
F/YR17/1217/F

**Applicant: Mr M Mitchell
Queensbridge Homes Ltd**

**Agent : Mr R Briscoe
Peter Humphrey Associates Ltd**

Land North Of Orchard House, High Road, Wisbech St Mary, Cambridgeshire

Erection of 76 dwellings: comprising 29 x 2-storey 4-bed, 6 x 3-storey 4-bed, 29 x 2-storey 3-bed and 2 x blocks of flats (4 x 1-bed and 8 x 2-bed) with associated garages, parking, play area and landscaping involving the formation of a new access road.

Reason for Committee: Given the level of objection and Parish Council objection being at variance with the Officer recommendation.

1 EXECUTIVE SUMMARY

This scheme proposes 76 dwellings within the growth village of Wisbech St Mary; it follows on from an earlier outline planning permission which allowed for a maximum of 50 dwellings on the same site.

In respect of the earlier scheme it was accepted that there would be some encroachment into the open countryside; however this was balanced against the significant benefits afforded by the development as it would provide for sustainable development resulting from the Section 106 contributions of affordable homes, public open space, education and waste contributions and contributions to the NHS. It was felt that the contributions resulting from the development outweighed the impact of the development on the open countryside and that the development would result in benefits to the sustainability of the area through these contributions.

The current proposal is accompanied by a viability assessment which demonstrates that the scheme is not able to support S106 contributions in respect of Affordable Housing, Education, Libraries and off-site green space provision. This is regrettable however a clear case has been made in this regard.

However against the backdrop of the earlier approval it is considered that in real terms the incursion into the open countryside will not be worsened by the delivery of additional units. Similarly having considered the design, layout and residential amenity impacts accruing from this revised scheme it is not considered that the LPA could substantiate a refusal on these grounds.

It is disappointing that the scheme has proven unviable, even when factoring additional units, and that it will not bring forward the necessary S106 benefits which a proposal of this nature would normally attract. However having given due regard to the likely harm arising from this proposal officers are not convinced that a refusal could be substantiated against the backdrop of the earlier outline approval and as such a very much 'on-balance' recommendation is forthcoming.

2 SITE DESCRIPTION

- 2.1 The site is currently in agricultural use, and is situated to the north of High Road, Wisbech St Mary. The proposed access utilises the existing field access and lies between two detached two-storey dwellings which form part of the frontage development on the north-west side of High Road. The rear boundaries of these properties form the southern extent of the main area of the application site. The site is 3.82 hectares in total and it is bounded to the west, north-west and north-east by drainage ditches.
- 2.2 To the east of the site is a development of bungalows and to the west and north are open agricultural fields.
- 2.3 The north-western swathe of the site lies within flood zones 2 and 3.

3 PROPOSAL

- 3.1 Originally the scheme came forward as a proposal for 80 dwellings; concern was raised regarding the amount of development and the layout recognising that this was an edge of settlement scheme. The application was subsequently revised and as a consequence of the changes in layout the scheme was reduced to 76 units.
- 3.2 The development largely follows the layout of the illustrative scheme submitted, yet not committed under the earlier outline planning submission. The access road, which has previously been committed runs between Hillcrest and Orchard House, these being detached properties that front High Road, the road then sweeps in a meandering northerly direction with a secondary spur road situated to its east which then links at its north-western end to the main estate road. Turning provision is made to the end of this road to the north-eastern section of the site.
- 3.3 There are 6 individual house types featuring within the site along with 2 blocks of flats. The properties are predominately two-storey units delivered in a mix of detached, semi-detached and terraced form. Whilst the scheme does include 6 three-storey town houses, with a ridge height of 9 metres, these are sited within the site confines rather on the periphery of the site and as such they are absorbed into the estate rather than forming a strident edge to the development.
- 3.4 A mix of ridge heights exist across the development with the lowest being those of the blocks of flats at 7.75 metres to ridge, the two-storey dwellings range in height from 8.4 – 8.7 metre ridge height. Garaging will feature a ridge height of circa 4.75 metres with the parking barns being circa 4 metres in height.

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

<https://www.fenland.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

4 SITE PLANNING HISTORY

F/YR15/0502/O	Erection of 50 dwellings	Granted 18/08/2017
F/YR15/1109/F	Erection of 4 x 2-storey 4-bed dwellings with double garages and paddock facilities including stable blocks	Refused 12/01/2017

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F/YR11/0703/F	Erection 5no x 2-storey 5-bed 3no x 2-storey 4-bed with detached garages and 3no x 2 storey 2-bed dwellings involving the demolition of existing building.	Granted 24.04.2014
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Land to east

F/YR13/0252/O	Residential Development (1.35 ha) 20 dwellings Land North Of 19 To 29 Chapel Avenue	Refused 06/05/2015
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5 CONSULTATIONS

- 5.1 **Parish Council:** Recommend Refusal - Greenfield development, drainage problems, highway safety - existing highways cannot cope safely with the additional traffic generated, section 106 - a development of this size should make a substantial contribution to the local community.
- 5.2 **Ward Councillors Booth and Bligh:** Wisbech St. Mary is a village characterised by modest dwellings with an architectural style reflective of the rural village setting.

The proposal includes two large blocks of flats located towards the north of the site. These buildings have large footprints with large sections of brick and tiles which creates a bulky appearance. The flats are not therefore appropriate in a rural setting as they have an appearance which is more suited to an urban location where they would be more typical. It is felt that the flats would appear out of keeping within the rural village setting. This would be harmful to the character and appearance of the area. They would fail to fit into the local character of buildings in the village which would be to the detriment of the local visual amenity, it is also worth noting that the site is on one of the highest areas of the village, increasing the prominence of the flats. The development would therefore be contrary to policy LP16 of the Fenland Local Plan and paragraph 58 of the NPPF.

We have significant concerns with regards to surface water drainage particularly as High Road floods on a regular basis. The lead local Flood Authority has objected to the proposal noting that there is insufficient information provided to fully assess the application. They also confirm our concerns with regards to the surface water flooding of existing properties along High Road. A petition submitted from neighbouring residents demonstrates the 'real life' situation of surface water flooding along High Road.

The existing situation demonstrates that the site is not safe from surface water drainage and by allowing the proposal it would exacerbate the current situation, putting existing people and properties at greater risk of flooding. This would go against policy LP2 and LP14 of the Fenland Local Plan and section 10 of the NPPF.

A development of this scale should have 20 affordable housing units as per Policy LP5 of the Local Plan.

Policy LP12 of the Local Plan states that if a proposal in a village would, in combination with other development built since April 2011, increase the number of dwellings in the village by more than 10% or 15% if a Growth Village, then the proposal should be supported demonstrable evidence of community support for

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the development. The latest figures on FDC website shows that Wisbech St. Mary, as a Growth Village, has a development threshold of 85 dwellings however 116 dwellings are committed at this time. This major application would result in a significant breach of the village threshold and therefore the pre-community consultation requirements of policy LP12 are required. The revised application does not include a community consultation. There is clearly no community support for the application as demonstrated in all the neighbour letters received and the Parish Council, all of whom strongly oppose the application. We note the application makes reference to presenting the revised plans to the Parish Council, which we understand has not taken place as part of a community engagement exercise. Therefore, a significant extension to the village such as this would be contrary to policy LP12 of the Fenland Local Plan.

We note that application states that there is a 30-mph speed limit agreed for this area. At this point the extent of a reduced speed limit along High Road has not been determined. Therefore, the speed limit is 40-mph at this location, contrary to what the applicant states. The successful Local Minor Highways (LMH) application by Wisbech St Mary Parish Council to reduce speed limit along High Road, near the school has yet to be designed fully. Therefore, there is no guarantee that the speed limit will be reduced at the site access point. The LMH application was intended to reduce the speed limits near the entrance to the School and the village shops. As the speed limit is 40 mph is present at this time, we believe this will result in the requirement for increased visibility splays at the entrance, which the application has not accounted for.

The transport statement stipulates that the development will result in 454 trip movements, 365 of which will be from cars. The access road is less than 2 m away from Hillcrest and Orchard House and the length of their rear gardens will be bound by the highway. The number of vehicle movements in and out of the site will result in a significant and harmful impact on the residential amenities to these properties due to the noise and disturbance caused. Therefore, will also be a loss of privacy to these properties. The need for acoustic fencing on the boundary with the access road demonstrates that there will be harmful noise generated by the vehicle movements.

The position of the dwelling at plot 60 and the garage serving plot one will dominate the rear of the existing dwellings at Hawthorn House and Hillcrest respectively, resulting in a loss of amenity to these existing dwellings at Hawthorn House and Hillcrest respectively, resulting in a loss of amenity to these properties. This is therefore contrary to policies LP2 (Point 5) and LP16 (e) of the Fenland Local Plan which seek to protect residential amenities in the interests of promoting the health and wellbeing of Fenland residents.

The site already has planning permission for 50 dwellings however the proposal is for a 60% increase on this, which we feel would create undue harm to existing properties due to noise and disturbance, reduced levels of residential amenity due to a loss of outlook and severe increased risk of surface water flooding. The nature and design of the flat buildings are inappropriate to the rural village setting of Wisbech St Mary and there is no community support for this application as previously stated.

In summary the application is therefore contrary to policies LP2, LP12, LP14 and LP16 of the Fenland Local Plan and paragraph 58 and Section 10 of the NPPF. We therefore respectfully request that this application is refused.

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We understand that as this is a major application with over 6 objections, if officers are minded to approve it would need to be determined by the Planning Committee. If this is the case please can you ensure when this is likely to take place so representations can be made at the committee.

- 5.3 **Cambridgeshire County Council Highways Authority:** Originally raised issue with the basis on which the earlier outline consent was granted noting that the relocation of the bus stop should not be dealt with via condition, also requested evidence regarding mode share and a PICADY assessment of the junction, together with a trip distribution table. Also requested plan revisions. Following receipt of revised details updated comments have been received which accept and agree the location of the proposed bus stop; considering that it gives good visibility away from the proposed junction and doesn't appear to impede upon any existing accesses. Also accepts *the points in relation to the sustainable modal split and the comments in relation to the PICADY assessment.*

There do however remain a number of issues with the proposal relating to the detailed layout of the site; these issues have been raised with the agent and amended plans are anticipated.

- 5.4 **FDC Scientific Officer (Land Contamination):** The Environmental Health Team note and accept the submitted information and have 'No Objections' in principle to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality. The effects of construction noise upon existing dwellings will need to be considered and any measures to control or mitigate any issues will therefore be required. Given that a small section of the development is adjacent to an existing workshop the unsuspected contamination condition should be imposed. Following reconsultation *confirm that our previous consultation response dated 23rd January 2018 be retained. In addition, I would recommend the applicant to submit a Construction/Environmental Management Plan (CEMP) to be approved prior to commencement of the development. The CEMP should address all measures to control dusts noise, odour including hours of work, site deliveries and wheel washing facilities to minimise the effect of construction on the environment.*

- 5.5 **Designing Out Crime Officers:** A crime and incident search for the Wisbech St Mary policing area covering the last 12 months identifies the area as low risk in terms of vulnerability of crime. *This appears to be an acceptable layout in relation to crime and disorder and the fear of crime. I note that there is no specific mention of crime prevention or security measures within the documents. My main concern at this time would be the footpaths giving access to the rear gardens of mainly type D properties. These would need to be gated as close to the front building line as possible with self-closing and lockable gates. I would like to see that there is sufficient lighting in all adopted, un-adopted roads and parking areas to BS5489:2013 - perhaps this could be conditioned.*

This office would be happy to discuss Secured by Design and measures to mitigate against crime and disorder as the application progresses. In respect of the revised layout notes that they are happy to support the revised proposals and have no other comments but would wish to remind the Applicant that we would welcome an application for a Secured by Design approach to this development should they wish to make contact.

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- 5.6 **Housing Strategy (FDC):** Originally provided comments on the 80 dwelling scheme, which were subsequently updated following re-consultation as follows:

Our current Local Plan, Policy LP5, outlines the requirement of 25% Affordable Housing dwellings on sites of 11 or more dwellings (rounded to the nearest whole dwelling). On a scheme of this size, I would expect to see 19 affordable dwellings in accordance with the policy.

The FLP indicates that the affordable housing tenure mix should be informed by and be compatible with the latest SHMA and on this basis I would expect 30% intermediate tenure properties (such as shared ownership) and 70% affordable rented properties. Therefore in this instance, I would expect a tenure mix of 6 intermediate homes and 13 affordable rented homes. I would be happy to be consulted on the finalised tenure mix for the affordable housing element at a later date, however I have outlined a potential split below:

Affordable rented: 1 x 3 bed dwelling, 8 x 2 bed flats and 4 x 1 bed flats
Intermediate tenure: 6 x 3 bed dwellings

In the event that it is proven to not be viable for 25% affordable housing to be provided by the developer, I would still like to secure up to 25% of the homes as affordable housing. Prior to commencement on site I would expect the developer to approach the Council re the availability of grant funding to facilitate the delivery of up to 25% affordable housing at no financial detriment

- 5.7 **Environment Agency:** *The site is located within Flood Zone 3 in accordance with the National Planning Policy Framework paragraph 101; development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is for the LPA to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower flood risk as required by the Sequential Test in the National Planning Policy Framework. Our flood risk standing advice reminds you of this and provides advice on how to do this. Please be aware that although we have raised no objection to this planning application on flood risk grounds this should not be taken to mean that we consider the proposal to have passed the Sequential Test.*

Review of Flood Risk Assessment: We have no objection to this application, but strongly recommend that the mitigation measures proposed in the Flood Risk Assessment (FRA) submitted for this development north of Orchard House, High Road, Wisbech St Mary by Geoff Beel Consultancy dated June 2017 ref: GCB/Humphrey are adhered to.

Advice also given to both LPA and applicant regarding emergency planning, flood warning procedures and flood resilience.

No further comments made regarding the amended scheme proposals.

- 5.8 **CCC (Lead Local Flood Authority):** Originally were unable to support the proposed development as the surface water strategy was continued inadequate; following the submission of further information made the following comments:

We have reviewed the submitted Sustainable Drainage Strategy prepared by MTC Engineering (ref: 1669-DS-RevB-Jan 2018) and can confirm we are satisfied with

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the proposals. Surface water will discharge via a SuDS system (incorporating permeable paving and a swale) into the North Level IDB watercourse to the north of the site (Sayers Field Drain) at a maximum rate of 2.6 l/s.

Recommend conditions regarding the submission of a detailed surface water drainage scheme based on the agreed surface water drainage strategy and a requirement for details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted and agreed. Also recommends an informative regarding details of the adopting body for the suds.

- 5.9 **North Level Internal Drainage Board:** No objection in principle to the above application having been negotiating with the applicant over the byelaws applicable to the Sayers Field Drain forming the northern boundary and the drain forming the eastern boundary. The Board's approval is conditional on my board 'taking over' the maintenance of the riparian drain forming the eastern boundary. This drain provides a vital outfall for properties on High Road and it is imperative that it be maintained to a high standard.

