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**F/YR23/0206/F**

**Applicant: Mr L Russell  
Seagate Homes**

**Agent :**

**Land North Of Stoneleigh 22A, Eaton Estate, Wimblington, Cambridgeshire**

**Erect 45 dwellings involving demolition of existing dwelling and outbuildings.**

**Officer recommendation: Grant**

**Reason for Committee: Parish Council comments and number of representations contrary to Officer recommendation**

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**Government Planning Guarantee**

**Statutory Target Date For Determination: 8 June 2023**

**EOT in Place: Yes**

**EOT Expiry: 4<sup>th</sup> April 2024**

**Application Fee: £23411**

**Risk Statement:**

**This application must be determined by 3<sup>rd</sup> June otherwise it will be out of time and therefore negatively affect the performance figures.**

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**1 EXECUTIVE SUMMARY**

This application was deferred on the 6<sup>th</sup> of March Planning Committee meeting to consider further the following issues:

- Residential amenity (Loss of privacy) and overdevelopment.
- Flooding/drainage (after the late receipt of comments from Middle Level Commissioners and impact on public sewers);
- Highways (Parking) and public footpath (historic route crossing the site) and adoption.
- Management of Public open space/SUDs;
- Residential amenity (Loss of privacy),
- Infrastructure contributions (Play equipment)

In an attempt to address these concerns, the applicant has submitted an amended scheme reducing the number of houses proposed from the previous scheme of 48, to the amended which is now 45, and also changing a small number of some of the house types from two-storey to single storey. Further publicity and re-consultations have taken place. This report updates members on these issues further to the original report, which is contained within Appendix 1

**2 SITE DESCRIPTION**

- 2.1 The application site is situated within the settlement of Wimblington and comprises approximately 1.69 ha of former agricultural/paddock land directly adjacent to the north side of the Eaton Estate. Public Footpath 5(Wimblington) runs to the east of the site. However, a former route crosses the southern section of the site. The site abuts the backs of properties on 3 sides (Hassock Way, Eaton Estate and Lily Way).

### **3 AMENDED PROPOSAL**

- 3.1 Following the deferral, the applicant has amended the proposal which now provides the following:
- a total of 45 dwellings which represents a density per hectare of 26.6 dwellings per hectare previously 29. This includes bungalows replacing the previous pair of semi-detached dwellings near No's 27/28 Eaton Estate, 2 bungalows on the eastern edge which abuts Nos 1,3,9,11,19 Hassock Way. The Bungalows will comply with of the Building Regulations M4(2) Accessible and adaptable dwellings standards.
  - As regards affordable housing the amended proposal provides 3 shared ownership and 6 affordable rented units (a reduction in one from the previous proposal. These are not grouped together as previously proposed, now being spread across the site).
  - The amended plan makes clear there is no building over the former footpath line. Additional parking has been provided and now totals 103 spaces which includes 6 visitor parking spaces (an additional 8 spaces above Local Plan requirements).
  - The amended drainage scheme, which the applicant clarifies has been designed in consultation with Middle Level, has moved the position of the outfall to the northern drain as requested by the IDB. The applicant has also clarified that the attenuation basin and downstream pipework is to be adopted by Anglian Water under a Section 104 agreement with maintenance and funding to be provided by Anglian Water.

Further consultations and publicity have been undertaken with updated replies reported.

### **4 CONSULTATIONS**

- 4.1 **Anglian Water** reported the following regarding public reports of sewage spilling in the area near the site:
- I have checked with our Operation Teams on your behalf, and I have received a response today. It was confirmed that we have had received reports within the area. The issues reported to us, were as a result of the extreme weather that have occurred recently, and our local pumping station was struggling with the high demand due to sudden surge of surface water flows coming into our network at the time. The issue is now resolved however we would encourage residents to continue to report such issues to Anglian Water so that our Operation Team can arrange site visit to inspect and resolve these issues. We can also confirm that our previous response remains the same, the issue above is not a capacity related issue with our network but is due to the extreme rain/weather events that happen lately.*
- 4.2 **CCC Archaeology**  
Previous comments still stand, and the same condition is requested.
- 4.3 **CCC Education**, have confirmed a request for contributions.

Early Years £57,289  
Primary school £119,125  
Secondary school £94,918

This represents an increase on the previous scheme, for 3 less dwellings.

#### **4.4 Designing Out Crime Team**

*Thank you for the opportunity to comment on this planning application, I note the changes to the layout of this proposed development and the reduction on properties. Having read all associated documents, I note my colleague's original comments dated 30th March 2023 these still stand.*

#### **4.5 FDC Environmental Health**

Previous comments still stand having no further objection.

#### **4.6 FDC Housing Strategy**

*Based on the provision of 20% affordable housing 9 affordable dwellings would be required in this instance. The current tenure split we would expect to see delivered for affordable housing in Fenland is 70% affordable rented tenure and 30% shared ownership. This would equate to the delivery of 8 affordable rented homes and 3 shared ownerships based on the provision of 25% affordable housing or 6 affordable rented homes and 3 shared ownerships based on the provision of 20% affordable housing*

#### **4.7 Lead Local Flood Authority**

*(7<sup>th</sup> May) At present we object to the grant of planning permission for the following reasons:*

- 1. Hydraulic Calculations The basin drainage layout has been updated to change the attenuation basin to an online basin. This new layout needs to be reflected in updated drainage calculations for the 1% and 3.3% AEP considering climate change allowances and using FEH rainfall data.*
- 2. Discharge Rate It is acknowledged that the applicant has stated the flow control will discharge surface water from site at greenfield rates, however it has not been confirmed what rate this will be. It is acknowledged that the updated calculations will display the discharge rate.*

Following receipt of further documents, 13<sup>th</sup> May

*We have reviewed the following documents:*

- Preliminary Drainage Strategy, Jackson, Ref: DR-REP-0249, Rev: 02, Dated: 8th May 2024*
- Proposed Drainage Strategy, Jackson, Ref: 0249-JCE-00-SK-C-9000, Rev: P06, Dated: 8th May 2024*

*Based on these, as Lead Local Flood Authority (LLFA) we have no objection in principle to the proposed development. The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving flowing into an attenuation basin. This basin then discharges into the existing watercourse via a flow control which restricts the discharge rate to the greenfield rate of 1.8l/s. The applicant has provided maintenance and adoption details of all surface water drainage features. The LLFA is supportive of the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse). Water quality has been adequately addressed*

*when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.*

*We request the following conditions are imposed:*

*Condition 1*

*No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan. The scheme shall be based upon the principles within the agreed Preliminary Drainage Strategy, Jackson, Ref: DR-REP-0249, Rev: 02, Dated: 8th May 2024 and shall also include: a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events; b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance; c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it); d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections); e) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems; f) Full details of the maintenance/adoption of the surface water drainage system; g) Permissions to connect to a receiving watercourse or sewer; h) Measures taken to prevent pollution of the receiving groundwater and/or surface water Reason To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.*

*Condition 2*

*No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.*

*Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.*

*Informatives IDB Consent Part or all of your proposed development area falls within the Middle Level Commissioners (MLC) catchment and that of the March East IDB whose consents are managed by the MLC. All increased discharges proposed to enter watercourses directly or indirectly or any works affecting watercourses or access to or along them for maintenance if the site is within the*

Board's district will require MLC/IDB consent. It is therefore recommended that you contact the IDB/MLC to discuss their requirements. Further information is available at: <https://middlelevel.gov.uk/>

*Pollution Control Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.*

#### **Construction Surface Water Maintenance**

*Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.*

#### **4.8 Middle Level Commissioners**

Middle Level have been consulted on the amended scheme, invited to send an officer to Planning Committee and direct email sent regarding this application following discussions between the applicant and IDB officers. At present no comments have been received.

#### **4.9 Wimblington Parish Council**

The Parish requested an extension to 15<sup>th</sup> May which was agreed. Further comments are awaited.

#### **4.10 FDC Leisure Services**

The Head of Leisure and Open Spaces confirms the following: *FDC's current policy is that we do not adopt open space or play areas from developments and instead expect developers to put in place a management scheme for these.*

#### **4.11 CCC Highways.**

*(7<sup>th</sup> May) The proposed changes to the site layout are largely immaterial in highway terms. However, the visitor parking bay opposite plot 29 must be removed as a vehicle accessing the space will compromise the safety of the footway. Similarly, the parking spaces for plot 25 must be amended to align with the approach carriageway and not the footway; it is not acceptable for a vehicle to drive linearly over a footway to access a parking space. Both of these spaces in need of change are marked up on the below image. Provided that the above is resolved, I have no objection and the conditions in my previous response apply.*

*(8<sup>th</sup> May) After receiving an adjusted site layout (version M) the following was received:*

*I can confirm that the attached (version M) addresses my comments and that I therefore have no objection.*

#### **4.12 NHS**

Further to the revision of 45 dwellings, our revised mitigation is as follows: The development of 45 dwellings would see an increase patient pressure circa 103 new residents. CAPICS calculates the level of contribution required, in this instance to be £37,075.47 (7.09sqm at £5224 per sqm)

#### **4.13 CCC Ecology**

(28<sup>th</sup> March) CCC Ecology commented on the previous scheme as follows: *A Preliminary Ecological Appraisal and Preliminary Roost Assessment, as well as 'screen shots' of the BNG metric have been submitted. However, we cannot find a Biodiversity Net Gain assessment. It is therefore not possible to assess whether or not the BNG scores shown on the metric documents are accurate. Therefore, the applicant has not demonstrated how the scheme will accordance with Fenland Local Plan policy LP19, which states that "Through the processes of development delivery (including the use of planning obligations), the Council will achieve, where possible, a net gain for biodiversity":*

*We therefore recommend that a Biodiversity Net Gain assessment is submitted to the LPA prior to determination. The report should be based on CIEEM's best practice guidance<sup>1</sup> and include details of the habitat survey (conducted to UK Habs criteria), habitat condition assessment and provide a habitat map and BNG metric spreadsheet.*

Following submission and discussions with the applicant CCC Ecology withdrew its previous comments and stated the following:

*8<sup>th</sup> May. We welcome the submission of the Biodiversity Metric and accompanying information to demonstrate how the scheme will deliver 3% Biodiversity Net Gain. Therefore, we remove our previous objection. The proposal is acceptable on ecology grounds, providing that the biodiversity compensation / mitigation measures and enhancements recommended within the Preliminary Ecological Appraisal and Preliminary Roost Assessment are secured through a suitable worded condition(s) to ensure compliance with Fenland Local Plan 2014 policies LP16 and LP19 that seek to conserve, enhance, and protect biodiversity through the planning process: We recommend the following conditions:*

- 1. Construction Ecological Management Plan (CEMP: biodiversity)*
- 2. Time Limit on Development Before Further Surveys are required*
- 3. Lighting Design Strategy for Biodiversity*
- 4. Landscape and Biodiversity Enhancement Scheme*

#### **4.14 CCC Definitive Map Officer**

Conforms no objection to the amended scheme.

#### **4.15 Wimblington Parish Council objected referring to the following:**

*Further to last night's Parish Council meeting, Councillors wish to object to the above application as follows: Please note the Parish Council's continued objection and recommended refusal of this planning application. Our previous response still applies, and further comments are:*

*The initial outline planning application was for 30 affordable family homes to which local residents had less objection but the new revised 45/46 dwellings, an increase of 50%, with only 9 affordable homes is far from acceptable.*

*Flooding is an ever increasing, constant concern for many local resident's properties and surrounding areas. Anglian Water are insistent that the system can*

cope yet council were informed that Anglian Water were present in Eaton Estate on Sunday 12th and Tuesday 14th May 2024, this compounds concerns. It is obvious that the system isn't functioning properly especially with the recent sewerage overflow problems on the Lily Avenue estate also adjacent to the proposed site. The applicant's revised drainage plans now show piping leading to the northern boundary of the proposed site, the fields to the north of this site are already highlighted by LLFA as a flood risk and a recent planning application was refused because of this fact.

This planning application can be refused because it does not comply with a number of FDC Local Planning Policies and NPPF policies, also it is not supported by the local community or local Parish Council. As previously stated, Wimblington has far exceeded its 'village threshold' for LP12 Part A.

LP2 - Facilitating Health and Wellbeing of Fenland Residents creating sufficient and the right mix of homes to meet people's needs, and in the right location (LP3, LP4 and LP5) building homes which are safe from flooding (LP14B) avoiding adverse impacts (LP16)

LP3 - 3.4.3 - Distribution - the distribution of housing development will comply Policy LP3 which aims to ensure that development takes place in the most sustainable locations in the district, whilst addressing local needs. - Wimblington is no longer a sustainable location and struggles to address local needs, there is no validated need for more housing at present.

LP4 - Housing - total target need - 11,000 in 20 years

Other locations - 1,200 - Wimblington\*, Doddington\*, Manea and Wisbech St Mary. 300 per 'growth village'! \*Note: Development at Wimblington and Doddington will be appropriate provided that capacity at, or in the sewerage network leading to, the Wastewater Treatment Work in Doddington can be addressed. At present there are major problems with flooding within areas of the village and this development will exacerbate this. Anglian Water cannot manage the present water and sewerage problems and there are a further 88 dwellings off March Road and 21 dwellings off of Willow Gardens that have still to be added to the existing system WHICH ISN'T COPING.

LP5 - this application is not meeting 'housing needs' for the village. A recent Housing Need Assessment, now adopted by the Parish Council, was undertaken by the proposed Neighbourhood Planning steering group and it states that the housing need in the village is for smaller, affordable housing.

NPPF Delivering a sufficient supply of homes.

61 To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment.

64 Provision of affordable housing should be sought for residential developments that are not major developments.

159 inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or in the future)

160 strategic policies should be informed by a strategic flood risk assessment and should manage flood risk from all sources. They should consider cumulative impacts in, or effecting, local areas susceptible to flooding, and take account of advice from the Environmental Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.

*161 all plans should apply a sequential, risk-based approach to the location of development - taking into account all sources of flood risk and the current and future impacts of climate change - so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:  
b) safeguarding land from development that is required, or likely to be required, for current and future flood management*

- 1. when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.*

*LP12 - Rural Areas Development Policy It would not put people or property in danger from identified risks and - it will increase vehicle movement around a residential play area. It will increase the risk of flooding of people's properties.*

*It can be served by sustainable infrastructure provision, such as surface water and wastewater drainage and highways - the infrastructure within the village is already struggling.*

*Please also note that in the event this application is approved, despite our objection, that we would ask for S106 to include for play equipment on either the Clarion play area in the middle of Eaton Estate (badly in need of upgrading) if this is permitted or contribution to our recently installed Ninja Trail at the War Memorial Playing Field on Doddington Road. Cost of Ninja Trail £33,000 (Parish Council paying £27,000 and a grant from Burnthouse Windmill Farm of £6,000)*

#### **4.16 Cllr Tim Taylor**

The areas drainage commissioners have identified that their system is at capacity and should not accept surface water discharge at less than greenfield rate. Loss of food producing land will have a detrimental impact of food security.

