

AGENDA

PLANNING COMMITTEE

WEDNESDAY, 1 JUNE 2022

1.00 PM

**COUNCIL CHAMBER, FENLAND HALL,
COUNTY ROAD, MARCH, PE15 8NQ**

Committee Officer: Jo Goodrum
Tel: 01354 622285
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Whilst this meeting will be held in public, we encourage members of the public to view the meeting via our YouTube channel: https://youtu.be/eislrDNv1_4

- 1 Appointment of Chairman of the Planning Committee for the Municipal Year 2022 - 2023
- 2 To receive apologies for absence.
- 3 Appointment of the Vice Chairman of the Planning Committee for the Municipal Year 2022 - 2023
- 4 Previous Minutes (Pages 5 - 18)

To confirm and sign the minutes from the previous meeting of 4 May 2022.
- 5 To report additional items for consideration which the Chairman deems urgent by virtue of the special circumstances to be now specified
- 6 To receive Members declarations of any interests under the Local Code of Conduct or any interest under the Local Code of Conduct or any interest under the Code of Conduct on Planning Matters in respect of any item to be discussed at the meeting.
- 7 F/YR21/1031/F

Dennicks Yard, Back Road, Gorefield

Erect 38 no dwellings (1 x 2-storey 5-bed, 14 x 2-storey 4-bed, 5 x single-storey 4-bed, 2 x single-storey 3-bed (all with garages) and 16 x 2-storey 3-bed (no garages)) and a domestic workshop serving Plot 17 accessed from Wolf Lane involving demolition of buildings (Pages 19 - 66)

To determine the application.

8 F/YR21/1370/F

Elm Farm, Hospital Road, Doddington

Erect 1 x dwelling (2 storey 4-bed) involving the removal of existing residential caravan, and the retrospective siting of a container (Pages 67 - 78)

To determine the application.

9 F/YR22/0214/VOC

Land West Of Hereward Hall, County Road, March

Variation of conditions 14 (landscaping/biodiversity matters) and 17 (list of approved plans) relating to planning permission F/YR19/1029/F (Erect 19 x 2-storey dwellings with garages Plots 13 & 14 only (comprising of 10 x 2-bed, 7 x 3-bed and 2 x 4-bed)) to facilitate delivery of the scheme for 100% affordable dwellings, erect an electrical substation and amend the accommodation schedule to 11 x 2-bed, 5 x 3-bed and 3 x 4-bed dwellings (Pages 79 - 102)

To determine the application.

10 F/YR22/0297/O

Land East Of Maple Farm, Blue Lane, Wimblington

Erection of a dwelling and garage/workshop (outline application with all matters reserved) (Pages 103 - 112)

To determine the application.

11 F/YR22/0380/F

Land North West Of 35, Doddington Road, Benwick

Erect 1 x dwelling (2-storey 3-bed) (Pages 113 - 124)

To determine the application.

12 Planning Appeals. (Pages 125 - 130)

To consider the appeals report.

13 Items which the Chairman has under item 5 deemed urgent

Members: Councillor D Connor (Chairman), Councillor I Benney, Councillor M Cornwell, Councillor Mrs M Davis (Vice-Chairman), Councillor Mrs J French, Councillor C Marks, Councillor Mrs K Mayor, Councillor P Murphy, Councillor M Purser, Councillor R Skoulding, Councillor

W Sutton and Councillor D Topgood,

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PLANNING COMMITTEE



WEDNESDAY, 4 MAY 2022 - 1.00 PM

PRESENT: Councillor D Connor (Chairman), Councillor I Benney, Councillor M Cornwell, Councillor Mrs J French, Councillor C Marks, Councillor Mrs K Mayor, Councillor P Murphy, Councillor M Purser, Councillor R Skoulding and Councillor W Sutton, Councillor A Miscandlon (Substitute)

APOLOGIES: Councillor Mrs M Davis (Vice-Chairman) and Councillor D Topgood,

Officers in attendance: Nick Harding (Head of Planning), Alison Hoffman (Principal Planning Officer (acting), Stephen Turnbull (Legal Officer) and Jo Goodrum (Member Services & Governance Officer)

P105/21 PREVIOUS MINUTES

The minutes of the meeting of the 6 April 2022 were confirmed and signed as an accurate record.

P106/21 F/YR21/0887/F LAND NORTH WEST OF MIDDLE LEVEL COMMISSIONERS, WHITTLESEY ROAD, MARCH ERECT 1 X OFFICE/WORKSHOP, 1X VEHICLE WORKSHOP AND 1 X TRAINING CENTRE, 2.4M HIGH (APPROX) FENCE AND FORMATION OF CAR PARK AND ASSOCIATED INFRASTRUCTURE

Alison Hoffman presented the report to members.

Members received a presentation, in accordance with the public participation procedure, from Mr Matthew Hall, the Agent. Mr Hall stated that Force One has been operating in March for over seventeen years and at present it is located in Thoreby Avenue where the offices are located in a built-up area and the present restricted depot is based in Longhill Road which it has outgrown. He stated that currently 60 people are employed by the company, and this has grown from 44 employees over the last two years.

Mr Hall stated that the company works nationwide and is all based in March, providing safe working suction vehicles for most major infrastructure projects, such as Hs2, Sizewell C, Network Rail, nuclear industry airports and the chemical industry and the company also undertake local works for residential, commercial, and industrial projects. He explained that the company intend to employ a further 40 people by December 2023 and they have placed orders for £6,000,000 of plant investment which is due for delivery by December 2023, adding that Force One is an expanding company who wish to stay in the March area.

Mr Hall noted that within the officers report it makes reference to the fact that the site is within a rural location but referred to the ordnance survey plan and pointed out the proposed site and the offices of the Middle Level Commissioners in Flood Zone 3, along with Fen Coaches and a builder's depot. He explained that there are further businesses as well as Foxes Marina down Whittlesey Road and Marina Drive and when you go further west towards Turves there is a large business called Ken Thomas located further beyond the site.

Mr Hall explained that he has provided a detailed arboricultural report due to the existing tree on the site and the access concerns, with the report confirming that mitigation measures will be taken to protect the tree and that the access can be set. He added that various discussions have taken place with Cambridgeshire County Council Highways Department regarding the access to the site and a highways consultant has provided a detailed scheme survey and detailed design, which the County Council have approved. He made the point that the company currently has sixteen suction vehicles, three light goods vehicles, twenty light commercial vehicles as well as company cars and the suction vehicles are currently parked when not on site, at Longhill Road, which they have now outgrown.

Mr Hall pointed out that the vehicles can often travel along Wisbech Road, Dartford Road and Station Road to get to the depot in Longhill Road, with the other route which is used being along the Twenty Foot Bank. He explained that the proposal will allow for vehicles to exit the bypass onto a short stretch of Whittlesey Road to enter the site, removing vehicles from coming into March, with the site having been developed with a one-way system and adequate parking.

Mr Hall explained that a detailed drainage design has been produced by an independent consultant which has been approved by the Lead Local Flood Authority and the Environment Agency. He pointed out that the hedge at the front of the site which is set back from the brink of the ditch at the front, which will be maintained.

Mr Hall referred to the presentation screen and pointed out the training centre which will be used by the company and other organisations to provide training and he expressed the opinion that the proposal is set between and opposite existing businesses and is ideal for this type of land. He reiterated the point that the company is expanding and wishes to stay in March and currently its small depot and offices are located at separate sites and the proposal will allow for both to be located at one larger location. He added that, in the Local Plan, March is listed as one of the main market towns and all the consultees support the application.

Members asked Mr Hall the following questions:

- Councillor Mrs French asked Mr Hall to confirm when he last contacted the Middle Level Commissioners? Mr Hall stated that when the application was submitted the existing access for Middle Level was used, which was opposed by the County Council and Middle Level and the access was then moved to the point in the officer's report. He added that the Middle Level made their second objection in mid-December, and he has tried to engage with them from that point until the start of February to discuss their objections. Mr Hall explained that he did have an email response in the middle of February which stated that he must engage through a post application process with consent to go over the drainage ditch to culvert it, but to date there has been no further communication.

Members asked officers the following questions:

- Councillor Benney stated that it would appear that Middle Level have not been forthcoming in responding to Mr Hall and he questioned whether if the application is determined today can the issues with Middle Level still be resolved? Alison Hoffman explained that the officers report summarises the comments of the Middle Level Commissioners and they have indicated that they require prior written consent under Section 23 of the Land Drainage Act for the formation of the access culvert. They have also urged the agent to discuss this with the Commissioners/Board via the post-application consultation procedure and she added that it is a separate process to that of the planning consent. Nick Harding added that any planning decision that has been made or issued cannot override the requirements of other legislation and therefore a discharge into the Internal Drainage Board system requires a separate consent along with consent for crossing the drainage ditch and culverting.
- Councillor Connor referred to 5.5 of the officer's report where it makes reference to advice to the applicant stating that only clean, uncontaminated surface water should be discharged to any soakaway, watercourse, or surface water sewer, and he questioned whether an

interceptor could be put in place? Alison Hoffman explained that as part of the recommendation of the Lead Local Flood Authority, they are anticipating further information and detail with regards to the drainage strategy for the site and she added that there is also an informative that they include with their consultation response.