Subsequent to this confirms that the Board has formally taken over the future maintenance liabilities for the drain forming the eastern boundary of the site. Noting that the drain has been improved and the Boards byelaws will now apply with a relaxation of byelaw number 10 from 9 metres to 6 metres from the brink of the drain. The proposed new outfall to the site into the Board's Sayers Field Drain will require formal application and a development levy will be payable.

- 5.10 **NHS Property Services:** The proposed development is likely to have an impact on the services of 1 GP practice operating within the vicinity of the application site. The GP practice does not have capacity for the additional growth resulting from this development and cumulative development growth in the area. A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be **£27,600**.

Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated. The terms set out above are those that NHS England deem appropriate having regard to the formulated needs arising from the development.

- 5.11 **Head Of Environmental Services (Refuse):** *In broad principal we have no objection to this development, however, the following issues should be addressed before the application could be agreed from our perspective:-*

*Properties with shared driveways will require shared collection points
Communal bin storage will be required for the two blocks of flats.*

- 5.12 **Arboricultural Officer (FDC):** *Grant: The application site is currently in agricultural use and the main interest, in arboricultural terms, is the site perimeter particularly the southwest corner and to a lesser degree the west boundary. There is a fairly low value hedge along the west boundary that is intermittent with gaps and of low species diversity.*

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The main interest is the adjacent broadleaved woodland that forms part of the southwest corner boundary, and this is likely to provide opportunities for wildlife as well as providing some amenity value.

The current proposed layout shows the development set back from the perimeters and therefore there is unlikely to be a negative impact from any construction. The proposed layout also show significant planting particularly around the SUDS installation in the northwest corner.

The Ecology report (by Wild Frontier Ecology dated Nov 2017) submitted with the application recommends the inclusion of berry bearing and/or nectar producing native species (Section 9 of the report) and I would expect this aspect to be included in the landscape proposal.

- 5.13 **PCC Wildlife:** *Recommends revisions to the landscaping scheme regarding species selections and bird and bat box details are made **prior to determination**. Notwithstanding the above alterations being satisfactorily made, I would likely have no objection to the proposal subject to the use of appropriate conditions. Highlights that:*

*The revised detailed landscape proposals drawing and proposed maintenance regimes for grassland management appear broadly acceptable, recommend that the proposed species lists are revised prior to determination to remove *Syringa vulgaris* (common lilac) from "native hedge mix" as this is not a native species and therefore unsuitable; and *Ribes sanguineum* (flowering currant) and *Cornus sibirica* from "native shrub mixes" as neither species are native.*

The Report identifies habitats and features within the site which are likely to support nesting (including ground-nesting) birds. Recommends that a standard bird nesting informative be attached should the scheme be approved. Applicant had previously proposed to install 35 bird and 14 bat boxes (as per the Bird Nest Box Installation Plan (Figure 4 of ecology report), however the concept landscaping proposals drawing now indicates provision of just 5 bird and 5 bat boxes which is unacceptable. Landscape drawing should be revised prior to determination to incorporate the original numbers of boxes, along with confirmation of box specifications.

Evidence of water voles was previously found in the wet ditch that forms the northern site boundary. Although no signs were found during the most recent survey, this does not rule out their continued presence, particularly given the time of year when the survey was carried out. Requests that a minimum 10m exclusion buffer along this water course be provided, which should be secured via suitable exclusion fencing during the construction phase to ensure no construction activity takes place within this area.

In addition, should any construction works be required to take place that directly affect this ditch, it should first be checked by a suitably experienced ecologist and if any signs of water voles are found a Water Vole Mitigation Plan should be approved prior to commencement.

Detailed comments re hedgehogs and badgers, requiring a badger survey report to be undertaken prior to any site clearance works and hedgehog safeguarding conditions being appended to any decision

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- 5.14 **Senior Archaeologist (CCC):** We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured via condition.

Note that their records indicate that the site lies in an area of high archaeological potential, located on the western side and within a principal roddon (ancient infilled river). In this location, the river channel(s) is roughly 200m wide, its infilling sequence affording a more solid foundation base for former house building than would the deposits infilling the fen basin to either side. The solid silt and marine clay infillings of the former rivers have been found to have afforded 'dry land' opportunities to ancient populations living at that time in an accreting marsh.

It is important to stress that an archaeological evaluation which took place in 2017 on the southern portion of the site covered by earlier application reference F/YR11/0703/F has identified the presence of significant archaeological remains centred on the roddon, including possible roundhouses. Recommended to Fenland DC on 3rd April 2017 that a further programme of archaeological mitigation is required in advance of construction (see attached) in order to secure replacement by record of these significant heritage assets. The client has already been appraised of this by this department. To date, we have not been contacted to prepare the archaeological mitigation brief and we have received no response from the client to our direct enquiries

- 5.15 **Cambridgeshire County Council (Growth & Economy):** *The County Council have identified that the development will place significant additional pressure on early years and primary provision in the Wisbech St Mary catchment area [...] which is already operating at capacity. Furthermore they note that 'If it were not for this development the County Council would not be looking to increase capacity and therefore in terms of the statutory tests the request for contributions are both reasonable and necessary. If the development were to make a meaningful contribution the Council would be in a better position to deliver the above project for the benefit of the local community. However, on the basis of the viability assessment no meaningful contribution is forthcoming and therefore the Council may need to look at alternative solutions. Whilst the Council's preference is to mitigate the impact of new housing developments within the local catchment, the statutory duty is to secure sufficient school places, not to secure places within a local school. As such, if it not possible to secure an expansion in local capacity alternative options need to be considered, which may involve relying on or securing additional capacity at other schools, even if these are not local or through the provision of temporary accommodation at the catchment school. In a remote rural location if places have to be accessed at other schools this will require the Council to incur a considerable revenue cost as it would be required to provide home to school transport for the children concerned. Currently there are no proposals in the 5 year capital programme to expand capacity at Wisbech St Mary, although if this development is granted planning permission the Council will need to plan for the impacts, taking account, amongst other things, the availability of capacity in neighbouring schools.'*

Comments updated in respect of revised scheme proposals: *Following the reduction on the number of dwellings and different housing mix proposed, I have re-calculated the impact of children arising from the development. I understand that this site has viability issues but we still need to reflect what would be the cost for the County Council if the development eventually goes forward.*

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- 5.16 **PCC Viability Officer:** The appraisal has demonstrated that there are viability issues preventing the delivery of Affordable Housing and S106 Contributions. The anticipated revenue for the scheme was established utilising comparable new build evidence with additional information sought from the Agent to justify the values. The assumptions made in respect of Interest Rates, Design and Professional fees are acceptable. Build Costs are in accordance with published RICS BCIS values for the types of properties proposed rebased for Fenland. Evidence has been provided supporting the Abnormal Costs and External works which were benchmarked against similar schemes within Fenland. The submission includes 17.5% profit of the Gross Development Value. 20% profit is considered the minimum amount that a developer would usually require for a site of this nature. Having established that the scheme is not viable the applicant has agreed to make a £27,600 Healthcare contribution and to provide the on-site Public Open Space with suitable maintenance arrangements.
- 5.17 **Cambs Fire and Rescue:** Would ask that adequate provision be made for fire hydrants by way of S106 or planning condition
- 5.18 **Local Residents/Interested Parties:** 6 letters of objection have been received along with a petition from 103 interested parties which specifically relates to flooding and drainage

Access, Traffic or Highways;

- Village traffic will increase, creating hazard
- Do not believe the studies that suggest there will not be a significant increase in traffic as the site has 176 parking spaces
- Roads in a poor state and cars exceed speed limit
- Concerns re pedestrian safety
- Concerned re safety at junction having previously witnessed a near fatal road accident in this location, road is straight in the vicinity of the access and road users exceed the speed limit.

Amount of development/Infrastructure and community benefit

- Initial application was for 8 executive dwellings and then was revised to 25 and subsequently 50. The at the beginning of the year increased to 50 and now amended to 76 with the provision of reducing obligations to support local infrastructure
- it seems unbelievable that such a plan should be considered when the number of dwellings has increased 10-fold and the developer should ask the local community to bear the negative consequences of the development whilst they increase profit without making appropriate restitution for the impact
- Village does not have the infrastructure to deal with the impact of a large influx of residents, school and doctors
- Considers density of development makes it lucrative for landowner with little regard for infrastructure, the nature of the village and the environment
- If the S106 is lifted at the expense of affordable housing a precedent will be created; the developer was aware of the handicaps to developing the site and the local community should not be expected to bear the cost of the developers miscalculations to compensate their losses
- No affordable housing proposed

Biodiversity

- Environmental and wildlife concerns
- Failure to provide a botanical survey
- Site should be surveyed for newts, as newts reside at adjacent sites

Residential amenity

- Housing not in keeping with the housing profile to the east, which is bungalows, will lose privacy with 3-storey town houses overlooking their properties
- Larger houses will dominate outlook
- Concerned re the access running alongside their home and the stability of the land and structure of their home
- Will contravene Article 8 of the Human Rights Act, protection of countryside falls within Article 8 and private and family life encompasses not only the home but surroundings
- Will have a dominating impact on the right to the quiet enjoyment of their property
- If consent is granted hours of construction should be controlled

Flood risk

- Dwellings are on a site recognised as creating a flood risk, although some improvements to surrounding drains have been carried out it is obvious that these will not be adequate to combat the amount of surface and foul water created. During periods of high rainfall existing properties suffer with backfilled soakaways and surface water this problem can only become more acute with an increase in dwellings
- With bungalows unable to be built because of flood risk how are flats with ground floor properties allowed within the plan
- Already suffering flooding issues along the bungalows which is worsening over the years, whilst this will hopefully be resolved by current drainage improvement project 80 dwellings will put immense pressure on the drainage system and there is concern that this will negate the improvements and possibly worsen the situation
- Concern is that any sudden increase of surface water in the immediate vicinity caused by the proposed development will render the current drainage system for our home, and many other affected properties along High Road that border the proposed development site, ineffective, leading to multiple and frequent flooding incidences.
- Understand that there has been issues with the developer and the improvements works, if development goes ahead without agreement between developer and IDB there is the potential for future maintenance/flooding issues

A petition signed by 103 interested parties has been submitted which seeks to address surface water drainage issues following on from the grant of outline planning consent for 50 dwellings the thrust of the petition is that signatories acknowledge that there is a surface water drainage issue in High Road and state that at reserved matters they need a precursor to improve surface water drainage on High Road to the betterment of the village and its residents and that the responsibility and future maintenance of the riparian drain and SUDs system is adopted by a Risk Management Authority before the application is approved fully.

Other issues

- Loss of view/outlook;
- There are much more suitable areas of Wisbech to develop
- Other sites remain unfinished these need to be completed before further development
- Would set a precedent; Development would take place outside the present development line and can see no reason why this should create a precedent
- Development contrary to LP1 as it is development of greenfield land and this is known to be a less sustainable practice
- Dwellings not in keeping with the existing character of the village

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 (July 2018)

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 5. – delivering a sufficient supply of homes

Para, 64 – where major development involving the provision of housing is proposed planning policies and decisions should expect at least 10% of the homes to be affordable homes

Para. 78 – housing should be located where it will enhance or maintain the vitality of rural communities

Chapter 11. Making effective use of land

Para 122-123 achieving appropriate densities

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

Chapter 15. Conserving and enhancing the natural environment

7.2 National Planning Practice Guidance (NPPG)

7.3 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.

LP5: Meeting Housing Need.

LP12: Rural Areas

LP13: Supporting and Managing the Impact of a Growing District.

LP15: Facilitating the Creation of a More Sustainable Transport Network in Fenland.

LP16: Delivering and Protecting High Quality Environments across the District.

LP19: The Natural Environment.

8 KEY ISSUES

- **Principle of Development**
- **Village Thresholds**
- **Design, layout and residential amenity**
- **Highways, traffic and parking**
- **Flood risk and drainage**
- **Biodiversity**
- **Viability and community infrastructure**

9 BACKGROUND

9.1 There is an extant outline planning permission for this site for 50 dwellings which was granted on 18th August 2017. This was a committee decision and recognised that Wisbech St Mary was a growth village. Whilst it was accepted that there would be some encroachment into the open countryside this was balanced against the significant benefits by virtue of it providing sustainable development resulting from the Section 106 contributions of affordable homes, public open space, education and waste contributions and contributions to the NHS. It was felt that the contributions resulting from the development outweighed the impact of the development on the open countryside and that the development would result in benefits to the sustainability of the area through these contributions.

9.2 The current application was submitted at a time when the LPA could not demonstrate a 5-year land supply, during the consideration of the scheme the latest Annual Monitoring Report has been released which demonstrates that this is no longer the case.

10 ASSESSMENT

Principle of Development

10.1 The site is located within Wisbech St Mary which is identified by Policy LP3 as being a growth village. In these locations LP3 states that development and new service provision either within the existing urban area or as a small village extension will be appropriate. The current village threshold figures highlights that the built stock of the village at April 2011 stands at 564 dwellings and as such the 15% (growth village threshold) of 85 units has already been delivered, with 116 dwellings having been built or approved since 2011. As such the additional 26 units represents only a small percentage increase in the number of dwellings. As such it is the continued contention that the development remains as a small village extension and therefore complies with Policy LP3 in this regard.

10.2 Furthermore, Policy LP12 (Part A) is relevant to this development due to its village location. Part A of LP12 states that for villages, development will be supported where it contributes to the sustainability of that settlement and does

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not harm the wide open character of the countryside. Policy LP12 includes the criteria to be met and states that the site should be in or adjacent to the developed footprint of the village, and should not result in coalescence with a neighbouring village. Furthermore development should not have an adverse impact on the character of the surrounding countryside and should be of a scale and in a location that is in keeping with the core shape and form of the settlement. This development is on a site that adjoins the existing settlement of Wisbech St Mary and the location has been accepted as policy compliant by virtue of the earlier grant of consent as being broadly in keeping with the existing form and character of the village and thereby in accordance with Policy LP12. As previously it was acknowledged that there would be an incursion into the open countryside but the benefits the development will bring to the village outweighs any potential harm.

- 10.3 The site is currently agricultural land and existing residential development in the area is predominantly located to the south along High Road, with an area of more in depth development to the east comprising Chapel Avenue and Walnut Close; accordingly there is some encroachment into the countryside.
- 10.4 In addition to the above considerations the site has an extant outline planning permission for 50 dwellings which is material to the consideration of this scheme. It is further acknowledged that the development of this site would form a logical extension to the existing village in a sustainable location, as the site is within walking distance of the local shop and school. As such the proposal is considered to be acceptable and in accordance with the provisions of Policy LP3 and whilst there are issues relating to encroachment these, against the backdrop of the existing planning permission, could not be deemed so material as to render the scheme contrary to LP12.