#### **4.17 Objectors**

Further representations have been received since 6<sup>th</sup> March regarding the following:

*The agent implied that the built form for the proposed 48 dwellings was in keeping with the homes on both Hassock Way and Eaton Estate. Whilst speaking the applicant agent said, "there are up to six terraced dwellings on Eaton Estate", but omitted these were six terraced bungalows from approx. 1950. There are NO terraces houses in Eaton Estate, and only one set of three terraced houses in Hassock Way. How is the proposed development similar?*

*Why is Hassock Way continually referenced? The reason is because it represents the closet density match to what Seagate Homes want to build to maximise their return (very selective). Originally six homes in Hassock Way were built in 1995 (almost 30 years ago), another 15 homes were added in 2005, nearly 20 years ago. If anything, the planning application should be compared to recent developments in Wimblington. Laws, policy and guidelines change and evolve taking in account a number of factors. This is to protect communities, homeowners, and prospective residents. I feel this planning application does not benefit Wimblington and will affect nearby housing in a negative way. How can a building application in 2024 use the housing development of 21 homes in Hassock Way from 2005 and 1995 to validate a building application now? It shouldn't. This is a dangerous precedent and not forward thinking.*



*A new planning application could use this development to create further dense living areas. The planning committee have a chance of stopping this. The newer built forms of sites, such as those mentioned in Councillor Johnson's presentation, reflect the fact the 48 dwellings application is a much more compact, dense housing site than any other within the village settlement.*

*Proposed Development – 1.65 – 48 dwellings  
Willow Gardens - 1.7 hectare - 37 bungalows  
Extension of Willow Gardens - 1.65 hectare - 21 bungalows  
Lily Avenue - 3.6 hectares - 80 dwellings  
Bellway - 3.7 hectare - 88 dwellings*

*There are a number of other planning applications pending that also have a much smaller density than this proposal. This application is not in keeping with the design and character of the village and as such we as local residents have no idea why the planning officer has not recognised this and refused the application? The original outline planning application was for 30 family homes; that is what was agreed in the decision so that is what should still be built. When this planning application is re-considered by the Planning Committee, we appeal to them to refuse it.*

Following publicity regarding the amended scheme for 45 dwellings the following further objections were received from 6 residents on Hassock Way, Willow Gardens, Eaton Estate, and Bridge Lane. They refer to the following issues:

In principle objections include:

- Insufficient infrastructure
- The village has exceeded its village threshold contrary to LP12(A)
- Fails to create the right mix of homes to meet people's needs in the right location contrary to LP 3,4 and 5,
- Green spaces disappearing with impact on wildlife,
- Chatteris, Dodington Wimblington and March will become one big town,
- Many houses up for sale therefore negating the need for new housing,
- Lack of communication with residents,
- Increased volume of traffic,
- Water pressure is poor,
- Flooding concerns in general contrary to LP14, It should be served by sustainable surface water and waste water drainage and highway provision,
- *Wimblington is no longer a sustainable location and struggles to address local needs, there is no validated need for more housing at present.*
- This planning application can be refused because it does not comply with a number of FDC Local Planning Policies and NPPF policies, also it is not supported by the local community or local Parish Council.
- Delivering a sufficient supply of homes
- Contrary to NPPF section 61 To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment.
- Cannot see how the proposal benefits the community resulting in a loss of green space.
- No cumulative study undertaken on developments in Wimblington,
- Concern regarding impact on Greenhouse gases and Climate change

Site specific objections include:

- Flooding concern of back garden (22 Hassock Way immediately adjacent the site) Concerns of the new application linking to the ditch to the north due to proximity to fields that flood to the north known to the LLFA, Concern about the logic of design for a dry attenuation area,
- Access road too narrow,
- Resulting safety concerns for elderly and children on play area nearby (an unfenced provision),
- Loss of mature trees,
- Disagreement with Anglian Waters comments regarding one-off flooding events (on a site nearby).
- *Development at Wimblington and Doddington will be appropriate provided that capacity at, or in the sewerage network leading to, the Wastewater Treatment Work in Doddington can be addressed. At present there are major problems with flooding within areas of the village and this development will exasperate this. Anglian Water cannot manage the present water and sewerage problems and there are a further 88 dwellings off March Road and 21 dwellings off Willow Gardens that have still to be added to the existing system which isn't coping.*
- Residents are not 'nimby's' and would support a development that met the needs of the local community, but do not believe this application does,
- Concern that drainage direction would increase likelihood of flooding towards properties on Bridge Lane, Councillor Taylor referred to *commissioners concerns regarding no more surface water due to systems being at capacity, and to discharge water at less than greenfield rates increase long term pressure on overloaded system.*
- Creates adverse impacts contrary to policy LP16,
- LP5 - this application is not meeting 'housing needs' for the village. A recent Housing Need Assessment, now adopted by the Parish Council, was undertaken by the proposed Neighbourhood Planning steering group and it states that the housing need in the village is for smaller, affordable housing.
- An occupier of Lily Avenue (recent development of 80 larger dwellings) objects to the Housing density still being out of keeping with surrounding development and still too high for the existing infrastructure.
- Layout has minimal gardens, only a small number of affordable as opposed to 30 on the previous scheme,
- No access to culvert on the southern boundary,
- Still provides minimum visitor parking,

## 5 POLICY FRAMEWORK –

Members are reminded of the policy framework which is detailed in the original report.

However additionally, Wimblington Parish Council has produced a Housing Needs Assessment as part of the Wimblington and Stonea Neighbourhood Plan process, available on the Parish Council's website. It states amongst other things the following:

*11. This study estimates that Wimblington & Stonea requires roughly 119.6 units of affordable rented housing and 82.4 units of affordable home ownership over the Plan period (2022-2040). Both forms of Affordable Housing appear to be valuable in meeting the needs of people on various incomes. In both 2011 and 2021 the majority of households in Wimblington & Stonea lived in detached dwellings, with*

*the proportion decreasing very slightly in this time. The proportion of semi-detached dwellings remained the same in both years, with a slight decrease in the proportion of terraced dwellings. VOA data shows in 2021 approximately 38.3% of dwellings were bungalows, well above the proportion of bungalows in Fenland (25.2%), and England (9.2%). The proportion of semi-detached and terraced dwellings in the NA was below district and national levels in 2021, with the proportion of flats considerably lower than England especially.*

*19. Turning to dwellings size, the greatest proportion of dwellings in 2011 and 2021 were 3-bedroom, with the prevalence decreasing slightly between 2011 and 2021. In 2011 this was followed by 2-bedroom dwellings but in 2021 this was followed by 4+ bedroom dwellings, showing growth in the proportion of larger dwellings over the last decade. The proportion of 1-bedroom dwellings increased slightly but remained low, at 4.8% of dwellings. The NA had a smaller proportion of 1-bedroom and 2-bedroom dwellings than Fenland and England and a greater proportion of larger (4+ bedroom) dwellings than the comparator areas.*

#### *Future size mix*

*24. AECOM modelling suggests that by 2040 there should be a greater proportion of smaller 1- and 2-bedroom dwellings and a smaller proportion of mid-sized and larger dwellings in Wimblington & Stonea. In order to reach the indicative mix by the end of the plan period it is suggested that the greatest proportion of dwellings are delivered as 2-bedroom dwellings, at 53.5% of development, with the development of 1-bedroom and 3-bedroom dwellings also encouraged.*

*25. Generally, it would be unwise for any new housing that does come forward to be delivered in an unbalanced way. Those wishing to move within or relocate to the area will have a range of circumstances and preferences, and they should be offered a range of choices. As such, it is recommended that priority is given to smaller homes but that this is done to a degree that aligns with the wider objectives of the community and does not limit choice or threaten viability. The evidence in this section represents a starting point for further thought and consultation.*

## **6 KEY ISSUES**

Principle of development

### **Deferral issues**

Residential Amenity (Overdevelopment and impact on the character of the area, Loss of privacy).

Flooding, surface, and foul water drainage.

Highways, Parking, Public footpath and adoption.

Management of Public open space (and attenuation area)

### **Other issues**

Benefit to the community/S106 contributions.

Ecology

Planning Guarantee

## **7 ASSESSMENT**

### **Principle of development**

- 7.1 As stated in the original report, the principle of residential development of the majority of this site was established with the previous decision of the Council to grant permission for up to 30 dwellings. The part of the site omitted from the

previous decision was where the single bungalow was situated. The principle was assessed against the same adopted plan policies.

- 7.2 The previous decision addressed concerns regarding Policy LP12A and included the loss of high-grade agricultural land. It concluded that the outline application as regards the location of the development, the existing settlement pattern, and the indicative layout provided, the criteria of LP12A (a) (b) (d) and (e) were satisfied. The latter part of LP12A concerning the need to demonstrate community support was dealt with separately and was considered no longer a reason to refuse applications due to planning Appeal decisions. No objections were received to that application (a single letter of support referred to congestion concerns in the village). Therefore, the principle of development was established.
- 7.3 Cllr Taylor refers to Food Production concerns. However, the principle of development was established from the previous permission. The issue of loss of 1.46 hectares of Agricultural land was addressed in detail and was considered to result in no conflict with Policy LP12(i). Furthermore, it was understood the site was used as paddock land at the time of the 2019 application (i.e. was not in use for food production). Given the relatively small scale of land and its proximity to housing on 3 sides its usefulness and likelihood of successfully being used for food production appears somewhat remote. Nevertheless, the principle of residential development was established when assessed against the same adopted policies.
- 7.4 It should be noted that the point of access proposed is identical to that previously approved. No reason to refuse that application was given based on the access or increased traffic impact. The principle of development was therefore established by the previous permission and remains acceptable.

**Residential Amenity (Overdevelopment and the impact on the character of the area, and harm to neighbouring residential amenity by loss of privacy)**

- 7.5 Members of the Committee raised concerns of overdevelopment. The previous report and the officer presentation detailed that F/YR19/0945/O was permitted on a smaller site, 1.46 hectares (excluding the land on which the bungalow is currently situated). This development proposed is on 1.69 hectares. The NPPF (Achieving appropriate densities Para 128) refers to *decisions should support development that makes efficient use of land, taking account of the character of the area.*
- 7.6 Normally an efficient use of land, particularly in suburban locations, would generally average around 30 dwellings per hectare (Dph). However, as the applicant has reduced the scheme to 45 dwellings the density becomes now 26.6 Dph. Therefore, falling below 30 Dph it could perhaps be considered the proposal does not entirely represent an efficient use of land. Nevertheless, further consideration needs to be given to section d of Para 128 and the desirability of maintaining the character of the area.
- 7.7 When assessing the issue of overdevelopment consideration needs to be given particularly to the adjacent existing housing. Would it far exceed the density and have a harmful impact upon the character of the immediate neighbours? By comparison Hassock Way (immediately abutting the site) is approximately 30 Dph, Eaton Estate, are all semi-detached houses (No's 14-30) and is approximately 24 Dph in that small area. The Bellway homes development to the northwest represents 25.1 Dph largely because of a significant easement crossing the site. Development at 37-45 King Street to the east has 21.7 Dph. The Matthew Homes development which has mainly 3-4 bed detached houses has a lower density of 18.6 due largely to the high numbers of 3 and 4 bed detached houses and the

space around the Suds features. The area as a whole has densities ranging from 18-30 Dph. The amended proposal at 26.6 is within and does not significantly exceed that range. If the proposal were for 65 or 70 houses with a density exceeding 40 or 50dph this would likely jar with the prevailing character, however this is not the case.

- 7.8 An assessment resulting in overdevelopment might be justified if the layout resulted in unacceptable separation standards. The separation distances and implications on immediate existing neighbours are similar, and in some instances because of the rear gardens of Eaton Estates, significantly exceed neighbouring developments. The previous report detailed compliance with normal standards, but privacy concerns (particularly that of residents abutting the site on Eaton Estate) have been further addressed by the introduction of bungalows. An objector raises concerns of small garden sizes. However, these are similar in form to those on Lily Way, Hassock Way, the Bellway development and Willow Gardens to the east and as such will be in keeping and provides over 1/3<sup>rd</sup> of the plot according with policy LP16(h).
- 7.9 It is considered therefore that in terms of density, in comparison to existing neighbouring developments, and those recently developed in the vicinity, the proposal does not jar significantly and will not therefore result in overdevelopment.
- 7.10 In terms of impact on the character of the area the application needs to be compared with in particular Hassock Way, Eaton Estate and Lily Way. Eaton Estate is former Council housing comprised of semi-detached red brick facades and gables with ridged roofs with interlocking concrete rooftiles. As demonstrated in the presentation, the southern part of the site has a derelict bungalow and outbuildings. Comparisons with more historic development is worth considering. At the time earlier developments would not have had planning policy guidance (NPPF) seeking the need to use land efficiently. More modern housebuilding will inevitably be at higher densities than in the 1950s or 60s. General concerns of developing out into the open countryside are increased if new development does not use land efficiently. Nevertheless, it is appropriate to consider the spaciousness of development. Reference is made to more recent developments.
- 7.11 Hassock Way is largely semi-detached housing with simple two-storey red brick and contrasting cream or buff brick facades with gable and ridged roofs. There are some bungalows abutting the application site that have blank gables facing the site. A terrace of 3 properties exists. (The amended proposal includes two terraces). It is considered that in close comparison the proposed development will not conflict with the character of Hassock Way.
- 7.12 Arial photos and site photos of Lily Way demonstrate the prevalence of larger detached houses with mixed red brick facades with grey rooftiles and red brick and red tiles alternative treatments. Some have half hipped roof constructions, similar in style to a house type proposed on this application. The previous scheme and the amended 3d visualisations, are considered to have similar characteristics to the abutting developments and they have similar separation standards.
- 7.13 In assessing impact to the character of the area Planning Inspectors focus on the public access to views of the development from nearby highways or public rights of way. In this case the access (as previously permitted on the 30 dwellings scheme) has a narrow visual view into the site leaving only glimpsed views from Eaton Estate, the main highway near the site. Some similar views will exist between houses on Hassock Way (a cul-de-sac). Lily Way has minimal views of the site,

mainly backs of houses facing the rears of new houses. The site will be visible from the public footpaths to the north, however a developed edge similar to the Matthew Homes/Lily Way development, and critically would be very similar to the indicative scheme previously permitted for 30 dwellings, with houses abutting the open countryside in a uniform manner. It is concluded therefore that the visual harm would be minimal in terms of impact on publicly accessible routes or in comparison to neighbouring or previously permitted schemes.

- 7.14 In conclusion when considering in detail the site's impact on the character of the proposal with nearby abutting housing, and more recent developments in the area, it is Officers' professional view that it would not result in identifiable conflicting or jarring harm to the area's character and that the amended proposal compares favourably and is considered to accord with Policy LP16(d) and Para 128 of the NPPF.
- 7.15 At the Committee meeting on the 6<sup>th</sup> of March a presentation was given from a neighbour referring in particular to the issue of loss of privacy, in that case relating to proposed plots 44/45 and the immediate properties on Eaton Estate. Members were informed that the separation distance in question exceeded 35 metres. Fenland District Council has no defined separation distances, however chooses to apply appropriate standards normally accepted by the development industry. It is widely accepted that rear gardens aim to be 10 metres deep (particularly for two storey houses, which when orientated in a back-to-back relationship, results in a 20 metres separation. This is likely to increase if the land between the dwellings slopes. However, it is widely accepted that 20 metres separation on two-storey properties will result in acceptable levels of privacy. All of the properties on Eaton Estate are well over the 20-metres away from the boundary with the site with back-to-back separation therefore considered acceptable. Nevertheless, the applicant has amended the layout to provide bungalows on Plots 30, 40, 41 and 42. He also confirms that the trees/hedgerow referred to by the objector will be retained. It is noted that there are no first-floor windows to consider from No 27 or 28 Eaton Estate.
- 7.16 Similarly, properties on the western edge of Hassock Way abut bungalows and they therefore have no overlooking or overdominance issues. There remains one property (a two-storey semi-detached, Plot No. 29) with a side-to-rear relationship with No 22 Hassock Way. This has been amended increasing the separation to 15.4metres to a blank gable of Plot 29, this house type has no windows in the side gable and therefore no overlooking or loss of privacy could occur. Plot 29 has a ridge height of 8 metres and eaves of 5 metres. A separation of 15 metres in terms of two-storey side gable to two-storey rear aspect is normally considered acceptable in terms of overdominance. There will be no loss of sunlight being a northerly orientation. A condition removing permitted development rights regarding windows is added regarding Plot 29. It is concluded therefore that there are no significant negative impacts of the amended proposal on neighbouring residential amenity upon which to base a reason for refusal. The proposal is considered to accord with policy LP16(e).

#### **Type of housing proposed.**

- 7.17 Some concerns have been raised regarding what type of housing should be provided. Wimblington Parish Council has produced a Housing Needs Assessment as part of the Neighbourhood Plan process the findings of which are available on the Parish Council's website. This has been raised directly by objectors along with concerns regarding the lack of benefit to the community. The provision of affordable dwellings and smaller houses is perhaps very beneficial to those in

need. This local evidence states there is a need for 202 affordable houses in total, and that priority be given to smaller homes (there has been mainly larger detached houses in recent developments). The application is in keeping with the evidence produced by the Parish Council in terms of providing smaller and therefore more 'affordable' houses. It now provides some M4(2) compliant bungalows in accordance with the Council's current position. The benefits of complying with Building Regulation M4(2) include enhanced accessibility and adaptability for occupants, suitable for a diverse range of people and can be easily modified if needed. To be clear the previous scheme for up to 30 dwellings provided a viability argument to avoid provision of affordable housing on site making only a small off-site contribution and provided no adaptable forms of housing. Therefore, it was not affordable, and it did not identify bungalow provision.

- 7.18 It should be noted that when developments include smaller houses the net result usually increases densities and numbers. Concerns that the proposal does not accord with the housing needs assessment appear somewhat surprising in that to be more in keeping with the Parish Council's needs assessment (providing more smaller, more 'affordable' houses) would likely increase numbers proposed, which appears to conflict with the main concerns expressed in respect of this development. This proposal is therefore more in keeping with the village Housing Needs Assessment than the neighbouring recent developments and the previous permission that provided no affordable units on site and would likely have been larger houses. The affordable provision accords with the Council's current position on affordable housing (20%). This proposal therefore accords with Para 128 of the NPPF in terms of meeting an identifiable need. Members are therefore advised there is no reasonable ground on this issue to refuse the application.