Members asked questions, made comments, and received responses as follows:

- Councillor Mrs French stated that one of the concerns of the application is that it is in a rural location but, in her opinion, she does not know where a business of this type would be best suited. She added that she is the Chairman of the March Area Transport Strategy, (MATS) who have been looking at ways to reduce traffic and pollution in the March Town centre and if the application was approved, it would take the traffic away from the town. Councillor Mrs French stated that she can understand why the business wishes to relocate to a better premises, and by removing the sites in Thoreby Avenue and Longhill Road, it makes common sense. She added that she was unaware of the number of staff already employed and the proposed increase of an additional 40 personnel over the next few years is a large number. Councillor Mrs French explained there are various references in the officer's report with regards to MATS and an application that was refused ten years ago, with Peashill roundabout being the subject of discussions with the MATS over the last four years and at a recent County Council meeting it was agreed that the County Council could apply to the Combined Authority for £3.7 million pounds to progress with the work that is being undertaken at Peashill roundabout. She explained that there is going to be new roundabout at that location, and she has no concerns about that roundabout not being able to cope with volumes of traffic, with there also going to be the addition of traffic lights at the Hostmoor Avenue junction. Councillor Mrs French expressed the view that it is an ideal site for the proposed application and there are various commercial businesses already in that location and she would like to see it approved.
- Councillor Murphy expressed the view that there is no room for the company to expand in the town centre and, in his opinion, it is an ideal site for the business to relocate to and it needs to be approved.
- Councillor Miscandlon expressed the opinion that it is an ideal site for the size and type of business as it takes it away from the town centre location. He stated that it is not in the open countryside, and it will have businesses either side of it and although it is rural, a lot of businesses of this type do not like to be in a town centre location.
- Councillor Skoulding expressed the view that the design is a fantastic and an ideal location for the business to be. He added that he would like to see the application approved, as it will also provide more employment in the area.
- Councillor Benney referred to the reasons for refusal and referred to LP3 of the Local Plan, with the proposed location already having businesses on all four sides of it and, in his opinion, it is an ideal location for this business. He added that the Economic Growth Team at the Council work throughout the district to try and bring businesses forward, there is a shortage of land and available spaces and, in his opinion, this proposal will make very good use of the land and a business of this nature needs a large site especially when considering the very large excavation vehicles that it uses. Councillor Benney expressed the view that it makes perfect sense to consolidate the sites and move to this site as it is more profitable and sustainable for the owner. He added that the Economic Growth Manager at the Council has spoken to the owner of Force One and because of the proposed training centre, which will be onsite, discussions are taking place to try and obtain funding from the Combined Authority to try and help fund it. Councillor Benney stated that steps should be taken to support the business which has grown in the last few years. He referred to the third reason for refusal as it states the site is in Flood Zone 3, which the next agenda item is also in, and there needs to be consistency as other applications have been approved when they are also in Flood Zone 3. He added that mitigation measure will be put in place to make the site safe and if it is not approved, the Council will be holding a good business back and stop it from expanding and employing local people. Councillor Benney expressed the opinion that he can see no reason to refuse the application.

- Councillor Purser agreed with the comments made by other members, and added that he notes the officers report states that there are issues with regards to lack of footpath and streetlights, but, in his view, a development such as this does not need a footpath or streetlights. He feels that the application should be supported.
- Councillor Sutton stated that he can understand why officers have recommended the application for refusal with regards to sustainability in terms of street lighting and footpaths. He expressed the view that the Middle Level Commissioners in principle have no objection against the proposal, but it is the finer detail that they have to resolve and therefore there is the need for them to engage. Councillor Sutton stated that in terms of sustainability and position from the proposed site entrance to the fountain in March is 1.4 miles and from the fountain to Longhill Road is 1.9 miles and although there is a pavement from the fountain to Longhill Road if another pavement was included he does not think it would be utilised. Councillor Sutton stated that as a committee there needs to be the view that the Council is open for business, and he will support the application.
- Councillor Marks stated that, in his opinion, keeping the lorries out of the town centre makes a great deal of sense. He added that the provision of the training centre shows that the business is prepared to invest, and that all businesses are struggling at the present time to try and get labour, especially qualified labour which can only benefit the local area.
- Councillor Sutton stated that initially he did not know who Force One were and he did not know the extent of their work. He expressed the view that the company should be supported and be proud that they are within the district and that they want to remain within the district.
- Councillor Mrs French stated that she also did not know about Force One and she expressed the view that the country has come through the worst pandemic in living history and she is delighted to see a business thriving within the area.
- Nick Harding stated that if members are minded to support the application against the officer's recommendation then they must state the reasons why this proposal is being put forward and also address the reasons for refusal identified in the officer's report, which are the rural location, the unsustainable location in terms of transport connections, the flood risk sequential test and the tree mitigation.

Proposed by Councillor Sutton, seconded by Councillor Mrs French and agreed that the application should be APPROVED against the officer's recommendation, with authority delegated to officer to apply robust conditions in consultation with Councillor Sutton

Members do not support officer's recommendation of refusal of planning permission as they feel that the proposal is not located in a rural area as urbanisation is already in place, there are overarching reasons to move the business to the location which outweigh the concerns over sustainability, and conditions can be placed on the application to secure a proper flood risk assessment being carried and protection of the horse chestnut tree and the public right of way (number 66).

(Councillors Connor, Purser, Skoulding and Councillor Mrs French registered, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that they are members of March Town Council, but take no part in planning matters)

(Councillor Cornwell declared that he is employed by a company who are adjacent to the application site and therefore took no part in the discussion and voting thereon)

(Councillor Marks stated that the applicant for this item is known to him in a professional capacity but it would not make any difference to his decision making and voting on the application)

(Councillor Mrs French stated that she is a member of March West and White Fen Internal Drainage Board, but this would have no bearing on her determination of the application)

(Councillors Benney and Murphy stated that the agent for this item is known to them in a

professional capacity but it would not make any difference to their decision making and voting on the application)

(Councillor Purser stated that he is a member of March East Internal Drainage Board but this would have no bearing on his determination of the application)

(Councillor Sutton declared that he sits on the board of the Middle Level Commissioners, and he is a Commissioner, but this would have no bearing on his determination of the application)

(Councillor Miscandlon stated that he is a member of Middle Level Commissioners, but this would have no bearing on his determination of the application)

**P107/21 F/YR21/1504/FDC
SOUTH FENS ENTERPRISE PARK, FENTON WAY, CHATTERIS
ERECT 2 X BLOCKS OF INDUSTRIAL UNITS (6 X UNITS TOTAL) (CLASS E (G) -
WORKSHOPS AND OFFICES) WITH ASSOCIATED PARKING, AND
ENLARGEMENT OF EXISTING ATTENUATION BASIN.**

Alison Hoffman presented the report to members.

Members asked officer's the following questions:

- Councillor Sutton noted within the report that the Cambridgeshire County Council Minerals and Waste Planning Authority have advised officers to contact Anglian Water with regards to the closeness of the development to the works and he asked whether that has taken place? Nick Harding clarified that the issue arose with the pre-application proposal that he was engaged with, and he contacted Anglian Water with that particular proposal, and he never received a reply from them. He added that it is on that basis that officers have not gone to specifically contact Anglian Water over this particular application and the approach that officers have taken as set out in the report is to look to see whether or not colleagues in Environmental Health have any odour complaints in respect of the treatment works and there is no evidence of that, hence the officer's recommendation. Nick Harding added that given that the Council manages those buildings, not only would the Council receive complaints as an organisation that has responsibility for Environmental Health there would have also been complaints as part of the Council's landlord responsibilities and the Council have received neither. Councillor Sutton stated that he wanted to ensure that the issue has been dealt with either at the pre- application stage or with this application before the committee today.
- Councillor Mrs French stated that on the application that members have just determined there appeared to be a great level of detail in the officer's report from the Middle Level Commissioners or West Fen Internal Drainage Board, however, in this application there does not appear much information from the Nightlayers Internal Drainage Board, and she questioned whether there was a particular reason for this? Nick Harding stated that officers cannot control whether a consultee responds to the consultation or not and the statutory consultee in this scale of application is the Lead Local Flood Authority and they pull rank over the Internal Drainage Boards when it comes to surface water management. Councillor Mrs French added that this application is also in Flood Zone 3 and she just wanted to check whether any information had been received from Nightlayers IDB.

Members asked questions, made comments, and received responses as follows:

- Councillor Mrs French expressed the view that it is good to see that businesses are thriving in the current climate and that the Council has the insight to submit this application. She added that she hopes that more businesses will look to rent properties at this site going forward and she fully supports the application.
- Councillor Cornwell stated that he presumes that the Council is planning ahead and there is a demand for this type of building. He added that if that is the case then local businesses

should be supported and this application should be approved, and works should commence as soon as possible.

- Councillor Miscandlon stated that he fully supports the application to bring smaller businesses which then grow into larger businesses.

Proposed by Councillor Miscandlon, seconded by Councillor Cornwell and agreed that the application be APPROVED as per the officer's recommendation.

(Councillor Benney declared that he is Portfolio Holder for Assets for Fenland District Council, and took no part in the discussion and voting thereon)

(Councillor Murphy registered, under Paragraph 14 of the Code of Conduct on Planning Matters, that he is a member of Chatteris Town Council Planning Committee, but takes no part in planning matters)

**P108/21 F/YR22/0185/F
3 IRVING BURGESS CLOSE, WHITTLESEY
ERECT A FIRST FLOOR AND SINGLE-STOREY FRONT EXTENSIONS, SINGLE-STOREY REAR EXTENSION AND A 2-STOREY SIDE/REAR EXTENSION TO EXISTING DWELLING**

Alison Hoffman presented the report to members.

Members asked officer's the following questions:

- Councillor Cornwell asked whether there are any changes to the parking arrangements for the property as he noticed an element of over parking at the location. Alison Hoffman stated that the existing garage is maintained at ground floor level and the level of accommodation changes and whether that will place further demands on parking is not known but the officer has not highlighted any particular issues with parking. Councillor Cornwell questioned whether an increase in the building does not therefore mean the requirement to increase the amount of parking. Alison Hoffman stated that the existing property is already four bedrooms, and it would take it into the requirement of three parking spaces and even an increase over and above the four bedrooms would still only require the three parking spaces which is in line with the Council's parking standards.
- Councillor Sutton stated that on page 78 of the officer's report, it shows an area stating FF only and he questioned whether this is correct? Alison Hoffman clarified that this is an error, and the proposal is for a 2-storey extension. Councillor Sutton made reference to the parking concerns, and he stated that he always thought an extra bedroom would mean an extra parking space and he asked for confirmation on this point. Alison Hoffman confirmed that the parking standards are in two tiers and a four bedroomed dwelling parking requirement is three spaces. Councillor Sutton stated that there already appears to be a parking issue at the location and, in his opinion, the officer's recommendation is correct. He added that he is confused with the recommendation made by Whittlesey Town Council as they have recommended for the application to be approved, however, they recommended refusal for the previous application at the site which was consequently withdrawn.
- Councillor Mrs French stated that she agrees with the comments made by Councillor Sutton with regards to the concerns over parking. She added that it is a shame as it is a nice location and the house opposite is very nice, however, with the Civil Parking Enforcement scheme being brought in there are likely to be problems in the road.
- Councillor Cornwell stated that once the civil parking enforcement rules coming into force then the vehicles will not be able to park on the footpath. He added that the plot is not large enough to facilitate the number of cars and he will support the officer's recommendation.

Proposed by Councillor Sutton, seconded by Councillor Cornwell and agreed that the application be REFUSED as per the officer's recommendation.

(Councillor Mrs Mayor registered, under Paragraph 14 of the Code of Conduct on Planning Matters, that she sits on Whittlesey Town Council's Planning Committee, and therefore, took no part in the discussion and voting thereon)

(Councillor Miscandlon registered, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that he is Chairman of Whittlesey Town Council's Planning Committee, and took no part in the discussion and voting thereon)

(Councillor Benney left the Council Chamber following the determination of this item)

P109/21 **F/YR22/0241/F**
5 PARK STREET, CHATTERIS
ALTERATIONS TO SHOP FRONT INCLUDING BRICKING UP WINDOW AND A
REPLACEMENT WINDOW FRAME

Alison Hoffman presented the report to members.

