
F/YR24/0793/F

**Applicant: Mr Neil Giddings
Finesse Paving and Civil
Engineering Ltd**

**Agent: Mr G Boreham
Morton & Hall Consulting Ltd**

Land South East Of Aberfield, Well End, Friday Bridge, Cambridgeshire

Erect 9 x dwellings (3 x 2-storey 4-bed, and 6 x 2-storey 3-bed), and the formation of 3 x accesses and extension of existing footpath

Officer recommendation: Grant

Reason for Committee: Number of objections contrary to Officer recommendation.

Government Planning Guarantee

Statutory Target Date For Determination: 25 November 2024

EOT in Place: Yes

EOT Expiry: 11 April 2025

Application Fee: £5202

Risk Statement:

This application must be determined by 11 April 2025 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

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| <p>1.1. The application seeks full planning approval for the erection of 9no. dwellings, the formation of 3no. accesses and the extension of an existing footpath, on land South East Of Aberfield, Well End, Friday Bridge, Cambridgeshire.</p> <p>1.2. The site benefits from extant Outline planning permission for the erection of up to 6 dwellings and the formation of a new access, granted in June 2023.</p> <p>1.3. The below assessment considers the matters relating to principle of development, character and amenity, highway safety, flooding and drainage, and biodiversity net gain, and are considered acceptable in accordance with local and national planning policy, subject to the imposition of relevant conditions.</p> <p>1.4. Accordingly, the recommendation is to grant the application.</p> |
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2 SITE DESCRIPTION

- 2.1. The application site is located on the northern side of Well End, Friday Bridge. The current use of the site is agriculture, with the current access to the field being taken off Well End. The site is approximately 0.48 hectares in size.
- 2.2. The northern-eastern edge of the application site is bordered by open countryside, with the north-western and south-eastern edge bordering onto neighbouring dwellings. To the south-west the site fronts onto Well End.
- 2.3. The site is all located within Flood Zone 1. This equates to a very low risk meaning that this area has a chance of flooding of less than 0.1% each year.

3 PROPOSAL

- 3.1. The application seeks full planning permission for the erection of 9 dwellings, the formation of 3no. accesses and the extension of an existing footpath. The proposed dwellings comprise 3 x detached dwellings with attached garages, which would sit on the western part of the site and 3 pairs of semi-detached dwellings to the eastern side of the site. The proposed dwellings are slightly differing in architectural design and scale as 3 house types:

- 3.2. House Type 1 – Plot 1 - Detached

On the ground floor of House Type 1 includes a single integral garage, entrance hall, snug/office, living room, open plan kitchen/diner/sitting area, utility room and WC. On the first floor 4 bedrooms are proposed with 2 ensembles and a family bathroom surrounding a landing space.

The dwelling would measure approximately:

14.8m max width

13.8m max depth

8.3m max roof pitch height to main dwelling

5m max roof pitch height to garage

- 3.3. House Type 2 – Plots 2 & 3 (handed) - Detached

On the ground floor of House Type 2 proposes an attached double garage with bedroom over as a forward projection, entrance hall, snug/office, boot room, living room, open plan kitchen/diner/sitting area, pantry, utility room and WC. On the first floor of the main dwelling a further 3 bedrooms are proposed all with ensuite.

The dwellings would measure approximately:

11.9m max width

19.6m max depth

9m max roof pitch height to main dwelling

6.6m max roof pitch height to garage

- 3.4. House Type 3 – Plots 4 - 9 – Semi-Detached

Made up of three pairs, these semi-detached dwellings will include a porch, lounge, office, kitchen/diner, utility room and WC on the ground floor, with three bedrooms, 1 ensuite, and a family bathroom on the first floor.

Each pair would measure approximately:
 12.3m max width
 12.7m max depth
 8.6m max roof pitch height to main dwelling
 3.8m max roof pitch height to porch

- 3.5. Proposed materials include:
 Walls – Vandersanden Flemish Antique facing bricks (Plots 2, 4, 5, 8, & 9),
 Vandersanden Corum facing bricks (Plots 1, 3, 6, & 7)
 Roof – Grey Slate tiles (All plots)
 Fenestration – Anthracite Grey UPVC windows and doors (All plots)
- 3.6. The scheme is also intended to include three new accesses, one shared between Plots 1 & 2, another shared between plots 6-9, and a central access for serve plots 3, 4 & 5, which will also include field access to the land behind. Each dwelling will include shared driveways/turning areas with space with designated parking, landscaped areas to front and private gardens to the rear, the front boundaries are shown as new hedgerow, with 1.8m close boarded fencing between rear garden spaces.
- 3.7. A proposed footpath is proposed to link to existing footway to the northeast and southwest of the site.
- 3.8. Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 **SITE PLANNING HISTORY**

F/YR23/0106/O	Erect up to 6 x dwellings and the formation of a new access (outline application with all matters reserved)	Granted 05.06.2023
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5 **CONSULTATIONS**

5.1. **Elm Parish Council**

Elm Parish Council supports proposals submitted under planning application ref. F/YR24/0793/F.