**Flooding, surface, and foul water drainage.**

- 7.19 As regards the matters raised at planning Committee regarding the spillage of sewage, highlighted again by resident's objections, Anglian Water responded to residents' concerns as follows:

*A problem experienced with a pump on a nearby site, due to excessive levels of surface water. The company confirms the matter is resolved. However Anglian Water confirm this does not alter its view that capacity to serve the development exists within the system. Anglian water does however encourage reporting of such spillages to enable them to address the matters on site.*

A similar issue was raised with the recent appeal decision relating to 110 dwellings on Upwell Road in March (F/YR22/0062/O) where the same type of concern about sewage spilling on a neighbouring development site was raised. Anglian Water confirmed in that case there was sufficient capacity to serve that site and the inspector gave the view that if the drainage authority gives a clear statement that capacity exists, then that proposal was acceptable. The inspector therefore gave no reason to refuse the application on foul drainage grounds. Therefore, given Anglian Water's further clarification with this application, the issue of foul drainage, in terms of capacity is addressed. Members are therefore advised there is no reasonable reason on the capacity of the Foul Water network in which to refuse this planning application.

- 7.20 An amended drainage scheme has come forward following detailed discussions between the applicant and Middle Level IDB. The surface water outfall now links into the northern ditch as requested by the IDB. Similarly, the wastewater now links to the sewer to the east of the site again requested by the IDB. The applicant

states that the dry attenuation area is to be adopted by Anglian Water which therefore will address IDB concerns regarding access and maintenance.

- 7.21 The LLFA highlighted omissions in the drainage strategy. This has been addressed and the LLFA has withdrawn its objection subject to conditions.
- 7.22 Councillor Taylor raises concerns as follows: *To discharge surface water at less than greenfield rate increases long term pressure on an already overloaded system.*
- 7.23 The application details discharge rates which consider flood events up to 1 in 100 years plus 40% and 8% urban creep. These discharge rates are all below existing greenfield rates (to discharge at less than greenfield rates decrease pressure on the system rather than increases). This is confirmed as acceptable and necessary by the LLFA. Therefore, there are no reasons in terms of discharge rates to base a reason of refusal.
- 7.24 As regards concerns of residents on Lily Way and Bridge Lane, regarding impact from the development affecting sites to the west, it should be noted that the surface water and foul water flows from this proposal will be running away from these areas. Concern regarding responsibility for a culvert to the south of the site is not affected being in separate ownership and is outside the application site remaining the responsibility of a third party.
- 7.25 In summary, none of the drainage authorities object to this application. The IDB has been involved in discussions with the applicant regarding an amended drainage strategy, resulting in the amended scheme currently being considered, and the IDB has been further consulted on the revised application and invited to attend the Committee meeting. No further objection is received. The issue of maintenance and the applicant's wish to proceed to adoption of the Suds and necessary pipework by Anglian Water has been clarified. The issue of capacity of the public sewer system has been addressed and the public concern relates to an issue outside of the application site that does not affect the issue of capacity. Therefore, there are no outstanding matters regarding drainage. The application is therefore considered to be acceptable subject to conditions and is therefore considered to accord with Policy LP14.

#### **Highways, Parking Public footpath and adoption.**

- 7.26 The proposed access is almost identical to that permitted on the previous application being located in the same position. On the previous permission one letter of support referred to concern of traffic in the wider village. No concerns were raised on that development regarding width of the access or the issue of increased traffic leading to safety concerns on the nearby play area from the development of 30 dwellings. This proposal on a larger site increases by 15 dwellings. The Local Highway Authority raises no objection.
- 7.27 The application previously provided Local Plan compliant parking. However, the applicant's amended scheme refers to extra parking spaces including 6 dedicated visitor spaces. Generally, visitor parking is seldom provided with major housing developments. Officers total 97 on-plot spaces (some may provide slightly more but fall short of full space provision) and it provides 6 visitor spaces, so 103 in total. This now exceeds Local Plan Standards of 95 spaces by 8 spaces. Members are advised that to refuse an application on grounds of insufficient parking, that



provides more parking than the adopted local plan parking standard, is likely to be considered unreasonable.

- 7.28 It is understood the applicant has discussed the site further with the Definitive Map Officer. The amended scheme seeks to retain the line of the historic footpath as open land therefore enabling access to it should it be required. However, the footpath line has been terminated outside the application site. It is understood from the Definitive Map Officer a previous proposal initiated the stopping-up of the footpath, but the County Council has not yet implemented that order. Nevertheless, the application has carefully not obstructed the historic line. Therefore, there is no reason on which to refuse the application on this issue as the former footpath line is not obstructed and a stopping up process is in place.
- 7.29 At the Committee Meeting of the 6<sup>th</sup> of March, Members raised concerns and sought a guarantee that the highway would be adopted. The applicant confirmed his intention to seek adoption of the road. Members were reminded that the adoption process takes place outside of the planning process and is subject to matters not necessarily relevant to planning considerations, i.e. compliance with detailed highway or engineering adoption standards. The LHA in confirming it has no objection to the application on Highway grounds, gives advice to be included in an informative note to the applicant when seeking adoption. Given that the issue of adoption takes place outside of, and usually by necessity can only take place after, planning permission is granted for developments, a guarantee of adoption cannot be given on any development. It is not therefore considered a reasonable reason on which to determine or to delay a planning application.

**Management of Public open space (and attenuation area).**

- 7.30 The applicant's submission on the amendments states the following:

*A Management plan has been produced for the site showing areas maintained by management company and that the dry basin will be adopted by Anglian Water. Management Company costs were queried, but it is now illustrated that it's only the grass cutting and tree pruning of the public open space that will require their maintenance. Therefore, management company costs per dwelling would still be circa £100/plot/annum as suggested. We have asked FDC's open space officer if they would adopt the POS, but he confirmed that all open spaces should be transferred to management companies. We would be happy for FDC to take adoption if this stance ever changed, or even Wimblington Parish Council should they desire.*

- 7.31 The applicant has approached Fenland District Council, the Parish Council and Middle Level IDB asking if they would wish to adopt the relevant areas. Fenland District Council does not adopt Public Open Space. At the time of writing no interest in adoption has been confirmed. Therefore, there does not appear to be an alternative other than to manage/maintain the remaining open space areas via a Management Company. A planning condition is attached seeking details of landscaping maintenance (a programme/timetable) and management, which includes public open space to be submitted. All major developments are forced to utilise Management Companies when no alternatives exist. Given it appears that no body or Council is willing to adopt and take on the responsibility of maintenance and management of the public areas (other than Anglian Water), and a mechanism is in place to consider the details, it is considered it would be unreasonable to refuse an application on such an issue.

**Other matters raised by representations or consultation responses received.**

### **Infrastructure contributions and benefits to the community.**

7.32 To inform the preparation of Fenland's emerging Local Plan, a Viability Assessment was undertaken which looked at the cost of building new homes and the costs associated with the policies in this Local Plan. This report concluded that viability in Fenland is marginal. It is understood that due to more recent viability studies on individual applications the council is moving back to Local Plan policy position. However, for applications that have been with the Council for over 6 months prior to reverting to the local plan position it is considered unreasonable to change position. The result has been that the Council considers this development can provide contributions to the total sum of £2,000 per plot and remain viable. Therefore, in this instance the total off site contribution totals £90,000.

The contribution requests were as follows:

NHS (East of England Ambulance Service) previously requested £15,360.

NHS £37,075.47 (7.09sqm at £5224 per sqm) sum be used to fund a project which increases clinical capacity at one of the GP Practices in the vicinity of the development.

Early Years amended to £57,289.

Primary school amended to £119,125.

Secondary school £94,918

Open space/Play equipment (from Local Plan/SPD off site calculations) £6,456

7.33 The contribution to the NHS and the education infrastructure, and any open space/play equipment request will now be proportionate to the £2,000 per plot and the subsequent 'pot' of money available. Following the concern from the March 6<sup>th</sup> Committee Meeting regarding provision for play equipment, the Parish Council have been asked to identify an open space/play equipment project in the village that a contribution could be made towards. The applicant informs the Council that the Parish Council has identified 'A Ninja Trail' at the War Memorial playing field on Doddington Road where a contribution could be appropriately directed and is now included. The proposal therefore is required to meet the following proportionate infrastructure requirements in a Section 106 agreement:

NHS Ambulance service	£4391
NHS GP services	£11305
Early Years Education	£13572
Primary School	£31708
Secondary School	£27137
Open Space/Play equipment	£1887
Total	£90,000

7.34 The amended application now requires only 9 affordable units (20% of 45 dwellings) providing 6 affordable rented and 3 shared ownership dwellings. This provision will help to meet the needs identified in the Village Housing Needs Assessment. The reduction of affordable housing in accordance with the reduction in total units overall perhaps reduces the benefit to the community from the previous scheme, due to the applicant seeking to address the Planning Committee concerns.

7.35 The section 106 will also include the requirement to provide/manage the area of public open space.

### **Ecology**

7.36 The County Council Ecologist has considered the Biodiversity Net Gain (BNG) assessment which evidences a 3% gain which given the application was submitted prior to the need to achieve 10% gain, is considered acceptable. The requested conditions are attached and therefore the proposal is considered to accord with policies LP16 and LP19 of the adopted Local Plan.

### **Planning Guarantee**

7.37 The top of this report refers to the Governments Planning Guarantee. It includes Time periods for determining planning applications once validated, and the fact resulting issue that the local planning authority aims to make a decision promptly. Statutory time limits exist for different types of applications, major developments decisions should be made within 13 weeks. Applicants can agree extensions of times with the local planning authority. However, if the applicant is unwilling to do so the failure to determine the application promptly can count against the council in terms of performance. Poor performing planning authorities are at risk of having planning function operated by a third party (usually the Planning Inspectorate). The table is in place to remind the committee of the importance of timely decision-making in accordance with the Planning guarantee.

## **8 CONCLUSIONS**

8.1 This application was deferred at the 6<sup>th</sup> March committee for concerns of:

- Residential amenity, Overdevelopment and Loss of privacy)
- Flooding/drainage (after comments from Middle Level and impact on public sewers).
- Highways adoption, Parking and Public footpath (historic route crossing the site)
- Management of Public open space/Suds
- Provision of play equipment

8.2 The applicant has chosen to amend the scheme and reduce the number of houses to 45 in order to address the committee's concerns. He has altered the drainage strategy in discussions with the IDB and have increased the parking provision including visitor parking. He has confirmed that the historic footpath route remains unobstructed despite the County Council previously having undertaken to stop the route. The Management of the Suds and Public open space has been clarified and his intention to adopt the roads reaffirmed. There are no outstanding matters of loss of privacy having directly addressed the matter previously presented.

8.3 Officers have addressed the matter of overdevelopment and the impact on the character of the area in some detail. A proposed density of 26.6 which abuts Hassock Way (approx. 30 dph) demonstrates it would be extremely difficult to evidence the proposal is out of character with the immediate area. The rears of houses that face each other separated by a ditch (Lily Road) have the same separation and character. The edge of the open countryside has the rears of gardens to a uniform line of houses almost identical to the illustrative details accompanying the approved development and similar to neighbouring sites. The existing relationship of the rears of houses and the application site on the southern edge is currently a somewhat derelict bungalow and outbuildings where development would usually be welcomed. When the application is examined in detail this proposal would be very difficult to demonstrate that it would result in a jarring obtrusive impact to the character of the area.

- 8.4 Objections raised are largely in principle which, given that the principle was previously established when no objections were raised, is somewhat perplexing. Concerns regarding site specific matters have been individually addressed. This remains a development (predominantly infill in nature given its relationship to the wider built form) in a Growth Settlement in the Council's adopted settlement hierarchy on a site where previous permission has been granted. It is concluded the amended scheme is acceptable and complies with relevant planning policies, and the matters on which the application was deferred have been addressed.

## 9 RECOMMENDATION

- 1 That the Committee delegates authority to finalise the planning conditions and terms of the S.106 agreement to the Head of Planning, and
- 2 Following completion of the S106 obligation to secure the necessary affordable housing, open space and infrastructure contributions as detailed in this report, the application be granted.

Or

- 3 Refuse the application in the event that the S.106 unilateral agreement referred to above has not been completed within 4 months and that the applicant is unwilling to agree to an extended period of determination to accommodate this, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

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). The applicant has been consulted on the proposed conditions and has confirmed their agreement to these in writing. It is therefore considered that the requirements of section 100ZA(5) have been met.

The initially proposed conditions are as follows;

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 laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.</p> <p>The scheme shall be based upon the principles within the agreed Preliminary Drainage Strategy, Jackson Consulting Engineers, Ref: DR-REP-0249, Rev: 01, Dated: 20th September 2022 and shall also include:</p>

	<p>a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;</p> <p>b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;</p> <p>c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);</p> <p>d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);</p> <p>e) Site Investigation and test results to confirm infiltration rates;</p> <p>f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;</p> <p>g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;</p> <p>h) Full details of the maintenance/adoption of the surface water drainage system;</p> <p>i) Permissions to connect to a receiving watercourse or sewer;</p> <p>j) Measures taken to prevent pollution of the receiving groundwater and/or surface water</p> <p>The development shall take place in accordance with the approved details.</p> <p>Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.</p>
3	<p>No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.</p>
4	<p>Prior to the commencement of development, a Construction Environmental Management Plan (CMP), shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include the consideration of the following aspects of construction:</p>

	<p>a) Site wide construction programme.</p> <p>b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers,</p> <p>c) Construction hours and delivery times for construction purposes</p> <p>d) Maximum noise mitigation levels for construction equipment, plant and vehicles</p> <p>e) Dust suppression management including</p> <ol style="list-style-type: none"> <li>1, identification of person responsible for air quality and dust issues,</li> <li>2, the recording of dust and air quality complaints</li> <li>3, to undertake appropriate measures to reduce emissions in a timely manner</li> <li>4, An agreement for dust deposition, dust flux, or real-time particulate matter monitoring locations with the Local Authority including baseline monitoring before work commences,</li> <li>5, machinery and dust causing activities to be located away from receptors</li> <li>6, The provision of wheel-washing measures to prevent the deposition of debris on the highway and the general environment which shall be operated and retained for the duration of the development, and the use of road sweepers to clean highways that suffer from mud generated by the development.</li> </ol> <p>f) Site lighting</p> <p>g) Location of Contractors compound and method of moving materials, plant and equipment around the site.</p> <p>h) Details and locations of hoardings</p> <p>The Construction Environmental Management Plan shall be implemented in accordance with the agreed details unless minor variations are otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of safe operation of the highway and protection of residential amenity in accordance with policy LP15 and LP16 and LP19 of the Fenland Local Plan, 2014.</p>
5	<p>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 (LPA)) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.</p> <p>Reason: In the interest of the protection of the ameity of future occupiers of the development in accordance with Policy LP16 of the Fenland Local Plan 2014</p>
6	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:</p>

	<p>a) the statement of significance and research objectives;</p> <p>b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;</p> <p>c) The timetable for the field investigation as part of the development programme;</p> <p>d) The programme and timetable for the analysis, publication &amp; dissemination, and deposition of resulting material and digital archives.</p> <p>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).</p>
7	<p>Prior to the commencement of the development hereby approved full details of the materials to be used for the external 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 particulars and retained in perpetuity thereafter.</p> <p>Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
8	<p>Prior to the occupation of the first dwelling/use hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.</p> <p>Reason: In the interest of satisfactory development and highway safety in accordance with Policy LP15 of the Fenland Local Plan(2014).</p>
9	<p>Prior to commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-</p> <p>a) hard surfacing, other hard landscape features and materials</p> <p>b) existing trees, hedges or other soft features to be retained</p> <p>c) planting plans, including specifications of species, sizes, planting centres number and percentage mix</p> <p>Reason - The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>

