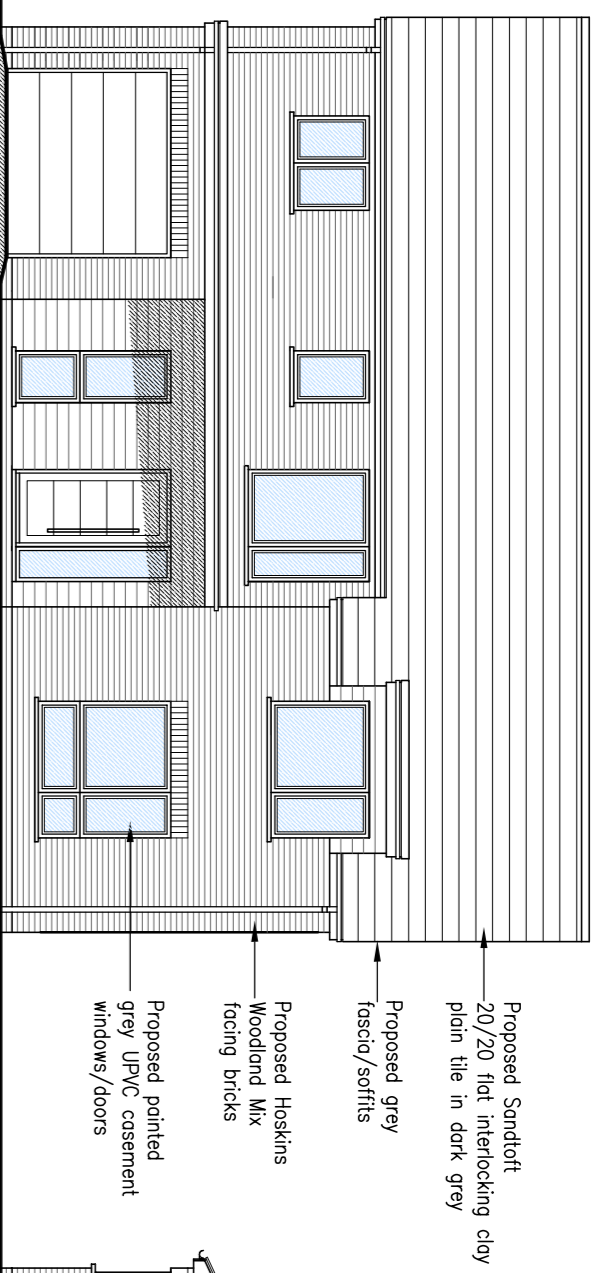
CLIENT
Mr C Bingley

DATE FEB 2018 SCALE As Shown JOB No. 4948/PL01L

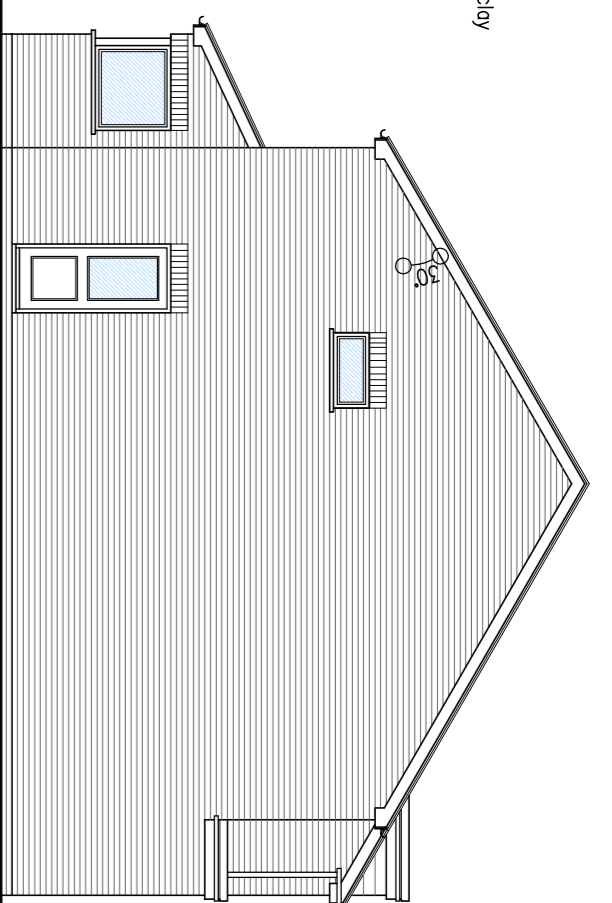
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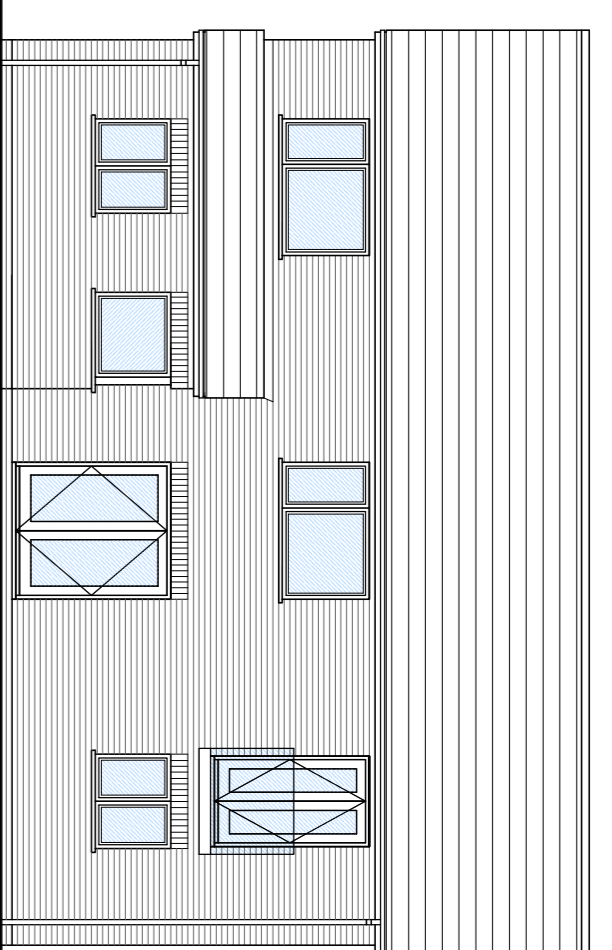
Peter Humphrey Associates
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TELEPHONE: 01945 466 966
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E-MAIL: info@peterhumphrey.co.uk
30 OLD MARKET WISBECH CAMBS PE13 1NB
Fenland District Council
Building Design Awards
Category Winner 08/09/10
Overall Winner 2010