Elm Parish Council has no further comments to submit in respect of application ref. F/YR24/0793/F on condition that;

- (i) Any land ownership/boundary line issues are fully resolved,*
- (ii) Recommendations advised by Cambs County Highways in respect of highway safety are fully implemented.*

5.2. **Environment & Health Services (FDC)**

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

Given the nature and scale of the proposed development, the issues of primary concern to this service during the construction phase would be the potential for noise, dust and possible vibration to adversely impact on the amenity of the occupiers at the nearest residential properties. Therefore, this

service would welcome a condition requiring the submission of a robust Construction Environmental Management Plan (CEMP) that shall include working time restrictions in line with the template for developers, now available on Fenland District Council's website at: Construction Environmental Management Plan: A template for development sites (fenland.gov.uk)

Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites may also be relevant, as would details of any piling construction methods / options, as appropriate.

5.3. Cambridgeshire County Council Highways Authority

Recommendation

On the basis of the information submitted, from the perspective of the Local Highway Authority, I consider the proposed development is acceptable.

Comments

Following the previous planning consultation, dated 8th October, revised drawings have been submitted in support of the proposed development.

The previous consultation response requested a condition that footways with a width of 2m be provided along the site frontage, however, the Proposed Site Plan (drawing ref. H9529/10 Rev P) demonstrates that this footway will be required to be reduced in width at its extent to tie-in with the existing footway due to land ownership constraints.

It is acceptable in this location that there may need to be a reduction in this width to tie in with the existing footway, however, this would be reviewed and agreed by the engineer at the time of more detailed submissions, ensuring that the footway would be either within land under the control of the applicant or within highway which will be reviewed as part of a detailed engineering scheme to be submitted to and approved by the LPA.

In the event that the LPA are mindful to approve the application, please append the Conditions and Informatives from the previous consultation response, dated 8th October.

5.4. Senior Archaeologist (CCC)

Thank you for the consultation with regards to the archaeological implications of the above referenced planning application. The proposed development area has been subject to archaeological evaluation which found a low level of archaeology. We would therefore not have any further requirements for this application.

5.5. Local Residents/Interested Parties

The LPA received 21 letters of objection to the scheme from 11 address points including, Well End & Elm High Road, Fridaybridge; Wickfield Court, Wisbech; and Regent Avenue, March.

Reasons for objection can be summarised as:

- Loss of available verge parking on Well End;
- Overdevelopment;
- Local facilities unable to cope;
- Highway safety concerns;
- Impact on countryside character;
- Loss of farmland;
- Ecological concerns;
- Concerns over land ownership and right of access;
- Concerns over drainage;
- Residential amenity disturbances from additional dwellings;
- Proposed dwellings out of character with existing development;

6 STATUTORY DUTY

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014) and the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

7 POLICY FRAMEWORK

7.1. National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

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

Chapter 15 – Conserving and enhancing the natural environment

7.2. National Planning Practice Guidance (NPPG)

Determining a Planning Application

7.3. National Design Guide 2021

7.4. 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

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

LP15 – Facilitating the Creation of a More Sustainable Transport Network

LP16 – Delivering and Protecting High Quality Environments

LP18 – The Historic Environment

LP19 – The Natural Environment

7.5. **Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021**

Policy 14 - Waste management needs arising from residential and commercial Development

7.6. **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

DM2 – Natural Features and Landscaping Schemes

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

7.7. **Cambridgeshire Flood and Water SPD 2016**

7.8. **Cambridgeshire and West Suffolk Housing Needs of Specific Groups 2021**

7.9. **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy

LP2: Spatial Strategy for the Location of Residential Development

LP4: Securing Fenland's Future

LP5: Health and Wellbeing

LP7: Design

LP8: Amenity Provision

LP12: Meeting Housing Needs

LP18: Development in the Countryside

LP19: Strategic Infrastructure

LP20: Accessibility and Transport

LP22: Parking Provision

LP24: Natural Environment

LP25: Biodiversity Net Gain

LP27: Trees and Planting

LP28: Landscape

LP32: Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Impact on Character**
- **Residential Amenity**
- **Flood Risk and Drainage**
- **Highway Safety**
- **Land Ownership**
- **Ecological impacts & Biodiversity Net Gain (BNG)**

9 BACKGROUND

- 9.1. This application site benefits from extant Outline planning permission for the erection of up to 6 dwellings and the formation of a new access, granted in June 2023.