Village Thresholds

- 10.5 The earlier scheme for 50-units did not breach the village threshold and as such there was no requirement for the developer to evidence community support. However the committed development recorded for Wisbech St Mary now breaches the 15% growth village threshold thereby activating this policy requirement; although the scheme does come forward with no evidence of community consultation having been undertaken in respect of this proposal
- 10.6 The agent has sought to justify this by outlining that the application came forward during a period where the LPA could not demonstrate that they held a 5-year land supply and that whilst the applicant has offered to make a direct presentation to Parish at an open meeting, detailing his proposals for the site and to take questions this has not been taken up.
- 10.7 It is clear that the scheme fails to address the requirements of LP12 in so far as they relate to community engagement and this is disappointing. However mindful of the 2017 appeal decision where a Planning Inspector, when considering an appeal which was solely based on the failure of a scheme to achieve support under LP12, found that the failure to achieve community support in accordance with Policy LP12 should not render an otherwise acceptable scheme unacceptable.
- 10.8 Against this backdrop it is not considered that the scheme could be refused on the grounds of LP12 threshold considerations.

Design, layout and residential amenity

- 10.8 The agents for the scheme highlight that the revised numbers of smaller, more varied dwellings included in the proposals reflects the need to offer on the market dwellings which fall within the purchasing range of local families, and the scheme will offer a new residential development of modest density which addresses that local need for family homes.
- 10.9 It is clear that the 'application site' has not increased from the earlier proposal, similarly the layout follows largely the illustrative scheme submitted in support of the 50 unit proposal. Whilst the 'amount' of development has increased by 26 units (52% of the original scheme) in real terms any impact will be neutral at best when viewed from the wider locale.
- 10.10 Whilst local consultation responses have raised issue with the inclusion of flats within the scheme it is noted that these units are housed in blocks that adopt the same proportion, detailing and scale as dwellings elsewhere on the site
- 10.11 The scheme also comes forward with a comprehensive landscaping proposal with particular regard having been given to the north-western and south-western boundaries.
- 10.12 It is further acknowledged that development abutting the south-eastern boundary, with properties in High Road, remains largely as per the illustrative scheme submitted in support of the earlier outline approval with a landscaping buffer incorporated along much of this boundary.
- 10.13 Due consideration has also been given with regard to the likely noise and disturbance accruing to the occupiers of Orchard House and Hill Crest which abut the proposed site access. As per the originally agreed scheme an acoustic fence is proposed along the perimeter of the application site, adjacent to the access road and along the rear boundaries of properties in High Road. This mitigation has previously been accepted and it is not considered that the additional traffic movements generated by the proposal would result in significant harm and as such this would not manifest itself as sufficient reason to resist the scheme.
- 10.14 On balance it is considered that the scheme is acceptable in that there will be no significant adverse impact on the residential amenity of the adjoining occupants and therefore compliance with the provisions of Policy LP16 (e) is achieved.

Highways

- 10.15 The Local Highway Authority originally requested further evidence regarding mode share and a PICADY assessment of the junction, together with a trip distribution table. Following receipt of revised details updated comments were received which accepted and agreed the location of the proposed bus stop; considering that it gives good visibility away from the proposed junction and doesn't appear to impede upon any existing accesses. Also accepted were the *points in relation to the sustainable modal split and the comments in relation to the PICADY assessment.*
- 10.16 Plans to address the observations of the LHA relating to some outstanding issues concerning the detailed layout of the site have recently been submitted and the

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formal consultation response of the LHA is awaited. However it is anticipated that these 'detail' issues have no implications for the principle of the scheme in terms of highway safety and as such are not a barrier to the granting of planning permission, or indeed compliance with LP15.

Flood risk and drainage

- 10.18 The proposal had generated a significant level of local concern relating to flooding, this includes the submission of a 103 signature petition that specifically requests at reserved matters stage the surface water drainage issue in High Road should be addressed through the improvement of surface water drainage on High Road to the betterment of the village and its residents and that the responsibility and future maintenance of the riparian drain and SUDs system is adopted by a Risk Management Authority before the application is approved fully.
- 10.19 This is a stand-alone application and as such issues of drainage have been fully considered as part of the detail relating to the scheme; as before the 'developed' section of the site will be located in the flood zone 1 area of the application site thereby rendering the scheme acceptable in sequential site selection terms and satisfying the requirements of both the NPPF and Policy LP14 of the FLP.
- 10.20 Similarly the statutory consultees raise no objection to the development, subject to suitable conditions these will include the scheme adhering to the mitigation measures put forward in the submitted FRA, relating to finished floor levels, flood resilience and resistance measures and a requirement for the development to be two-storeys.
- 10.21 It is further noted that the LLFA have fully reviewed the Sustainable Drainage Strategy submitted with the application and have confirmed that they are satisfied with the proposals. It is accepted that surface water will discharge via a SuDS system (incorporating permeable paving and a swale) into the North Level IDB watercourse to the north of the site (Sayers Field Drain) at a maximum rate of 2.6 l/s. In support of this the NLDB have confirmed that they have been in negotiation with the applicant over the byelaws applicable to the Sayers Field Drain and they have further confirmed that they have formally taken over the future maintenance liabilities for the drain forming the eastern boundary of the site. Noting that the drain has been improved and the Boards byelaws will now apply with a relaxation of byelaw number 10 from 9 metres to 6 metres from the brink of the drain. The NLDB highlight that the Sayers Field Drain provides a vital outfall for properties on High Road and it is imperative that it be maintained to a high standard, the formal transfer of liabilities should therefore be seen as according with the general aspirations and objectives of local residents and interested parties
- 10.22 By way of further clarification the agent for the scheme highlights that 'the applicant has joined with the North Level IDB to facilitate the major upgrade of the surface water drainage ditch which handles the run off from the properties which has in the past lead to the flooding which has been noted along the North Side of High Road. The existing ditch is to be widened and increased in depth and provided with IDB dedicated maintenance access along the Western side'. The agent further notes that 'the main IDB main system has always been fully capable of handling the surface water discharge, the problems experienced in the past have resulted from drainage link between the High Road and the main drain to the north. The upgrade to the system brings the connection into IDB control to eliminate this issue. We would point out that the proposals are independent of the

Agenda Item 7

surface water drainage proposals for the site which have been designed and detailed on a SUDS basis, fully within the proposed site boundary.’ The NLDB have confirmed direct to the LPA that they *‘carried out the drain reprofiling ourselves and the soil was left deposited adjacent to the drain back in the Spring. [...] awaiting the formal applications to discharge surface water to the watercourse, but presumably this will not happen until planning permission is granted? The plans submitted indicate that our 6m byelaw distance will be adhered to.*

- 10.23 Based on the above it may be concluded that the scheme is policy compliant in terms of flood risk and subject to conditions regarding the submission of a detailed surface water drainage scheme based on the agreed surface water drainage strategy and a requirement for details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted and agreed there would be no grounds to withhold consent in respect of Local Plan policy LP14 or the NPPF

Biodiversity

- 10.25 Whilst local residents have highlighted that the agent has failed to provide botanical and a newt survey the absence of these does not render the scheme unacceptable; indeed it is acknowledged that the application is accompanied by a detailed ecology assessment which considers both existing habitats and potential ecological enhancement measures. This report satisfies the requirements of Policy LP19 and has been duly considered by the PCC Wildlife Officer. Whilst revisions to the detail have been sought in terms of landscape species and nesting features the submitted information has been found *broadly acceptable and in accordance with Policy LP19*. It is acknowledged that additional information has recently been received to address these outstanding matters.
- 10.26 Subject to confirmation that the details submitted do indeed agree with the advice offered there would be no grounds to resist the scheme on biodiversity grounds; it will however be necessary to impose safeguarding conditions which will (a) secure an exclusion barrier along the water course during construction, (b) secure appropriate survey work, and mitigation as necessary, prior to undertaking any work which would affect the ditch (specifically with reference to water voles). (c) badger survey and (d) a precautionary approach regarding hedgehogs

Viability

- 10.30 This scheme attracts the following S106 contributions:

- Provision of 25% affordable housing on site –**19 units**
- Early years education (26 places); contribution **£295,392**
- Primary education (30 additional places); contribution **£357,000**
- Secondary education; (15 places); contribution **£549,990**
- Libraries; cost per resident (averaging 2.73 residents per household); contribution **£844.56**
- No requirement for strategic waste contribution as pooling reached in terms of S106 funding
- NHS contribution **£27,600**
- Neighbourhood/Town Park: Off-site contribution **£15,280**
- Natural Green Space: Off-site contribution of **£19,100**
- Allotments contribution: Off-site contribution of **£3,820**

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- Outdoor sports contribution: Off-site contribution of **£39,560**
- On-site Play area of 0.15 Ha with one-third (0.05 Ha) designated equipped playing space (*)

- 10.31 A viability assessment accompanies the submission, this having been amended to reflect the reduction in units from 80 to 76. This viability assessment concludes that even when delivering no affordable housing or other S106 contributions, together with accepting a reduced developer's profit level the scheme still shows profit levels less than could reasonably be expected. As such the developer needs to be prepared to deliver the site at a profit level lower than that which would normally be regarded as a competitive return.
- 10.32 The applicant has indicated that notwithstanding the above they would be prepared to offer the sum of £27,600 towards a healthcare contribution and that they will be providing on-site public open space together with play equipment along with suitable maintenance arrangements in place for that POS (*)
- 10.33 The Viability Assessment has been reviewed and it has been confirmed that the assumptions made are acceptable and accord with comparable evidence; it is further noted that the developer has reduced his expected profits below that which could reasonably anticipate/expect in respect of a site of this nature. It is further acknowledged that even accepting the lesser profit the developer is still absorbing the cost of the health care contribution and public open space obligations within their scheme costs; these factors lessening again the profit margins of the development.
- 10.34 It is clear that the anticipated S106 benefits heralded under the 50-unit scheme were afforded considerable weight when supporting this earlier proposal; indeed they 'tipped the balance' in favour of the scheme; acknowledging that the proposal would represent an incursion into the open countryside having due regard for the positioning of the site and how it related to the existing settlement. Accordingly it is disappointing that these benefits can no longer be realised; however a clear case for viability has been made.
- 10.34 It is also apparent that the 50 unit scheme would face greater viability challenges and that the LPA would find it difficult to resist the scheme should a viability assessment come forward in respect of this earlier submission, against this backdrop it is not considered that a refusal could be substantiated on the basis of the additional 26-units being delivered.
- 10.35 It is noted that the FDC Housing Strategy team have recommended that the District Council should be seeking to secure the delivery of up to 25% of the homes as affordable housing; and any related S106 could be utilised to facilitate this; in that the developer may be 'obligated' under the S106 terms to approach the Council re the availability of grant funding prior to commencement of the build programme to facilitate the delivery of up to 25% affordable housing at no financial detriment.
- 10.36 It is clear that this scheme fails to make provision for its infrastructure impacts and this will obviously place a burden on other agencies which is regrettable. However against the viability backdrop outlined in the submission it is clear that a case has been made and accordingly the LPA reluctantly accepts that this scheme will not deliver any education contributions or affordable housing.

Conditions

- 10.37 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).
- 10.38 The applicant has been consulted on the proposed conditions and has confirmed their agreement to them in writing. 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) have been met.
- 10.39 The proposed conditions are as follows:
- Construction Management Plan (condition 3 below)
 - Levels (condition 4 below)
 - Ecological Surveys etc (condition 7 below)
 - Archaeology (condition 8 below)

11 CONCLUSIONS

- 11.1 In real terms the incursion into the open countryside will not be worsened by the delivery of additional units. Similarly having considered the design, layout and residential amenity impacts accruing from this revised scheme it is not considered that the LPA could substantiate a refusal on these grounds.
- 11.2 It is disappointing that the scheme has proven unviable, even when factoring additional units, and that it will not bring forward the necessary S106 benefits which a proposal of this nature would normally attract. However having given due regard to the likely harm arising from this proposal officers are not convinced that a refusal could be substantiated against the backdrop of the earlier outline approval and as such a very much 'on-balance' recommendation is forthcoming.

12 RECOMMENDATION: Grant, subject to

(i) S106 agreement in respect of NHS contributions, open space provision and ongoing management/maintenance

(ii) Conditions:

- 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 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 Local Planning Authority for, and amendment to the remediation strategy detailing

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how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the approved amended remediation strategy.

Reason: To control pollution of land and controlled waters in the interests of the environment and public safety.

- 3 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted

- 4 Prior to commencement of development details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details. Reason To ensure that the precise height of the development can be considered in relation to adjoining dwellings.

- 5 Within 6-months of the commencement of development hereby approved, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.

Reason: In order to ensure that the site meets the crime prevention guidelines

- 6 The scheme shall be delivered in full accordance with the Flood Risk Assessment (FRA) submitted for this development by Geoff Beel Consultancy dated June 2017 ref: GCB/Humphrey and the proposed mitigation measures shall be fully adhered to –

- Finished floor levels of the proposed development will be set no lower than 2.0mAO.
- Flood resilient and resistance measures will be incorporated into the development.
- The development will be two storeys.

Reason: To prevent the increased risk of flooding and take appropriate measures with regard to flood risk management

- 7 The proposal shall be delivered in full accordance with the recommendations of the Ecological Report prepared by Wild Frontier Ecology (November 2017) report, which shall be supplemented by the following additional

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information/supporting information which shall be submitted to and approved in writing by the LPA prior to the relevant stages of the build and occupation of the development as specified:

- i) A minimum 10m exclusion buffer along the northern boundary ditch shall be secured by a suitable exclusion fencing remaining in place throughout the construction phase to ensure that no construction activity takes place within this area.
- ii) Prior to any construction works being undertaken within the watercourse along the northern boundary it should first be checked by a suitably experienced ecologist. If any signs of water voles are found a Water Vole Mitigation Plan shall be prepared; the works should then be undertaken strictly in accordance with the agreed details.
- iii) A badger survey report, including details of all badger protection and mitigation measures should be provided by the applicant prior to commencement of any site clearance works; the works should then be undertaken strictly in accordance with the agreed details.
- iv) All construction trenches shall be covered overnight or a means of escape provided for any hedgehogs (or other mammals) that may have become trapped.
- v) Supplementary fencing details shall be provided which highlight suitable gaps for hedgehogs and other mammals, these details shall then be implemented fully in accordance with the agreed details and thereafter retained in perpetuity.

Reason: To protect and enhance biodiversity on site in accordance with Policy LP19 of the Fenland Local Plan, adopted May 2014

- 8 No development of any kind shall take place until the applicant has secured the implementation of a programme and timetable of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The approved programme shall then be implemented in accordance with the approved timetable prior to any other works taking place on site.

Reason: To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy LP18 of the Fenland Local Plan, adopted May 2014.

- 9 Prior to the first occupation of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply 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.

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.

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- 10 Development above slab level shall not begin until a detailed surface water drainage scheme for the site, based on the agreed surface water drainage strategy prepared by MTC Engineering (ref: 1669-DS-RevB) dated January 2018 has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in full accordance with the approved details before the development is completed.