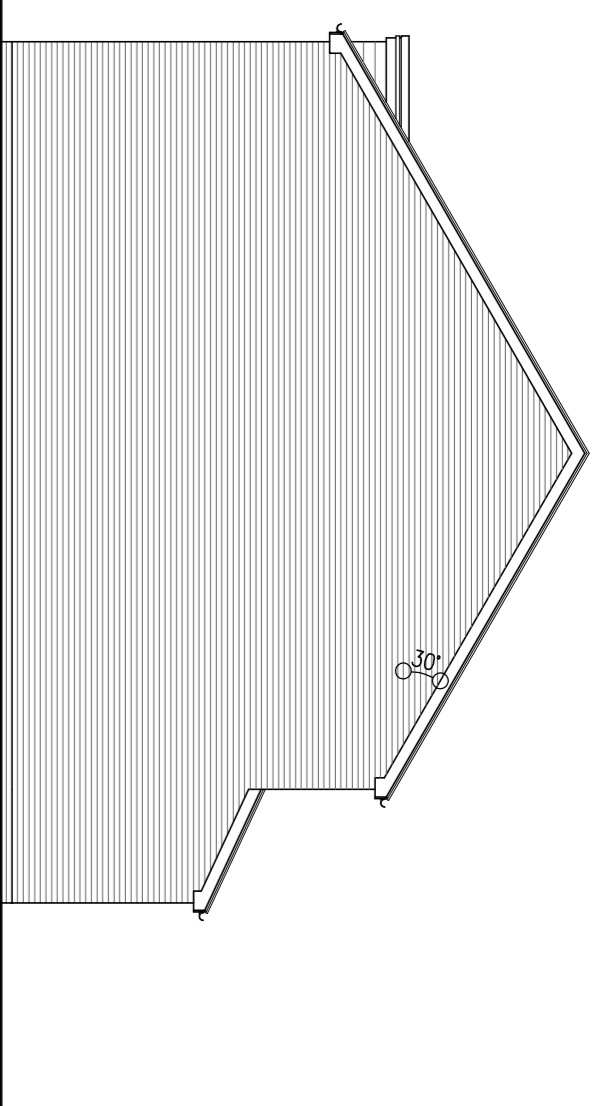
Proposed Front Elevation 1:100



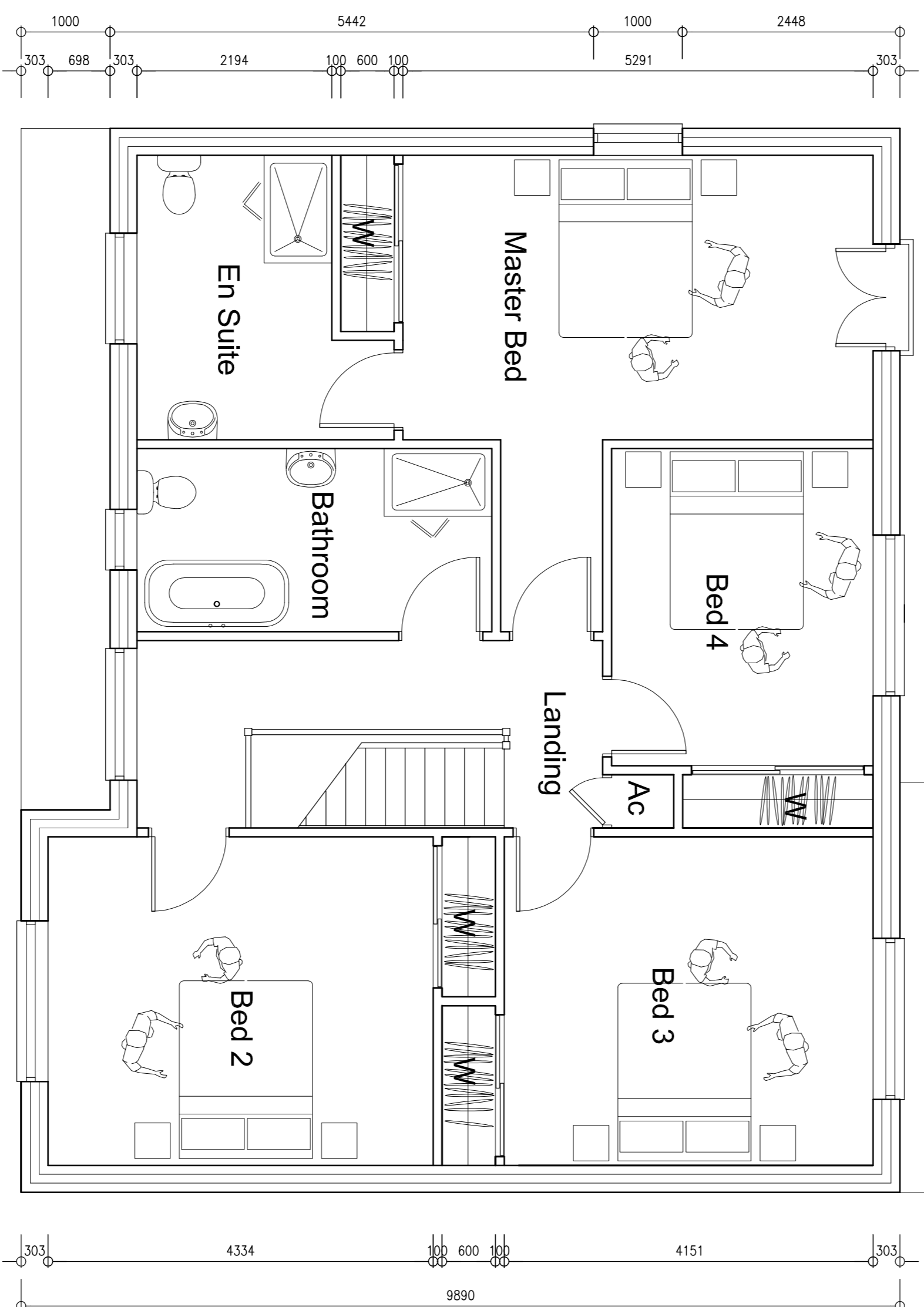