Members received a presentation, in accordance with the public participation procedure, from Councillor Bill Haggata, a Chatteris Town Councillor. Councillor Haggata stated that the application is for the replacing and redesign of the shop front following a ram raid and robbery to the business which resulted in the loss of trade whilst the building was secured. He explained that the building trades as a NISA supermarket and serves as an important part of the population of the Chatteris community as it is in a prominent location.

Councillor Haggata explained that he is the Chairman of Chatteris Town Council Planning Committee, and the application received the unanimous support for the proposal to go ahead when brought before the Planning Committee. He expressed the view that the Town Council are very disappointed with the officer's recommendation for the application to be one of refusal on a conservation issue and that as a responsible Planning Committee and Town Council they understand the conservation of eligible buildings, but they also understand the need for the retail business to progress and move forward with modern up to date retail requirements such as the need for a modern shopfront which attract and enable easy access for all parts of society and to enable business to remain viable and in fair competition with its competitors in what is currently a very difficult time for the high street.

Councillor Haggata expressed the view that the conservation issue appears to be the location of the business on the corner of the intersection of Park Street, Market Hill, and East Park Street, within this location and immediately opposite is the old Barclays Bank which is a Listed Building which is undergoing conversion to Chatteris Museum. He made the point that when it was a bank it had alterations to the internal entrance door with up to date stainless steel and glass entry doors fitted, which was likely to be for security purposes, along with a cash machine with stainless steel surround which was on show day and night to meet today's trading conditions, and would not have been there when the building was built.

Councillor Haggata explained that along Market Street there is the old Lloyds Bank building which has a modern frontage, as well as the Post Office and Cafe in the High Street both of which have modern frontages. He added that further along the High Street there is a restaurant with a completely new shop front and in East Park Street there is a new shop front of similar design which has obtained planning permission and sells similar products to that of the proposal before members and is also within sight of this application.

Councillor Haggata expressed the view that the Town Council do not see anything out of character with the application and believe the alterations will improve the appearance of the location and they understand the requirement for such alterations in the 2022 competitive trading environment,

especially after the two years of lockdown and the disruption for businesses. He explained that even the historic church in the town has seen the need to install a new glass internal entry door.

Councillor Haggata referred to his mention earlier of the need for businesses to cater for all sections of society and the proposed alterations will enable much easier access for disabled and wheelchair reliant customers which should be a given requirement in today's society, and, in his opinion, the supermarket frontage improvements will enhance the area in the opinion of the Town Council. He expressed the view that there is a great deal of local support for the improvements and Chatteris Town Council unanimously supports the application and asked the committee to consider and grant the application.

Members received a presentation, in accordance with the public participation procedure, from Mr Ian Benney, in support of the application. Mr Benney referred the committee to the presentation screen showing a photograph of the shop taken shortly after the ram raid explaining that there will be the requirement for some structural work to be undertaken, which will be a steel frame to hold the front of the building up when it is reinstated. He pointed out a large window on the presentation screen which if approved will change to an aluminium front to match the sliding doors, along with the third window which will be bricked up.

Mr Benney pointed out the alleyway between number 5 and 7 Park Street and added that in the report it states that it is an eighteenth-century building, but in 1911, the front of the building was taken down, highlighting to the committee the difference in the type of the brick at the back which is the old part and behind the chimney there are common bricks, so there are a good mix of brick types. He pointed out a view of the street scene in Chatteris and highlighted one of the Grade 2 Listed Buildings which is next door at number 7 Park Street, and showed another part of the street scene, which is not in the Conservation Area, highlighting two premises and expressed the opinion that the area is not full of historic buildings that maybe implied.

Mr Benney referred to the presentation screen and pointed out a shop in Wenny Road which is 188 metres from the application site before the committee, with an application being passed last year under delegated authority and the shop has a door in the centre and brick at the bottom and either side, with the owner of the shop having to submit a retrospective application which was approved. He explained that this site was also in the Conservation Area and the Conservation Officer had stated that 'the loss of timber frame shopfront and brick below and the replacement with full glazing is regrettable but the overall impact is neutral and so I have no objection to this'.

Mr Benney stated that the application also received nine letters of support which is the same amount that he has received for the current application. He referred to the officer also making reference to the National Design Guide, and he highlighted the aspects the officer had alluded to such as understand and relate well to the site, its local and wider context, well designed, high quality and attractive, socially inclusive, and well managed and maintained, which he stated he intends to put the same into his premises as that particular shop.

Mr Benney made reference to another application at Bridge House which was also approved last year and is also in the Conservation Area and it also has a central door with brick below and a typical Victorian shop front being approved under delegated authority. He explained that all of these examples are in the Conservation Area and have the full support of the Town Council.

Mr Benney expressed the opinion that the Conservation Officer had stated that the principal of altering the fabric of an existing building within the settlement of Chatteris is considered to be acceptable and had also added that in this instance it was felt that the sleek and modern alternative, which retains the scale of the opening and does not alter the overall character of the building. He referred to the Nisa local store in Whittlesey and feels that the alterations that have taken place to that premises, mirror the alterations that he would like to undertake to the building in Chatteris.

Mr Benney stated that his proposal includes the same colour aluminium shopfront, and he expressed the view that the shop in Whittlesey is also within a Conservation Area and the Conservation Officer concluded that the proposal was considered acceptable and represented no adverse harm in terms of the principle of development and historic environment.

Members asked Mr Benney the following questions.

- Councillor Mrs French asked what benefits the proposal will bring to the local area? Mr Benney stated that when he used to manage the business, he applied for planning permission in 2006 for similar alterations and that was refused at that time. He added that at that time he would receive frequent complaints concerning disabled access issues for larger wheelchairs and a number of older people use the store, who have shopping trolleys, along with people with children's buggies who do have difficulties in getting through the door as it is not a user-friendly doorway. Mr Benney explained that when he made the previous planning application 2006, he had contacted the Papworth Trust who deal with the Disability Discrimination Act (DDA), and they undertook a report which he had commissioned and submitted with his application at that time they stated that the sliding doorway would improve the accessibility for all and make it more a DDA complaint premises. He stated that the proposal if approved would enhance the shopping experience for those customers who live in the town and there is a perception with shops that the larger competitors have set standards of what customers expect from a supermarket and by making the changes to the shop in Chatteris it will enhance the premises and meet the customers' expectations.
- Councillor Mrs French asked whether there are many empty shops within the town of Chatteris? Mr Benney stated that there are 54 shops in use and 17 empty shops in Chatteris which, in his opinion, is a high number and is a reflection of the damage that the pandemic has had.
- Councillor Marks asked whether the proposal would improve security to the shop? Mr Benney stated there will be the installation of metal posts inside the shop to stop a ram raid and he added that the shop can only be made as safe as possible, but it will not stop those who are determined to break in.
- Councillor Marks asked whether there are any Listed Buildings in the vicinity and Mr Benney stated that there are a few, including three on Wenny Road and the old Barclays Bank building.

(Mr Benney left the Council Chamber for the remainder of this item)

Members received a presentation, in accordance with the public participation procedure, from Mr Matthew Hall, the Agent. Mr Hall stated that the site was subject to a planning application appeal in 2006/2007 which was refused and since that time the Local Plan was introduced in 2014. He referred the committee to the presentation screen and drew the committee's attention to the Apple Green petrol station which is immediately adjacent to the Conservation Area.

Mr Hall showed a slide on the presentation screen of Bridge House which is in the Conservation Area and was approved with a modern frontage in 2021 and explained that in the officer's report it stated that the proposal would not impact the scale of the shop front and is a sleek modern alternative and would not impact on the historic fabric'. He stated that the current proposal does not impact the scale of the building and uses the existing structural shopfront opening and provides a modern alternative, with the proposal allowing a wider access into the main façade of the building, not a single restrictive pedestrian door, and will allow better accessibility for those persons with more mobility and the door will be self-opening.

Mr Hall explained that the examples he has provided are either in the Conservation Area or adjacent to it and the other example is the one Mr Benney referred to in Wenny Road, which is the same as the proposal before members. He stated that as a result of the ram raid, the historic

fabric, the door, and timber was lost and there are other shopfronts in the Chatteris Conservation Area, and the majority of consultees support this application.

Members asked Mr Hall the following questions:

- Councillor Sutton questioned whether the original shopfront could not be replicated instead? Mr Hall stated that currently there is temporary propping, and the structural opening of the building is there, and he added that a timber shopfront, glazing and timber pedestrian door could be replicated.

Members asked officer's the following questions:

- Councillor Skoulding questioned why some applications for new shop frontages have received officer recommendation for approval but the recommendation for this is one of refusal. Alison Hoffman stated that each application is looked at on its own merits and the position and the fabric of the building also need to be considered. She added that the advice that the officers were given which was endorsed by the Planning Inspectorate in 2006 is that a modern shopfront in this location in this design with no traditional features is unacceptable and does nothing to preserve and protect the character of the Conservation Area. Alison Hoffman explained that officers would consider the shopfront proposal in context by considering the building and make their assessment based on that. She added that officers will also have looked at the planning history of the site which supports the conclusions of officers in 2006 when making their assessment, and the similarities of the current proposal, and therefore it would be inappropriate for officers to make a different recommendation in this case, especially as specialist conservation input has been provided.
- Nick Harding stated that determination cannot be made by looking at a picture, the quality of a building needs to be considered along with the context that surrounds it, such as the quality of the surrounding buildings. He added that one of the examples shown on the screen was in Broad Street Whittlesey which was a modern shop front and was standing proud of a building of history along with a date stone, however, he expressed the view that if you look at the building prior to the works you would be able to see that the works that were applied for and approved, were an actual improvement of what was there before. Nick Harding made reference to the appeal decision and added that although it is an old one, it is still very pertinent to the application before the committee today. He added that the committee saw the photographs of the building prior to the damage, and he explained that it is a relatively simple design, and it would not take too many revisions to the submitted scheme to appease the planning and conservation officers. Nick Harding referred to the National Planning Policy with regard to its view on heritage assets and explained that it states that development proposals should be such that they sustain and enhance the significance of the heritage asset and they should make a positive contribution to the heritage context and that the heritage can bring benefits and make sustainable communities more viable and it is desirable for new development to make a positive contribution to the local character and distinctiveness of the particular location. He stated that it is the view of officers that the proposals do not make a positive contribution to the local character and distinctiveness. Nick Harding referred to the 2021 edition of the Heritage at Risk Study which states that the Chatteris Conservation Area as being very bad but improving and, in his view, by refusing the application and seeking a better-quality design, the Council would be helping to play a part in improving the Conservation Area of Chatteris.
- Councillor Miscandlon referred to the site planning history and asked officers to confirm how many premises in the Conservation Area have been altered between 2007 and 2022 as, in his opinion, it would appear that many of the frontages and attributes are now modern that would not have been in existence in 2007. He added that the world has changed considerably since 2007 and expressed the opinion that the proposed changes to the shopfront enhance the premises from what it was, as there is also damage to the first floor, so there needs to be structural redesign to the front of the premises to make it secure for the first floor to make it secure.
- Nick Harding explained that the works that are required to make the building safe can be

undertaken through building regulations and would not need planning approval as it is not a Listed Building. He added that since 2007 there have been many applications which have resulted in changes of use and new shop fronts and the vast majority of those shop fronts have been traditional in design and have been approved and it is only a modest number of shop front changes which have been modern in their appearance. He explained that officers have stated that the decisions about whether to approve those applications have taken into account the original building and its design aesthetics, the quality of the Conservation Area and the buildings that surround those application sites when making their recommendations.