10 ASSESSMENT

Principle of Development

- 10.1. Policy LP3 of the Fenland Local Plan denotes Friday Bridge as a limited growth village. For these settlements a small amount of development and new service provision will be encouraged and permitted in order to support their continued sustainability, but less than would be appropriate in a Growth Village. Such development may be appropriate as a small village extension. It is considered, having regard to the site's location relative to existing built form which straddles it, that proposal would accord with the spatial aims for housing growth in this settlement. Notwithstanding, development of the site for residential use has been accepted by virtue of the granting of outline planning consent under F/YR23/0106/O which remains extant. This carries significant weight in considering this latest application.

Impact on Character

- 10.2. Policy LP16 (d) states the proposal should demonstrate that it makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the built environment and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area.
- 10.3. The application site currently comprises open agricultural land and forms a gap in the existing frontage with a number of dwellings either side of the proposed site and opposite. As such, the site lends itself to appropriate development that conforms to the core shape of the settlement. The proposal seeks a linear frontage development, that would be in keeping with the existing form. Thus, whilst there would be a localised change in character resulting from development of a currently agricultural plot of land, residential development within this gap is appropriate given the predominate character of its surrounds. Concerns over a loss of view of this open land from dwellings opposite are not a material planning consideration.
- 10.4. The nature of the local area is largely residential, with residential dwellings located on both sides of Well End. There is no distinctive character of the local area in terms of design of dwellings, with Well End benefitting from a complete mix of styles and scales, ranging from bungalows, semi-detached dwellings to larger detached properties.
- 10.5. The site adjoins a bungalow, Aberfield, to its northwestern end whilst a 2-storey dwelling, known as The Rest, sits to its western end. Whilst proposed as 2-storey dwellings, plot 1, situated at the northwestern end of the site, includes a single storey garage to its northern flank, which will aid in the transition between the adjoining single-storey Aberfield and the remainder of

the development, allowing a gradual increase in roof heights within the streetscene. In addition, the dwellings are proposed to include gable roof lines, some with front cross gable projections or porches, which are reflective of a number of dwellings in the vicinity.

- 10.6. As such, the proposed scheme, comprising a mix of detached and semi-detached two storey properties will not be incongruous with the local streetscene. Furthermore, it is considered that the mixed design of the dwellings and varying, yet complimentary materials palette would not result in a detrimental impact to the local vernacular.
- 10.7. As such, it is considered that the scheme would comply with the requirements of Policy LP16 (d) with respect to its impact on character.

Residential Amenity

- 10.8. Policy LP2 seeks to ensure a positive living environment for Fenland residents and Policy LP16 (e) seeks to ensure that development does not adversely impact on the amenity of neighbours through significant increased noise, light pollution, loss of privacy or loss of light.
- 10.9. Plot 1, proposed nearest to the bungalow to the northwest of the site (known as Aberfield) is intended as House Type 1, a detached dwelling with attached single garage at approximately 14.8m max width x 13.8m max depth x 8.3m max roof pitch height. The garage, positioned nearest the existing bungalow, would reach approximately 5m to the ridge, which is similar to the eaves height of the adjacent Aberfield.
- 10.10. The main 2-storey element of the dwelling proposed at Plot 1 would be approximately 6m away from the neighbouring bungalow. Whilst this is a relatively close proximity, the inclusion of a 5m high attached garage to the dwelling's northern side will allow some transition between the single storey dwelling at Aberfield and the proposed 2-storey dwelling at Plot 1.
- 10.11. The proposed dwelling at Plot 1, will include only one facing window toward Aberfield, which is indicated as a secondary window within the kitchen/diner. This window will be set approximately 11m from the dwelling at Aberfield. Furthermore, boundaries between the two dwellings are proposed as 1.8m close boarded fencing to the rear and newly planted hedgerow to the front, which should offer sufficient screening between the two properties and will limit any potential overlooking from ground floor windows.
- 10.12. The proposed dwelling, as two storey, positioned approximately 6m southeast of Aberfield (a single storey dwelling), there may be limited impacts from overshadowing owing to the cardinal directions and height differential between the properties. However, desk investigations conclude that shadows will be limited to a short window within the afternoon, and usually only within the winter months, when the sun is lower in the sky. As such, it is considered that any overshadowing impacts would not be severe and as such refusal of the scheme on the basis of overshadowing would be unjustified.