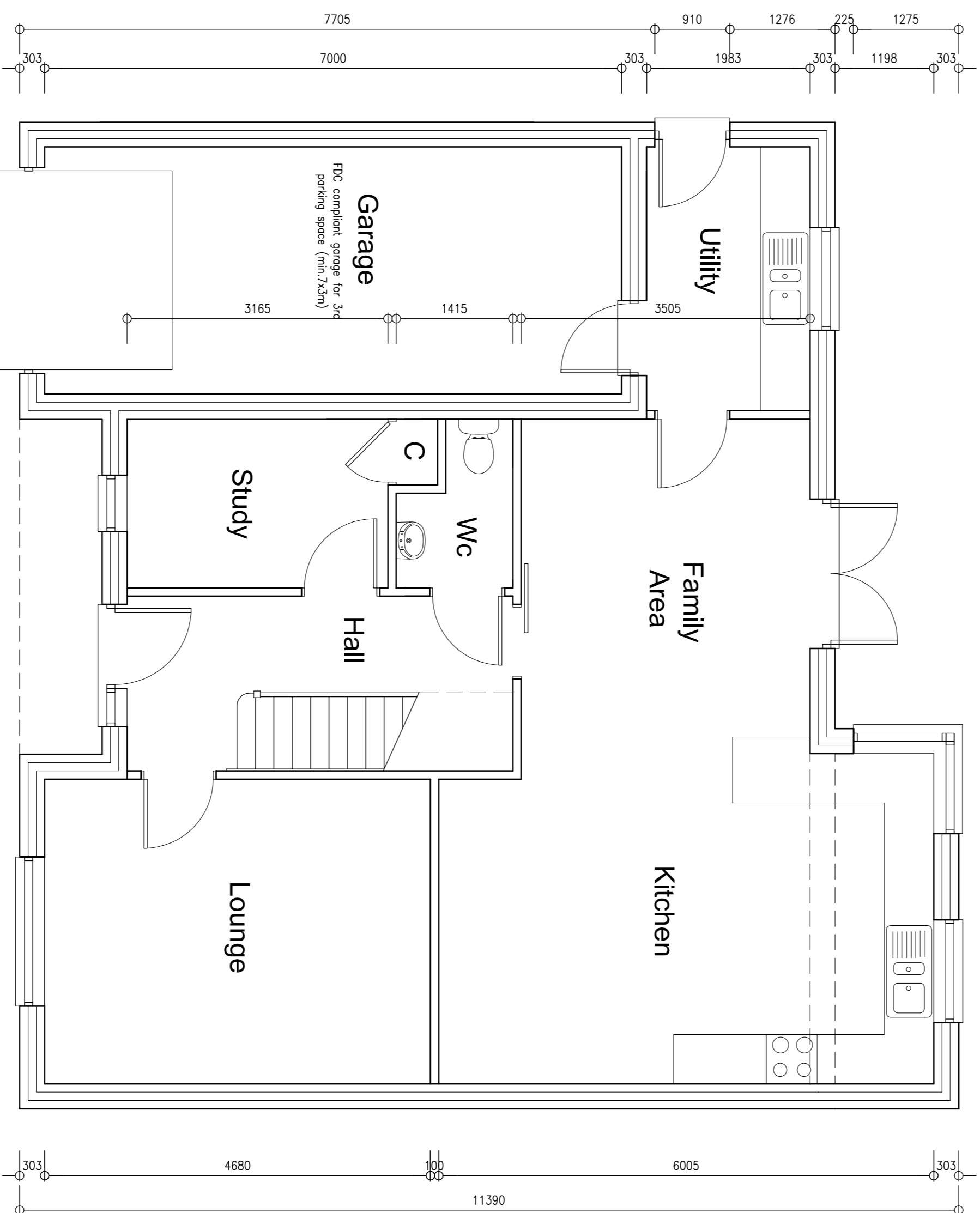
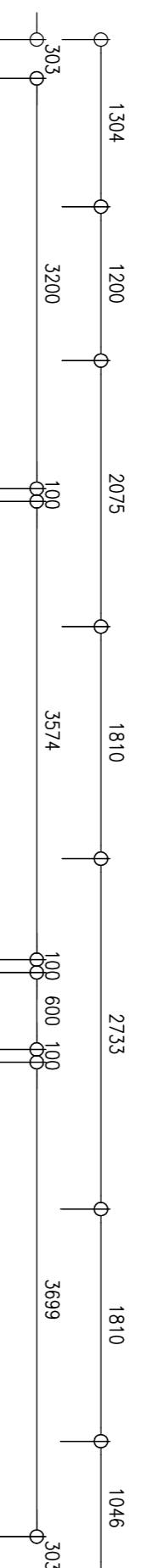
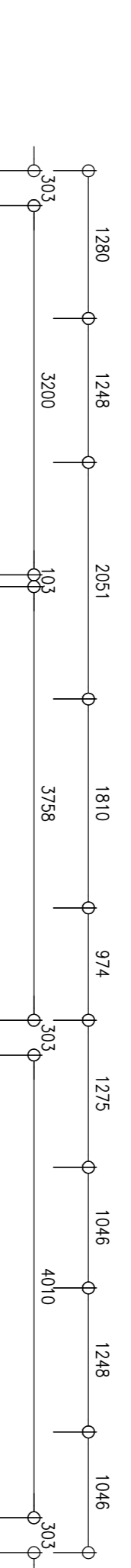
Proposed Side Elevation 1:100



Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100



Demolition Internal floor areas (excluding garage):
 GFA = 97.91m²
 FF = 97.91m²
 TOTAL = 180.24m²

Proposed Ground Floor Plan 1:50

Demolition Internal floor areas (excluding garage):
 GFA = 97.91m²
 FF = 97.91m²
 TOTAL = 180.24m²

Proposed First Floor Plan 1:50

PLOT 3 - AS SHOWN
PLOT 1 & 7 - HANDED

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PROJECT
 PROPOSED HOUSING DEVELOPMENT

SITE
 LAND REAR OF 116
 ELM ROAD
 WISBECH

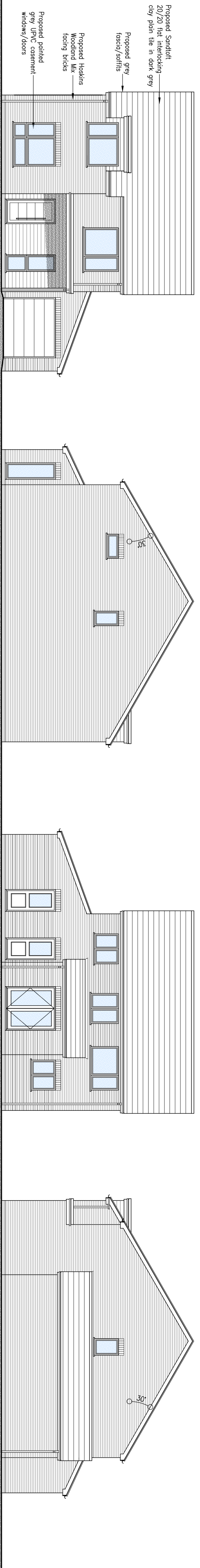
DRAWING
 PLOTS 1, 3 & 7

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DATE FEB 2018 SCALE A3 SHOWN JOB NO. 4948/PL03G