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

- 11 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

- 12 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.

- 13 Prior to the commencement of the relevant parts of the work full details of the materials to be used in the development hereby approved for the walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason: To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, adopted May 2014.

- 14 No part of the development shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed estate roads and private drives within the development have been submitted to and

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approved by the local planning authority. The estate roads and private drives 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.

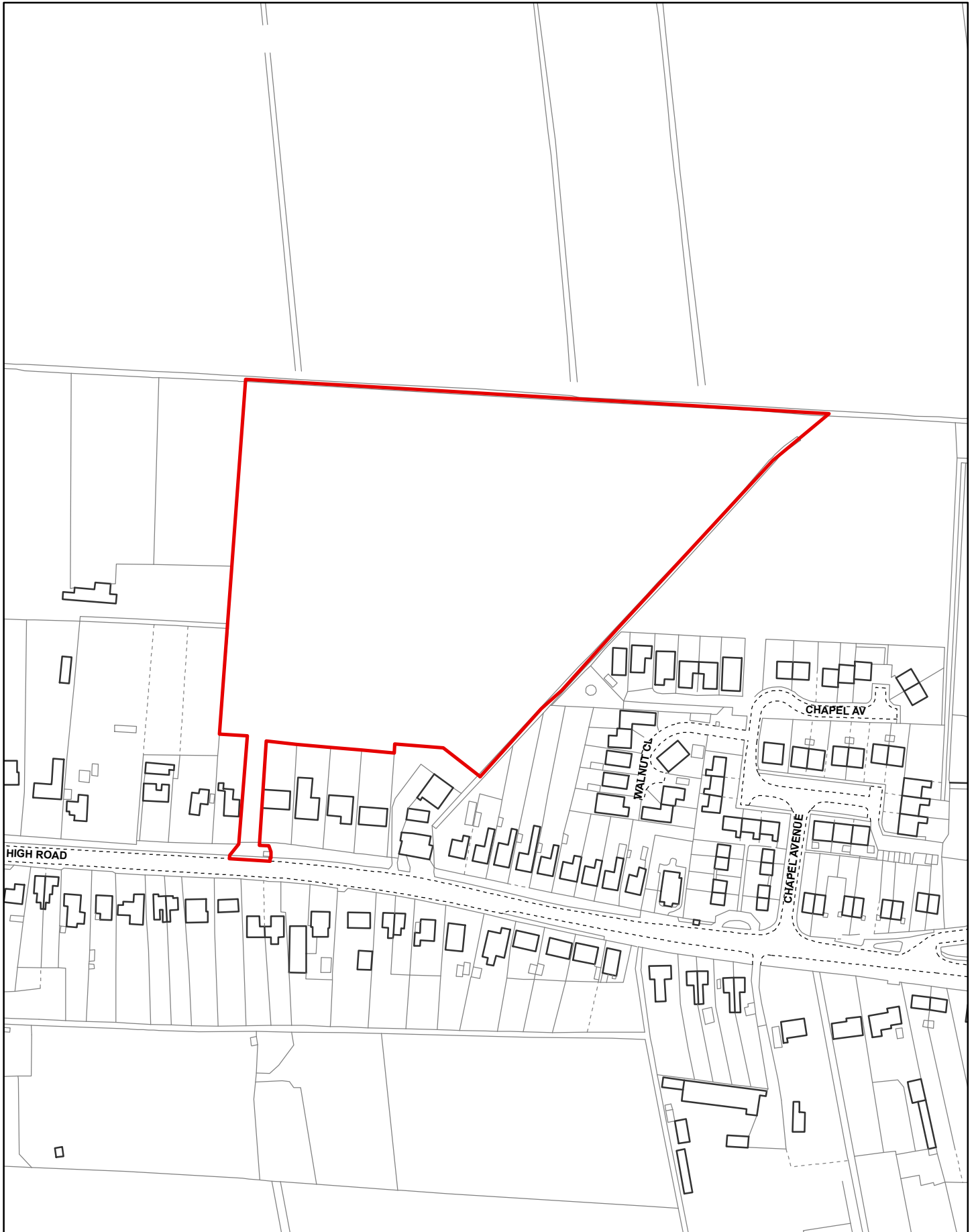
Reason: To ensure a satisfactory means of access in accordance with policies LP15 and LP16 of the Fenland Local Plan.

- 15 Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the approved details.

Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.

- 16 **Highway conditions to be advised**

- 17 **Approved plans**



Created on: 09/01/2018

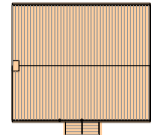
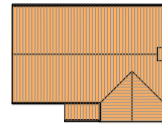
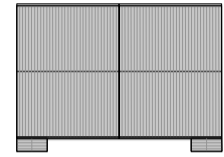
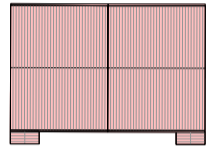
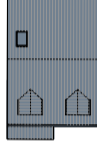
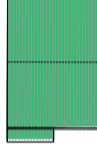
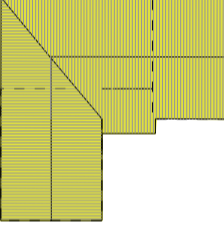
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Scale = 1:2,500





- ### Key To House Types
- Site Total 76 New Dwellings
-  6 No. TYPE A - 4 Bedroom Detached 1200 sq ft
 -  3 No. TYPE A2 - 4 Bedroom Detached 1200 sq ft
 -  20 No. TYPE B - 4 Bedroom Semi Detached 1100sq ft
 -  16 No. Type C - 3 Bedroom Semi detached 900sq ft
 -  6 No. Type D3 - 3 Storey 4 Bedroom Town House 1325sq ft
 -  13 No. Type D2 - 3 Bedroom Town House 925sq ft
 -  12 No. Flats - Block of 6
4 x 2 Bedroom 680sqft
2 x 1 Bedroom 480sqft

Notes
Refer to MTC Highway Design and Setting Out drawings for full details of Road Construction and Arrangement



PROJECT
Proposed Residential Development

SITE
Land North West of High Road Wisbech St Mary, Cambs


DRAWING
Site Block Plan

CLIENT
Queensbridge Homes Ltd

DATE Sept 2017 **SCALE** 1:500 @ A1 1:1000 @ A3 **JOB No.** 5755/(P)_10

REV.	DETAILS	DATE
C	Amended following Planning Discussions	March 2018
D	Type A2 plan added to open space frontage	April 2018
E	Amended to reflect developed site landscape design and LEAP detail plan	May 2018
F	Parking Number updated - coordinate with schedule /11	May 2018
G	Planning arrangements revised following Planning and coordinate with new schedule /11	May 2018
H	Layout updated to confirm points agreed at planning re-consultation	July 2018

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31 OLD MARKET WISBECH CAMBS PE13 1NB

Proposed Site Layout

House Type A - Detached 4 Bedroom House - 1200sq ft (gross internal)



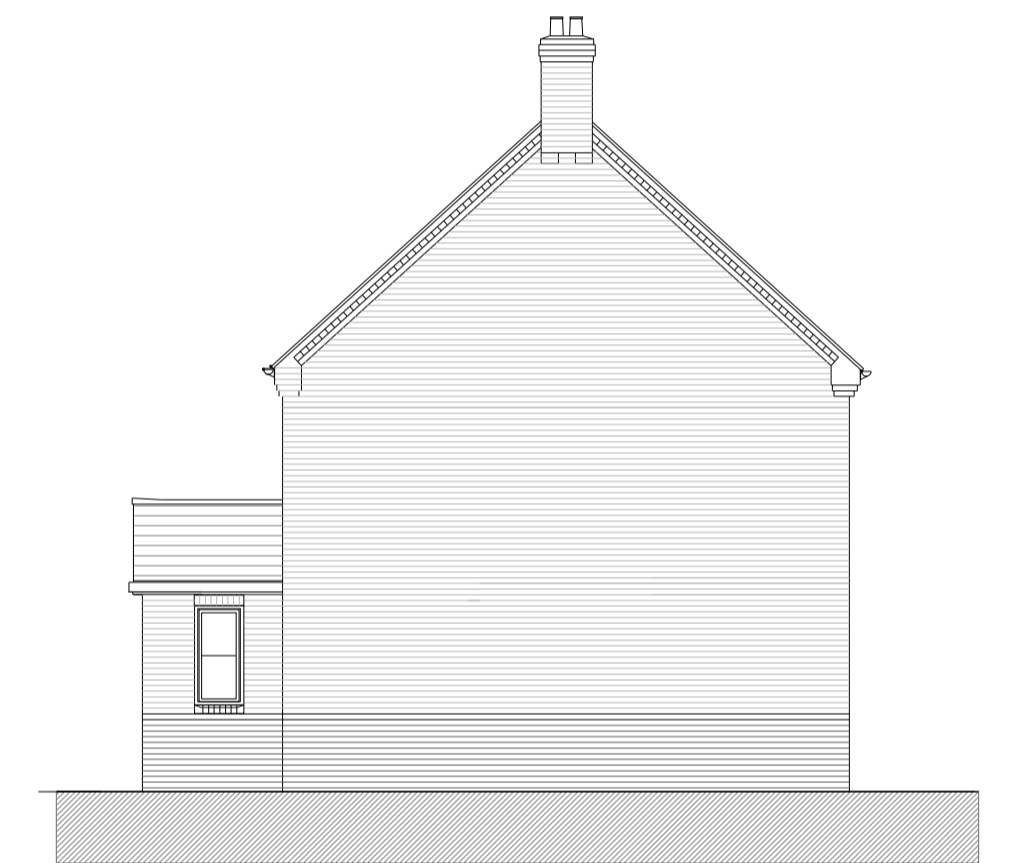
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