- Councillor Connor referred the committee to the presentation screen in order for them to review a photograph of a takeaway business at 7 Park Street which is also a Listed Building, but, in his opinion, is not of a good design. Nick Harding explained to members that when considering the shopfront, there is the need to see through the colour scheme and the content of the signage above the shop window, as from a planning perspective the officers have no control over that content and if those elements are taken out of the equation, then the traditional fixtures of the building can still be seen.
- Councillor Mrs Mayor questioned that if there had been no ram raid, would a planning application have even been submitted and she wonders if consideration could have been given to make it a more sympathetic design. Nick Harding stated that the revisions required to make the scheme acceptable are modest, in his opinion, such as increasing the height of the storm riser, separation into the fenestration, a wider door with an automatic door opener and that would be all that would be required.

Members asked questions, made comments, and received responses as follows:

- Councillor Sutton stated that he visited the proposed site and whilst he was there, he witnessed an elderly customer trying to access the premises with her disabled walker and could not access the door without assistance from the staff. He expressed the view that now he has experienced that incident his view on the application is now different to what it was previously. Councillor Sutton agrees wholeheartedly with the officers that the scheme does not enhance the area, but it does not do anything either to cause any demonstrable harm either in his opinion. He expressed the view that the automatic doors will have benefits to a section of the community.
- Councillor Murphy stated that if the application is refused it could prove to be detrimental in a couple of ways. He added that the owner of the business could decide to close and leave the premises empty, so it becomes derelict and secondly denying the hundreds of customers who use the shop daily the opportunity to do so. Councillor Murphy explained that, in his opinion, it is the busiest shop in the town and if it were to close it would be very bad for the town of Chatteris. He expressed the view that the old should be able to blend in with the new as takes place already in other towns and cities and the application site is within a row of shops which will over a number of years be altered, in his opinion, to keep up with modern times and the mixture of old and new will become the norm. Councillor Murphy expressed the view that the premises will be fit for purpose once it is altered and it fulfils the following parts of the Fenland Local Plan, LP16 (d,f,i,j,k, and o) and it fulfils LP17 a, b and f. He expressed the view that in the future, vulnerable shops will all have to have roller shutters for their own security and insurance and that as part of the National Planning Policy Framework 197, it states that the application has to have regard to scale, any harm and loss which, in his opinion, it does, and he stated that Chatteris Town Council support the application and so does he.
- Councillor Purser stated that he has listened to other members comments, and he expressed the view that it is the ideal opportunity to alter the doorway to make it user friendly. He expressed the view that the retail is a very tough business to be in and local people should be encouraged to use and support the local shops and amenities. He stated that he will fully support the application.
- Councillor Skoulding stated that he will support the application and it will be far better for those members of the community who use a wheelchair and pushchairs as the days of leaving a pram outside of the shop are long gone.

- Councillor Cornwell expressed the view that the recommendation is incorrect, and he is of the opinion that Inspector's decision in 2006 did not take into account the DDA Act, possibly because it was such a new piece of legislation. He added that in relation to the building itself, it is for a 1911 shopfront and the whole front was changed at that time. Councillor Cornwell stated that whilst it is old, it does not aid the sustainability of use of the building, and it is used by members of the community who are covered by the DDA. He stated that it is in a town centre location and is convenient for those members of the community who cannot get out of the town easily to get to the larger stores and unless the Council can aid the business by maintaining some sustainability, in his opinion, the Council are working against the disadvantage of the town and the people who live there and, therefore, even though the proposal is not 100% suitable it has to be balanced off against its use and purpose, and under those circumstances given that some of the other buildings in Chatteris have been allowed to modernise their frontages he will support the application.
- Councillor Mrs French stated that she agrees with the comment by Councillor Miscandlon with regard to the 2006 appeal decision and the fact that things have moved along and progressed since that time. She added that the DDA was introduced in 1995 and repealed in 2010. She will support the application and expressed the view that the building, in her opinion, is a bit of an eyesore, and the proposed design is agreeable.
- Councillor Marks stated that 188 metres away there is another shop front which is exactly the same as the proposal before members and, therefore, there needs to be consistency taken into consideration.
- Nick Harding reiterated the significance of the previous refusal and the Inspectors appeal decision notwithstanding its age as it is still relevant to the committee's decision making. He added that whilst it is not a material planning consideration, there is the assumption that the property was insured, and the reinstatement of the shop front would be covered by the insurance company and, therefore, the committee cannot make the decision based on the fact that if the planning application is refused then the shop will cease trading. He added that a like for like shopfront replacement would not need any planning consent and could go ahead without any planning involvement and he explained that officers are not dictating that they will only ever accept a like for like application and are only stating that they would like to see a proposal which has more of a traditional shop front design, with a wider door and automatic door opener and a better design in terms of storm riser and a sub division of the shop front window. Nick Harding added that those elements are not particularly difficult, expensive, or challenging to do and he expressed the view that the officer's recommendation is not unreasonable.

Proposed by Councillor Sutton, seconded by Councillor Skoulding and agreed that the application be APPROVED against the officer's recommendation

Members do not support officer's recommendation of refusal of planning permission as they feel that Part LP2 of the Local Plan plays a significant part in the application and the benefit to the community outweighs any form of unsympathetic appearance.

(Councillor Murphy registered, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that he is a member of Chatteris Town Council, but takes no part in planning matters)

(Councillor Murphy stated that the agent for this item is known to him in a professional capacity, but it would not make any difference to his decision making and voting on the application)

(Councillor Benney declared that he is the freeholder for the application and was speaking in support of the application, but was only present in the room to undertake his presentation and left the meeting for the duration of the discussion and voting thereon)

3.30 pm

Chairman

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F/YR21/1031/F

**Applicant: Mr E Peggs
Kempston Homes Ltd**

**Agent : Mr Jordan Trundle
Peter Humphrey Associates Ltd**

Dennicks Yard, Back Road, Gorefield, Cambridgeshire

Erect 38 no dwellings (1 x 2-storey 5-bed, 14 x 2-storey 4-bed, 5 x single-storey 4-bed, 2 x single-storey 3-bed (all with garages) and 16 x 2-storey 3-bed (no garages)) and a domestic workshop serving Plot 17 accessed from Wolf Lane involving demolition of buildings

Officer recommendation: Grant

Reason for Committee: Number of objections and Parish Council comments contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 The development of this site will see the removal of a non-conforming use within a residential area, which already benefits from outline planning permission for residential development, albeit for a lesser number of units. The current scheme will maximise the effective use of a vacant brownfield site.
- 1.2 Accordingly, whilst the scheme is not an 'infill' as promoted in Policy LP3 of the FLP there would be no policy justification to resist the application given the weight afforded to the sites redevelopment under the NPPF
- 1.3 Matters of residential amenity, character, contamination, drainage, highways and biodiversity have been duly considered in accordance with the relevant national and local planning policy framework and there are no matters which would render the re-development of this site unacceptable; subject to appropriate safeguarding conditions imposed to direct the development of the scheme going forward.

2 SITE DESCRIPTION

- 2.1 The application site is located on the southern fringe of Gorefield and covers an area of approximately 2.23ha. The site was formerly used for the storage and distribution of agricultural produce and fertilisers with ancillary offices and workshop. In planning terms, the use would most likely be classified as Storage and Distribution (B8) as opposed to an agricultural or General Industrial (B2) use.
- 2.2 There are five industrial type buildings constructed in profiled sheeting on the site with large expanses of hardstanding. Use on the site ceased some time ago, and the site and buildings have fallen into disrepair. An access road passes through the site linking it to both Back Road and Wolf Lane. Because of its former use and development, the site would be considered 'brownfield' land.

- 2.3 The site frontage around the access to Back Road is defined by residential use, detached dwellings of various ages and styles. The eastern and western boundaries are marked by mature planting, whilst the southern boundary backs onto open agricultural land.
- 2.4 The greater part of the application site, the southern western section, is within Flood Zone 2.

3 PROPOSAL

- 3.1 This submission seeks full planning permission for the erection of 38 dwellings on the site following demolition of all the existing buildings. The proposed development is to be accessed from Back Road via a new access road situated east of 28 Back Road. A new footway is shown to the western side of the new access fronting Back Road and this will continue along in a westerly direction terminating just before No 20 Back Road. A dwelling is indicated to the eastern side of the proposed access; this dwelling is as per the earlier approval detailed in the history section below (F/YR21/0758/F).
- 3.2 The main estate road traverses the site in a north to south direction terminating with a turning head at its southerly end. Private drives offshoot to the west and east. One dwelling, located at Plot 17, to the south-eastern corner of the site will be accessed via the existing access from Wolf Lane.
- 3.3 The housing mix comprises 10 dwelling types, which are largely two-storey, albeit the dwellings shown immediately rear (south) of 42 to 50 Back Road (Type 9), show their first-floor accommodation contained within the roof space as opposed to a more traditional two-storey dwelling. Semi-detached dwellings are located more centrally within the site and to the north-western corner.
- 3.4 There is an area of public open space detailed on the site layout drawing which is centrally located to the western side of the access road, this is 801 square metres in size however the majority of this area is shown to accommodate a SuDs feature.
- 3.5 Where dwellings do not have a frontage to the main estate road, i.e those units which are served by private drives bin collection areas are identified within the development
- 3.6 The site density proposed under this application is 17 units per hectare.
- 3.7 A materials schedule accompanies the submission which specifies the following palette of materials across the development:
- Facing Bricks: Vandersanden – Flemish Antique or Lindebloem
Cladding: T&G Fibre Cement Horizontal Board – Slate grey
Roof Tiles: Marley Mendip – Old English Dark Red or Marley Modern – Smooth Grey
- 3.8 Illustrative landscaping is shown on the submitted site layout drawing, primarily to supplement boundary landscaping.
- 3.9 Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

4 SITE PLANNING HISTORY

F/YR21/0758/F	Erect a 2-storey 4-bed dwelling with garage involving demolition of existing grain store	Granted 20.12.2021
F/YR15/0699/O	Erection of 14 dwellings (max) (Outline application with all matters reserved) involving demolition of existing dwelling and industrial outbuildings	Granted 29.10.2019
F/YR00/0953/ CERTLU	Certificate of Lawfulness (Existing): Use of land and buildings for the storage and distribution of agricultural produce and fertilizers with ancillary offices and workshop.	Certificate Issued 07.03.2002

5 CONSULTATIONS

5.1 Gorefield Parish Council

'While Gorefield Parish Council accepts this site is suitable for residential development the Council cannot support the current application for 38 dwellings on the site for the following reasons.