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 PETER HUMPHREY ASSOCIATES LIMITED
 COMPANY NO. 08522818

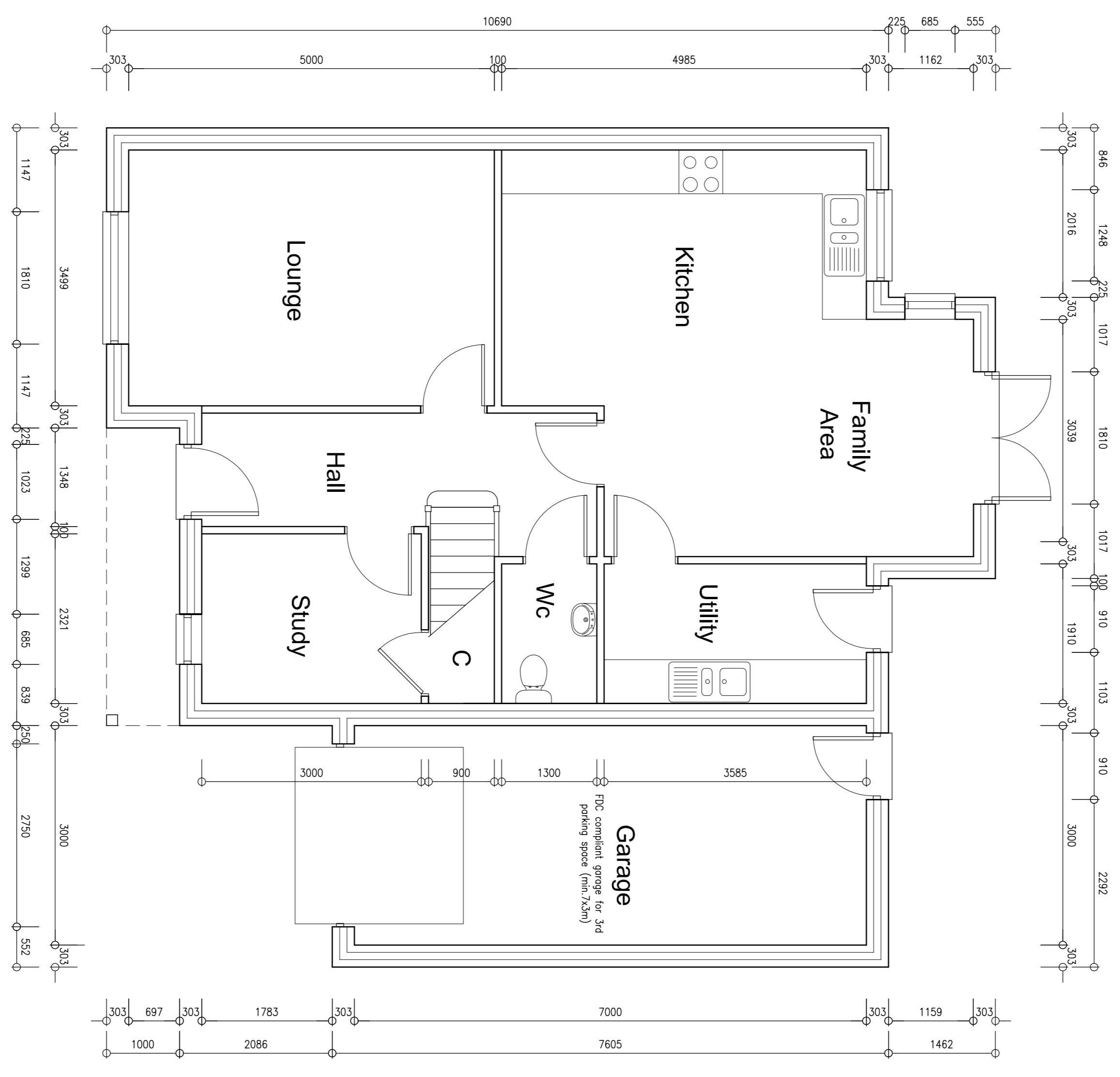