- 10.13. As such, it is considered that no significant harm will occur due to loss of light, overlooking, overshadowing or noise to Aberfield to the northwest.
- 10.14. The house type closest to the dwelling to the east of the site (Plots 8 & 9) would be a semi-detached pair (House Type 3). This pair would be approximately 12.3m max wide x 12.7m max deep x 8.6m max roof pitch height.
- 10.15. The dwelling proposed on Plot 9 would be more than 34m away from the neighbouring dwelling to the east known as The Rest and as such no significant harm due to loss of light, overlooking, overshadowing or noise is anticipated this side.
- 10.16. Whilst concerns regarding overdevelopment and additional residential amenity issues, such as increased noise or disturbance, are noted, it is considered that the development of an additional 9 dwellings within an already built-up frontage would not result in undue levels of noise or disturbance over and above the usual levels found within a residential area.
- 10.17. The development will offer appropriate levels of occupier amenity, with residential gardens in accordance with the minimum requirements of Policy LP16 (h). First floor openings are limited on the side elevations of the detached dwellings, with first floor windows depicted as obscure glazed on the submitted plans that can be secured by condition. There are intended bedroom windows within the side elevations of the semi-detached pairs, however these are appropriately spaced (of between 6.5 and 7.5m approximately), with the dwellings separated by driveways that will limit potential overlooking.
- 10.18. It is noted that existing overhead power lines will be apparent crossing the private amenity space of Plot 9 to the east of the site. The lines will cross to the eastern side of the plot away from the dwelling. UK Power Networks were consulted regarding the position of the proposed dwellings with respect to the existing power lines, however no comments were forthcoming.
- 10.19. In respect of amenity, the presence of the power lines will be notable to occupiers of Plot 9. However, it is considered that any future occupants will be aware of, and accept, any impact of the proposed lines crossing their property. It is understood there are no proposals to relocate these lines, and in the absence of comment by UK Power Networks, it is recommended that the applicant seek advice from UK Power Networks directly regarding any necessary safety considerations with respect to the development and the nearby lines; however such matters do not preclude planning permission to be granted, should the LPA be minded to approve.
- 10.20. Given the above, it is considered that the proposal offers acceptable levels of residential amenity for both existing neighbours and future occupiers in accordance with Policies LP2 & LP16.

Flood Risk and Drainage

- 10.21. Policy LP14 of the Fenland Local Plan (2014) and chapter 14 of the National Planning Policy Framework set out the policy approach towards

development in areas of flood risk. Both of these policies seek to encourage development first within areas of lower flood risk, before considering development in areas at higher risk of flooding. They also seek to ensure developments remain safe from all sources of flooding.

- 10.22. The application site is located in Flood Zone 1, the area of lowest risk, and thus the development is acceptable with respect to current policy. As such it is not necessary to submit a flood risk assessment or sequential/exception test for the proposed development. This application is minor, and given its location in Flood Zone 1, does not trigger statutory consultation with relevant agencies on this matter. Notwithstanding, it should be noted that the site is designated at “very low” risk of surface water, fluvial or tidal flooding likelihood as detailed on the Environment Agency’s flood risk summary guidance page.
- 10.23. Matters of drainage were noted as concerns within representations received. The application includes an indicative sustainable drainage strategy, supported by calculations, that concludes that the site can be drained effectively by means of infiltration via soakaways. The scheme included details of the application for land drainage consent lodged with Middle Level Commissioners. However, Middle Level Commissioners made no comment in regard to consultation for this application.
- 10.24. Given the above, it is considered that the proposal is acceptable in respect of Policy LP14.

Highway Safety

- 10.25. Policy LP15 of the Fenland Local Plan 2014 seeks to ensure safe and convenient access for all within the district.
- 10.26. Local residents have expressed concerns regarding the access arrangements to the proposed site, as well as the development being located on the bend of Well End. The Parish Council noted that they were supportive of the scheme, providing any recommendations by the Highway Authority were heeded.
- 10.27. The application will see the creation of 3 access points into the development site, with extension of creation of a public footpath linking existing infrastructure at either end of the site. It is noted that the proposed footpath will be required to be reduced in width at its extent to tie-in with the existing footway due to land ownership constraints, which is acceptable providing a detailed engineering scheme is subsequently approved by the LPA in consultation with the Highway Authority.
- 10.28. Matters relating to the loss of parking on the land by other residents is not a material consideration in this application, on the basis that the current arrangement is informal and such arrangements can not preclude appropriate development from taking place. Policy requires development proposals to offer appropriate levels of parking in relation to the quantum of development proposed and the scheme is considered to comply with the requirements of Appendix A of Policy LP15. There are suitable parking/turning areas indicated for each proposed dwelling and there is

sufficient turning space shown to allow vehicles to enter and exit in a forward gear. Accordingly, whilst the loss of informal parking for other residents is regrettable, there is no Policy constraint that requires the development to facilitate additional parking to compensate for this loss and such matters do not justify refusal of the scheme.

- 10.29. Comments from the Highway Authority raised no concerns regarding highway safety in respect of the proposals, and had no objection to the proposed access arrangements subject to conditions. Accordingly, it is considered that the scheme complies with Policy LP15, subject to appropriate conditions.