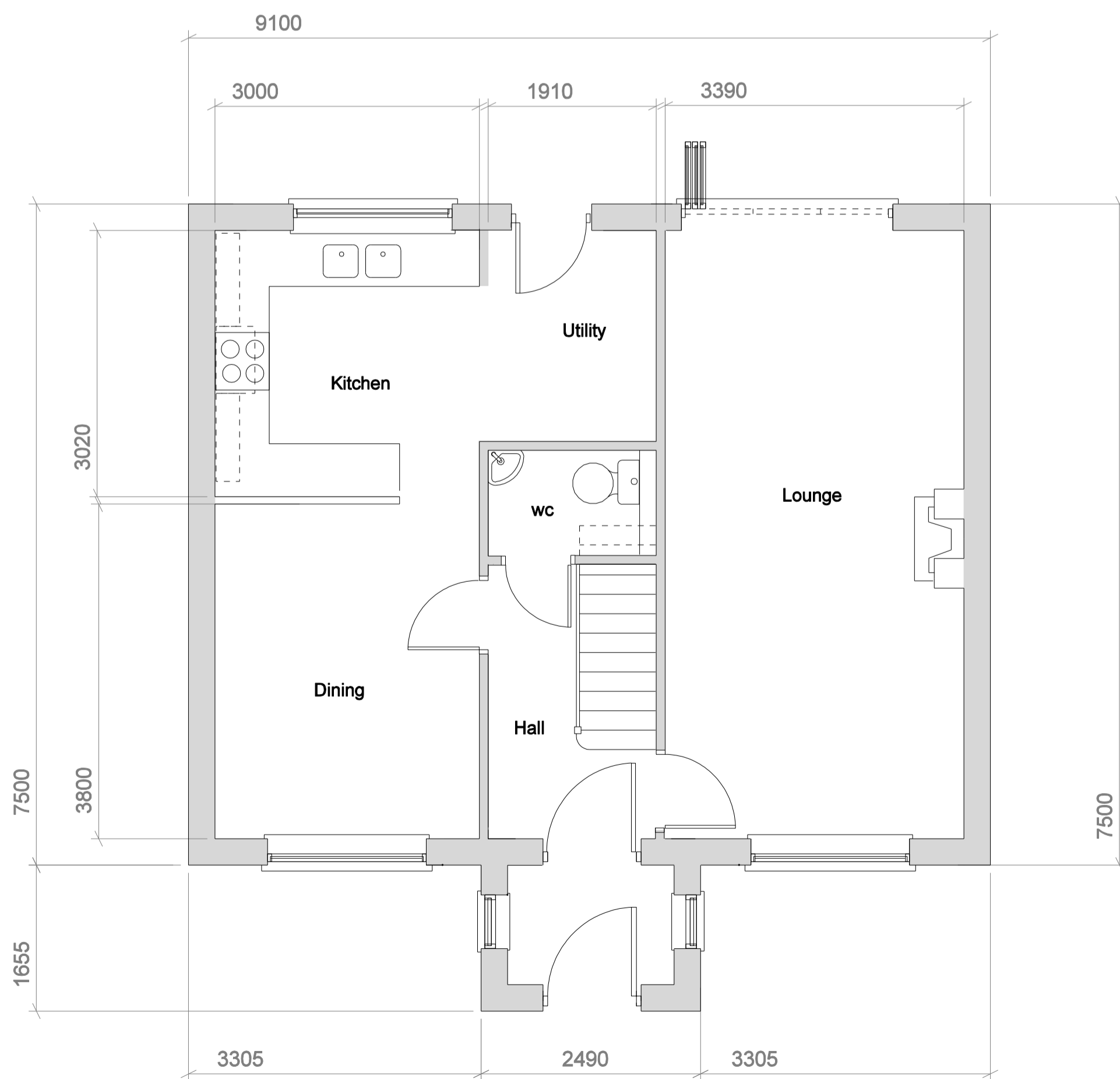
Blue / Black Slate Roofing

White PVCu Casement Windows

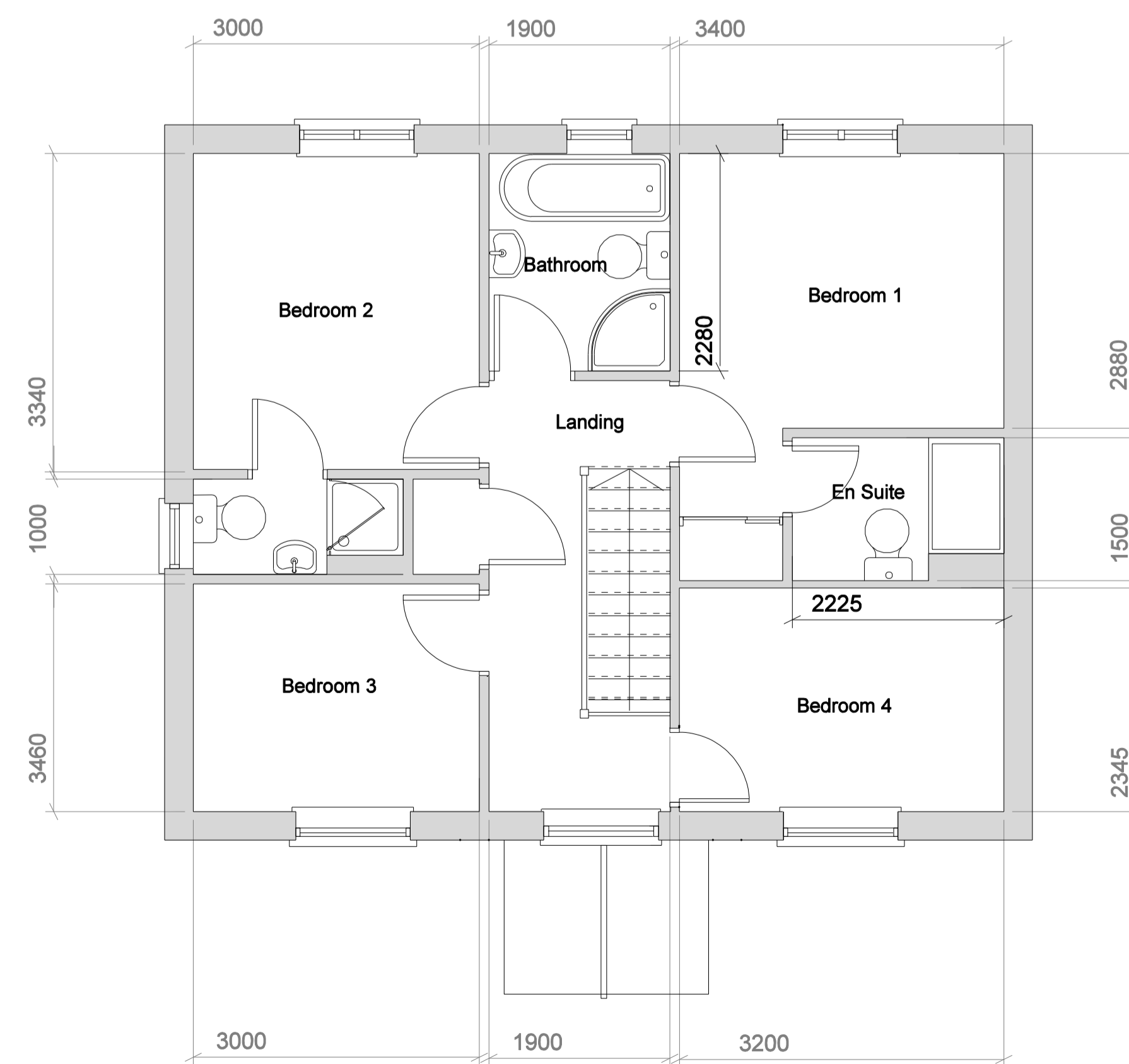
Buff Stock Brick Walls

Soft Red Brick Detailing

Soft Red Lintol Bricks



Ground Floor Plan



First Floor Plan

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
SITE
LAND NORTH OF HIGH ROAD
WISBECH ST MARY, CAMBS

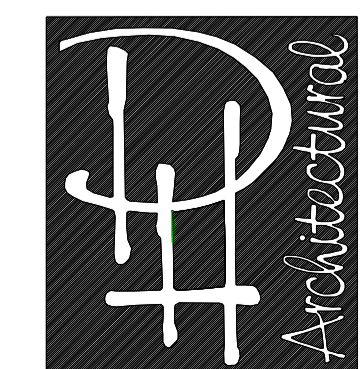
DRAWING
Detached House Type A

CLIENT
Queensbridge

DATE Sept 2017 SCALE 1:50 / 100 @ A1 JOB No. 5755 (P) 34

REV.	DETAILS	DATE
A	Layout updated and roof eaves level raised	Oct 2017

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31 OLD MARKET WISBECH CAMBS PE13 1NB



Front Elevation

Interlocking Slate Blue /Grey Roofing

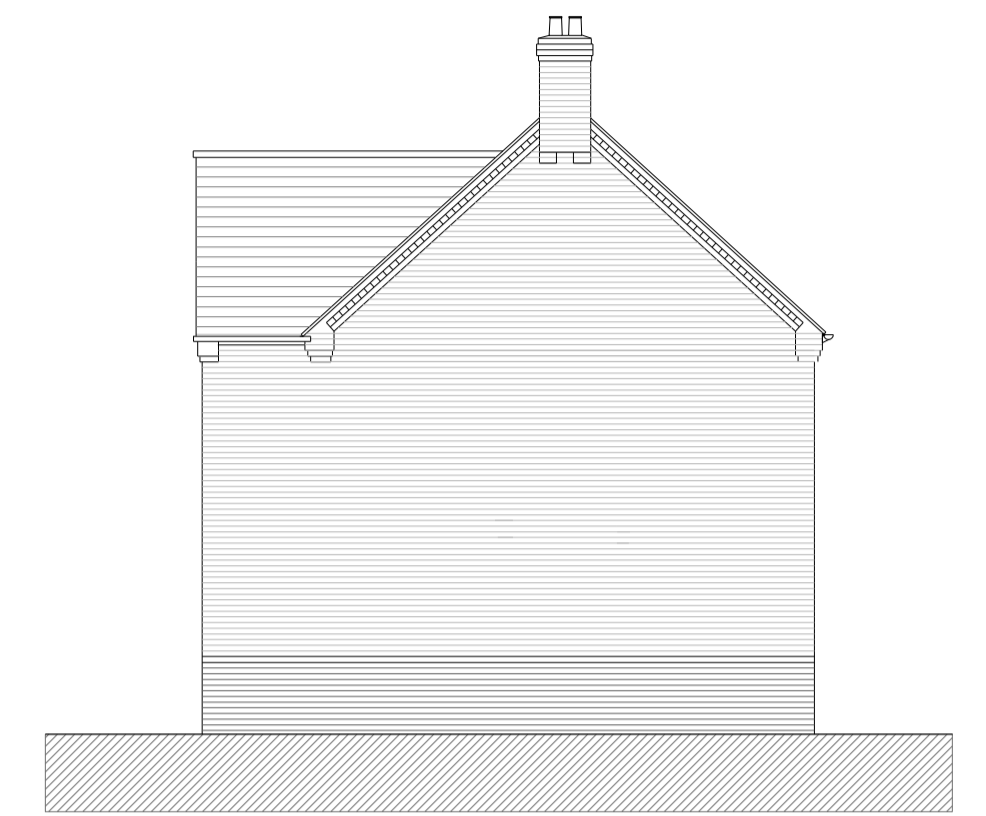
White PVCu Casement Windows

Yellow buff Stock Brickwork to Walls

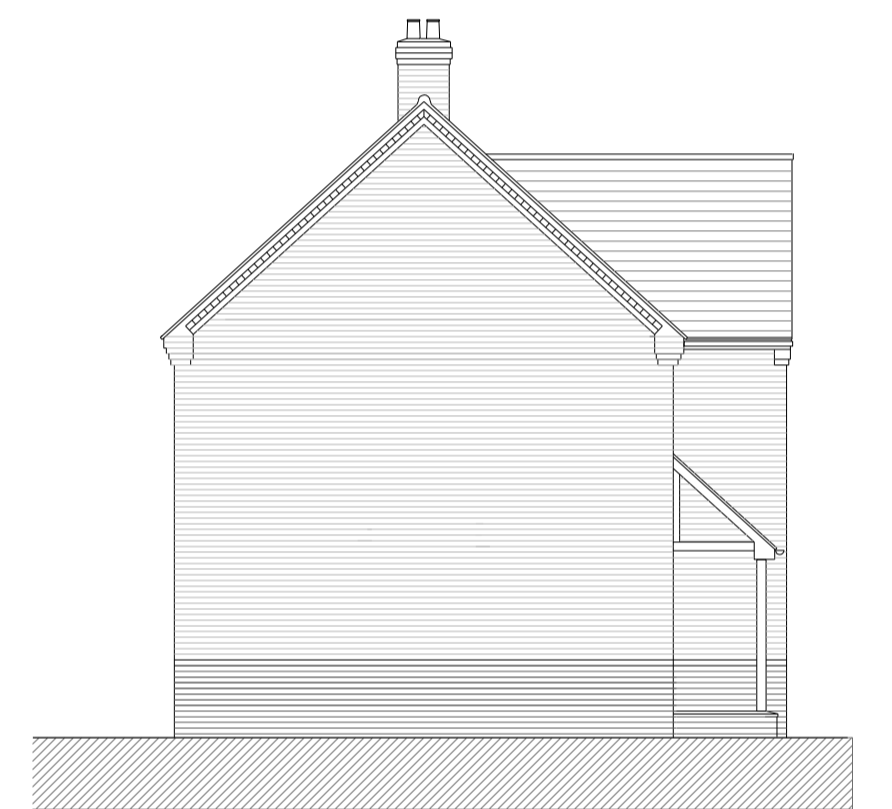
Contrasting brick plinth



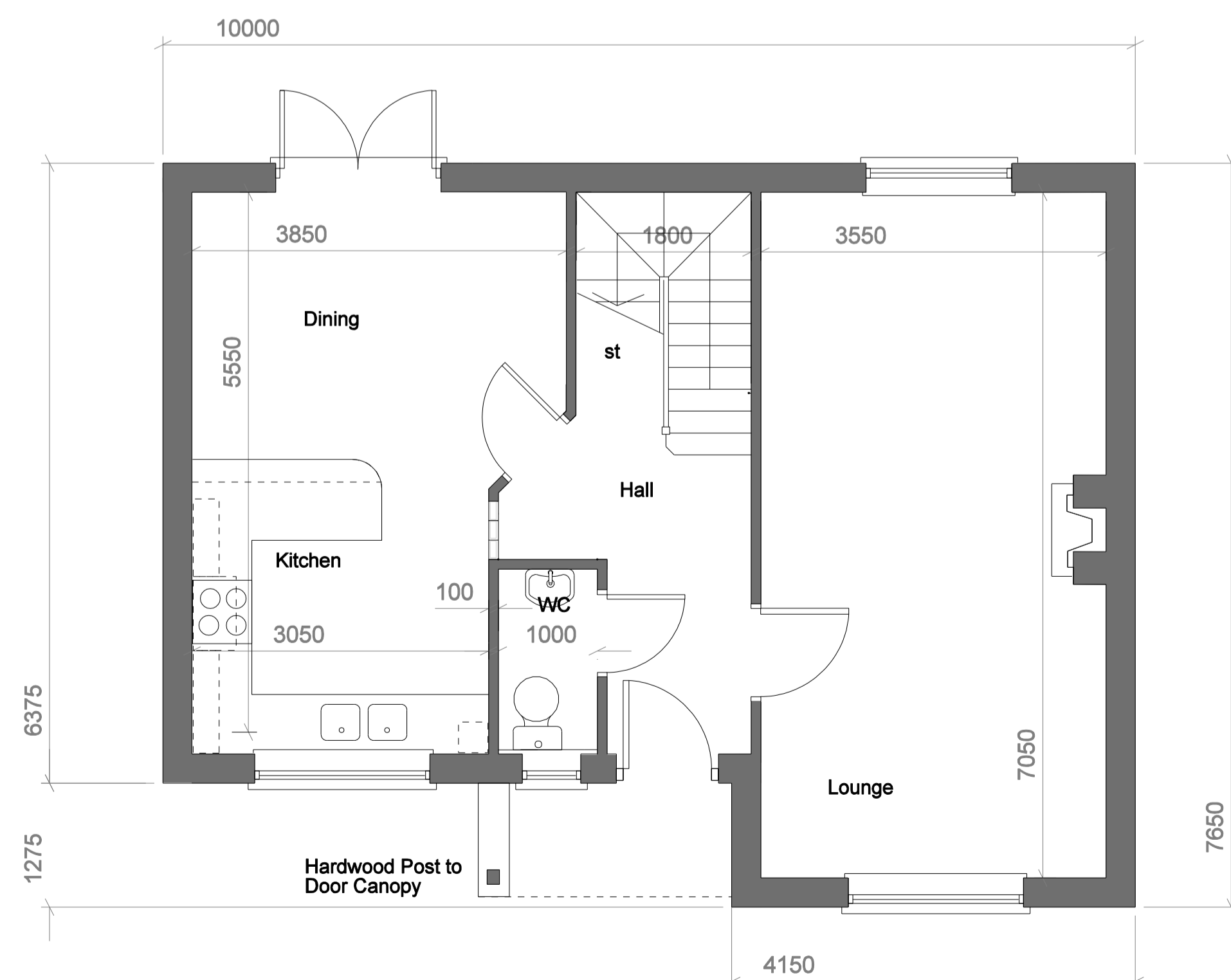
Rear Elevation



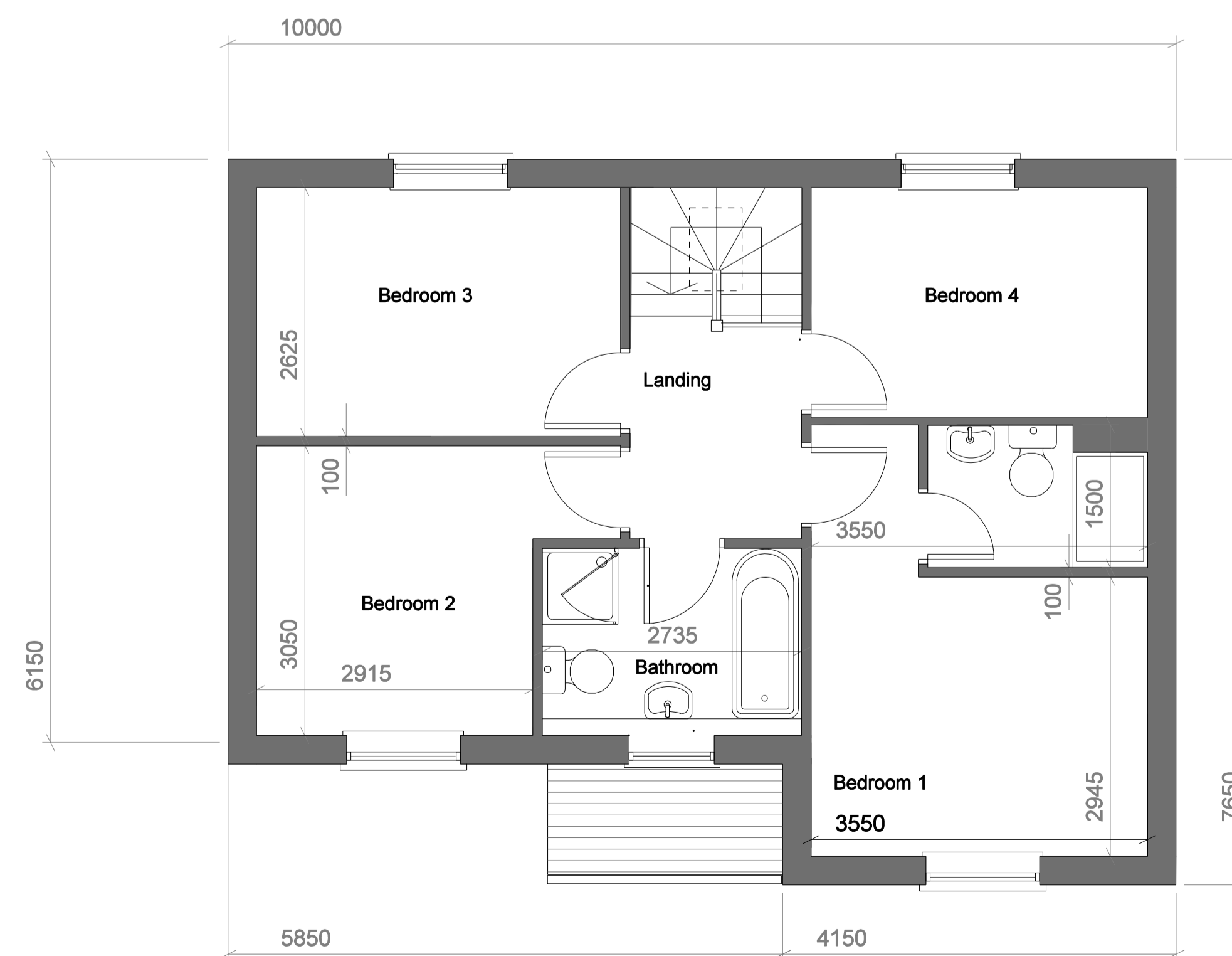
Side Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
Proposed Residential Development
SITE
Land North West of High Road Wisbech St Mary, Cambs