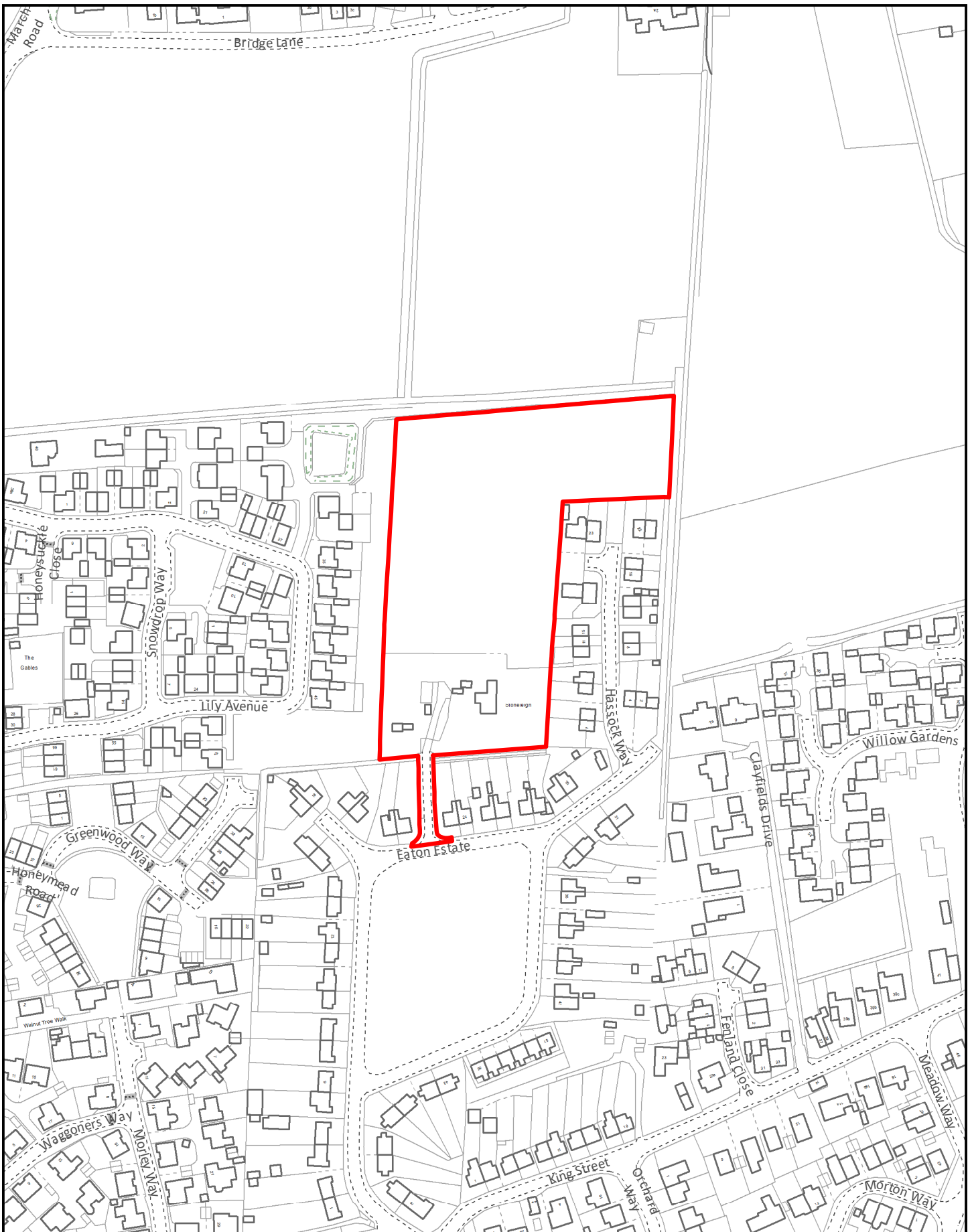
10	<p>All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and 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> <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.</p>
11	<p>Prior to the occupation of the development, a landscape management and maintenance plan, including details of measures to protect and enhance existing flora, fauna and habitats within the development site shall be submitted to and approved by the Local Planning Authority in writing. The landscape management and maintenance plan shall be carried out as approved in accordance with the specified schedule contained therein.</p> <p>Reason - To protect the visual amenity value of the landscaping, and the biodiversity value of the habitat within the site in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
12	<p>Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2012. Moreover, measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.</p> <p>Reason - To ensure that retained trees are adequately protected.</p>
13	<p>Prior to commencement of development a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection shall accord with the agreed details and thereafter be retained in perpetuity unless otherwise agreed in writing.</p> <p>Reason - To ensure a satisfactory form of refuse collection.</p>
14	<p>Prior to the commencement of the development a scheme and timetable for the provision of fire hydrants shall be submitted to, and agreed in writing by, the Local Planning Authority in consultation with the Chief Fire Officer and provision of the fire hydrants shall be made in accordance with the scheme and timetable.</p> <p>Reason - To ensure a satisfactory form of development.</p>



15	<p>Prior to the first occupation of any dwelling the roads and footways 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 details approved on EEW-SH-PD-SL-1001 M.</p> <p>Reason. In the Interest of highway safety and in accordance with Policy LP15 of the Fenland Local Plan (2014)</p>
16	<p>Before commencement of construction above slab level, details of measures for the safety and security of future residents of the development hereby permitted (to address Designing out Crime comments attached on the Councils website attached to this application) shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved plans.</p> <p>Reason: In the interest of designing out crime in accordance with policy LP 16(j).</p>
17	<p>No development shall take until a Construction Ecological Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall incorporate recommendations of the Preliminary Ecological Appraisal and Preliminary Roost Assessment report, as well as consideration of impacts to reptiles, and must include the following:</p> <ul style="list-style-type: none"> <li>a) Risk assessment of potentially damaging construction activities.</li> <li>b) Identification of “biodiversity protection zones”.</li> <li>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)</li> <li>d) The location and timings of sensitive works to avoid harm to biodiversity features.</li> <li>e) The times during which construction when specialist ecologists need to be present on site to oversee works.</li> <li>f) Responsible persons and lines of communication.</li> <li>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</li> <li>h) Use of protective fences, exclusion barriers and warning signs if applicable. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</li> </ul> <p>Reason: To protect biodiversity in accordance with Fenland Local Plan policies LF16 &amp; LF19 (2014).</p>
18	<p>If the development hereby approved does not commence within 12 months from the date of the planning consent, the approved ecological measures secured through other conditions shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to</p> <ul style="list-style-type: none"> <li>i) establish if there have been any changes in the presence and/or abundance of key species (e.g. breeding birds, bats and reptiles), and</li> <li>ii) identify any likely new ecological impacts that might arise from any changes.</li> </ul> <p>Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved</p>

	<p>scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.</p> <p>Reason: To protect biodiversity in accordance with Fenland Local Plan policies LF16 &amp; LF19 (2014).</p>
19	<p>Notwithstanding the submitted details, and prior to occupation, a "lighting design strategy for biodiversity" in accordance with ILP Publications' "Guidance Note 8/23 Bats and artificial lighting" shall be submitted to and approved in writing by the Local Planning Authority for all existing and proposed lighting within the development hereby permitted. The strategy shall: a. identify those areas /features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b. show how and where external lighting will be installed (through the provisions of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p> <p>Reason: To protect biodiversity in accordance with Fenland Local Plan policies LF16 &amp; LF19 (2014).</p>
20	<p>Prior to the commencement of development, a scheme for the landscaping and biodiversity enhancements and habitat improvements at the site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping and biodiversity enhancement details to be submitted shall include:</p> <ul style="list-style-type: none"> <li>a) planting plans to all areas, retained hedge and trees, species, numbers, size and density of planting; the planting shall be sufficient to result in overall no net loss of biodiversity,</li> <li>b) placement, type, number and details of any recommended biodiversity enhancements and habitat improvements,</li> <li>c) means of enclosure noting that all new garden fencing should be designed to allow hedgehogs to be able to pass through the fencing</li> <li>d) details of bird and bat boxes (including elevation drawings)</li> <li>e) details of siting and timing of all construction activities to avoid harm to all nature conservation features</li> <li>f) details of other features identified in the Preliminary Ecological Appraisal &amp; Preliminary Roost Appraisal report</li> <li>g) demonstration how the scheme will deliver, and monitor, on-site biodiversity net gain (metric)</li> <li>g) a timetable for landscaping and biodiversity enhancement implementation.</li> <li>h) management and maintenance details The approved landscape and biodiversity enhancement scheme shall be carried out in accordance with</li> </ul>

	<p>the approved timetable. The approved landscape and biodiversity enhancement scheme shall be maintained thereafter in perpetuity.</p> <p>Reason: To protect biodiversity in accordance with Fenland Local Plan policies LF16 &amp; LF19 (2014).</p>
21	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (or any other Order revoking or re-enacting that Order with or without modification), no additional windows other than those shown on the plans hereby approved shall be placed in the southern elevation of Plot 29 (housetype C202) in the development hereby approved.</p> <p>Reason To protect the amenities of the adjoining properties.- in accordance with Policy LP16 of the fenland local plan.</p>
22	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p>



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**F/YR23/0206/F**

Scale = 1:2,500

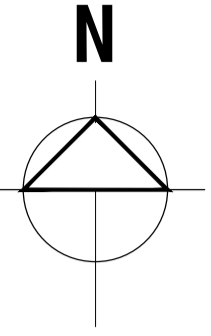




# EATON ESTATE, WIMBLINGTON

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IF IN DOUBT ASK!



**LEGEND**

- Application Site Boundary
- Proposed Housing
- Existing Surrounding Buildings
- Private Rear Garden Area
- Private Front Garden Area
- Public Open / Green Space
- Private Drive
- Car Parking Spaces
- Block paving on adoptable road
- Adoptable road/ Footpaths
- Private Footpaths
- Proposed Tree Planting
- Proposed Hedge
- Proposed Shrubs
- Bin Collection points (450x450 grey paving slabs to be used)
- Existing Trees / Hedges

**House Type Schedule**

Type	Beds	No	Plots
Type B200 (81m <sup>2</sup> )	2	4	30, 40, 41, 42
Type C200 (79.4m <sup>2</sup> )	2	7	7, 8, 9, 31, 32, 33, 44
Type C201 (79.4m <sup>2</sup> )	2	1	43
Type C202 (70m <sup>2</sup> )	2	14	1, 2, 14, 15, 19, 20, 25, 26, 28, 29, 38, 39
Type C300 (95.5m <sup>2</sup> )	3	15	3, 4, 5, 6, 10, 11, 12, 13, 16, 17, 21, 22, 23, 34, 37
Type C301 (97.8m <sup>2</sup> )	3	3	24, 35, 36
Type C400 (128m <sup>2</sup> )	4	2	18, 27, 45
<b>Total = 45</b>			

**PARKING PROVISION (Policy Compliant)**  
210 Spaces for 2 & 3 bedrooms and 210 spaces for 4 bedroom properties  
(Some dwellings have additional spaces due to plot approach)

**IN ADDITION 5 extra dedicated visitor spaces are now proposed (V)**

**AFFORDABLE HOUSING PROVISION**  
● S104 AFFORDABLE RENT PLOT (6 No)  
● S104 SHARED OWNERSHIP PLOT (2 No)



Rev	Notes	Date	By
M	Parking spaces updated to plots 25, 28 & 29 (highway request). Legend updated.	07.05.24	MD
L	Plot 27 changed to a detached house type. Total number of plots is now 45. Notes added to Western boundary for IDB drain. Legend updated.	18.04.24	MD/ WK
K	Layout updated following comments received from FDC Committee and discussions with Planning officer. Bungalows incorporated to plots 31, 41, 42, 43. Parking provisions increased and including new visitor spaces. Hard and soft landscaping updated to suit. House numbers reduced by 2 plots - scheme now 45 dwellings. Additional survey added of existing IDB drain to west. Affordable housing & Legend updated.	10.04.24	MD
J	Affordable housing provision identified.	17.01.24	MD
H	House type change to plot 1. Existing right of way indicated on plan. Plot 48 moved back to enable additional tree planting to front. Hard and Soft landscaping updated to suit changes, along with house type legend.	20.11.23	MD
G	Tabletop repositioned south of plots 23/24, driveway to plot 25 adjusted, tabletop at 13'14" adjusted.	13.10.23	LR
F	Minor amendment to layout following highways comments. Hard and soft landscaping updated to suit.	30.08.2023	MD
E	Site density has been reduced, house type adjustments, open space area has been increased as well as the plot amenity areas also increased.	22.08.23	AC
D	Layout amended following comments received from CCC Highways. Slight adjustment made to estate road into the site. Visibility splays added, parking spaces/drives updated, small turning areas added to private roadways, private drives to be 5.0m min width, adoptable footpath incorporated to south part of road between plots 36 & 42, adopted highway reduced in length adj plot 25, attenuation basin re-aligned to match drainage strategy, table top change in materials incorporated to adoptable highway to reduce traffic speed, house type substitution to plots 23 & 24. Existing buildings omitted from this plan and now indicated on separate plan (to avoid confusion). Hard and soft landscaping updated to suit changes. Legend updated.	26.06.23	MD
C	Demolished buildings indicated, Legend updated.	28.09.22	MD
B	Existing Hedge retained on North East Boundary.	16.09.22	MD
A	Layout Completed.	13.09.22	MD



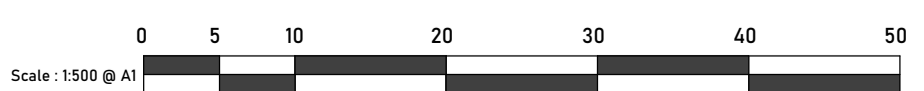
Project: **PROPOSED RESIDENTIAL DEVELOPMENT  
EATON ESTATE, WIMBLINGTON, MARCH, CAMBS**

Drawing: **SITE LAYOUT**

Drawn: **MD** Date: **06.09.2022**

Status: **PLANNING** Scale: **1:500 @A1**

Drawing Number: **EEW-SH-PD-SL-1001 M**



**F/YR23/0206/F**

**Applicant: Mr L Russell  
Seagate Homes**

**Land North Of Stoneleigh 22A, Eaton Estate, Wimblington, Cambridgeshire**

**Erect 48 dwellings involving demolition of existing dwelling and outbuildings.**

**Officer recommendation: Grant subject to conditions and completion of S106 agreement**

**Reason for Committee: Parish Council comments and number of representations contrary to Officer recommendation.**

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### **1 EXECUTIVE SUMMARY**

- 1.1 Application in Wimblington, a 'Growth Village' where development and new service provision can be appropriate. Previously an outline permission for 30 dwellings was permitted June 2020.
- 1.2 The proposal abuts existing housing on 3 sides. It is considered similar in character and in separation distances to existing neighbouring housing.
- 1.3 Objections received from residents and the Parish Council.
- 1.4 The proposal provides 20% affordable and infrastructure contributions in accordance with Fenland's current position.
- 1.5 The proposal is considered to accord with relevant planning policies and is recommended for approval subject to conditions and signing of a Section 106 Agreement.

### **2 SITE DESCRIPTION**

- 2.1 The application site is situated within the settlement of Wimblington and comprises approximately 1.46ha of agricultural/paddock land directly adjacent to the north side of the Eaton Estate. Public Footpath 5(Wimblington) runs to the east of the site. However, a former route crosses the southern section of the site. As this route was built over by the development of Hassock Way and Eaton Estate, the current actual line of the footpath lies outside the site and the proposal will not impact on the route of the existing footpath which links to existing footways, in particular the footway running across the northern boundary of the site connecting to Lily Way.
- 2.2 The application site comprises an L-shaped parcel of land situated to the north of Eaton Estate. Access to the main body of the site is via an existing access, between Nos. 22 and 23 Eaton Estate. This access presently serves a bungalow property (Stoneleigh), and the site comprises land historically associated with that property. The dwelling is incorporated into the application site (the outline planning

permission excluded it) and is proposed for demolition as part of the development. Set to the east of the site, and enclosed by the two arms of the site is Hassock Way, a relatively recent development of semi-detached and terraced dwellings and bungalows served from Eaton Estate. To the west the site is Lily Avenue, a recently developed estate of approximately 70 dwellings served from March Road to the west.

2.3 The site is situated within Flood Risk Zone 1.

### **3 PROPOSAL**

3.1 This application seeks full planning permission for the erection of 48 dwellings involving demolition of the existing dwelling and outbuildings.

3.2 This application was revised and reduced in scale from 54 units. The changes to the scheme also include amendments to the access, road and building layout and provision of more garden and open space.

3.3 The access arrangement provides a 5m wide vehicular access with a 1.8m wide footpath along its western side leading into the site and linking with the existing highway, Eaton Estate. Tactile paving provides pedestrian crossing points across the access.

3.4 The application proposals an estate-road northward from Eaton Estate, running centrally through the south-north running arm of the site, and then turning eastwards to run through the centre of the west-east running arm. Dwellings are set alongside the estate road. At the northeastern section between plots 25 and 26/27, a footpath link will connect to Footpath No 5 which continues to the north to Bridge Lane. At the junction of the two arms of the site, an open space area is proposed, incorporating a SUDS drainage area. To the south of the open space area a spur runs eastwards, with dwellings set on the south side of the spur, overlooking the open space area. Further to the south, a second spur is proposed serving further properties, on that portion of the site that did not form part of the original consent, and which is presently occupied by Stoneleigh.

3.5 The development would provide affordable housing that accords with the Council's current position constituting 20% of the new homes. This comprises 7 affordable rented homes and 3 affordable ownership properties which are to be located in the north-eastern section of the site.