- *Overdevelopment, Gorefield is designated as a 'limited growth' village*
- *Overdevelopment resulting in a lack of amenity space for each dwelling*
- *Additional daily traffic movements served by an unsuitable road*
- *No footway on Back Road will result in conflict between traffic and pedestrians*
- *Unsuitable junctions connecting Back Road to other highways*
- *Effect on local environment, especially on-site habitat*
- *No available capacity in the village school*
- *Inadequate pedestrian access to the site*
- *Concerns over flooding*
- *Secondary schools capacity*
- *Other infrastructure i.e. Doctor's Surgeries'*

5.2 Cambridgeshire County Council Highways Authority

(01.10.2021) Noted a number of matters on submitted drawing which required resolving relating footway widths, tracking within the site, access radii and geometry etc; also made recommendations relating to parking space dimensions and provision.

(21.03.2022) Following submission of an amended drawing addressing earlier consultation response requested minor updates to drawing to specify footway dimensions. Following on from the submission of revised details confirms that *'the refuse tracking plan is accepted'* [...] and *'the amendments from previous comments have been added. Highways do not have any further comments'*.

5.3 CCC (Lead Local Flood Authority)

(19.10.2021) Originally objected to the scheme as it had not been demonstrated that there was no additional scope for attenuation to allow a lower flow control to achieve a discharge rate as low as possible, although it was accepted that the scheme was providing a high level of betterment over the brownfield equivalent.

Also, it was not acceptable for the outfall pipe for the site to pass through the curtilage of five separate properties as this pipe would fall to multiple individual property owners to maintain, as opposed to being adopted. In addition informatives were recommended regarding IDB Consent, the signage to be used in multi-function open space areas and pollution control.

(14.12.2021) Maintained their earlier objection as the outfall pipe location had not been addressed, although it had been clarified that this would fall to be maintained by a management company the LLFA noted that *'there is no guarantee that the management company will have access to this pipe, as it is within the curtilage of the properties. Due to this, it is not considered that there is full access all year round for the lifetime of the development to the outfall pipe. The pipe must be within publicly accessible land to ensure that the management company can access this if any repairs are required. This could be resolved through a change in the layout of the site, ensuring that there is a clear route for the outfall pipe from the basin to the proposed outfall into the watercourse'*. Again, recommended informatives re IDB consent and pollution control.

(23.03.2022) Following the review of the Flood Risk Assessment & Sustainable Drainage Strategy, MTC Engineering (Cambridge) Ltd, Ref: 2725-FRA&DS-Rev B, dated: February 2022 advised that:

'As Lead Local Flood Authority (LLFA) we can remove our objection to the proposed development.'

The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving on all private access and parking areas across the site. Surface water will be conveyed to an attenuation basin on site, before discharge at a rate of 12.3 l/s into the adjacent watercourse.

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

Requested conditions relating to:

- Submission of a detailed design of the surface water drainage of the site based upon the principles within the agreed Flood Risk Assessment & Sustainable Drainage Strategy prepared by MTC Engineering (Cambridge) Ltd (ref: 2725-FRA&DS-Rev B) dated February 2022
- Details of measures indicating how additional surface water run-off from the site will be avoided during the construction works
- The submission of survey and report upon completion of the SWD system demonstrating that the system had been constructed in accordance with the approved details; and where necessary, details of corrective works to be carried out along with a timetable for their completion

Also recommends informatives relating to IDB consent, pollution control and riparian ownership.

Following the submission of a further updated FRA and Sustainable drainage strategy, submitted in response to matters raised by the IDB, provided an updated response confirming that they had no objection and reaffirming their condition recommendations as above.

5.4 **North Level Internal Drainage Board**

(22.09.2021) *'My Board objects to the above application in its current form for the following reasons. I am awaiting further details of the method of surface water from the site following recent conversation with the agent. I have requested information regarding the riparian drain serving the site both in regard to its outfall point and the capacity of the watercourse.*

I question the claim that it currently discharges at 178.8 l/s as this is extremely high and recommend a surface water drainage scheme to be designed which discharges at a figure nearer 5-10 l/s.

Once the outfall for the riparian drain has been established, a formal application to discharge surface water will be required together payment of a development levy in accordance with the enclosed.'

(14.12.2021) *'My Board objects to the above application as details regarding the exact locations of the discharge points and receiving watercourse condition remain unanswered at this time [..]'*

(10.03.2022) Further to the revised proposals for the above application advises that: *'I wrote in December 2021 to MTC Engineering seeking clarification on the discharge arrangements for surface water from the site, copy attached. To date I have not received a response, and the exact location and level of the proposed discharge beneath Wolf Lane remains unknown to me.*

As this is fundamental to the development of the site and to the best of my knowledge is the only discharge route away from the site, I suggest we seek the answers now rather than at detailed design stage.

(10.05.2022) *'Further to receipt of the [..] letter dated 30th March 2022 regarding the discharge arrangements for surface water from this site, I am now able to withdraw my objection to the application. The proposed new 600mm diameter pipe into my Boards Wolf Drain discharging at a rate of 12.3 l/s is acceptable to my Board however this will require Land Drainage Consent [...] together with payment of a development levy [...].'*

5.5 **Environment Agency**

(24.09.2021) *'The above planning application falls within our Flood Risk Standing Advice. It is considered that there are no other Agency related issues in respect of this application and therefore, in line with current government guidance, your council will be required to respond on behalf of the Agency in respect of flood risk related issues'.*

(14.03.2022) *'We have reviewed the amendments and have no further comment to make on this application'.*

5.6 **Anglian Water Services Ltd**

(11.03.2022) *'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 Treatment - The foul drainage from this development is in the catchment of West Walton Water Recycling Centre that will have available capacity for these flows.

Used Water Network - This response has been based on the following submitted documents: FLOOD RISK ASSESSMENT & SUSTAINABLE DRAINAGE STRATEGY- 2725 REV B - FEB 2022 Development may lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. A full assessment cannot be made due to lack of information, the applicant has not identified a foul water strategy or a discharge rate. We therefore request a condition requiring phasing plan and/or on-site drainage strategy. [Informatives also recommended].

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.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments in the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be reconsulted to ensure that an effective surface water drainage strategy is prepared and implemented. 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-Planning Strategic Enquiry. 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. [..].

Suggested Planning Conditions - Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Prior to the construction above damp-proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason - To prevent environmental and amenity problems arising from flooding'.

Also provide guidance to applicant regarding 'next steps'.

5.7 **Wildlife Officer**

(04.11.2021) Originally commented that *'the application scheme is acceptable but only if conditions are imposed.*

Pre-commencement Condition(s) –

- *The proposal shall not in any circumstances commence unless the local planning authority has been provided with either:*

a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or

b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: As recommended within section 7.2 of the Interim Ecological Assessment (Wild Frontier Ecology, 2021). This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.

- *The development shall only be carried out in accordance with all of the recommendations for mitigation and compensation set out in the Ecological Impact Assessment (Wild Frontier Ecology, 2021). This section details the methods for maintaining the conservation status of small mammals, Bats and Breeding Birds, unless otherwise approved in writing by the local planning authority or varied by a European Protected Species licence subsequently issued by Natural England.*

In particular the additional bat survey to be completed early in 2022. It is deemed that the conditioning of the survey is not counter to Government Circular ODPM 06/2005 as surveys have already determined the requirement for a Natural England licence. The results of this follow on survey will only have an impact on the compensation and mitigation required by Natural England and not the acceptance of this application. However this survey must be completed before any further works can continue.

Reason: Protected species are a material concern for Local Planning Authorities as per the National Planning Policy Framework and Fenland Local Policy. The disturbance of protected species may be an infraction as described within the Wildlife and Countryside Act 1981.

- *Notwithstanding the submitted details, no development shall take place until a scheme for the soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:*

-Planting plans to all public areas, retained hedge and trees, species, numbers, size and density of planting; and

-Boundary treatments including the creation of a species rich hedge and other soft landscaping.

Development shall be carried out in accordance with the submitted details and at the following times:

Any trees, shrubs or hedges forming part of the approved landscaping scheme (except those contained in enclosed rear gardens to individual dwellings) that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

Reason: To ensure that the recommended mitigation and compensation suggested in section 7 of the Interim Ecological Assessment are followed correctly. This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.

- *No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:*

a) Summary of potentially damaging activities.

b) Identification of "biodiversity protection zones".

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) including ensuring no Non-Native Invasive Species are spread across the site.

d) The location and timing of sensitive works to avoid harm to biodiversity features.

e) The times during construction when specialist ecologists need to be present on site to oversee works.

f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs.

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.

Reason: To ensure that the recommended mitigation and compensation suggested in section 7 of the Interim Ecological Assessment are followed

correctly. This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.

- *No development shall take place until an ecological design strategy (EDS) and Biodiversity Metric Assessment (BMA) is created. The BMA shall assess the habitat loss and gain using the Biodiversity Metric 3.0. The EDS shall only be required if the BMA establishes a requirement for additional biodiversity net gain either on site or off site in addition to the landscaping proposals. The EDS shall address the creation of mitigation and compensation habitat both on and off site.*

The BMA shall include the following:

- a) Estimation of habitats loss and gained due to the proposal and relevant evidence of the baseline*
- b) Summary of Biodiversity Metric 3.0 calculations*
- c) Description of proposals for any required mitigation and compensation habitat, preferably in map form.*
- d) Feasibility of proposals*

The EDS shall include the following:

- a) Purpose and conservation objectives for the proposed works.*
- b) Review of site potential and constraints.*
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.*
- d) Extent and location/area of proposed works on appropriate scale maps and plans.*
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.*
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.*
- g) Persons responsible for implementing the works.*
- h) Details of initial aftercare and long-term maintenance.*
- i) Details for monitoring and remedial measures.*
- j) Details for disposal of any wastes arising from works.*

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To ensure that the proposal results in a minimum of no net loss of biodiversity. This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.