Proposed Front Elevation 1:100

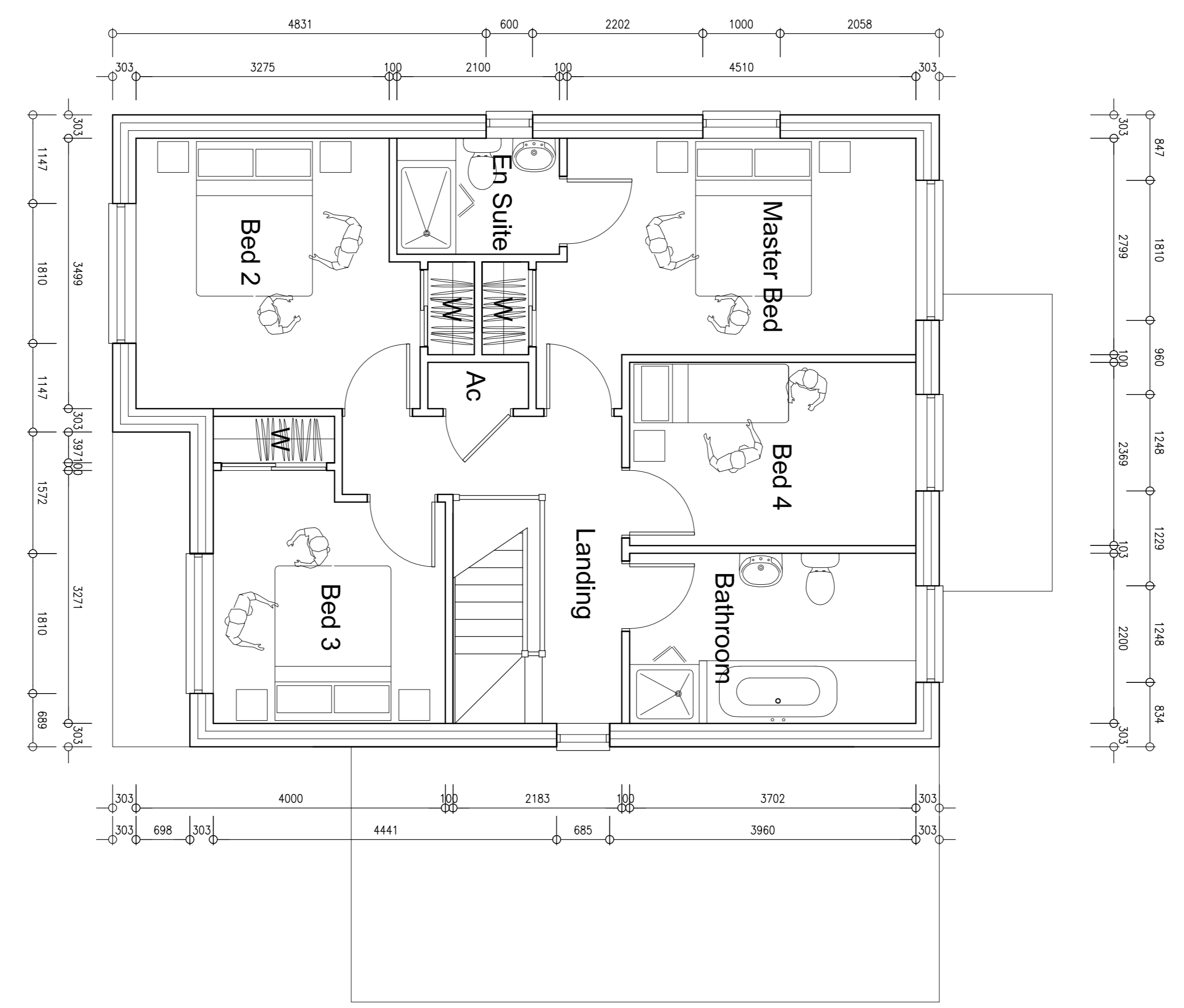
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Proposed Rear Elevation 1:100