Land Ownership

- 10.30. A number of representations were received relating to matters of right of way and/or land ownership.
- 10.31. Right of way across privately owned land is prohibited without prior permission of the land owner(s). Such matters are not material planning considerations and as such does not form part of this assessment. Any issues with regard to right of way or land ownership are civil matters between private parties and are separate from the planning considerations that underpin this assessment.

Ecological impacts & Biodiversity Net Gain (BNG)

- 10.32. The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 10.33. The application was supported by a Preliminary Ecological Appraisal field survey and eDNA water sample test for breeding great crested newts at a ditch within 250m of the site.
- 10.34. The PEA concluded that the site was found to have limited botanical interest with no evidence of protected species identified upon the site. A drainage ditch within 65m of the site to the northeast was found to have average potential for breeding great crested newts; however the subsequent eDNA water sample test provided a negative test result.
- 10.35. Onsite habitat is considered predominantly poor for commuting and foraging bats although anecdotal and video evidence of bat activity to the north was obtained in association with garden habitats and an onsite cherry tree was categorised as having low potential for roosting bats. There was no further potential for protected species although it was noted that hedgehog could potentially use the site.
- 10.36. No further surveys are required to inform an impact assessment of the proposed development. As such, it is considered that with the implementation of appropriate mitigation and enhancement, potential

negative impacts to protected and notable species can be avoided and will provide permanent nesting and roosting features that are currently unavailable, providing these are secured by condition.

- 10.37. Furthermore, the Biodiversity Net Gain assessment concluded the development will see a 16.38% gain using both onsite and offsite biodiversity units.
- 10.38. As such, a Biodiversity Gain Condition is required to secure provision of these units, along with requirement for a Habitat Management and Monitoring Plan (HMMP) to be approved to ensure habitats (both on and off site) are appropriately managed to achieve their desired condition in perpetuity. Furthermore, conditions regarding the recommended ecological enhancements within the PEA can be imposed to ensure the scheme complies with Policies LP16, LP19 and the Environment Act 2021.

11 CONCLUSIONS

- 11.1. The proposal is considered acceptable and accords with the necessary policies of the Fenland Local Plan. It represents minimal issues in terms of visual amenity and is acceptable in design, residential amenity, highway safety, flood risk and ecology terms, subject to necessary conditions. Accordingly, a favourable recommendation is forthcoming.

12 RECOMMENDATION

Grant, subject to the following conditions;

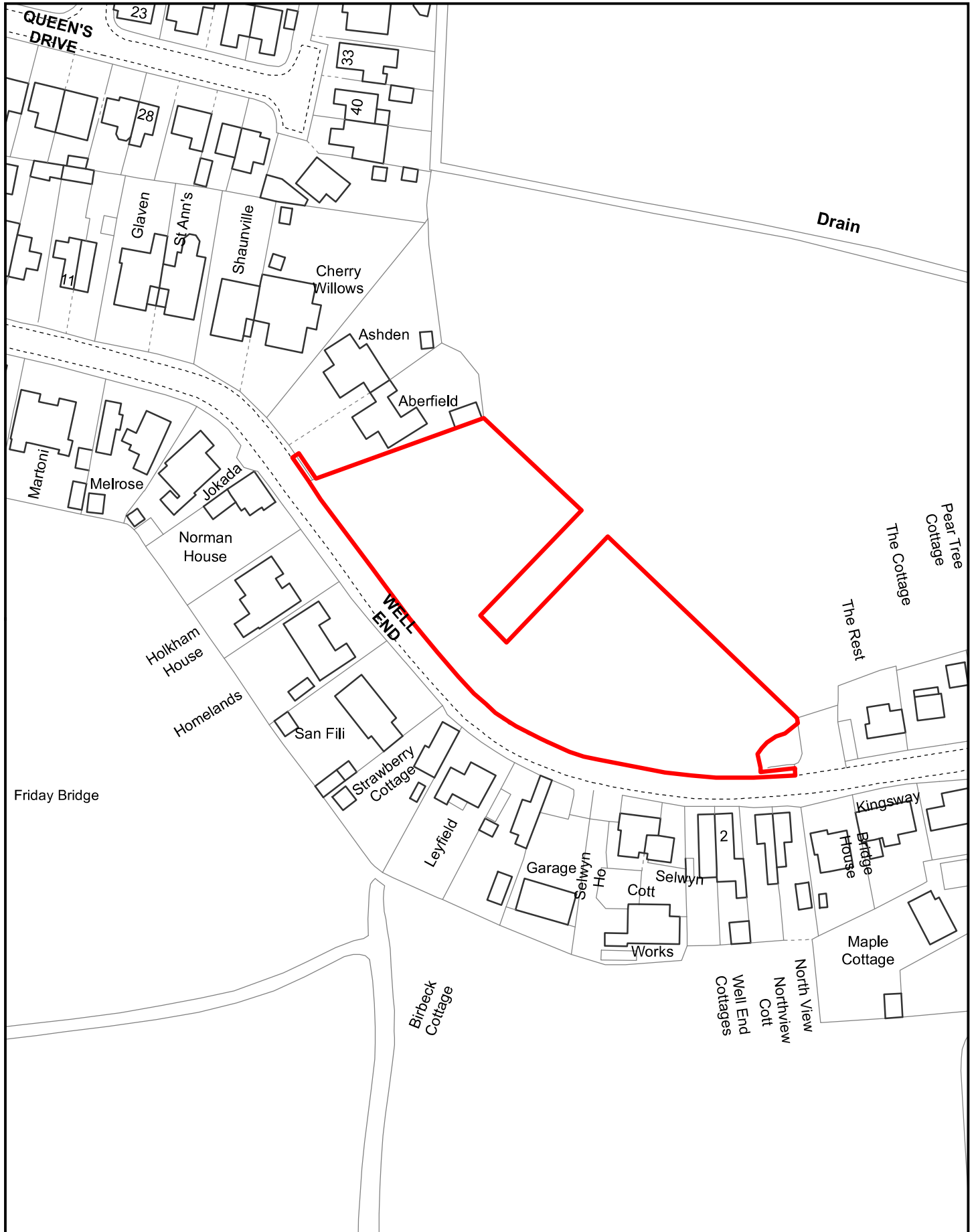
1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>No development shall take place until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be created in accordance with the Template available Fenland District Council Website (https://www.fenland.gov.uk/planningforms).</p> <p>Reason: To prevent harm being caused to the amenity of the area in accordance with the provisions of Policies LP2 and LP16 of the Fenland Local Plan (adopted May 2014).</p> <p>This is a pre-commencement condition to ensure that the neighbouring amenity is not compromised during the construction phase of the development and to ensure all contractors are aware of their responsibilities in this regard.</p>