Compliance Condition(s) –

- *Where it is intended to create semi-natural habitats, all species used in the landscaping schedules shall be locally native species of local provenance unless otherwise agreed in writing with the local planning authority.*

Reason: To ensure that the proposal remains in line with the Fenland Local Plan.

- *The development hereby permitted shall not be occupied until at least 30 bird boxes have been suitably designed into the scheme in accordance with best practice methodology as set out by the Royal Society for the Protection for*

Bird, evidence of the inclusion of these boxes should be provided to the Local Planning Authority.

Reason: to secure the long-term protection of the nesting bird and roosting bat potential.'

(21.03.2022) 'The revisions to the site plan do not materially impact the recommendations made within the previous consultation'. [...] 'As such I do not see any additional condition that are appropriate for this development on top of those recommended on the 4th of November 2021'.

(18.03.2022) 'The Construction Environmental Management Plan submitted is sufficient to pre-emptively discharge the recommended condition relating to the CEMP. Upon review of CEMP F/YR21/1031/F I am pleased to say that there is no further need to place a condition for a CEMP on the planning application.

(12.05.2022) Updated Ecological Assessment with Bat surveys: 'I have now had time to review the documents and I can confirm I have no further comments to those I have already stated. The document confirms that building seven is not currently being used as a roost by bats. Please take this email as my official confirmation that I have reviewed and accepted the document'.

5.8 Designing Out Crime Officers

(20.09.2021) 'This does appear to be an acceptable layout in relation to crime and the fear of crime, I consider this proposed layout should provide good natural surveillance over neighbouring properties. Parking is mainly in-curtilage between and to the front or side of properties or garages. Within the proposed layout some of the properties have back-to-back protected gardens which reduces the risk and vulnerability to crime and properties it appears some houses on this development have been provided with defensible space to the front and or side. Pedestrian and vehicle routes are aligned together and well overlooked which should provide some level of territoriality amongst residents.

It would be good to see an external lighting plan (adoptable and private) including calculations and lux levels when available. For the safety of people and their property our recommendation is that all adopted and un-adopted roads, private and shared drives should be lit by columns to BS5489:1 2020. Bollard lighting is only appropriate for wayfinding and should not be used as a primary lighting source for any roads or parking areas, where they are also prone to damage. Care should be taken in relation to the location of lighting columns with the entry method for the majority of dwelling burglary being via rear gardens.

Lighting columns located next to rear/side garden walls with little surveillance from other properties can be used as a climbing aid to gain entry to the rear gardens. House security lights should be dusk to dawn bulkhead LED lights. It would also be good to see boundary treatment proposals and elevations to properties once these are available. I would like to see a copy of the proposed boundary treatments when available.

There is no information regarding security and crime prevention in the design statement. It is important that security and crime prevention are considered and discussed at the earliest opportunity to ensure that the security of buildings, homes, amenity space and the environment provide a safe place for residents

and visitors. With this in mind our office would be happy to discuss Secured by Design and measures to reduce the risk to vulnerability to crime’.

(16.03.2022) ‘I note my colleagues previous comments which I agree with and the revised site plan. I have no further comment in relation to the revised proposals at this time’.

5.9 FDC Head of Environmental Services

(04.10.2021) ‘In broad principal we have no objection to this development however the following points regarding access would need addressing:

- We advise that residents should not be expected to move bins more than 30m from their properties to the shared collection points, from the plans for properties served by private access drives this appears to be greater than the 30m recommended.*
- A swept path plan would be required to demonstrate that an 11.5m refuse vehicle could access throughout the site, turn and leave the site in a forward direction.*
- 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.’*

5.10 Cambridgeshire Fire & Rescue Service

(19.10.2021) ‘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’.

5.11 Environment & Health Services (FDC)

(19.10.2021) ‘The Environmental Health Team have previously consulted on applications that sought similar planning consent for the development of dwellings at this application site. In our previous consultations we advised given the sites previous use, that includes agricultural and vehicular activity, there was a potential for contamination to exist and as such the applicant would need to demonstrate the site was free from potential contamination and therefore suitable for residential use.

The Environmental Health Team has reviewed the submitted report in support of this application reference to the findings following a contamination desktop study with site walkover (Phase 1) carried out to identify potential contamination from previous or current uses of the site. The findings reveal risks associated with likely presence of made ground materials and uncertainty regarding the presence of an underground storage chamber. The report recommends a further assessment is made of the ground conditions, particularly relating to presence and quality of the made ground, and contamination relating to historical orchards and identified underground chamber through an intrusive investigation.

During a site walkover it was also identified that building materials used in construction of the onsite barns contained suspected asbestos materials. The reports recommends a suitably qualified contractor is consulted for advice of safe demolition of the barns.

Having reviewed the above information, the Environmental Health Team accept the findings of the initial ground assessment and welcome the next stage of a

ground investigation being undertaken (Phase 2) as recommended by EPS. This is considered necessary to fully characterise ground conditions given that sensitive end use is required of a site that is understood to have agricultural and possible vehicular history.

Construction sites can be a major source of pollution such as noise, pollution, dust and smoke. They can have an adverse impact on health and the local environment if not managed and controlled properly. Compliance with BS 5228: Noise Control on Construction and Open Sites is expected as a minimum standard and states as a general rule, where residents are likely to be affected, demolition and construction work should be carried out responsibly.

A site visit was previously undertaken by Environmental Health to better understand the layout of this application site under planning ref: F/YR21/0758/F and of the structures to be demolished relative to existing receptors. It was evident from the site visit, the grain store to be demolished as part of this proposal, is in close proximity to a neighbouring dwelling where the eastern flank wall of the grain store forms the boundary between that of the application site and the adjacent dwelling. A closer inspection further revealed the presence of an oil tank belonging to the adjacent dwelling lying some 1.5 metres away from the eastern flank wall of the grain store.

In our consultation under F/YR21/0758/F, we raised our concern about the potential impact on neighbouring receptors as a result of demolition processes unless effective mitigation measures were incorporated during the early stages of development. We note from this latest application that seeks to develop 38 dwellings, there are no details regarding the demolition or construction methods to be employed nor measures to be utilised whilst demolition or construction takes place to ensure the neighbouring amenity is not compromised.

Consequently, should planning consent be granted for this proposed development, the Environmental Health team ask for the remaining suite of contaminated land conditions to be added as a condition to include the results of an intrusive ground investigation and where contamination linkages have been identified, a remediation strategy detailing how the contamination will be dealt with followed by submission of a final verification report to show that all traces of contamination has been dealt with in the interests of both human health and the environment.

We would also ask for the submission of a Construction and Environmental Management Plan (CEMP) as a pre-commencement condition that details the proposed method of works to be carried out and how measures to mitigate against environmental impacts such as noise, dust, odour and the harmful migration of asbestos fibres, will be addressed during each phase of the demolition and construction process’.

5.12 Section 106 Services (FDC)

‘I have reviewed the viability appraisal that has been submitted for Site at Back Road Gorefield, planning reference F/YR21/1031/F for the development of 38 dwellings on a brownfield site previously used for storage and distribution.

The Local Plan and CIL Viability Assessment Report (LPVA): Key issues raised Apr-May 2020 states that due to other documents that are being prepared to inform the draft local plan, the on-going economic uncertainties, along with the requirement to undertake more detailed assessments of viability for strategic

sites identified in the draft Local Plan, it would not be appropriate to update the LPVA. Should applicants disagree with the LPVA they should submit their own site-specific viability assessment.

The LPVA has identified a 'Higher Value' and 'Lower Value' area. It concludes that across both the 'Higher Value' and 'Lower Value' areas brownfield sites generate Residual Values that are not only below the EUV but are also negative. This indicates that brownfield development is likely to be unviable, even without the provision of any Affordable Housing. This development is located within the 'Lower Value' area.

The applicant has provided several appraisals as part of their viability submission with various levels of S106 provision that I have reviewed and bench-marked against the assumptions contained in the LPVA, including inputs for profit, interest rates, external works & infrastructure costs, design & professional fees, and Gross Development Value.

Some of the assumptions contained in the appraisal are lower than contained in the LPVA, for example Professional Fees are 1% lower, Sales and Marketing is 0.5% lower.

The appraisals are based on the residual method of valuation with the output of Residual Land Value (RLV). The RLV is compared to a Benchmark Land Value (BLV) which is assessed by adopting the Existing Use Value (EUV) of the site plus a premium that provides a reasonable incentive for the landowner to bring the land forward for development.

In relation to External Works & Infrastructure costs the LPVA contains a scale of allowances ranging from 5% of build costs for the smaller sites and flatted schemes, to 15% for larger greenfield schemes. However, the LPVA recognises that this broad-brush approach is not always practical and that many External Works costs will depend on individual site circumstances and can only properly be estimated following a detailed assessment of each site, which is in line with the PPG and Harman Guidance. In this case all the External Works inputs are itemised including the costs to be incurred in the demolition of structures on a brownfield site with asbestos materials in existing buildings, laying out the specific lengths of roads required for the adopted layout which identifies the actual cost of the items rather than adopting a percentage uplift of build costs.

Having reviewed this viability appraisal I have concluded that the proposal is unable to deliver both Affordable Housing and S106 contributions.

5.13 **Housing Strategy (FDC)**

'I understand that a viability assessment has been submitted as part of this planning application. I further understand that it is currently being considered by the appropriate officer. In the event that it is concluded that the provision of affordable housing is viable our Housing needs Policy provisions [will] apply'.

[..]'Since this planning application proposes the provision of 38 number of dwellings, we would expect a contribution of 10 affordable dwellings 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 7 affordable rented homes and 3 shared ownership in this instance’.

5.14 **NHS England (East)**

(01.10.2021) Extract: *‘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 development combined with other developments in the vicinity. This development is likely to increase demand upon existing constrained ambulance services and blue light response times.*

[..] The capital required to create additional ambulance services to support the population arising from the proposed development is calculated to be £9,234.

EEAST therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission’.