### **4 SITE PLANNING HISTORY**

4.1 F/YR19/0945/O – Erect up to 30 dwellings (outline application with matters committed in respect of access) –Granted 15/6/2020.

### **5 CONSULTATIONS**

#### **5.1 Anglian Water**

Several responses have been provided during the course of the application essentially repeating the same comments. The most recent response is included below:

19/09/2023

## *Section 1 - Assets Affected*

*There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.*

*Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.*

## *WASTEWATER SERVICES Section 2 - Wastewater Treatment*

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

## *Section 3 - Used Water Network*

*This response has been based on the following submitted documents: Preliminary Drainage Strategy DR-REP-0249 date 20/09/2022, Drainage plan reference 0249-JCE-00-SI-SK-C-9030, and 0249-JCE-00-SI-SK-C-9010 and 0249-JCE-00-SI-SK-C-9000 Based upon the above reference documents, the proposed connection is acceptable. We do not require a condition in planning for foul water. If the developer wishes to connect to our sewerage network, they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with sewer sector guidance, design, and construction guidance for developers, as supplemented by Anglian Water's requirements.*

## *Section 4 - Surface Water Disposal*

*The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building*



*Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. The applicant has indicated on their application form that their method of surface water drainage is via SuDS. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Design Strategic Assessment (PDSA). The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals. We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off. We please find below our SuDS website link for further information.*  
<https://www.anglianwater.co.uk/developers/drainage-services/sustainable-drainage-systems>

## **5.2 Definitive Map Team**

05/04/2023

*The legal line of Public Footpath 5, Wimblington runs through the Stoneleigh site, which also has a Definitive Map Modification order against it (M072). To view the location of the public footpath, and Definitive Map Modification Order, please view our interactive map online which can be found at*  
<http://my.cambridgeshire.gov.uk/myCambridgeshire.aspx>.

*Until such a time that the Definitive Map Modification Order to delete the affected part of the public right of way has been completed, the legal route of Wimblington Footpath 5 would be permanently obstructed by the new development. The definitive Map Team therefore objects to the planning application.*

24/08/2023

*We have no further comments beyond our previous response.*

The applicant amended the proposal to exclude a footpath link in the north-east corner. The Definitive Map Team have been reconsulted having the following comments:

12/01/2024

I wish to Withdraw our objection for the proposed site.

Whilst the Definitive Map Team has no objection to this proposal, the footpath must remain open and unobstructed at all times. Please note, that Wimblington, Public Footpath 5 has no legally defined width. As the dimensions are not known, we cannot guarantee that the applicant would not be encroaching upon the highway. The applicant therefore would proceed with any development that might affect the highway at their own risk.

Informatives

Should you be minded to grant planning permission we would be grateful that the following informatives are included:

Public Footpath 5, Wimblintgon must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

The Public Footpath must not be used to access the development site unless the applicant is sure they have lawful authority to do so (it is an offence under S34 of the Road Traffic Act 1988 to drive on a Public Footpath without lawful authority) No alteration to the Footpath's surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).

Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges, and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

Furthermore, the applicant may be required to temporarily close public rights of way whilst construction work is ongoing. Temporary Traffic Regulation Orders (TTROs) are processed by the County Council's Street Works Team and further information regarding this can be found on the County Council's website at <https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-and-pathways/highway-licences-and-permits/>

### 5.3 Designing Out Crime Team

05/04/2023

*Thank you for the opportunity to comment on this application. I have viewed the documents in relation to crime, disorder, and the fear of crime. I have searched the Constabulary crime and incident systems covering location and ward for the last 2 years. I would consider the proposed location to be an area of low risk to the vulnerability to crime.*

*The proposed layout appears to be acceptable in relation to crime prevention and the fear of crime providing reasonable levels of natural surveillance from neighbouring properties with many of the homes facing each other along with defensible space to the front. Pedestrian and vehicle routes are aligned together, is well overlooked and pedestrian safety has been considered. This should encourage some level of territoriality amongst residents.*

*I have read the documents and have the following comments for your consideration.*

*\* External lighting – Our recommendation for external lighting is that all adopted and un-adopted roads, private roads, shared drives, footpaths, and parking areas/courts, should be lit with columns to BS5489:1 2020. Care should be taken in relation to the location of lighting columns with the entry method for most dwelling burglary being via rear gardens, especially where there is little surveillance from neighbouring properties as they can be used as a climbing aid if positioned too close to the fence/wall. Home security lights to the front and rear of the properties should be dusk to dawn LED bulkhead lights, including car ports & FOG. Please note: Bollard lighting should be used as wayfinding only and not as a*

*main source of lighting. I would like to see the lighting plan, including lux levels and calculations when available please.*

*\* Boundary Treatment – Rear Garden access footpaths – Shared gate for plots, 17/18/19 - (shared gate 17 to serve 18 & 19), 38/39 - (shared gate between 40 & 41 to serve 38 & 39) 46/47 - (shared gate between 44 & 45 to serve 46 & 47). A private gate should be positioned between 10 & 11 & 51 & 54 – as close to the front building line as possible. All private gates should have a self-closer and be lockable from both sides and shared gates should have a self-closer.*

*\* Cycle storage - Will there be any cycle storage provisions in place, such as a shed in the rear garden? Our recommendation for cycle storage sheds within accessible locations in rear gardens are provided with a ground anchor fixed to a concrete sub-base to allow the resident to secure their bike/s. We also recommend a solid secure, gold rated hasp and lock for the door.*

*\* Parking – There are many parking bays that have good natural surveillance from active windows. However, there are plots that do not allow some residents to see their own vehicles – for example, plots that are allocated bays within parking courts (plots 16 – 19). See above advice regarding external lighting for parking courts.*

*\* Landscaping - Consideration should be given to the planting of trees too close to fencing as they can also act as a climbing aid to gain entry to rear gardens. It is also important to ensure that there is a management plan in place to maintain and ensure tree crowns are raised above 2m in height and ground planting and hedging is kept to a minimum of 1 – 1.2m in height, this will allow for ongoing natural surveillance across the development, open spaces, and footpaths and to reduce possible conflict with lighting.*

*\* Link to existing footpath (east of the site) - I believe this link is to allow movement to the other proposed developments in the area. However, by opening the link, it doesn't allow access to all the community facilities, such as bus stops, shops and schools which are at the southern end of the village. This is only a small village and there are other current routes available, I'm concerned that this link will only increase the opportunity for crime leaving the properties / residents vulnerable.*

*If I can be of further assistance, please do not hesitate to contact me.*

21/09/2023

*Thank you for the opportunity to comment on this application. I have viewed the documents in relation to crime, disorder, and the fear of crime. I note the amendments to the design and layout. All previous comments provided still stand and I have nothing further to add at this stage. If I can be of further assistance, please do not hesitate to contact me.*

#### **5.4 Environmental Health Team (FDC)**

28/03/2023

*The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development.*

*In the event that planning permission is granted, it is recommended that the following matters are addressed by way of condition.*

#### **NOISE/DUST/VIBRATION IMPACT**

*In the interests of protecting the amenity of existing nearby residents during the construction phase, this service welcomes the submission of a Construction Environmental Management Plan (CEMP). This should be in accordance with the template now available on the Fenland District Council website via the following link: <https://www.fenland.gov.uk/planningforms>*

#### **UNSUSPECTED CONTAMINATION**

*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 (LPA)) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.*

23/08/2023

*The Environmental Health Team note and accept the information submitted in respect of the above re-consultation and have 'No Objections' to the latest content. Previous comments from this service on 28.03.23 therefore still apply.*

19/09/2023

*The Environmental Health Team note and accept the latest revisions to the above application and have 'No Objections' to the proposals. Previous comments from this service on 28.03.23 are therefore still relevant.*

### **5.5 Environmental Services Operations Management (FDC)**

19/09/2023

- With the change in the site layout an updated version of the access arrangements (drawing SHL-1671-01-GA-001 P1) to demonstrate access in the northwest corner of the site (plots 26 - 31) will be required.*
- Should the main estate roads not be adopted (appears some indication from highways) then indemnity would be required from landowners or future management company against any potential damage to the road surface etc. which may be caused during vehicle operations.*
- Shared bin collection point for plots 40-45 suitable, new residents will require notification of collection and storage details by the developer before moving in and the first collection takes place.*
- Refuse and recycling bins will be required to be provided as an integral part of the development.*

### **5.6 Fire Authority**

*With regard to the above application, should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.*

*Where a Section 106 agreement or a planning condition has been secured, the cost of Fire Hydrants will be recovered from the developer.*

*The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the “National Guidance Document on the Provision of Water for Fire Fighting” 3rd Edition, published January 2007.*

*Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5 Vehicle Access. Dwellings Section 13 and/or Vol 2. Buildings other than dwellings Section 15 Vehicle Access.*

*If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with fire mains, then aerial (high reach) appliance access is required, the details of which can be found in the attached document.*

*I trust you feel this is reasonable and apply our request to any consent given.*

*Should you require any further information or assistance I will be pleased to advise.*

## **5.7 Highway Development Management (CCC)**

20/04/2023

*In order to make an informed decision in respect of the submitted application, further information is required. For ease of review my response has been divided into key headings.*

### Access

*The access onto Eaton Estate is broadly consistent with that approved under F/YR19/0945/O with the key difference being the swapping of the footway from the eastern to western side of the carriageway. While this change reduces impacts on the neighbouring driveway, it results in the carriageway moving further east, which in turn impacts upon the inter-vehicular visibility splays.*

*The splay to the east is now offset from the carriageway edge where it previously was not and the splay to the west crosses over the opposing recreation grounds land, which is not part of the public highway. While it may be unlikely that the splay will be obstructed given the current use of the land, the applicant is unable to guarantee that the splay can be kept free from obstruction in perpetuity. The access needs to be amended so that the necessary inter-vehicular visibility splays are fully contained within the application boundary and / or the public highway.*

*The drawing SHL-1671-01-GA-001 has multiple different lines overlaid on top of each other which could lead to ambiguity. I would like to request the applicant provide greater distinction between the existing base mapping and proposals. I would also like to request the drawing be suitably dimensioned.*

*Due to the restricted width within the application boundary, it may not be possible to construct the access without impacting on neighbouring properties. For this reason, I recommend the access be design upon a topographical base map to ensure the proposals are in fact feasible.*

### Layout

*It is strongly recommended that new residential roads be designed so that they are self-enforcing of a 20mph limit, and it is a CCC adoption requirement that a 20mph enforceable limit be put in place prior to any adoption taking place. To achieve a self-enforcing 20mph design speed, a traffic calming feature<sup>1</sup> is needed at least every 80m length. The layout is not in keeping with this requirement so should it be approved; it would fall short of CCC's adoption criteria and would therefore need to remain private. If the internal roads are to remain private, you will need to consult FDC's waste team regarding refuse collection arrangements from the private streets.*

*Footways must be provided on both sides of the carriageway throughout. A continuous footway is needed between plots 36 and 42, including around the perimeter of the turning heard.*

*Shared private drives and access to parking courts must be at least 5m wide to accommodate two cars passing.*

*Three parking spaces are provided for the house type C400. While this aligns with FDC parking standards, I recommend that three spaces not be placed in tandem as it will result in excessive manoeuvring of vehicles, the impracticalities of which are likely to discourage use of the off-street parking and instead increase the quantum of vehicles parked on-street where they are at greater risk of obstructing other road users.*

*Parking for Plots 26, 34, 45 & 46 are unacceptable as they require vehicles to manoeuvre linearly across a footway to gain access where they are at increased risk of colliding with pedestrians. As with the site access, a dimensioned plan would help expediate further reviews.*

### Visibility

*The applicant has not demonstrated that the internal layout can achieve appropriate levels of visibility. Additional information is required to demonstrate the following:*

- 2.4m x 25m inter-vehicular visibility splays at all internal priority junctions, including shared private drives.*
- 2m x 2m pedestrian visibility splays, measured to the back of footway, for each drive which fronts onto a road proposed for adoption.*

*Visibility splays must be free from obstruction from a height of at least 600mm above carriageway or footway surface level.*

### Vehicle Tracking

*The applicant has only provided vehicle tracking for the site access. Tracking for a refuse vehicle and fire tender is needed to demonstrate the internal roads and turning areas are suitably sized. In absence of this information, I cannot provide certainty the site is safely laid out.*

*Vehicle tracking is also needed to demonstrate space for turning for a modestly sized delivery vehicle (e.g., panel or box van) for the shared private drive serving Plots 37- 41. Absence of suitable turning may result in excessive reversing distances.*

### Drainage

*The attenuation basin must be lined to prevent infiltration into the sub-soils due to the proximity of the basin to the internal roads.*

*The LHA does not accept permeable paving as a suitable means of surface water drainage in isolation. The maintenance requirements are onerous and practical experience has demonstrated that there is a tendency for such surfacing to quickly fail. Where permeable paving is proposed for private drives, they must be graded to fall away from the roads proposed for adoption. If this cannot be achieved, a secondary means of surface water interception is needed e.g., a channel drain.*

### Conclusion

*If the applicant is unwilling or unable to amend the application or provide additional information as outlined above, please advise me so I may consider making further recommendations, possibly of refusal.*

**29/08/2023**

*The revised submission has suitably addressed my previous comments, so I do not object to this application.*

*However, I would advise that the raised table between Plots 43 and 52 be extended fully to the end of the road where it transitions to a shared private parking court. Extending the raised table will aid driver comfort, but the current proposal is not unsafe.*

*I would like to reiterate the following advisory comments to the applicant as they may impact upon adoption and construction:*

- Due to the restricted width within the application boundary, it may not be possible to easily construct the access without impacting on neighbouring properties. The applicant will need to take extreme care to avoid impacting upon no. 23 Eaton Estate which sits outside of the application boundary.*
- The LHA does not accept permeable paving as a suitable means of surface water drainage in isolation. The maintenance requirements are onerous and practical experience has demonstrated that there is a tendency for such surfacing to quickly fail. Where permeable paving is proposed for private drives, they must be graded to fall away from the roads proposed for adoption. If this cannot be achieved, a secondary means of surface water interception is needed e.g., a channel drain. Failure to comply will prohibit the LHA's ability to adopt internal roads.*

*Please append the following conditions and informatives to any permission granted:*

#### *Conditions*

*Binder Course: 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 details approved on EEW-SH-PD-SL-1001 D.*

*Management of Estate Roads: Prior to the occupation of the first dwelling/use hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be*

*submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.*

*Wheel Wash Facilities: Development shall not commence until fully operational wheel cleaning equipment has been installed within the site. All vehicles leaving the site shall pass through the wheel cleaning equipment which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The wheel cleaning equipment shall be retained on site in full working order for the duration of the development.*

*Non-standard condition: Prior to occupation of a dwelling, the pedestrian visibility splay pertaining to its access, as shown on the drawing SHL-1871-01-GA-001 P1, shall be maintained free from obstruction from a height of 600mm above the adjoining footway surface.*

**30/09/2023**

*The changes made to the site layout in the latest submission are all acceptable in principle bar two exceptions.*

- The raised table located in front of Plots 24 and 25 needs to be placed further west away from the turning head so that vehicles hit the ramp in a perpendicular direction rather than when they are still turning.*
- The driveway for Plot 25 needs to be amended so that it is not accessed across the corner radius of the turning head (a location where pedestrians are expected to cross the road).*

*The previously submitted drawing SHL-1671-01-GA-001 P1 will need to be updated to reflect the latest arrangement to evidence that acceptable visibility and vehicle turning is achievable.*

Officer Note.

The further layout accords with the above request and the LHA confirms the proposal to be acceptable.