3	<p>The accesses as detailed on the plan reference: H9529/10 Revision P shall be provided fully in accordance with the approved plan prior to the first occupation of any dwelling to which the access relates. The access arrangement shall thereafter be retained as per the approved details in perpetuity.</p> <p>Reason: In the interests of highway safety and in accordance with Policy LP15 of the Fenland Local Plan (adopted May 2014).</p>
4	<p>Prior to the first occupation of the development hereby permitted a footway of a minimum width of 2 metres (except where approved lesser widths are necessary to tie in with existing provision) shall be provided along the northern side of Well End, as shown on approved drawing number H9529/10 Revision P.</p> <p>Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan (adopted May 2014).</p>
5	<p>Prior to the first occupation of the development hereby approved, both vehicular and pedestrian visibility splays shall be provided from the proposed accesses, in full accordance with the details indicated on approved drawing number H9529/11 Revision K, and shall be maintained free from any obstruction over a height of 600 mm and maintained as such in perpetuity.</p> <p>Reason: In the interests of highway safety and in accordance with Policy LP15 of the Fenland Local Plan (adopted May 2014).</p>
6	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, amending or re-enacting that order), no gates or other means of enclosure shall be erected across or within 10metres of the residential vehicular accesses hereby approved.</p> <p>Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan (adopted May 2014).</p>
7	<p>Temporary facilities and materials storage area shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.</p> <p>Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policy LP15 of the Fenland Local Plan (adopted May 2014).</p>
8	<p>Notwithstanding the details on the approved plans, prior to the occupation of the proposed development hereby approved the vehicular accesses shall be constructed to include the provision</p>

	<p>of a metalled/sealed surface for a minimum length of 10m from the existing carriageway edge and shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.</p> <p>Reason: To ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
9	<p>Prior to the first occupation of the dwelling(s) to which they relate, the vehicle turning and parking spaces as shown on approved drawing number H9529/10 Revision P shall be provided and shall be retained thereafter in perpetuity.</p> <p>Reason: To ensure the permanent availability of the parking / manoeuvring areas, in the interests of highway safety and to ensure compliance with Policy LP15 of the Fenland Local Plan (adopted May 2014).</p>
10	<p>The development hereby approved shall be finished externally in materials as depicted on the approved plans, namely:</p> <p>Walls: Vandersanden Flemish Antique bricks (Plots 2, 4, 5, 8, & 9); Vandersanden Corum bricks (Plots 1, 3, 6, & 7); Roof: Grey Slate tiles (All plots); and Joinery: Anthracite Grey UPVC (All plots)</p> <p>Reason: To safeguard the visual amenities of the area and ensure compliance with Policy LP16 of the Fenland Local Plan (adopted May 2014).</p>
11	<p>Notwithstanding the details on the approved plans, any proposed first floor windows on the side elevations of Plots 1 – 3 (except where serving bedrooms) shall be obscure glazed and so maintained as such in perpetuity thereafter.</p> <p>Reason: To safeguard the amenities of future occupiers and those currently enjoyed by the occupants of adjacent dwellings in accordance with Policies LP2 and LP16 of the Fenland Local Plan (adopted May 2014).</p>
12	<p>Prior to the first occupation of the dwelling(s) to which they relate, the boundary treatments hereby permitted shall be constructed in accordance with the details specified on approved plan H9529/10 Revision P and shall be retained thereafter in perpetuity.</p> <p>Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with Policy LP16 of the Fenland Local Plan (adopted May 2014).</p>
13	<p>The development hereby permitted shall be carried out in</p>