5.15 **Local Residents/Interested Parties**

Objections

15 letters of objection were received in respect of the original scheme proposals from Gorefield residents (5 x Nightingale Lodge, Wolf Lane, 1 x Oxfield Drive, 8 x Back Road and 1 x High Road) these may be summarised as follows:

Visual Impact: Design, character and layout

- Density/Over development - *‘Doesn’t reflect the surrounding residential dwelling and will have a detrimental effect on the area due to the number of dwellings proposed, dwelling type and its density’.*
- *‘Gorefield is designated a village for 'limited growth' and this development would not be in keeping with the quiet residential area it borders’*
- *[..] ‘previous application for 15 dwellings, which given the need for housing generally, was a balanced and considered number, the current application is for 38 dwellings an impactful and disproportionate and exploitive addition, well over double the original figure’.*
- Light pollution
- Loss of view, outlook
- Out of character not in keeping with the area
- Design and appearance

Residential amenity

- Overlooking/ loss of privacy
- Proximity to property

Highways, Traffic, Access and Parking

- If the plans were approved, and the pavements constructed at 2m width, there is insufficient room for current traffic as well the additional traffic 38 properties would bring.
- Consider access should be from Wolf Lane as there are less properties affected by the traffic and Back Road is very narrow
- Traffic generated by development will be overwhelming, residents and deliveries and cause congestion during peak times; also increased noise.
- The proposed access road off Back Road on Wolf Lane, is wholly unsuitable as Wolf Lane is an unclassified, poorly maintained, single-track lane, with an uneven surface, and few passing places and dykes on either side. Issues of speeding on this highway are also noted. Would require upgrading.

- *'Since the Community Hall has been extended there has been an increase in community events, resulting in noise and traffic along Gorefield High Road and Wolf Lane and the surrounding area is often used as an overflow for this car park, with vehicles parked on soft verges on Wolf Lane which restricts its width and blocks entrances to houses and in turn Back Road; this makes Back Road an unsuitable access road of the new building development'*.
- Additional traffic will impact on highway safety in Wolf Lane and agricultural harvesting, opportunities for walking and leisure will also be lost.
- Concern regarding pedestrian safety raised noting location of primary school and park and the absence of footpaths.
- Street lighting is also a concern especially with no current footpath along Back Road towards Wolf Lane direction.

Drainage and flooding

- *'The dyke along the left side of Nightingale Lodge serves the immediate farm land and residential properties by ensuring that the water levels are maintained and the land has sufficient drainage to prevent flooding, With the new development of Dennicks Yard who will be responsible for maintaining the dyke and ensure that water doesn't run off the new development and flood Nightingale Lodge or the neighbouring Cattle Dyke Farm'*.
- Concerns regarding the flooding of residential properties and farmland from the development.
- Who is responsible for the ongoing maintenance of dykes and water levels.
- The 'Drain' shown on the drawing is an agricultural dyke which the householder has maintained for the 15 years that they have lived at Nightingale Lodge. They note that the developer has widened and deepened the ditch and has reduced the area of their property without consent, if they are required to give their consent to use the dyke for additional water run-off they will refuse.

Biodiversity and landscape

- Environmental Concerns
- Wildlife Concerns, trees
- Concern re. wildlife and impact on the ecosystem. *'There is a lot of biodiversity in our area, hence the bats'*.
- Natural habit of animal disturbed and lost.

Other matters

- Agricultural land
- Anti-social behaviour
- Devaluation
- Developer has not consulted adjacent resident, they are concerned regarding boundary, potential property damage, privacy infringement, how the construction phase will be managed, and their safety and wellbeing will be ensured. They do not wish the developer to access their property without permission, concerned as to who will pay for any damage arising.
- Local services/schools - unable to cope; will put a huge strain on services including village pub, butchers and shops which are small local conveniences
- Local police will be unable to cope
- Will impact on broadband speeds
- The proposed number of dwellings will impact on the health and wellbeing of residents of Gorefield

- Poor water pressure already effects the domestic use of water to the - residence in Back Road and Wolf Lane.
- Noise, smell, waste/litter – generated by additional residents impacting on residential amenity.
- Proposal involves the removal of hazardous materials causing high air pollution feeding to the neighbouring houses.
- Precedent
- Concern that infrastructure will not be maintained (cites ditches in Oxfield Drive not being adopted)
- Resident notes work has commenced without a CEMP having been agreed (it was clarified that these works were exploratory works relating to drainage investigations on site)
 - Highlight that Nightingale Lodge, Wolf Lane [...] located on the left next to the entrance of Dennick Yard (the south side of the entrance) is not shown on the drawing although they have received consultation letters from FDC.
 - Note that a meeting was held on Tuesday 5th October, with only selected people knowing. It should have been an open meeting for all.
 - Request that the expiry date for local residents consultations expiry date be moved from 13th October 2021 to 13th July 2023, this will be in line with the flexibility planning office showed the applicate on previous application F/YR15/0699/O
-

In respect of the revised proposals 6 further letters have been received from individual residents at Nightingale Lodge which largely reiterate the comments already raised with duplicate detailed comments summarised as follows:

- Devaluation
- Traffic congestion and issues raised regarding suitability of Wolf Lane.
- The School in the Village is oversubscribed, and school buses and morning and afternoon school runs by parents would only add to the traffic congestion
- Noise from the development will be disruptive and impact on the quality of life of the residences of Nightingale Lodge.
- Drainage is a concern as the dyke is half full at the moment (20.3.22), due to Mr Peggs widening of the dyke that runs the length along the south side of my property, while the dyke on Wolf Lane remains blocked, as it has not been cleared and therefor the water is stagnate and cannot run off. Worried that my residence Nightingale Lodge will be flooded.
- Impact on residential amenity during construction phase.
- Concern regarding the safe removal of existing structures on site
- Concern regarding existing highway maintenance and speeding in the area.

In addition, a resident from Oxfield Drive and has written to again confirm their earlier objections in summary these relate to impact on character of village, highway safety, impact of construction phase, impact on wildlife and habitats through continual plans for new build sites.

Supporters

7 letters of support have been received from 5 households in Gorefield; these may be summarised as follows:

- Pleased to see new homes coming to the village to support local businesses

- Site is an eye-sore and it's about time it was redeveloped
- Development will offer a good mix of house types and designs and is low density and offers first time buyers homes as well as executive dwellings
- Will enable residents to stay in the village
- People have raised issue with noise by a housing development will be less noisy than when it was a storage yard with associated heavy lorries etc
- Similarly, there will be less traffic movements than when the yard was operational
- Brown field site should be 100% supported by Parish and District Council
- With construction traffic using Wolf Lane access it will reduce any problems on Back Road
- It is noted that 'on the previous application for 14 dwellings that the developers were going to install footpaths so assume this is still the case so that would help with the safety of people walking'
- 'It will be good to finally see something done with this disused untidy site so surely the visual impact has got to be a positive for people living close by'.
- 'The resulting development as it is designed will be a delightful place to live, and will be a major asset to the Village'.
- 'Having lived with a semi-derelict / derelict grain mill bordering my property and lived with the associated vermin problems that accompany such a site, my wife and I are very pleased that a planning application has been submitted and wholeheartedly support the erection of the proposed 38 dwellings'.
- Gorefield is a popular village to live in with not many houses becoming available to buy.
- 'The Dennicks Yard development will provide much needed housing for those wanting to move to the village and also existing residents wanting to stay within Gorefield'.

Representations

One representation has been received from a resident in Back Road, Gorefield who has a boundary adjacent to the site. They seek clarification regarding boundary treatments, security during the construction phase of the development, landscaping proposals and what measures are in place to ensure the dyke on the boundary remains functional

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Para 2. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para 10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

Para 12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

Para 47. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Para 55. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition

Para 58. Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

Chapter 5. Delivering a sufficient supply of homes

Para 111. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 119. 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. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land

Para 120 (c) Planning policies and decisions should (c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable 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)**

7.3 **National Design Guide 2019**

Context: C1 Understand and relate well to the site, its local and wider context;

Identity: I1 Respond to existing local character and identity; I2 Well-designed, high quality and attractive; I3 Create character and identity

Built Form: B1 Compact form of development; B2 Appropriate building types and forms

Movement: M2 A clear structure and hierarchy of connected streets; M3 Well considered parking, servicing and utilities infrastructure for all users

Nature: N1 Provide high quality, green open spaces with a variety of landscapes and activities, including play; N3 Support rich and varied biodiversity

Public Spaces: P2 Provide well-designed spaces that are safe

Uses: U2 A mix of home tenures, types and sizes; U3 Socially inclusive

Homes and Buildings: H1 Healthy, comfortable and safe internal and external

environment; H3 Attention to detail: storage, waste, servicing and utilities
Lifespan: L3 A sense of ownership

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

LP6 – Employment, Tourism, Community Facilities and Retail

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

LP19 – The Natural Environment

8 **KEY ISSUES**

- **Principle of Development**
- **Character and visual amenity**
- **Residential amenity**
- **Highway safety**
- **Flood risk and drainage**
- **Viability**
- **Wildlife and landscaping**
- **Other matters**

9 **BACKGROUND**

9.1 Outline planning permission was granted under reference F/YR15/0699/O for the erection of a maximum of 14 dwellings (a net increase of 13 dwellings noting that an existing dwelling was to be demolished as a consequence of the proposal); the decision was issued on 21st April 2020, following a committee resolution to grant taken on 6th November 2019.

9.2 It should be noted that subsequent to the grant of outline planning permission a further stand-alone submission was made for land west of 42 Back Road, under reference F/YR21/0758/F, this application was granted under delegated powers and the dwelling approved is identical to that proposed at Plot 1 of the current scheme; excepting that the garden shown to serve Plot 1 is marginally reduced in depth in the latest proposed layout.

10 **ASSESSMENT**

Principle of Development

10.1 Policy LP3 of the Fenland Local Plan outlines that the village of Gorefield is a small village where development will be considered on its merits but will normally be of a very limited nature and normally limited in scale to residential infilling. However, noting that the site is a brownfield site due regard must be

given to NPPF Chapter 11, paragraph 120(c).