DRAWING	Detached House Type A2		
CLIENT	Queensbridge Home Ltd		
DATE	April 2018	SCALE	1:50 / 100
		JOB No.	5755 (P) 40
REV.	DETAILS	DATE	

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Blue / Black Slate Roofing

White PVCu Casement Windows

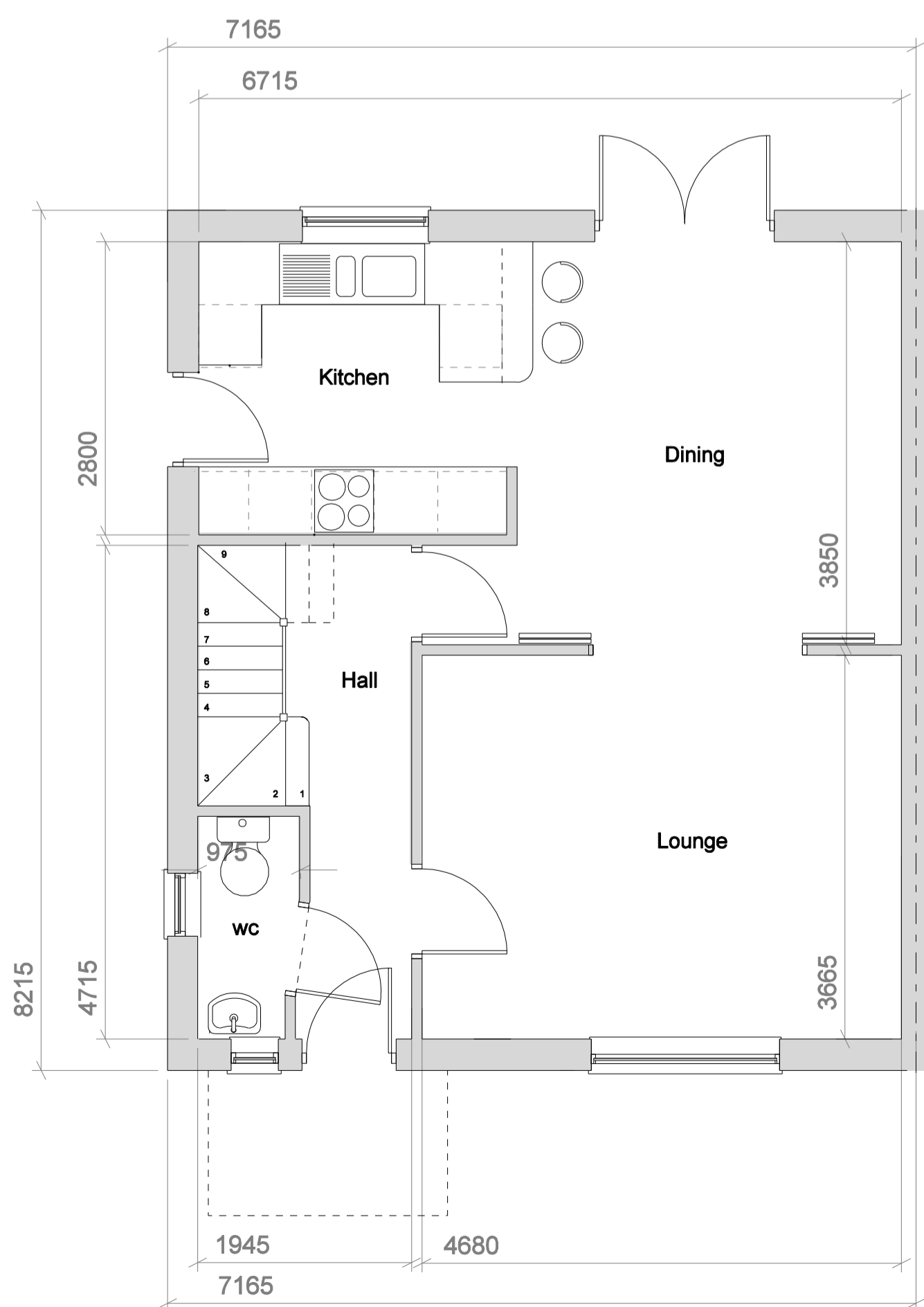
Soft Red Brick Detailing

Buff Stock Brick Walls



Soft Red Lintol Bricks

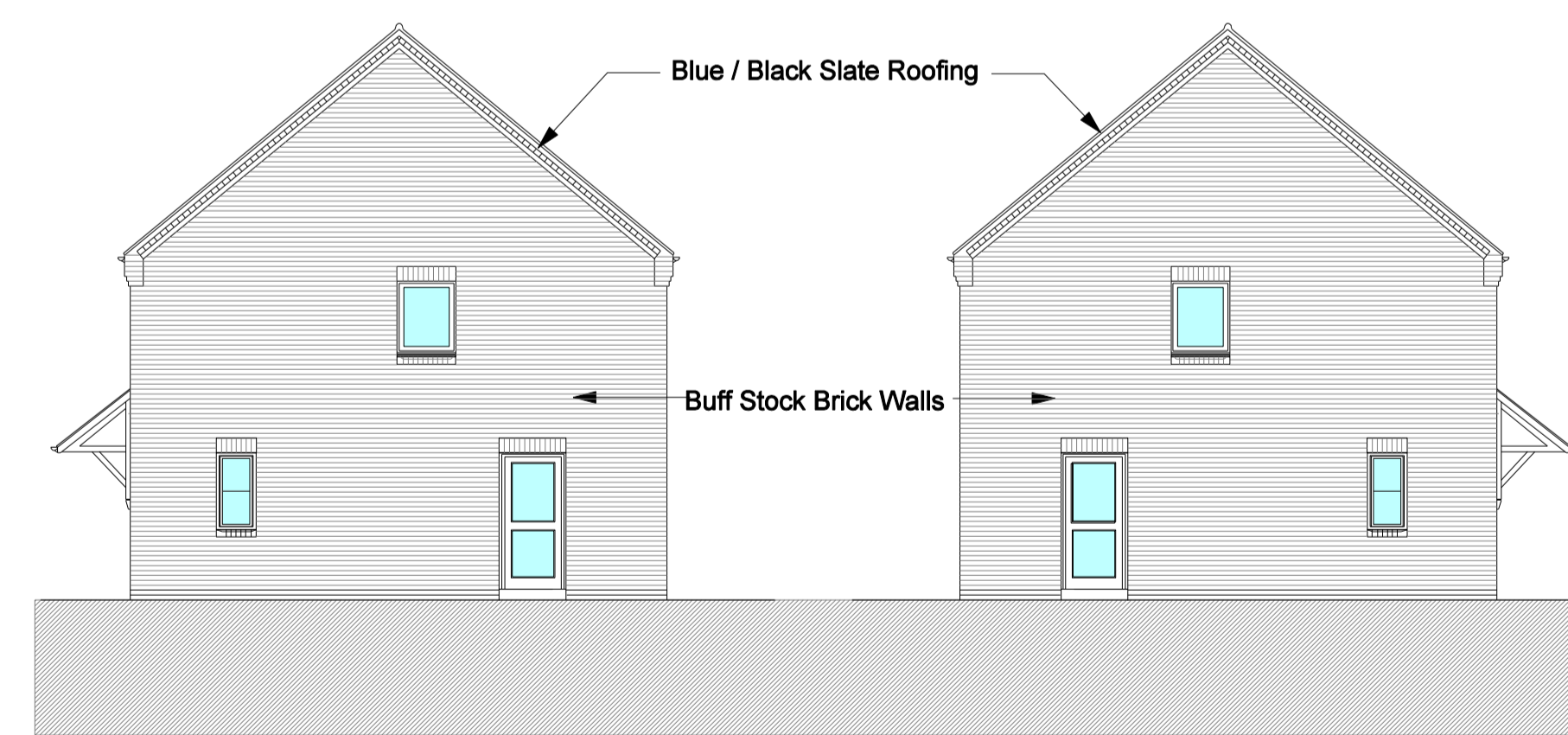
Front Elevation



Ground Floor Plan



First Floor Plan



Blue / Black Slate Roofing

Buff Stock Brick Walls

Side Elevation (1:100)

Side Elevation (1:100)

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ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
SITE
**LAND NORTH OF HIGH ROAD
WISBECH ST MARY, CAMBS**

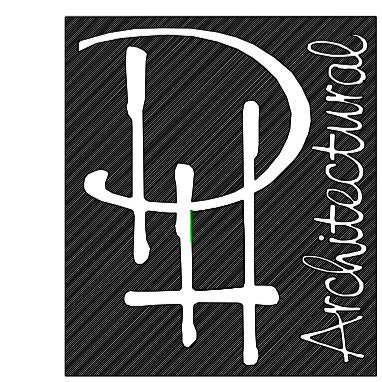
DRAWING
Semi - Detached House Type B

CLIENT
Queensbridge

DATE Sept 2017 SCALE 1:50/100 @ A1 JOB No. 5755 (P) 33

REV.	DETAILS	DATE
A	Staircase arrangement revised to allow access to loft	Oct 2017
B	Handed End elevation added and general updates	Nov 2017