Proposed Side Elevation 1:100



Proposed Ground Floor Plan 1:50



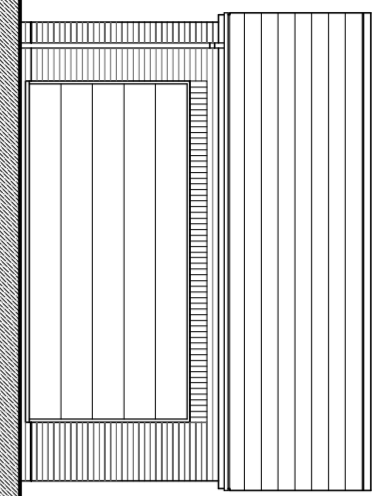
Proposed First Floor Plan 1:50

PLOT 6 & 9 - AS SHOWN
PLOT 2 & 8 - HANDED
PROPOSED HOUSING DEVELOPMENT
 PROJECT
 SITE
 LAND REAR OF 116
 ELM ROAD
 WISBECH

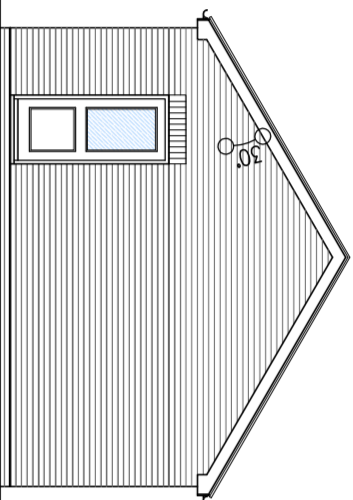
DRAWING
PLOTS 2, 6 & 8 & 9
 CLIENT
Mr. C Bingley
 DATE FEB 2018 SCALE AS SHOWN JOB No. 4948/PL02J
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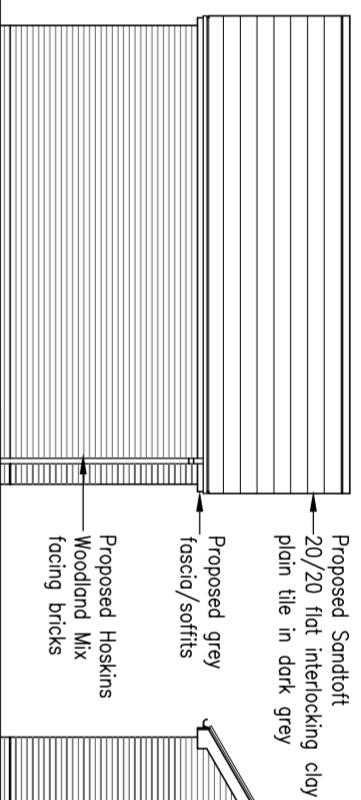
Plot 10 Garage



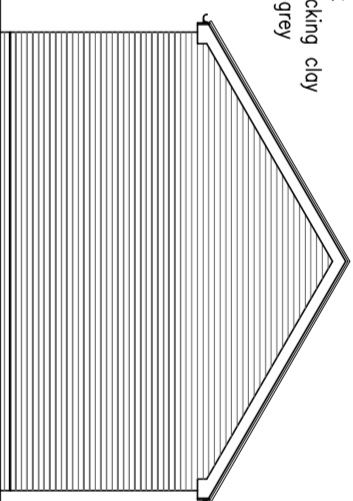
Front Elevation 1:100



Side Elevation 1:100



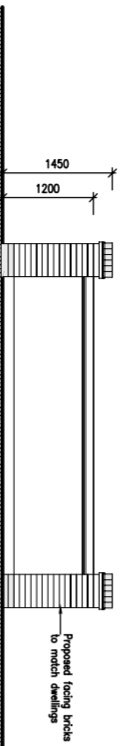
Rear Elevation 1:100



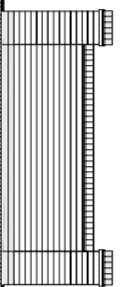
Side Elevation 1:100

Proposed Sandloft
20/200 flat interlocking clay
plain tile in dark grey
Proposed grey
fascia/soffits
Proposed Hoskins
Woodford Mix
facing bricks