	<p>accordance with the approved Ecological Impact Assessment (TORC Ecology, Sept 2024) and in particular the mitigation and enhancements set out in Section 6.</p> <p>Reason: To ensure compliance with Section 1 of the Wildlife and Countryside Act with respect to nesting birds and to protect features of nature conservation importance in accordance with Policy LP19 of the Fenland Local Plan (adopted May 2014).</p>
14	<p>Prior to development above slab level, details of at least 1no. bat and 1no. bird boxes per dwelling shall be submitted to and approved in writing by the Local Planning Authority. The details shall include design, location and number of bat & bird boxes to be installed. The agreed details shall then be implemented prior to first occupation of the development hereby permitted and retained in perpetuity thereafter.</p> <p>Reason - To secure the long-term protection of the birds and bats at the site in accordance with Policy LP19 of the Fenland Local Plan (adopted May 2014).</p>
15	<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"> i) establish if there have been any changes in the presence and/or abundance of species (e.g. bats, birds and badgers) and ii) identify any likely new ecological impacts that might arise from any changes. <p>Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved 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: In order to ensure that compliance with Section 1 of the Wildlife and Countryside Act 1981 (as amended) with respect to specially protected bird species and to provide biodiversity mitigation in line with the aims of the National Planning Policy Framework and Policy LP19 of the Fenland Local Plan (adopted May 2014).</p>
16	<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</p>

	<p>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 (except those contained in enclosed rear gardens to individual dwellings) 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 (adopted May 2014).</p>
17	<p>Prior to the commencement of any development, a Biodiversity Gain plan shall be submitted to and approved in writing by the Local Planning Authority;</p> <p>The Biodiversity Gain plan shall deliver a minimum of 10% biodiversity net gain and will include as a minimum, where applicable:</p> <ul style="list-style-type: none"> i) Details regarding how the biodiversity gain hierarchy has been applied; ii) Details regarding proposed significant on-site biodiversity enhancements; and/or; iii) Details regarding proposed significant off-site biodiversity gains; iv) A completed pre and post development biodiversity metric calculation; and v) A Habitat management and monitoring plan for both on and off site improvements. <p>The approved plan will be implemented within 1 year of the approval and so maintained for at least 30 years after the development is completed.</p> <p>Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).</p>
18	Approved Plans