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Front Elevation



Rear Elevation

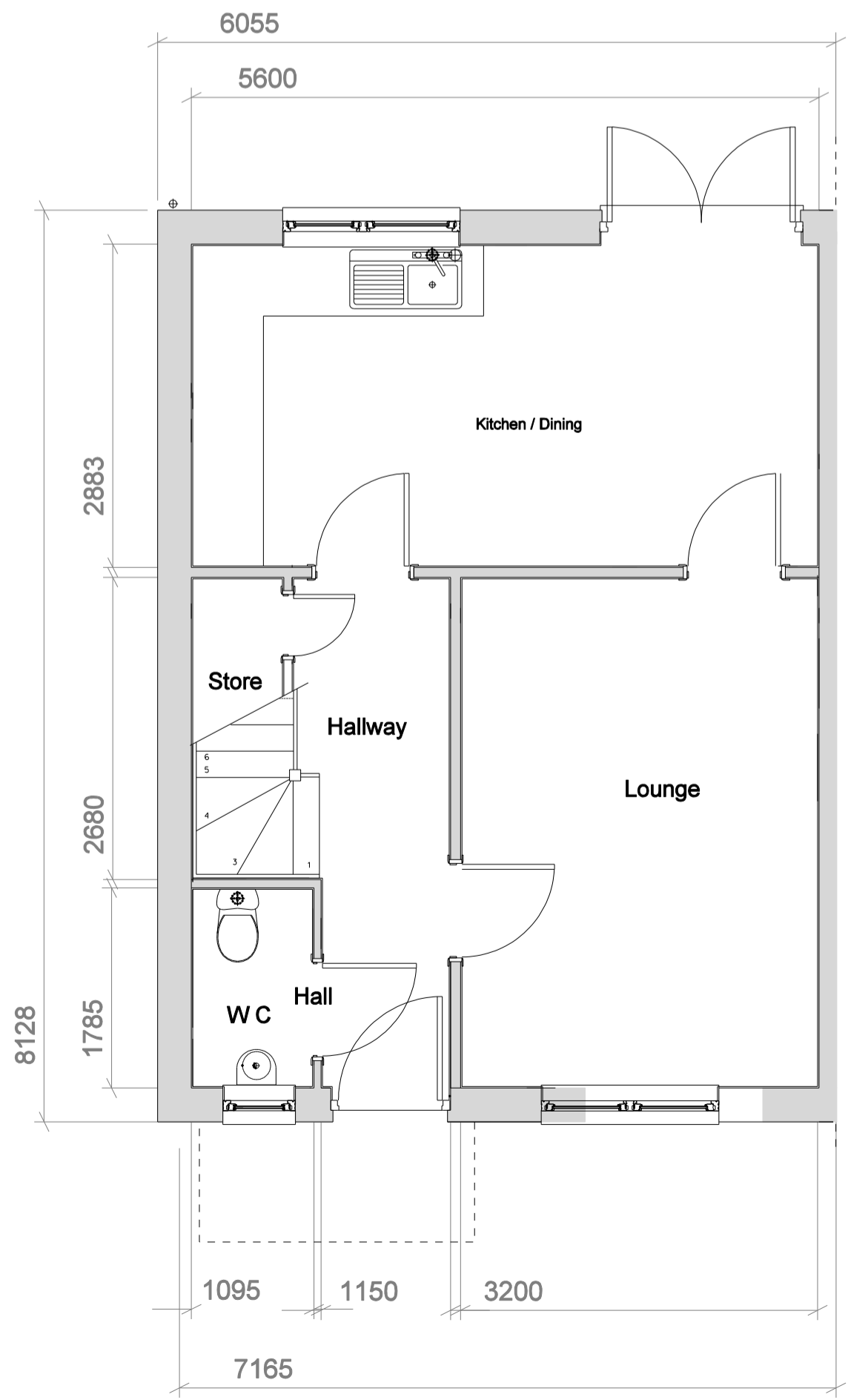
Blue / Black Slate Roofing

White PVCu Casement Windows

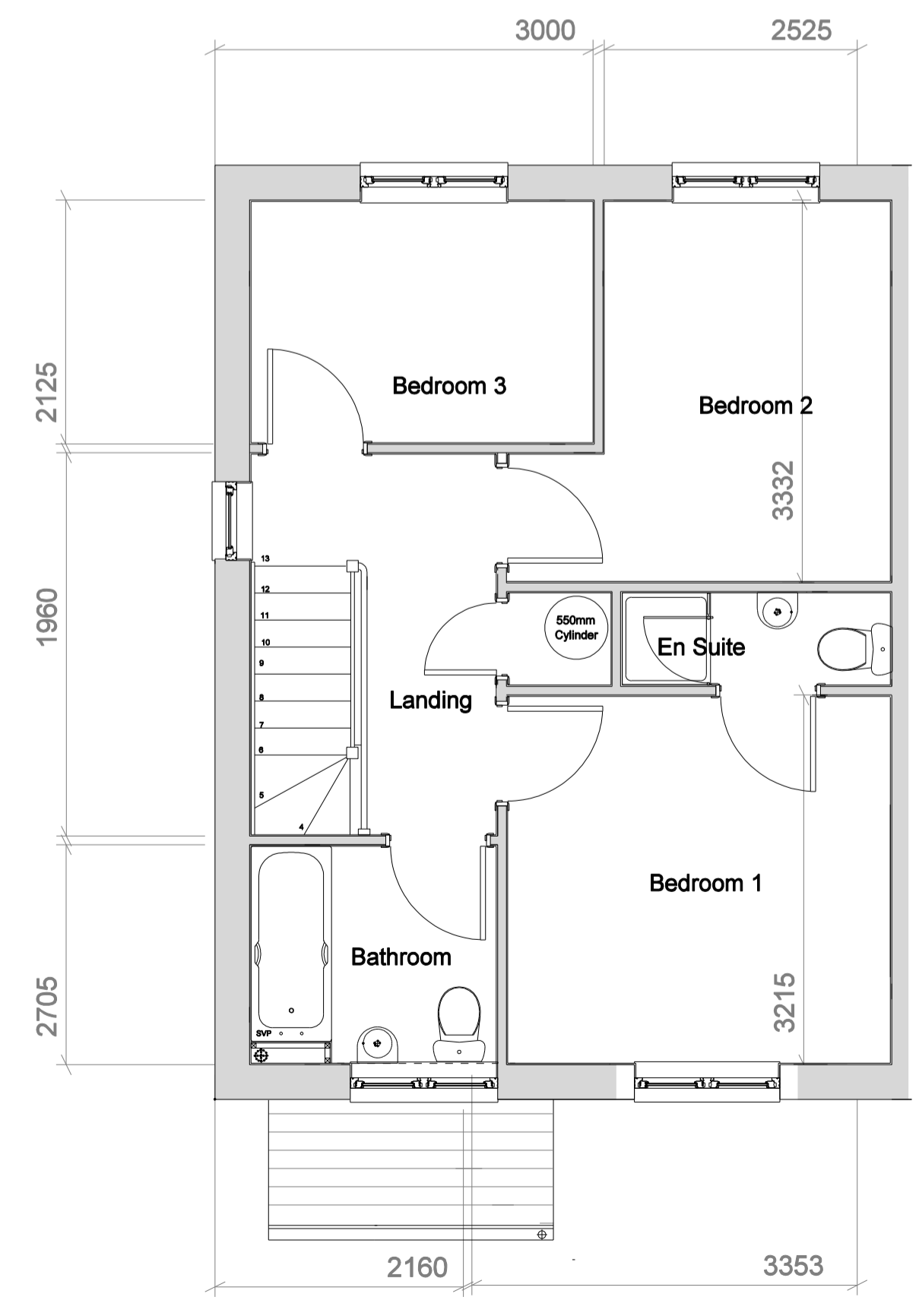
Buff Stock Brick Walls

Soft Red Brick Detailing

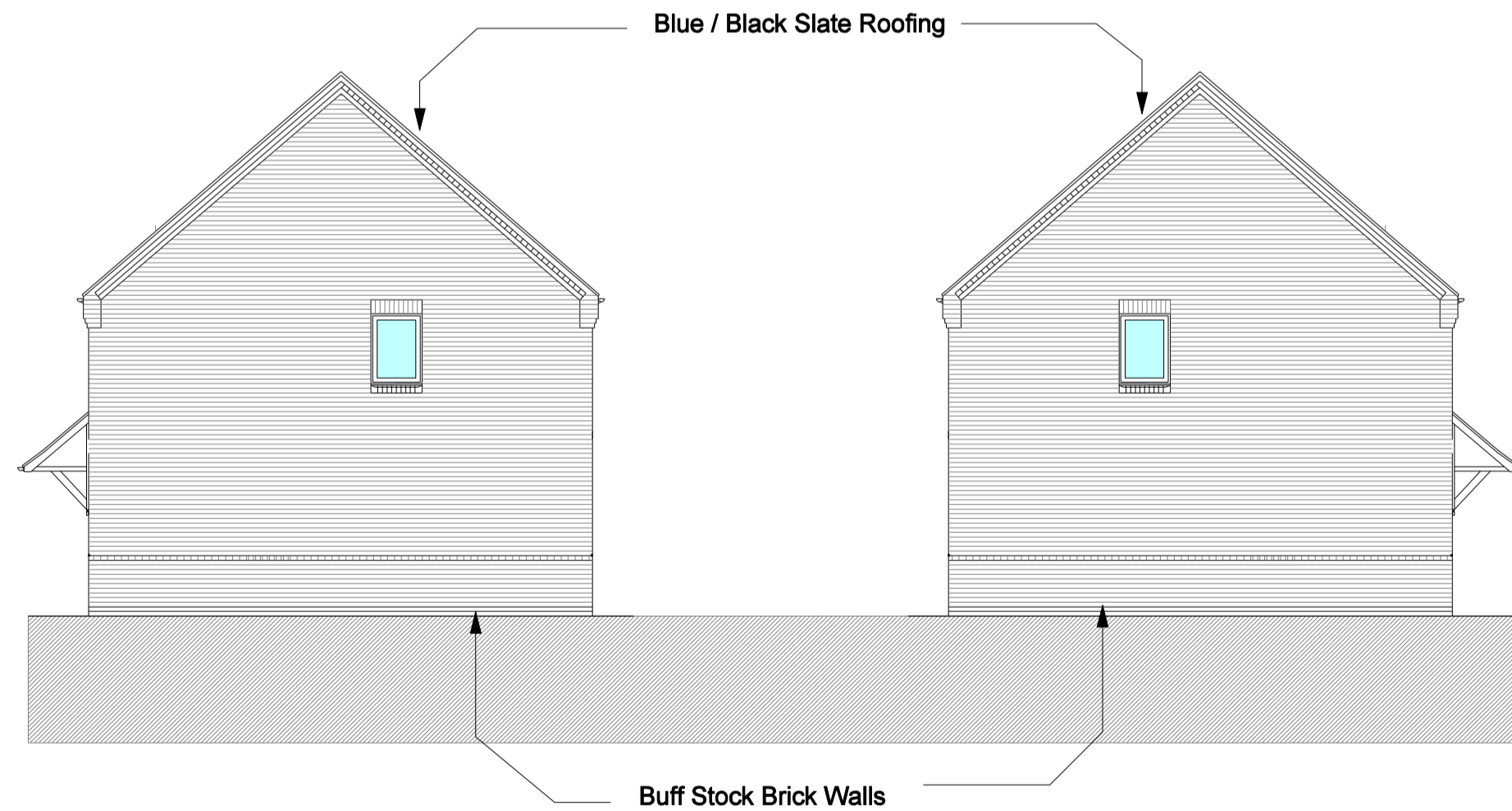
Soft Red Lintol Bricks



Ground Floor Plan



First Floor Plan



Side Elevation (1:100)

Side Elevation (1:100)

Blue / Black Slate Roofing

Buff Stock Brick Walls

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
SITE
LAND NORTH OF HIGH ROAD
WISBECH ST MARY, CAMBS

DRAWING
Semi-detached House Type C

CLIENT
Queensbridge

DATE Sept 2017 SCALE 1:50 / 100 @ A1 JOB No. 5755 (P) 31

REV.	DETAILS	DATE
A	Revised Sheet arrangement to show additional elevation details	Nov 2017

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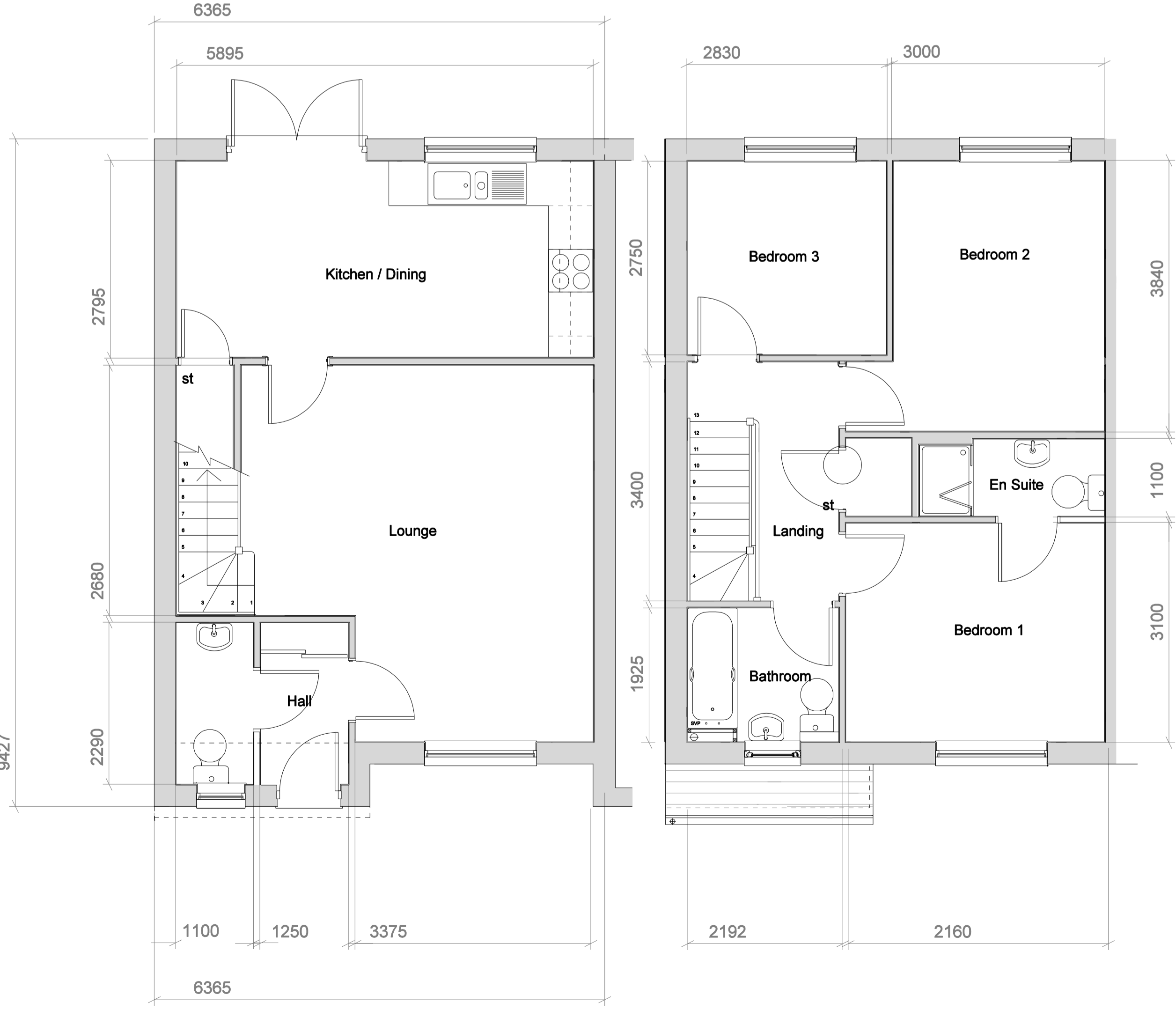
Town House Type D3 - 4 Bedroom terrace 1325sq ft (gross internal area)