## **5.8 Historic Environment Team (Archaeology)**

Comments received on 22/09/2023, 20/03/2023 and 18/08/2023 stating the following:

*Thank you for the re-consultation with regards to the archaeological implications of the above reference planning application. We have reviewed the amended plans, but the changes to the scheme do not alter our previously issued advice, due to the archaeological potential of the site although we do not object to development proceeding at the location, we consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG.*

*Archaeology Condition*

*No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work,*



*commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:*

- a. the statement of significance and research objectives.*
- b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.*
- c. The timetable for the field investigation as part of the development programme;*
- d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.*

*REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).*

*Informatives: Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.*

*A brief for the recommended programme of archaeological works is available from this office upon request. Please see our website for CHET service charges.*

## **5.9 Housing Strategy (FDC)**

12/09/2023

*Please find my consultation comments below for F/YR23/0206/F for 48 dwellings at Land North of Stoneleigh 22A Eaton Estate Wimblington Cambridgeshire.*

*I note that the earlier Design and Access/ Planning Statement stated, “The proposed development comprises an affordable housing scheme, with all units falling within relevant definition of affordable housing” has been superseded with a revised statement that reads “The proposed development incorporates policy compliant affordable housing”. Therefore, please find below the requirement for affordable housing within the development.*

*Fenland Local Plan*

*Policy LP5 Requirements Policy LP5 of the Fenland Local Plan (adopted May 2014) seeks 25% affordable housing on developments where 10 or more homes will be provided.*

<b>On sites of</b>	<b>Level of affordable housing</b>
Minor developments (5-9 dwellings)	Nil affordable housing
Major developments (10 or more dwellings)	25% affordable housing (rounded to the nearest whole dwelling)
Tenure Mix	70% affordable housing for rent (affordable rent tenure) and 30% other affordable routes to home ownership tenure (shared ownership housing)

*The Fenland Viability Report (March 2020) To inform the preparation of Fenland's emerging Local Plan, a Viability Assessment was undertaken which looked at the cost of building new homes and the costs associated with the policies in this Local Plan.*

*This report concluded that viability in Fenland is marginal and varies between localities in the district. The assessment indicates that 20% affordable housing is likely to be the maximum level of provision that can be achieved through planning obligations. In response to the report, the Council has confirmed that finding of the viability assessment will be taken into account when determining planning applications from May 2020 onwards.*

*Consequently, while the Council aims to deliver policy compliant 25% affordable Housing provision on qualifying schemes where possible, it is acknowledged that a reduced percentage of affordable housing via planning obligations to a maximum of 20%, will be achievable in most instances.*

*Since this planning application proposes the provision of 48 number of dwellings, our policy seeks to secure a contribution of 25% affordable housing which equates to 12 affordable dwellings in this instance.*

*Based on the provision of 20% affordable housing 10 affordable dwellings would be required in this instance.*

*The current tenure split we would expect to see delivered for affordable housing in Fenland is 70% affordable rented tenure and 30% affordable ownership. This would equate to the delivery of 8 affordable rented homes and 4 affordable ownership based on the provision of 25% affordable housing or 7 affordable rented homes and 3 affordable ownership based on the provision of 20% affordable housing.*

*We ask that Strategic Housing is included in early discussions regarding the house types and sizes by tenure for the affordable provision at the next stage of this application.*

## **5.10 Lead Local Flood Authority (CCC)**

12/04/2023

*At present we object to the grant of planning permission for the following reasons:*

### **1. Water Quality Issue**

*The applicant has stated that pollution mitigation for the adopted road will be provided by the attenuation basin. However, in the drainage plan the attenuation basin appears to be offline, meaning that low level flows will bypass the attenuation basin and flow straight into the water course via the flow*

*control. Only when this section of pipe backs up will the water flow into the attenuation basin. This can be rectified by changing the attenuation basin to an online system or providing other means of surface water treatment for runoff from the access road.*

**2. Climate Change Allowances**

*The applicant has not included climate change allowances for the 3.3% annual exceedance rainfall event. As the site lies in the Old Bedford and Middle Level Management Catchment the 1 in 30-year storm event calculations should include a 35% climate change allowance.*

**23/08/2023**

*At present we object to the grant of planning permission for the following reasons:*

*1. Water Quality The applicant has stated that pollution mitigation for the adopted road will be provided by the attenuation basin. However, in the drainage plan the attenuation basin appears to be offline, meaning that low level flows will bypass the attenuation basin and flow straight into the water course via the flow control. Only when this section of pipe backs up will the water flow into the attenuation basin. This can be rectified by changing the attenuation basin to an online system or providing other means of surface water treatment for runoff from the access road.*

*2. Climate Change Allowances The applicant has not included climate change allowances for the 3.3% annual exceedance rainfall event. As the site lies in the Old Bedford and Middle Level Management Catchment the 1 in 30-year storm event calculations should include a 35% climate change allowance.*

**26/09/2023**

*We have reviewed the following documents:*

- Preliminary Drainage Strategy, Jackson Consulting Engineers, Ref: DR-REP-0249, Rev: 01, Dated: 20th September 2022*
- Proposed Drainage Strategy, Jackson Consulting Engineers, Ref: 0249-JCE-00-SI-SK-C-9000, Rev: P01, Dated: 1st September 2023*
- Proposed Flood Exceedance Routes, Jackson Consulting Engineers, Ref: 0249-JCE-00-SI-SK-C-9020, Rev: P01, Dated: 1st September 2022*
- Proposed Map of Drainage Maintenance Details, Jackson Consulting Engineers, Ref: 0249-JCE-00-SI-SK-C-9030, Rev: P01, Dated: 1st September 2022*

*Based on these, as Lead Local Flood Authority (LLFA) we have no objection in principle to the proposed development.*

*The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving and attenuation basin discharging into the existing watercourse via flow control, restricting surface water discharge to greenfield equivalents. Maintenance and adoption of these drainage features have been outlined in a maintenance plan.*

*Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.*

*We request the following conditions are imposed:*

### *Condition 1*

*No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.*

*The scheme shall be based upon the principles within the agreed Preliminary Drainage Strategy, Jackson Consulting Engineers, Ref: DR-REP-0249, Rev: 01, Dated: 20th September 2022 and shall also include:*

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events.*
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;*
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);*
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections).*
- e) Site Investigation and test results to confirm infiltration rates.*
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants.*
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems.*
- h) Full details of the maintenance/adoption of the surface water drainage system;*
- i) Permissions to connect to a receiving watercourse or sewer.*
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water*

### *Reason*

*To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.*

### *Condition 2*

*No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.*

### *Reason*

*To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.*

#### *Informatives - IDB Consent*

*Part or all of your proposed development area falls within the Middle Level Commissioners (MLC) catchment and that of the March East IDB whose consents are managed by the MLC. All increased discharges proposed to enter watercourses directly or indirectly or any works affecting watercourses or access to or along them for maintenance if the site is within the Board's district will require MLC/IDB consent. It is therefore recommended that you contact the IDB/MLC to discuss their requirements. Further information is available at:*

*<https://middlelevel.gov.uk/>*

#### *Pollution Control*

*Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.*

#### *Riparian Ownership*

*A considerable number of houses border the existing water course to the west of the site. It appears that there has been a strip of land left for maintenance of the water course, however it may be necessary to confirm the size of this buffer strip to ensure there is sufficient access. The site layout should account for the existing drainage infrastructure, ensuring clear access for maintenance of the ditches by a management body. This should include a suitable easement for any maintenance equipment that may be required for future maintenance works on the ditch.*

### **5.11 NHS (East of England Ambulance Service)**

*Further to a review of the application details the following comments are made in regard to the provision of ambulance services and are in addition to the request from Cambridgeshire and Peterborough ICS.*

#### *Existing Healthcare including Emergency Ambulance Service Provision Proximate to the Planning Application Site*

*As an essential social infrastructure provider EEAST has an important role to play in contributing to the achievement of sustainable new places (and along with its health and blue light partners) creating the conditions for healthy, safe, and cohesive communities.*

*EEAST are in a unique position that intersects health, transport and community safety and does not have capacity to accommodate the additional growth resulting from the proposed developments combined with other developments in the vicinity. This development is likely to increase demand upon existing constrained emergency ambulance services and blue light response times (Table 1).*

Table 1 AmbSYS 2021-22 data shows EEAST response times outside the quality indicator response times\*:

Response Category	Mean Average (Minutes)	Actual 2021-22 (Minutes)	90th centile (Minutes)	Actual 2021-22 (Minutes)	AmbSYS indicator
C1 Life-threatening	< 7	9:50	≤ 15	18:01	A25, A26

The proposed development will have an impact on the March Ambulance Station which no longer fit for modern ambulance facilities/Make Ready Services as defined under the Lord Carter Report (2018) and requires modernisation or relocation to a more suitable site.

The proposed development will have an impact on the March Ambulance Station Response Post: at least one additional ambulance response post is required in the vicinity of the application site in order to achieve the Category 1 (life-threatening) call 7-minute mean time taken for an ambulance to arrive. Using the Shape Atlas, the rush hour drive time is around 15 minutes from the March ambulance station to the development site (NB this is a standard reference point and does not mean ambulances come from this location in order to respond to calls or under blue light conditions).

The age profile is important for EEAST as people at both ends of the age spectrum consume a disproportionately large quantity of healthcare services and resource. Over 75s are most likely to have multiple long-term conditions and complex care needs. Analysis of EEAST activity from 2019/20 indicates residents aged 65 years and over account for over 1/3 (35%) of Category 1 ambulance activity and 52% of all activity. Those aged 2-18 years account for 15% of Category 1 activity and 8% of all activity.

#### Assessment of Development Impact on Existing Healthcare and Ambulance Service Provision

The capital required through s106/CIL would provide financial resources for EEAST to absorb the additional patient growth and demand generated by this development on emergency ambulance health services. Funding, in agreement with the local council would be used to support one or more of the following:

- Redevelopment or relocation of existing ambulance stations to a more suitable location to meet the increased local demand arising from housing development.
- Increasing the number of ambulances required to meet the expanded demand in order to maintain contractual response times to prevent the application of contractual fines.
- Provision of additional medical, pharmacy & IT equipment/digital software to manage the increased number of incidents arising from the growing population in order to maintain mandated ambulance response times and treatment outcomes. The range of equipment includes stretchers, carry chair, tracks, power chair, scoop, spine board, power load, wheelchair, Corpuls (patient monitoring units with integrated defibrillator/pacemaker, ECG etc)
- Recruiting, training, and providing new equipment for additional Community First Responders (CFRs) to support the proposed development and the community as a whole.

Table 1 shows the population likely to be generated from the proposed development. The capital required to create additional ambulance services to



support the population arising from the proposed development is calculated to be £15,360.

*Table 1 Capital Cost calculation of additional health services arising from the development proposal.*

Additional Dwellings	Ambulance Cost <sup>1</sup>	Total
48	£320	£15,360

<sup>1</sup> Calculated pro-rata assuming 2.4 persons for each dwelling average - EEAST ambulance callout 'discounted' cost as per IDP Submission of £300 per 2.2 persons per dwelling (2022)

*EEAST notes the Health Impact Assessment, but this does not take into consideration the impact of the development on emergency ambulance services.*

*EEAST notes the development site is fully in Flood Zone 1, at low risk of flooding.*

*EEAST notes Transport Statement CrashMap data for the latest available five-year period (2017-2021) indicates that there has been a total of nine collisions in the study area three slight accidents and one serious were recorded and no road modifications are suggested.*

### Conclusion

*In its capacity as the healthcare provider, EEAST has identified the development will give rise to a need for additional emergency ambulance healthcare provision to mitigate impacts arising from the development.*

*The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development.*

*Assuming the above is considered in conjunction with the current application process, EEAST 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 EEAST deem appropriate having regard to the formulated needs arising from the development. This request is in addition to s106/CIL requests from Cambridge and Peterborough Integrated Care System (CAPICS) for GP Practices.*

*EEAST is satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.*

## **5.12 NHS (Integrated Care System)**

**06/04/2023**

*Thank you for consulting Cambridgeshire and Peterborough Integrated Care System (CAPICS) on the above referenced, and attached, planning application. I refer to the above planning application and advise that, further to a review of the applicants' submission, the following comments are with regard to the primary healthcare provision on behalf of CAPICS.*

*The proposed development is likely to have an impact on the services of the nearest GP Practice operating within the vicinity of the application: Fenland Group Wimblington Surgery. This Practice does not have any capacity to take on additional patients, and this development of 54 dwellings would see an increase patient pressure of circa 124 new residents (calculated using the average population per household figure for Fenland of 2.3 (based on 2011 ONS Household data). This would require additional whole time equivalent GP / Nurse / Admin workforce to support increase in appointments as follows: GP = 0.06 / Nurse = 0.04 and Admin = 0.12 with a resulting increase on estate demand of 8.52 sqm net internal area.*

*The ICB has sought advice from its NHS partner, NHS Property Services Ltd, on recent costs benchmarks for healthcare developments for a single storey extension to an existing premises and refurbishment. This equates to £5,224 per m<sup>2</sup> (once adjusted for professional fees, fit out and contingency). Having rebased this cost to Fenland using BCIS Tender Price Index, the cost remains the same at £5,224 per m<sup>2</sup>.*

*A developer contribution will therefore be required to mitigate the impacts of this proposal. CAPICS calculates the level of contribution required, in this instance to be £44,508.48 (8.52sqm at £5224 per sqm). Payment should be made before the development commences. CAPICS therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission - in the form of a Section 106 planning obligation – with the proposal that the sum be used to fund a project which increases clinical capacity at one of the GP Practices in the vicinity of the development.*

*In its capacity as the healthcare provider, CAPICS has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development. The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development. Assuming the above is considered in conjunction with the current application process, CAPICS 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 CAPICS deem appropriate having regard to the formulated needs arising from the development. CAPICS are satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.*

26/09/2023

*Further to the revision of 48 dwellings, our revised mitigation is as follows:*

*The development of 48 dwellings would see an increase patient pressure circa 110 new residents.*

*CAPICS calculates the level of contribution required, in this instance to be £39,547.17 (7.57sqm at £5224 per sqm).*

### **5.13 Minerals and Waste Planning Authority (CCC)**



*Thank you for consulting Cambridgeshire County Council, in its role as the Minerals and Waste Planning Authority (MWPA), on the above application.*

*Having reviewed the available documentation, the MWPA wishes to make the following comments:*

*The site lies within a Sand and Gravel Mineral Safeguarding Area which is safeguarded under Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021). This policy seeks to prevent mineral resources of local and/or national importance being needlessly sterilised. Policy 5 sets out a number of exemptions (criteria (a) – (h)), for when Policy 5 is not applicable, none of which relevant in this case. It then goes on to set out that that development will only be permitted in certain circumstances (criteria (i) – (k)). The application documentation does not appear to make any reference to the safeguarded minerals, or Policy 5. Consequently, compliance with criteria (i) – (k) has not, at this time, been demonstrated.*

*The MWPA notes that this is an application for the development of 51 dwellings and the Site Layout includes a SUDS pond. The site is 1.69 hectares in area and is bounded by existing dwelling to the west, south and east. Consequently, there is only a small proportion of the site that is more than 50 metres from a sensitive receptor. In this context, the MWPA is satisfied that prior extraction is unlikely to be practical but given the likelihood of sand and gravel within the site, that there may be potential for incidental extraction.*

*Should the Planning Authority be of the view that there is an overriding need for the development, the MWPA will be content that Policy 5 has been addressed, subject to the following informative being included in any permission:*

*“The site lies within a Sand and Gravel Mineral Safeguarding Area, which indicates that there may be an underlying sand and gravel resource. In this instance, the Planning Authority considers that prior extraction is unlikely to be feasible and that there is an overriding need for the development. Prior extraction of the resource has, therefore, not been required in this instance. However, the applicant is encouraged to make best use of any sand and gravel that may be incidentally extracted as part of the development.”*

*For reference, the Cambridgeshire and Peterborough Minerals and Waste Local Plan can be found on our website at:*

*<https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/adopted-minerals-and-waste-plan>. If you have any questions regarding this response, please contact me on the details above.*

#### **5.14 Wildlife Officer (PCC)**

22/03/2023

*Recommendation:*

*Recommend refusal of application on grounds that there is insufficient information to make a recommendation.*

*Recommended condition(s)/Reason(s) for refusal:*

*The documents provided within F/YR23/0211/F do not provide sufficient information to ensure that all biodiversity material concerns for the Local Planning Authority can be safely discounted.*

*Following issues require resolution before determination can be provided.*

- 1. The Ecological Impact Assessment (Seagate Homes, September 2022) does not recommend adequate mitigation and compensation for the scale of biodiversity loss present. No attempt to quantify the scale of loss using the Biodiversity Metric 3.1 (soon to be Biodiversity Metric 4.0 on the 24th) has been made. Due to the quality and variety of habitats I recommend that this is completed before granting permission, as I currently cannot see how onsite net gain is possible and no offsite solutions have been suggested.*
- 2. The EcIA states that “there is little chance of bats roosting due to inappropriate materials and lack of roosting facilities on site.” I would like to confirm that the walkover in August of 2022 included a new evaluation of the buildings not previously within the development footprint. The survey data for these buildings (and associated surrounding habitats) should be included within the survey report, as they would not have previously been included.*

*At this stage without further information on the habitats and species potentially using the site the Local Planning Authority cannot make a decision on the application without risking contravening the NPPF, Local Plan and the Wildlife and Countryside Act 1989.*

*Please note the presence of a protected species is a material consideration when a planning authority is considering a development proposal (para 98, ODPM circular 06/2005). It is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the proposed development is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.*

*Required amendments/information:*

*I would therefore recommend that:*

- A Biodiversity Metric (possibly 4.0) is completed detailing the net biodiversity loss of the site and a plan is created demonstrating at least no net loss of biodiversity though either on site or off-site contributions.*
- The EcIA is updated to include missing data within the newly surveyed area. This EcIA should then be reassessed by the Local Planning Authority to ensure that all protected species protections are maintained.*

*Recommendations for mitigation and compensation of the negative impacts of the proposal should then be incorporated into the application documents as described within the ecologist’s reports. All recommended site licenses should be applied for.*

*Assessment/Comment:*

*Incorporation of recommendations from survey reports into the proposal will significantly reduce the requirement for pre and post commencement conditions on the granted application. It is possible that these recommendations may have to*

*be included within a Construction and Environment Management Plan (CEMP) this possibility should be discussed with your ecologist. It is highly likely that a CEMP will be requested as a pre-commencement condition in relation to this development. The creation of this document and submission to the proposal will significantly reduce proposal conditions further down the line.*

*Please note that many ecological surveys are constrained by seasonal restrictions, it is highly recommended that the recommended surveys are completed as soon as possible to avoid any significant delays to development. Please see the PEA and your consultant ecologist for survey timings.*

*Incorporation of recommendations from survey reports into the proposal will significantly reduce the requirement for pre and post commencement conditions on the granted application.*

## **5.15 CCC Ecology**

The Applicant submitted a Biodiversity Metric calculation which was forwarded to the CCC Ecology Officer for assessment. However, CCC Ecology has made no comment to date.