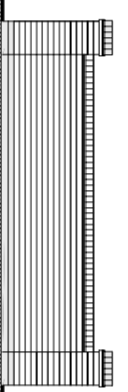
Bin Store



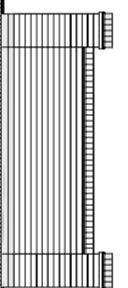
Front Elevation 1:100



Side Elevation 1:100

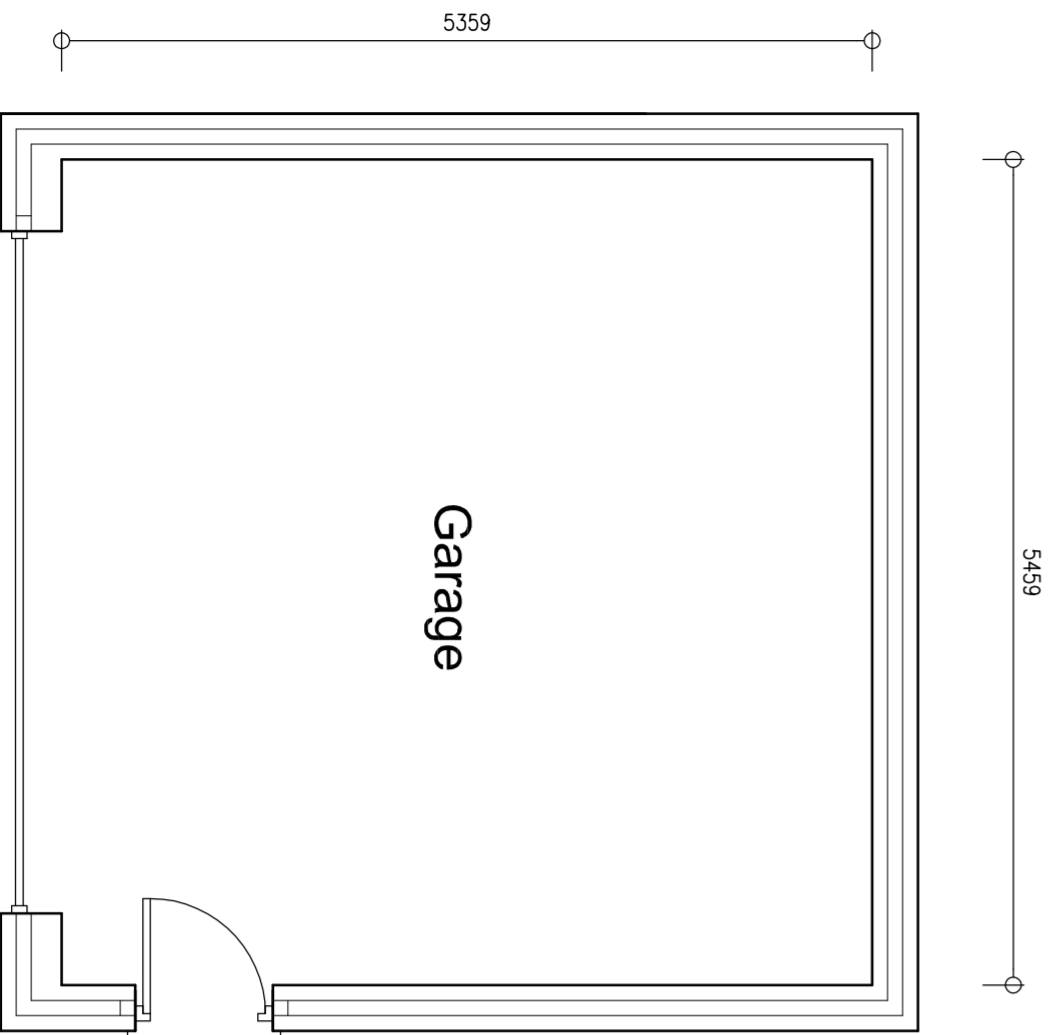


Rear Elevation 1:100



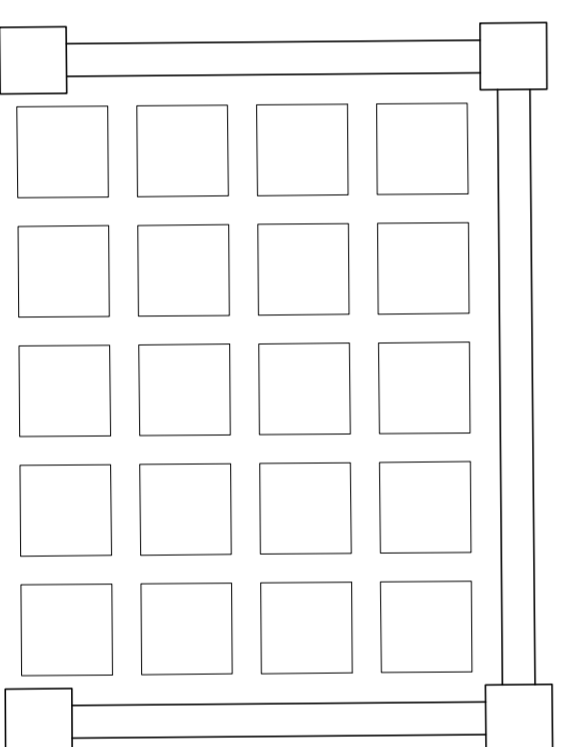
Side Elevation 1:100

Plot 10 Garage



Proposed Ground Floor Plan 1:50

Bin Store



Proposed Floor Plan 1:50

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PROPOSED HOUSING DEVELOPMENT

SITE
LAND REAR OF 116
ELM ROAD
WISBECH

DRAWING
PLOT 10 GARAGE
CLIENT
Mr C Bingley

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Category Winner 08.09.10
Council Winner 2010