Front Elevation scale 1:50

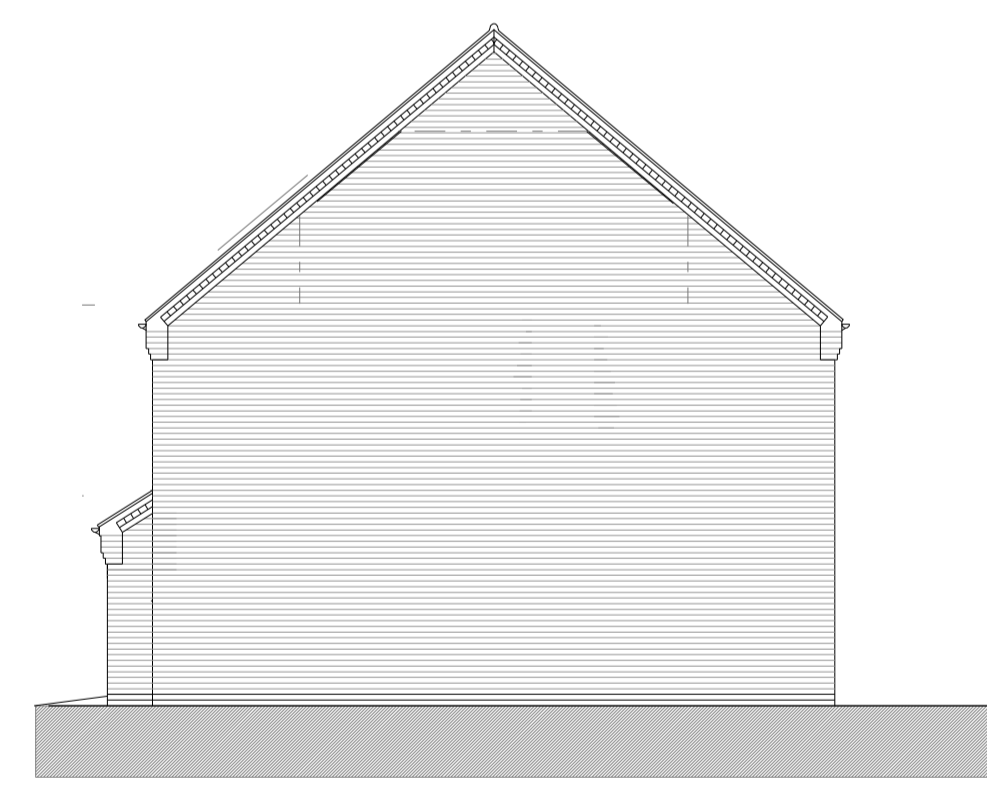


Rear Elevation scale 1:50

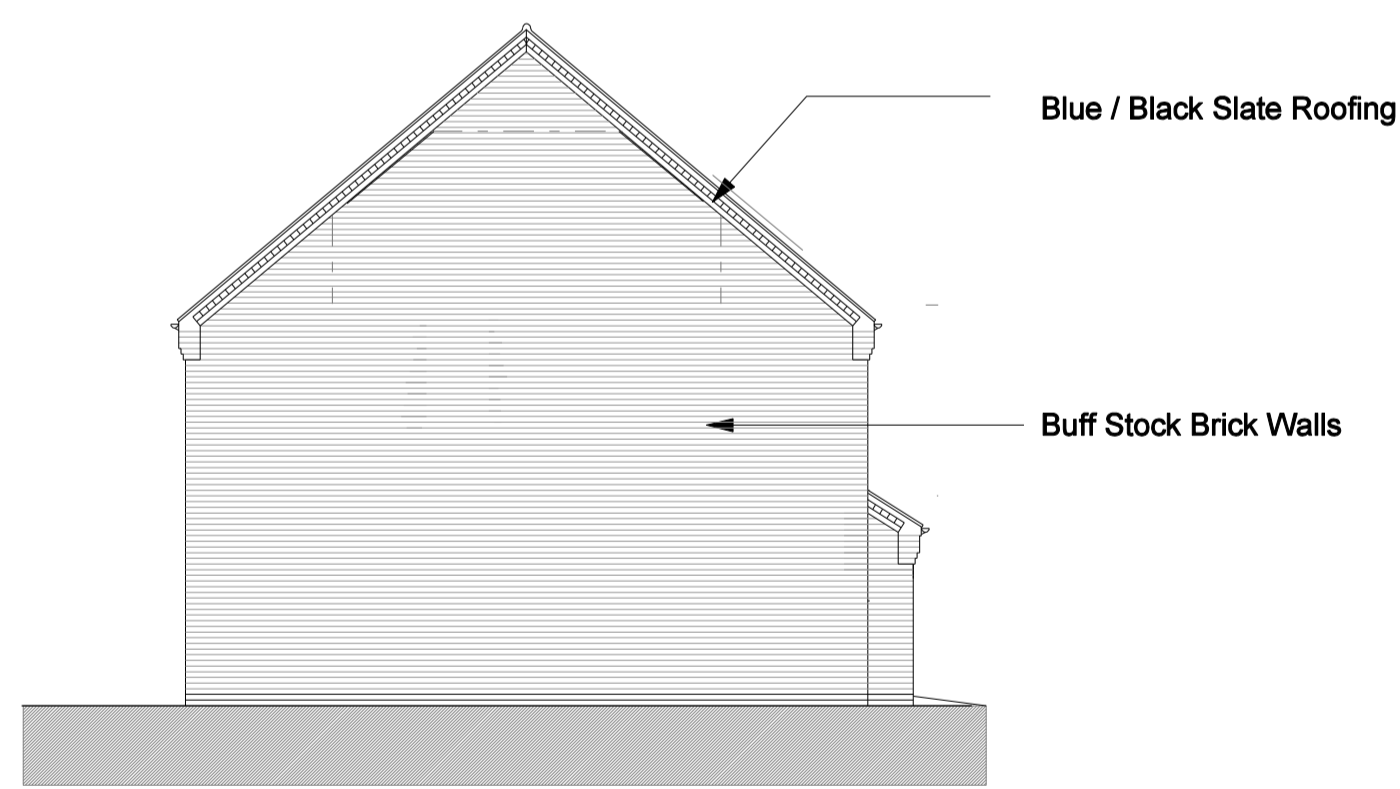


Ground Floor Plan scale 1:50

First Floor Plan scale 1:50



End Terrace Elevation scale 1:100



End Terrace Elevation scale 1:100

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ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
SITE
LAND NORTH OF HIGH ROAD
WISBECH ST MARY, CAMBS

DRAWING	Town House Type D2 - 2 Storey		
CLIENT	Queensbridge		
DATE	Sept 2017	SCALE	1:50 / 100 @ A1
		JOB No.	5755 (P) 42
REV.	DETAILS	DATE	

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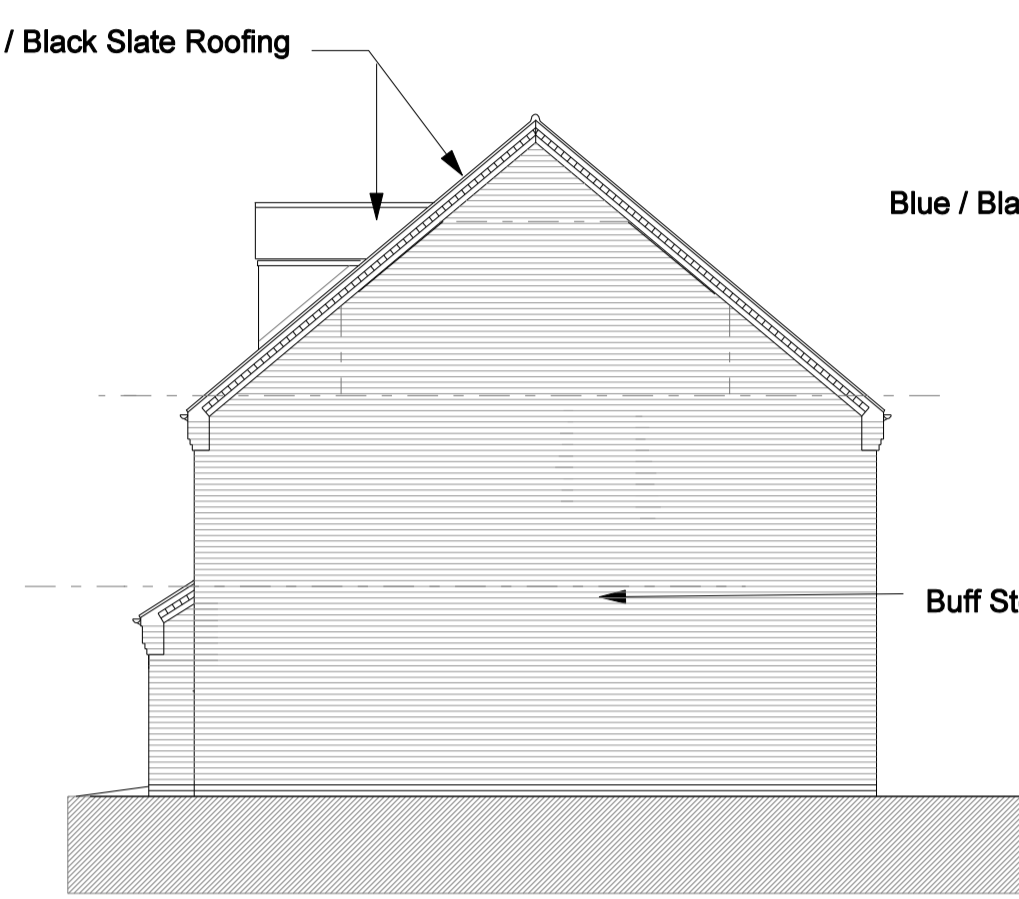
Town House Type D - 4 Bedroom terrace 1325sq ft (gross internal area)



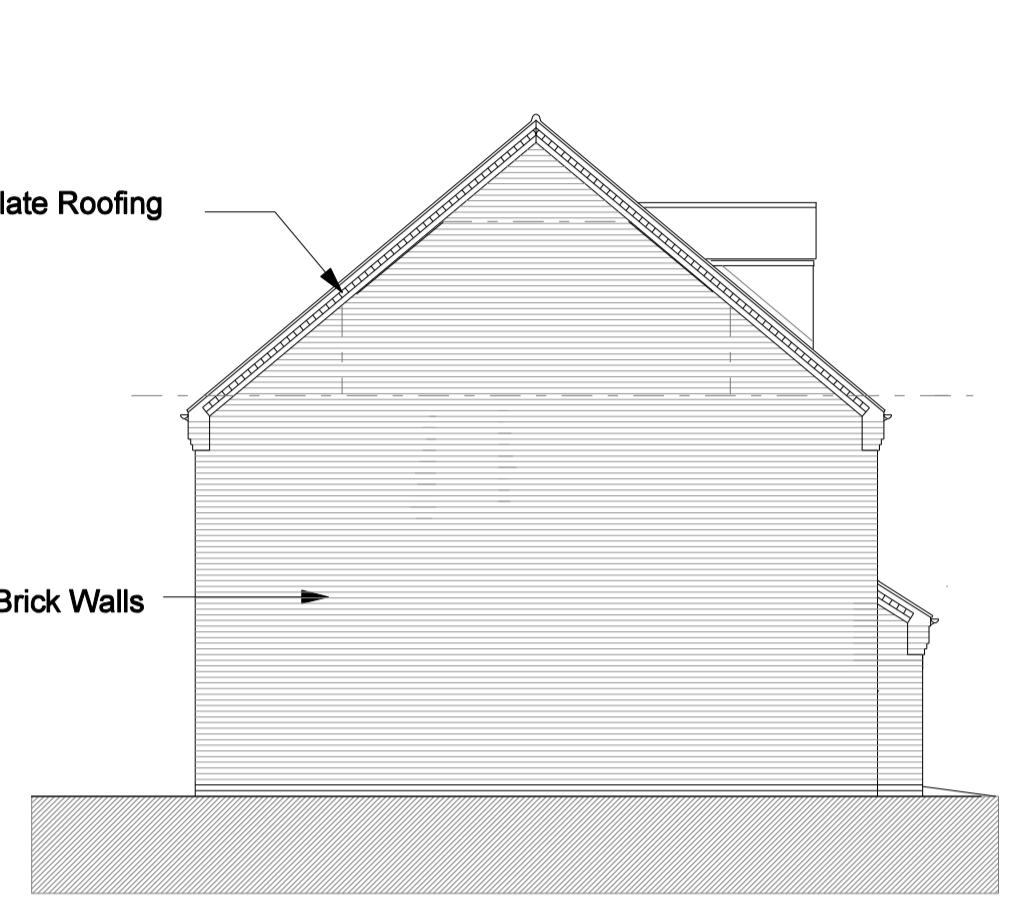
Front Elevation



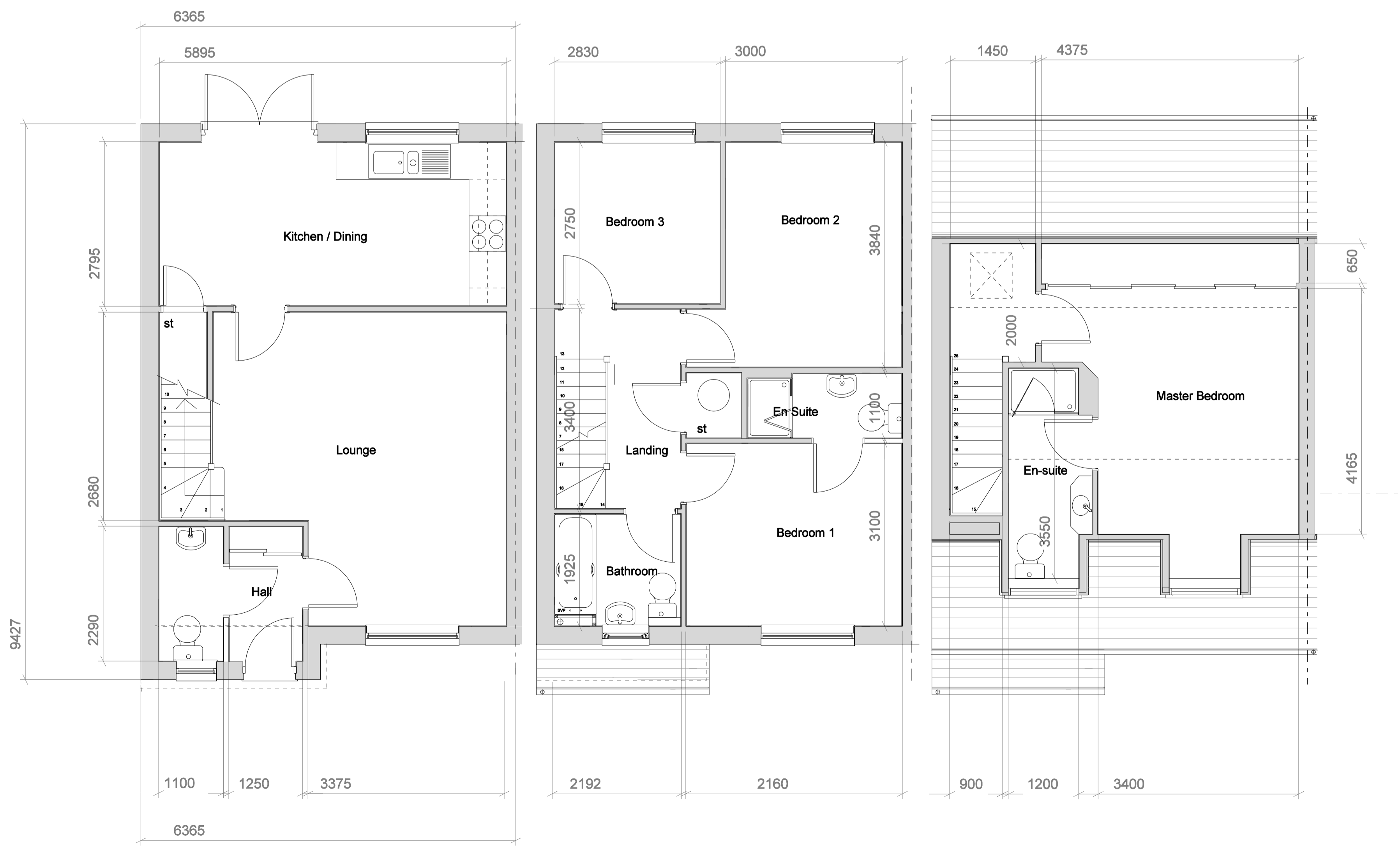
Rear Elevation



End Terrace Elevation



End Terrace Elevation



Ground Floor Plan

First Floor Plan

Second Floor Plan



PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
 SITE
**LAND NORTH OF HIGH ROAD
 WISBECH ST MARY, CAMBS**

DRAWING
Town House Type D - 3 Storey

CLIENT
Queensbridge

DATE Sept 2017 SCALE 1:50 / 100 @ A1 JOB No. 5755 (P) 32

REV.	DETAILS	DATE
A	Re-detailed as three storey design	Oct 2017
B	Additional Elevations added for Planning	Nov 2017

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Stir Window with integrated fire venting

Yellow BuBlue |Black Interlocking Slate Roofing Tiles - 35 degree pitch

Yellow Buff Stock Brickwork

Cast Iron effect UPVC rainwater goods



North East Elevation

Alternative Dining Area Window position to avoid overlooking in units 30 - 35



North West Elevation

Yellow BuBlue |Black Interlocking Slate Roofing Tiles - 35 degree pitch

Glazing to Lounge

Yellow Buff Stock Brickwork



South West Elevation

Yellow BuBlue |Black Interlocking Slate Roofing Tiles - 35 degree pitch

Cast Iron effect UPVC rainwater goods

Glazed Juliet balcony

Yellow Buff Stock Brickwork

Glazing to Lounge



South East Elevation

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PROPOSED RESIDENTIAL DEVELOPMENT
SITE
LAND NORTH OF HIGH ROAD
WISBECH ST MARY, CAMBS

DRAWING
Flats Block 43 to 48 - Elevations

CLIENT
Queensbridge

DATE Nov 2017 SCALE 1:50 @ A1 JOB No. 4962 (P) 38

REV.	DETAILS	DATE
A	Elevation Tiles Expanded and Additional Detail Added	Dec 2017

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