## **5.16 Wimblington Parish Council**

**12/04/2023**

*Further to last night's Parish Council meeting, Councillors wish to object to the above application as follows:*

*Object – The initial planning application F/YR19/0945/0 was for 30 dwellings on 1.39 Hectares, which Parish Council supported.*

*The original agreement from Parish Council and conclusion from Cambs ACRE housing needs survey (which identified that 27 affordable houses was appropriate for Wimblington) was to erect 30 affordable houses. There is now another smaller application for 14 affordable houses on Doddington Rd Wimblington which would bring the total of affordable houses in Wimblington, including the 22 to be built on the Bellway's site, to 91, way in excess of identified needs. The above application is for 54 dwellings on 1.69 Hectares which Parish Council object to. Is there a strong, acceptable reason to demolish Stoneleigh Cottage?*

*An increase of 0.3 of a hectare for an additional 24 dwellings is not acceptable, this is an over development of the site. Dwellings will be too close, resident's amenities will be limited, noise, light and visual effects will be detrimental to those living on and around the estate. (LP7, LP16, promote high levels of residential amenity) The UK Land Directory's comments on building plots: The average estate house these days is built on approximately 1/12th - 1/10th of an acre about 38ft x 95ft (11.5m x 29m). This size plot may not allow for a very large garden or very good access around the house.*

*Calculation: 1.69 hectares = 4.18 acres x 12 plots per acre = maximum of 50 plots. What isn't included in this equation is the roads, green space, parking facilities etc therefore this application far outreaches the acceptable number of dwellings within the site area. (LP3, LP4, LP5, creating sufficient and the right mix of homes to meet people's needs) Three of the proposed dwelling have an immediate effect on one of the properties in Eaton Estate, light, noise, and privacy, LP16 (e).*

*Other issues:*

*The public footpath is there for local residents' safety, the increase in vehicle movement from the proposed development will pose possible congestion around the Eaton Estate where there is a central child's playing area. This playing area, which is used regularly, means that children inevitably have to cross the road, increased traffic will be a hazard. (LP16 avoiding adverse impact)*

*The probability of flooding associated with blockages in the IDB drainage system is low due to the maintenance standards already achieved and managed by the IDB.*

*This statement is flawed because Eaton Estate have already had flooding associated with blockages and drainage. There are serious concerns about drainage/sewage as many parts of Wimblington has seen flooding in recent years and it is well known that the Doddington sewage treatment plant is beyond breaking point, with several lorries moving raw sewage every day from that site.*

*The eastern part of the site is at risk of surface water flooding with depths up to 0.3m during the 1% annual probability (1 in 100 chance each year) event with climate change. The proposed development increases the impermeable area and therefore there is an increased volume of surface water that has the potential to increase flood risk.*

*The developers plan to raise the dwelling 0.3m in order to avoid flooding, (of that site only) the increase of impermeable areas will impact other residential properties not just the new development. (LP14B)*

22/09/2023

*The initial planning application F/YR19/0945/0 was for 30 dwellings on 1.39 Hectares, which Parish Council supported. The above application is for 48 dwellings on 1.69 Hectares to which Parish Council object.*

*An increase of less 0.3 of a hectare to accommodate a further 18 dwellings is not acceptable, the density of dwellings means close, small residential homes and amenities. The overpopulated area could emit excessive, noise, light and the visual effects will be detrimental to those living on and around the estate. (LP7, LP16, promote high levels of residential amenity)*

*The UK Land Directory's comments on building plots:*

*The average estate house these days is built on approximately 1/12th - 1/10th of an acre about 38ft x 95ft (11.5m x 29m - this represents approximately 333.5 sq m).*

*This size plot may not allow for a very large garden or very good access around the house.*

*Calculation: 1.69 hectares = 4.18 acres x 12 plots per acre = maximum of 50 plots. What isn't included in this equation is the acreage taken up by the attenuation pond, the small play area, roads, green space, parking facilities etc therefore this application far outreaches the acceptable number of dwellings within the site area. Taking away the possible 30% of acreage required for the above this would represent an average square meter of 230 sq. m per plot, as shown above the average estate house should be approximately 333.5 sq. m. (LP3, LP4, LP5, creating sufficient and the right mix of homes to meet people's needs)*

*The applicant has stated that the site density is not considered to represent the most efficient and effective use of the site. It is considered that a target density range for a site in this location and context is approximately 25-35 dw/ha, instead of the recommended 20.5 dw/ha.*

*What this doesn't represent is a healthy, wellbeing environment especially with the lack of open/green spaces to accommodate the local residents. Although the applicant states, the site incorporates sizeable open space areas, this is not supported on the site plan. (LP2 - Facilitating Health and Wellbeing of Fenland Residents)*

*Public spaces should support social interaction, be open and accessible to all, connected to the movement network and appeal to different groups. The proposed play area is not easily accessible, an attenuation pond to the west raises concern of safety both for residents, animals, and wildlife, it is also proposed that the area has hedging on the south edge.*

*this development is NOT positively contributing to creating a healthy, safe, and equitable living environment (built and social) in which communities can flourish - promoting high levels of residential amenity (LP7 and LP16)*

*Three of the proposed dwelling have an immediate effect on one of the properties in Eaton Estate, light, noise and privacy and the access road will also impact on two of the properties adjacent. LP16 (e).*

*Other issues:*

*The legal line of Public Footpath 5, Wimblington runs through the Stoneleigh site, which also has a Definitive Map Modification order against it (M072) Until such time that the Definitive Map Modification Order to delete the affected part of the public right of way has been completed, the legal route of Wimblington Footpath 5 would be permanently obstructed by the new development. The definitive Map Team therefore objects to the planning application.*

*The public footpath is there for local residents' safety, the increase in vehicle movement from the proposed development will pose possible congestion around Eaton Estate where there is a central child's playing area. This playing area, which is used regularly, means that children inevitably must cross the road, increased traffic will be a hazard. (LP16 avoiding adverse impact)*

*Flooding*

*The probability of flooding associated with blockages in the IDB drainage system is low due to the maintenance standards already achieved and managed by the IDB.*

*This statement is flawed because Eaton Estate have already experienced flooding associated with blockages and drainage, both water and sewerage. The field to the east of the proposed site also floods causing flooding in the two bungalows in Bridge Lane to the north. Anglian Water and the Highways have also expressed concerns regarding surface water and drainage to the attenuation pond. Highways have highlighted the fact that permeable paving has a tendency to quickly fail. The proposed site, as stated in the Design and Access Statement, has Hassock Way to the east, Eaton Estate to the south and Lily Avenue to the west, are these areas to be subjected to increased flooding? Additionally, a new development of 88 houses is presently being constructed to the northwest of the proposed site.*

*The eastern part of the site is at risk of surface water flooding with depths up to 0.3m during the 1% annual probability (1 in 100 chance each year) event with climate change. The proposed development increases the impermeable area and therefore there is an increased volume of surface water that has the potential to increase flood risk.*

*The developers plan to raise the dwelling 0.3m in order to avoid flooding, the increase of impermeable areas will impact other residential properties not just the new development. (LP14B). LLFA have made objections to this proposal and Anglian Water requested that the applicant liaise with LLFA. There are matters concerning the ditch to the west of the site and a buffer strip that needs to remain to assist in maintenance of the ditch, this lessens the acreage even more and impacts on the garden area of the dwelling west of the site and possible north of the site.*

*Highway issues:*

*The access point runs adjacent to two homes on the Eaton Estate and is to incorporate a pedestrian way to the west. The narrow access has been agreed by Highways but there seems to be little attention made to the visibility splays on all the access points at the entrance and within the site. There are limited parking spaces for each dwelling, 2 per household, and none for visitors, delivery vehicles, refuse collectors and more importantly emergency vehicles. All parking spaces require either reversing into or out of, this is a potentially hazard for other road users, pedestrians, and cyclists, more so in such a compact estate. The fact that other non-residents vehicles will inevitably be parked on the roadside also creates a hazard with the visibility splay from the access points. Free flow access for refuse and emergency vehicles could be seriously impeded due to parked vehicles. Narrow access points of 5 metre are a concern. Even on the Eaton Estate access there are vehicles parked on the roadside close to the access point, this is even more of a hazard due to the play park being circumnavigated by the Eaton Estate road. There is little to no public transport available in Wimblington and so most residents will use a vehicle regularly possibly twice a day therefore the traffic movement on a daily basis could reach 90/100 at peak times.*

*Sustainability*

*The healthcare agency CAPICS and East of England Ambulance Service NHS Trust raised concerns with the lack of medical care available for a further increase in population from this development, possibly 124 new patients. Both have requested a S106 contribution, would this go towards helping the situation within in Wimblington itself or be dispersed to other FD areas?*

*Compact, dense estates do not reflect high quality local design or make a valuable contribution to the RURAL character of the village.*

## **5.17 Local Residents/Interested Parties**

### **Objectors**

21 responses were received in total from 16 objectors. The main summarised concerns were as follows:

- Overdevelopment of the site
- Out of keeping with the character of the area
- Impact on existing infrastructure, especially sewers and public services

- Construction disruptions such as odour, noise, dust, and safety from construction vehicles
- Loss of privacy and overlooking
- Proximity of houses to site boundaries and neighbours
- Access is not adequate for the number of homes.
- Exacerbation of traffic on local roads and road safety concerns
- Insufficient parking, especially for visitors that will cause parking stress on street and obstruct the free flow of traffic.
- Impact on flooding and drainage
- Lack of public open space for children
- Loss of PROW
- Environmental concerns including impact on ecology and biodiversity.
- Poor access for so many houses
- Air pollution
- Loss of trees
- Impact on property values
- The site is not well maintained.
- Unclear how access to future culverts around and in the site would be accessed for maintenance.
- Concern that the attenuation basin will not be delivered or maintained properly.
- The children's play space is located unsafely close to the attenuation basin.
- Already sufficient housing delivery in the area and district

## **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**

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

*123. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.*

#### *Achieving appropriate densities*

*128. Planning policies and decisions should support development that makes efficient use of land, taking into account:*

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.*
- b) local market conditions and viability.*
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use.*
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) the importance of securing well-designed and beautiful, attractive and healthy places.*

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

### **National Design Guide 2021**

Context

Identity - Where the scale or density of new development is very different to the existing place, it may be more appropriate to create a new identity rather than to scale up the character of an existing place in its context.

Built Form

Movement

Nature

Uses

Homes and Buildings

Resources

Lifespan

### **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

LP12 – Rural Areas Development Policy

LP13 – Supporting and Managing the Impact of a Growing District

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP18 – The Historic Environment

LP19 – The Natural Environment

### **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

Policy LP1 – Settlement Hierarchy

Policy LP2 – Spatial Strategy for the Location of Residential Development

Policy LP4 – Securing Fenland's Future

Policy LP5 – Health and Wellbeing

Policy LP7 – Design

Policy LP8 – Amenity Provision

Policy LP11 – Community Safety

Policy LP12 – Meeting Housing Needs

Policy LP20 – Accessibility and Transport

Policy LP22 – Parking Provision

Policy LP24 – Natural Environment

Policy LP25 – Biodiversity Net Gain

Policy LP27 – Trees and Planting

Policy LP28 – Landscape



Policy LP29 – Green Infrastructure  
Policy LP31 – Open Space and Recreational Facilities  
Policy LP32 – Flood and Water Management  
Policy LP50 – Residential site allocations in Wimblington – allocated for 30 homes.

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

Policy 5 Mineral Safeguarding Areas

### **8 KEY ISSUES**

- **Principle of Development**
- **Economic Growth**
- **Impact on the Character of the Area**
- **Residential Amenity for Future Occupiers**
- **Impact on Neighbours**
- **Air Quality**
- **Noise**
- **Contamination**
- **Flooding and Drainage**
- **Archaeology**
- **Biodiversity and Ecology**
- **Trees and Landscaping**
- **Transport**
- **Designing Out Crime**
- **S106/obligations**

### **9 BACKGROUND**

- 9.1 This application follows approval of an outline planning application ref: F/YR19/0945/O for up to 30 new dwellings on this site. This previous application offered an affordable housing contribution of 25%. This latest proposal seeks an uplift of homes to a total of 48 (amended from the originally submitted 54) with a 20% affordable housing contribution.

### **10 ASSESSMENT**

#### **Principle of Development**

- 10.1 Policy LP3 defines Wimblington as a 'Growth Village' where development and new service provision either within the existing urban area or as small village extensions will be appropriate albeit of a considerably more limited scale than that appropriate to the Market Towns. The site, although forming an undeveloped area of open countryside is considered to be within the existing built footprint of the village adjacent to both the established Eaton Estate and Hassock Way development as well as the new Matthew Homes development which has been completed recently and is situated to the West.
- 10.2 Policy LP12 (Part A) supports development which contributes to the sustainability of the settlement and does not harm the wide, open character of the countryside and satisfies all of criteria (a) to (k) covering matter such as; relationship and scale to the settlement and neighbouring settlements, retention and respect of; natural

boundaries, heritage assets, ecology and biodiversity features, loss of agricultural land, exposure to identified risk and infrastructure provision. These are considered below in greater detail and form the general assessment of policies. The site comprises open countryside and any development of this land will result in some landscape harm. This level of harm needs to be balanced with the public benefits of the scheme.

- 10.3 It is also appreciated that the site previously had outline planning permission for up to 30 dwellings (F/YR19/0945/O) on what was a slightly smaller site, and Policy LP 50 of the emerging Local Plan has identified the site for the provision of 30 new dwellings based on that decision. Therefore, it is accepted that the loss of the existing agricultural land had previously been established. However, the quantum and form of development is different. Therefore, although the general principle of developing this site for residential has been accepted, the delivery of 48 new homes needs to be considered.

### **Health and wellbeing**

- 10.4 National Planning Practice Guidance (NPPG) further strengthens the relationship between health and planning and recommended the use of HIAs where there are expected to be significant impacts on an area. Emerging Local Plan Policy LP5 'Health and wellbeing' and Policy LP2 of the adopted Fenland Local Plan (2014), called Facilitating Health & Wellbeing of Fenland Residents, sets out a range of areas and actions where development proposals can contribute to health and wellbeing. It requires the submission of a Health Impact Assessment for development of this scale. This application is supported by a Health Impact Assessment (HIA) which sets out the potential health effects associated with this proposed development.
- 10.5 The proposal will provide the existing community with a new area of open space. The proposal also provides 9 affordable homes which is welcomed. The proposal is considered to accord with Policy LP2.

### **Economic Growth**

- 10.6 The proposed development involves the construction of 48 dwellings with landscaping, access paths and open space. The construction phase of up to 2 years will create temporary employment in the construction sector and elsewhere through multiplier effects. The proposal will make a contribution to temporary and permanent employment in the village and district and the economic benefits should be welcomed.