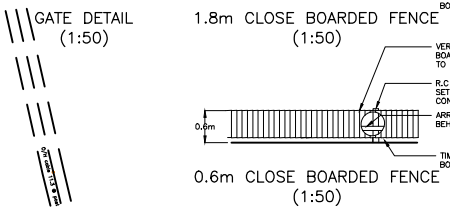
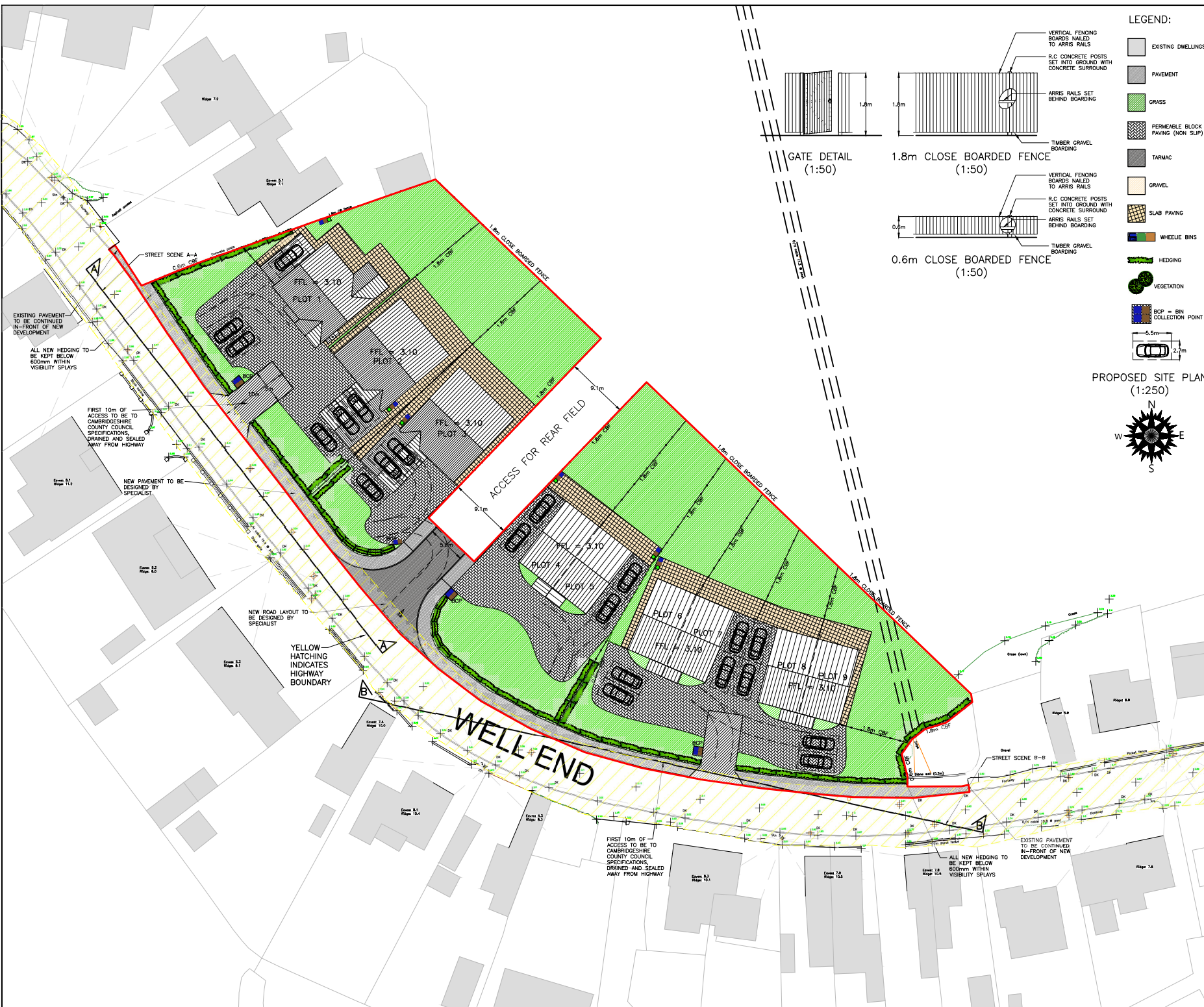
Created on: 01/10/2024

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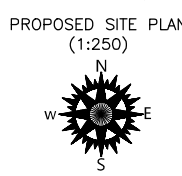
F/YR24/0793/F

Scale = 1:1,250





- LEGEND:**
- EXISTING DWELLINGS
 - PAVEMENT
 - GRASS
 - PERMEABLE BLOCK PAVING (NON SLIP)
 - TARMAC
 - GRAVEL
 - SLAB PAVING
 - WHEELIE BINS
 - HEDGING
 - VEGETATION
 - BCP = BIN COLLECTION POINT



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Please read, if in doubt ask. Change nothing without consulting the Engineer.

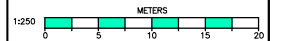
Contractor to check all dimensions on site before work starts or materials are ordered: if in doubt ask. All dimensions are in mm unless stated otherwise.

Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.

All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.

The contractor is to arrange inspections of the works by the BCP (or WHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer.

All finishes, insulation and damp-proofing to architect's details.



P	PLANNERS COMMENTS	DEC 2024
O	RED LINE	OCT 2024
N	UPDATED FOR BING	SEP 2024
M	UPDATED FOR BING	AUG 2024
L	RED LINE	AUG 2024
K	RED LINE CHANGES	JUN 2024
J	DRAWING UPDATED	JUN 2024
H	DRAWING UPDATED	JUN 2024
G	SCHEME REVISED	JUN 2024
F	SCHEME REVISED	JUN 2024
E	SCHEME REVISED	JUN 2024
D	SCHEME REVISED	MAY 2024
C	SCHEME REVISED	MAR 2024
B	SCHEME REVISED	MAR 2024
A	CLIENTS COMMENTS	MAR 2024

REVISIONS	DATE

MORTON & HALL CONSULTING LIMITED
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Fenland District Council
 Building Design Awards
 Building Excellence in Fenland

Client: **Finesse Paving and Civil Engineering Ltd**

Project: **Land South East of Aberfield, Well End, Friday Bridge, Cambs PE14 0HQ**

Drawn: **Proposed Site Plan & Details**

DESIGNER	C. Boreham	DRAWN BY	
DATE	Feb 2024	PROJECT NUMBER	H9529/10
SCALE	As Shown		