### **Impact on the Character of the Area**

- 10.7 The proposal amended from 54 to 48 units, results in gross density of 29 dwellings per hectare (site area 1.65 hectares). The neighbouring Hassock Way area has a gross density of approximately 30 dwellings per hectare. The site abuts suburban housing on 3 sides, some with large, detached housing on average to small plots, and some with semi-detached and some terraces. The proposal provides 19 pairs of semi-detached houses 3 detached and 7 terraced houses. The neighbouring developments on Hassock Way and Eaton Estate have similar properties, mainly semi-detached with occasional detached and terraced houses. The previous outline approval for up to 30 dwellings had an indicative layout which included 30 large, detached dwellings with larger built footprints. The two proposals have the same access and similar extent of open

space/attenuation areas. The additional parcel of land accommodates 11 dwellings. This application provides 3 detached, 38 semi semi-detached and 7 terraced houses. The current application has more space around the dwellings and provides 150 new trees (approximately 3 times that of the previous indicative scheme). Therefore, whilst the number of houses has increased, the impact on the character of the area is arguably an improvement in terms of spaciousness and landscaping. Therefore it is possible to have more houses, in this case smaller, but achieve acceptable impact on the character of the area.

- 10.8 The separation standards and space around the houses appear to mirror distances normally considered to be acceptable. Similar separation/rear gardens and parking provision exist on the neighbouring developments. As such the proposal is not considered to represent overdevelopment of the area. Proposed tree-planting and landscaping is similar to, or an improvement on, recent neighbouring sites. Therefore, it is considered the proposal accords with Policy LP16 (d) in that it will not result in adverse impact on the character of the area.

### **Residential Amenity**

- 10.9 The proposed layout results in rear gardens of 10 metres or more in depth apart from plots 1, 46 and 47. Plot 1 has a substantial side garden area at the back of the parking area. Its western aspect does not face a neighbouring property. Its southern aspect has only a landing window at first floor level which will be required to be obscure glazed by an attached condition. The rear façade of the house to the south (No 22 Eaton Estate) is approximately 26 metres distant which far exceeds acceptable separation standards. Plots 46 and 47 fall slightly below 10 metre rear gardens but have a rear aspect which faces a car parking area having no overlooking impact. Plot 43 has a side gable that faces No 9 Hassock Way (9-15 Hassock Way have rear gardens around 9 metres long). The separation between the side gable of Plot 43 and the rear elevation of No 9 Hassock Way is approximately 14.3metres. Plot 43 (housetype C202) will have a blank side gable and therefore there are no overlooking issues resulting. The side gable is set back 4 metres from the rear garden boundary of No 9 Hassock Way. The relationship of the side gable and the rear aspect is not considered to result in overdominance. Similarly, No. 22 Hassock Way, on the north of the turning head of this road, has a separation of 13.5metres to a blank gable of Plot 31, again this housetype has no windows in the side gable and therefore no overlooking or overdominance is considered to occur.
- 10.10 It is noted that the previously permitted scheme (F/YR19/0945/O) the indicative layout for 30 larger detached dwellings had rear-to-side separations of 13.1 and 11.8 to No's 19 and 21 Hassock Way), i.e. slightly closer. Properties on Lily Way have rear to rear separation of 31 to 40 metres.
- 10.11 Finished floor levels are included on the Drainage Strategy drawing Rev P03. There are no proposed houses that exceed 0.35 metres above existing levels. Such raised levels are not considered likely to result in concerns of overdominance or overlooking.
- 10.12 It is considered that there are no instances where separation distances, and therefore loss of privacy /overlooking, could sustain a reason for refusal. Therefore, in this instance the proposal is considered to accord with Policy LP16(e).
- 10.13 The Parish Council comments reference the UK Land Directory and it's density guidance. It should be noted that the UK Land Directory is a private service given

to landowners. It does not provide guidance on planning applications, nor is its guidance considered to be consistent with the 'planning' consideration of development schemes.

### **Air Quality, Noise and Contamination**

- 10.14 The application included Air Quality report. The Environmental health officer raises no concerns other than to request a Construction Management Plan (CEMP) condition to address possible nuisance during construction, which is attached. A precautionary condition is added regarding unexpected contamination. Therefore, the proposal is considered to accord with Policy LP16(I).

### **Flood Risk**

- 10.15 The site is within Flood Zone 1 where the risk of flooding is considered to be minimal and development accords in principle with the NPPF and Policy LP14. As such no sequential test is necessary. The application included a Flood Risk Assessment and Drainage Strategy. The drainage strategy indicates surface water gravity system that flows to the central attenuation basin then will outflow to a headwall into the nearby drain to the west. The Foul drainage will link to an existing public sewer to the north of the site. No pumping stations are required. Anglian Water has no objection and requests no planning conditions. The Lead Local Flood Authority has no objection but requests conditions regarding detailed design and consideration of drainage during construction. These conditions are added. The Middle Level IDB was consulted but no comments have been received.
- 10.16 There is not considered to be any reason to sustain a refusal based on flood risk or drainage issues. Therefore, the proposal is considered to comply with policy LP14 in terms of flood Risk.

### **Archaeology**

- 10.17 The County Archaeologist identifies potential for archaeological remains and requests a condition be imposed seeking a programme of works. The applicant accepts the requirement of the condition. The necessary condition is attached and therefore the proposal is considered to accord with Policy LP18 of the Local Plan.

### **Biodiversity and Ecology**

- 10.18 The Wildlife Officer (Peterborough City Council) originally objected on grounds of insufficient information. However further data has been submitted including a Biodiversity Metric which indicates a Biodiversity Net Gain (BNG) of 3.07%. At the time of submission, the proposal was only required to prove no net harm (i.e. there was no requirement to achieve a 10% gain. A consultation to Cambridgeshire Ecology has been sent however at the time of writing no comments have been received. Nevertheless, as it appears the submission accords with the council's position on BNG at the time of submission and despite Officers best efforts to obtain Ecology advice, it is therefore considered to be acceptable and accord with Policy LP19.

### **Trees and Landscaping**

- 10.19 There are 7 existing trees retained on the western boundary. The recent amended layout includes approximately 150 new trees and proposed shrubs/hedges. Planning conditions attached seeks the details of the landscaping

to be submitted, implemented, and managed and maintained. As such the proposal is considered to accord with policy LP16(i).

### **Highway impact.**

- 10.20 The access is proposed between No's 23 and 24 Eaton Estate. This was amended to satisfy LHA requirements. The roads include raised tables providing traffic calming with detailed amendments to ensure access from car parking spaces are not compromised. Proposed parking accords with Local Plan requirements. The LHA has no objections to the amended layout.
- 10.21 The Definitive Map Team has withdrawn its objection which related to the historic line of Public Footpath 5. However, as this route was built over by Hassock Way and Eaton Estates the current actual line of the footpath lies outside the site and the proposal will not impact on the existing footpath. The Definitive Map Team requested informatives be attached to any grant of permission.
- 10.22 It is considered therefore that the proposal accords with Policy LP15.

### **Designing Out Crime**

- 10.23 The Officer's comments are noted and a condition seeking detailed drawings to address concerns of boundary treatment, cycle storage, surveillance, and landscaping concerns in the interest of designing out crime is included along with informatives. However, the proposed pedestrian link to the north-east which will be overlooked by the occupiers of plots 27/27, is considered an important link in the interest of pedestrian permeability and will be retained.

### **Infrastructure contributions**

- 10.24 The following contributions were requested:
- NHS (East of England Ambulance Service) request £15,360
  - NHS £39,547.17 sum be used to fund a project which increases clinical capacity at one of the GP Practices in the vicinity of the development.

The County Council was consulted but no request for contributions towards Education were received.

- 10.25 Due to The Council's own viability assessment in support of the Emerging Local Plan, the Council considers that as part of the evidence base weight be given to the results. Therefore, any scheme to the south of the A47 that accords with the provision of 20% affordable housing and provides infrastructure contributions to the value of £2000 per dwelling, will be acceptable. Therefore, in this instance the contribution towards the East of England Ambulance service of £15,360, together with NHS£39,547.17 to increase clinical capacity at one of the GP Practices in the vicinity of the development can be provided.

### **Affordable Housing**

- 10.26 The application indicates 7 affordable rent properties and 3 shared ownerships constituting 20% which accords with the Housing Officer requirements and the Councils current position. These will be safeguarded by the Section 106 agreement.

### **Other Considerations**

- 10.27 The Council's Environmental Services team have referred to the access arrangement drawings that demonstrate access to plots at the end of the cul-de-sac. A condition is attached requiring a refuse collection strategy be submitted.

10.28 The County council's Minerals and Waste Team (MWWPA) identify that the site lies within a Sand and Gravel Mineral Safeguarding Area. This policy seeks to prevent mineral resources of local and/or national importance being needlessly sterilised. No exemptions to the policy apply or have been demonstrated. However, the MWWPA point out that the site is relatively small in scale and is bounded by existing housing on 3 sides. Therefore, achieving a safeguard separation of 50 metres to nearby residential properties would leave very little area for extraction, and this would be impractical. Therefore, the MWWPA consider the requirements of the safeguarding policy have been addressed and there is no objection. The MWWPA requests information regarding the applicant being encouraged to make best use of any sand and gravel that may be incidentally extracted as part of the development. The proposal is therefore considered to accord with the Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021).

10.29 Regarding other objections received there are the following comments:

- No objections were received from infrastructure providers including Anglian Water, there is not considered to be a reason on which to refuse the application.
- Regarding construction nuisance a CEMP condition is proposed.
- The LHA has no objection regarding the access. A similar access was previously permitted.
- Parking accords with current standards and is similar to neighbouring developments.
- The Drainage authorities do not object and therefore there are no grounds to refuse on flooding,
- An area of open space is provided.
- No objection is made regarding loss of public footpath.
- Significant tree planting is proposed.
- Management of the attenuation basin is addressed in attached condition. A safety fence alongside the attenuation area, is requested as part of the landscaping condition.
- There remains a need for housing, and affordable housing in Fenland.

## **11 CONCLUSIONS**

11.1 It is considered that a development, which is in a Growth Village is a sustainable location, can be considered to be acceptable in principle with the adopted local plan subject to compliance with other relevant policies. The objections raised and summarised in this report, have been considered. The proposal of 48 dwellings will benefit housing supply, the continued provision helps Fenland retain an ongoing supply, and meet much needed affordable housing need. Matters of Flood Risk, Highway safety, impact on infrastructure provision, residential amenity, density, and character of the area have been considered in detail and it is concluded the application accords with policy requirements. Other issues regarding loss of trees and biodiversity are not considered to merit refusal of the application.

## **12 RECOMMENDATION**

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

- 2 Following completion of the S106 obligation to secure the necessary affordable housing and open space and infrastructure contributions as detailed in this report, F/YR22/0062/O application be granted.

Or

- 3 Refuse the application in the event that the S.106 unilateral agreement referred to above has not been completed within 4 months and that the applicant is unwilling to agree to an extended period of determination to accommodate this, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

An initially proposed list of conditions is as follows:

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 laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.</p> <p>The scheme shall be based upon the principles within the agreed Preliminary Drainage Strategy, Jackson Consulting Engineers, Ref: DR-REP-0249, Rev: 01, Dated: 20th September 2022 and shall also include:</p> <ul style="list-style-type: none"> <li>a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;</li> <li>b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;</li> <li>c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);</li> <li>d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);</li> <li>e) Site Investigation and test results to confirm infiltration rates.</li> <li>f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants.</li> <li>g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;</li> </ul>

	<p>h) Full details of the maintenance/adoption of the surface water drainage system;  i) Permissions to connect to a receiving watercourse or sewer;  j) Measures taken to prevent pollution of the receiving groundwater and/or surface water.</p> <p>The development shall take place in accordance with the approved details.</p> <p>Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.</p>
3	<p>No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.</p>



4	<p>Prior to the commencement of development, a Construction Environmental Management Plan (CMP), shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include the consideration of the following aspects of construction:</p> <ul style="list-style-type: none"> <li>a) Site wide construction programme.</li> <li>b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring, and enforcement measures, along with location of parking for contractors and construction workers,</li> <li>c) Construction hours and delivery times for construction purposes</li> <li>d) Maximum noise mitigation levels for construction equipment, plant, and vehicles</li> <li>e) Dust suppression management including <ul style="list-style-type: none"> <li>1, identification of person responsible for air quality and dust issues,</li> <li>2, the recording of dust and air quality complaints</li> <li>3, to undertake appropriate measures to reduce emissions in a timely manner</li> <li>4, An agreement for dust deposition, dust flux, or real-time particulate matter monitoring locations with the Local Authority including baseline monitoring before work commences,</li> <li>5, machinery and dust causing activities to be located away from receptors</li> <li>6, The provision of Wheel washing measures to prevent the deposition of debris on the highway and the general environment which shall be operated and retained for the duration of the development, and the use of road sweepers to clean highways that suffer from mud generated by the development.</li> </ul> </li> <li>f) Site lighting</li> <li>g) Location of Contractors compound and method of moving materials, plant, and equipment around the site.</li> <li>h) Details and locations of hoardings</li> </ul> <p>The Construction Environmental Management Plan shall be implemented in accordance with the agreed details unless minor variations are otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of safe operation of the highway and protection of residential amenity in accordance with policy LP15 and LP16 and LP19 of the Fenland Local Plan, 2014.</p>
5	<p>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 (LPA)) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.</p> <p>Reason: In the interest of the protection of the amenity of future occupiers of the development in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>

6	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:</p> <ul style="list-style-type: none"> <li>a) The statement of significance and research objectives.</li> <li>b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.</li> <li>c) The timetable for the field investigation as part of the development programme.</li> <li>d) The programme and timetable for the analysis, publication &amp; dissemination, and deposition of resulting material and digital archives.</li> </ul> <p>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).</p>
7	<p>Prior to the commencement of the development hereby approved full details of the materials to be used for the external walls and roofs 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 particulars and retained in perpetuity thereafter.</p> <p>Reason: To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
8	<p>Prior to the occupation of the first dwelling/use hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.</p> <p>Reason: In the interest of satisfactory development and highway safety in accordance with Policy LP15 of the Fenland Local Plan (2014).</p>

9	<p>Prior to commencement of development full details of both hard and soft landscape works, including the Public Open Space and the timing of the delivery of this, and details of future management and maintenance arrangements, shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-</p> <ul style="list-style-type: none"> <li>a) hard surfacing, other hard landscape features and materials</li> <li>b) existing trees, hedges or other soft features to be retained</li> <li>c) planting plans, including specifications of species, sizes, planting center's number and percentage mix</li> <li>d) railed safety fencing adjacent to the proposed attenuation area</li> </ul> <p>Reason - The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts and for safety reasons of the development hereby permitted in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
10	<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> <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.</p>
11	<p>Prior to the occupation of the development, a landscape management and maintenance plan, including details of measures to protect and enhance existing flora, fauna and habitats within the development site shall be submitted to and approved by the Local Planning Authority in writing. The landscape management and maintenance plan shall be carried out as approved in accordance with the specified schedule contained therein.</p> <p>Reason - To protect the visual amenity value of the landscaping, and the biodiversity value of the habitat within the site in accordance with policy LP16 of the Fenland Local Plan, 2014.</p>
12	<p>The first-floor landing window in the south; elevation of Plot 1 hereby approved shall be glazed with obscure glass and shall be top opening only, and so maintained in perpetuity thereafter.</p> <p>Reason - To safeguard the amenities currently enjoyed by the</p>

	occupants of adjoining dwellings.
13	<p>Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2012. Moreover, measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.</p> <p>Reason - To ensure that retained trees are adequately protected.</p>
14	<p>Prior to the commencement of the development hereby approved, details of the location and design of the refuse bin and recycling materials storage areas and collection points shall be submitted to and approved by the Local Planning Authority. This should include provision for the storage of three standard sized wheeled bins for each new property with a collection point no further than 25 metres from the public highway. Where the refuse collection vehicle is required to go onto any road that road shall be constructed to take a load of 26 tonnes. The refuse storage and collection facilities and vehicular access where required shall be provided prior to the first occupation of the units to which they relate and shall be retained in the approved form thereafter.</p> <p>Reason - To meet the District Council requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability.</p>
15	<p>Prior to the commencement of the development a scheme and timetable for the provision of fire hydrants shall be submitted to, and agreed in writing by, the Local Planning Authority in consultation with the Chief Fire Officer and provision of the fire hydrants shall be made in accordance with the scheme and timetable.</p> <p>Reason - To ensure a satisfactory form of development.</p>
16	<p>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 details approved on EEW-SH-PD-SL-1001 J.</p> <p>Reason. In the Interest of highway safety and in accordance with Policy LP15 of the Fenland Local Plan (2014)</p>

17	<p>Before commencement of construction above slab level, details of measures for the safety and security of future residents of the development hereby permitted shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved plans.</p> <p>Reason: In the interest of designing out crime in accordance with policy LP 16(j).</p>
18	<p>All dwellings shall be built to the finished floor levels detailed in drawing ref 0249-JCE-00-SI-SK-C-9000 Rev P03 Proposed drainage strategy.</p> <p>Reason: To ensure the dwellings are constructed to acceptable levels in the interest of neighbouring amenity and for the avoidance of doubt.</p>
19	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p>