- 10.2 With regard to village thresholds the Position Statement dated 27th April 2022 states that the threshold for the village is 33 units; whilst the committed/built since April 2011 is 46 accordingly even when discounting the 13 dwellings committed under the earlier scheme (allowing for the existing dwelling on site) the threshold would continue to be breached by this proposal. That said the LP12 'community support' requirement has been tested at appeal and the Planning Inspector concluded that it is unwise to refuse applications on this element of LP12 alone.
- 10.3 The status of the land as a brownfield site would have substantial weight in determining whether the 'usual' settlement criteria considerations would apply. In that the site is clearly a 'non-confirming use' having regard to the urban morphology of this part of Gorefield with housing along the frontage of Back Road and opposite the access; albeit it is accepted that the characteristics of Wolf Lane do not relate so readily to the village core. That said it has been accepted by virtue of the earlier outline planning permission that the site is suitable for residential development.
- 10.4 The earlier officer report relating to the outline planning submission acknowledged that *'the former company has relocated to a more suitable and sustainable location in Saddlebow King's Lynn along with its employees and was now in an industrial area where it has less impact on the surrounding area'*. Therefore, there was no loss of employment for the district directly attributable to the redevelopment of this site given that it had already been vacated. In terms of Policy LP6, the site could not be considered to offer 'high quality premises'; furthermore, the reuse of the site for B2 purposes would be incompatible with the surrounding land uses.
- 10.5 Matters of visual and residential amenity, highway safety, flood risk and land contamination are considered in detail below. In addition, it is necessary to consider any biodiversity impacts arising noting the presence of dilapidated buildings within the site.

Character and visual amenity

- 10.6 A recurrent theme of the consultation responses received is that the development represents overdevelopment in the context of the location. Whilst the development now proposed does propose a higher density of development (17 dwellings per hectare) than the earlier approval (14 dwellings – equating to 6 dwellings per hectare) it is acknowledged that the increase in the number of units on the site would clearly align with national planning policy which seeks to make the best use of land.
- 10.7 In terms of character it should be noted that the density achieved along the southern side of Back Road (Nos 42 to 68) equates to 13 dwellings per hectare and to the northern side of Back Road (Nos. 41 – 63) density equates to 16 dwellings per hectare. Accordingly, it is not considered that there would be grounds or indeed justification to withhold consent solely on density as that now proposed is not significantly dissimilar to the adjoining built form.
- 10.8 There will be glimpse views of the development achieved from viewpoints along Back Road however given the general scale of the units and their positioning it

is not considered that the scheme would be overly dominant in the context of the streetscene. Similarly, there will be views from Wolf Lane immediately to the east and on the approach, travelling in a northerly direction, along Wolf Lane. However, the separation distances and intervening landscaping, which it is intended to be supplemented by additional planting, is such that the development will not be unduly dominant in context.

- 10.9 Whilst it is acknowledged that initial feedback from officers in respect of the scheme proposals raised concern regarding the 'amount' of development this feedback largely focused on the layout of the site to the north-eastern quadrant. A creative redesign of this area has negated earlier concerns and as such the earlier concerns regarding the amount of development have fallen away.
- 10.10 It is considered that the scheme as proposed is appropriate in terms of the visual amenity of the area and character considerations and as such there would be no grounds to resist the proposal in the context of Policies LP12 and LP16.

Residential amenity

- 10.11 Initial concerns regarding the layout of the site, and relationship between Plots 3-8) have been addressed by the agent through an amended layout in the north-eastern section of the site. This amendment has seen Plots 5 – 9 re-orientated to address two separate private drives thereby resolving earlier concerns that the previously planned Plot 7 would sit surrounded by its neighbours.
- 10.12 Considering the relationship of the individual plots with neighbouring dwellings abutting the site there are no matters of significant concern arising. Properties to the southern section of the site adjoin open fields and paddock land whilst still maintaining sufficient separation with the site boundaries, i.e. 13 metres from rear elevations to site boundaries with flank wall separation distances from boundaries ranging from 2 metres – 7 metres. To the northern section of the site appropriate separation between existing and proposed properties is achieved, i.e. rear to rear wall of circa 24 metres, side to rear wall (circa 16 metres) and rear wall of single storey garages to rear wall of 48 (single storey bungalow) circa 10 metres and there are no issues of dominance, overlooking or overshadowing to reconcile. When considering matters raised through the consultation response it is noted that whilst the general themes of 'overlooking/ loss of privacy and proximity to property' have been flagged up as reasons for objection there are no 'specifics' highlighted in these respects, nor have any relationships been identified as part of the officer assessment as being of concern.
- 10.13 Individual plots each benefit from private amenity space commensurate to the minimum standards of LP 16, i.e. a third of the plot size and provide appropriate parking provision in accordance with the adopted standards contained within Appendix A of the Fenland Local Plan.
- 10.14 Consideration has been given to bin collection points and whilst in certain instances the bin travel distance of 30 metres will be exceeded the majority of plots within the private drive settings will not exceed this distance.
- 10.15 The scheme as detailed represents no issues in terms of residential amenity impacts, both with regard to existing and proposed residential amenity and accordingly compliance with Policies LP2 and LP16 is achieved.

Highway safety

- 10.16 The Parish Council and local residents have raised objection to the scheme on the grounds of highway safety and congestion; noting that the traffic generated by the revised proposal will be overwhelming and that the existing road network due to its maintenance/condition, junction capacity and width will not be able to accommodate the level of development proposed.
- 10.17 Para 111. of the National Planning Policy framework clearly states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 10.18 Noting that access and highway safety considerations have been assessed by the Local Highway Authority and no objections are raised to the proposed access subject to conditions being applied there are no grounds to justify a refusal of the scheme in respect of highway matters and the proposals is deemed to comply with the provisions of LP15 in this regard.

Flood risk and drainage

- 10.19 As part of the evaluation of the earlier scheme due consideration was given to the Council's informal guidance on sequential tests for housing (adopted by Council in May 2018). Given that the development proposed at that time resulted in (a) the reuse of brownfield site, (b) the removal of a non-conforming use and (c) the provision of affordable housing in accordance with policy requirements the scheme was deemed to accord with NPPF and Fenland Local Plans wider aspirations. It was therefore accepted that the area of search for the purposes of the sequential test should be restricted to the village of Gorefield. Although the current scheme does not make provision for an affordable housing component it has proven viability issues and therefore remains policy compliant in terms of the NPPF which allows for such a scenario.
- 10.20 It is noted that the Sequential Test submitted in respect of the earlier scheme concluded that no sites had been identified that lie wholly within Flood Zone 1 which would be considered sequentially preferable to the application site which lies partly within Flood Zone 2 with a small area having a Flood Zone 3 designation (circa 600 square metres which equates to circa 3% of the overall site situated to the southern and western boundaries of the site). Furthermore, it was demonstrated that the development would be safe for its lifetime taking into account the vulnerability of its users without increasing flood risk elsewhere and reducing overall flood risk.
- 10.21 Although a detailed sequential test has not been submitted in respect of the current proposal it is clear that having demonstrated that there were no sequentially preferable sites to accommodate a 14-unit scheme that there would be no opportunities within the village to accommodate the increased number of units now proposed. Indeed, against this backdrop it would not be considered reasonable to insist on a further sequential test being undertaken. Accordingly, the absence of a sequential test is not a barrier to a favourable consideration of this application; subject of course to other aspects of the scheme being found policy compliant.

- 10.22 There is no requirement for the exceptions test to be satisfied given that the site is partially within flood zone 1 & partially within flood zone 2 site; albeit it is acknowledged that the dwellings at Plots 17 & 18 do marginally encroach onto the small section of the site that is within the Flood Zone 3 area. In this regard it would be sufficient to conclude that the removal of a non-conforming use within a predominately residential area would be sufficient to demonstrate that the sustainability benefits of the development to the community outweigh if it was deemed necessary to apply the exceptions test.
- 10.23 It is however necessary to demonstrate through the provision of an acceptable site-specific Flood Risk Assessment that the site is safe for its lifetime taking into account the vulnerability of its users without increasing flood risk elsewhere.
- 10.24 The FRA which accompanies the proposal clearly identifies that:
- ‘Consideration has been given to all forms of flood risk [in Section 3 of the FRA] and given the presence of defences in the area it is considered that the fluvial and tidal flood risk to the site will remain low, and even in the event that defences were to breach during an extreme 1 in 1000 year tidal event with allowance for climate change to 2115, the site would remain unaffected.
- [..] As such it is not considered that either the setting of minimum floor levels on flood related grounds or the specification of flood resilient construction measures is required.
- In addition, it is considered that safe access to/from the site would be maintained during any event, even if the defences in the area were breached.
- 10.25 The submitted Flood Risk Assessment has been accepted by both the LLFA and the North Level Internal Drainage Board and the Environment Agency have directed the LPA to assess the proposal in accordance with their standing advice, which for development in Flood Zone 2 areas requires consideration to be given to finished floor levels, flood resistance and resilience measures, access and escape and surface water management.
- 10.26 As noted in section 10.24 above it has been demonstrated within the submitted FRA that the scheme has given due regard to Standing Advice in respect of finished floor levels and flood resilience albeit it is concluded that such measures are not required; against such a backdrop it must also be accepted that flood risk evacuation measures are not necessary.
- 10.27 Several iterations of drainage strategy have been submitted and both the LLFA and North Level Internal Drainage Board have withdrawn their earlier objections to the proposal; subject to conditions being imposed relating to the submission of further details and there are no issues to reconcile with regard to Policy LP14 of the FLP (2014).
- 10.28 Finally it is acknowledged that a resident has raised issue with regard to ownership of the ditch to the south of the application site highlighting that they have maintained this ‘agricultural dyke’ since they occupied the adjoining dwelling. They go on to note that the developer has widened and deepened the ditch, reducing the area of their property without their consent. However, this would be a civil matter between householders and outside the planning considerations of the scheme. It will be for the developer to ensure that they

have the necessary consents in place to facilitate the development and comply with the requirements of the LLFA and the NLIDB.

- 10.29 Against the above backdrop it is considered that the scheme raises no issues with regard to National Standing Advice, and is acceptable when assessed against the NPPF and Policy LP14 of the FLP (2014).

Viability

- 10.26 A Viability Assessment accompanies this application and the details contained therein have been accepted by the Senior Planning Obligations Officer who confirms that the site is not viable for contributions towards affordable housing or social infrastructure. This is mainly due to the costs associated with remediating the site.

Biodiversity, landscaping and open space

Open space

- 10.27 An indicative landscape scheme is included as part of the proposal and the layout drawing indicates an area of open space within the site of 801 square metres, albeit it is noted that this area will accommodate the Suds feature and as such will in essence be 'amenity green space' offering visual relief as opposed to providing an open space function. Noting that the 'attenuation basin' provided is detailed within the FRA & Sustainable Drainage strategy as having a base area of 300m² a design depth of 1.5 metres with 1 in 3 side slopes (providing attenuation volume of 697.5 metres cubed).
- 10.28 Noting that the site is circa 2.23 Ha there would be an expectation, applying the open space standards, outlined in Appendix B for the following:
- (a) Neighbourhood/Town Park - 0.45 per 10 ha of development site
 - (b) Children's play 0.4Ha per 10 ha of development site with one third as designated equipped playing space and two-thirds as informal playing space
 - (c) Natural greenspace – 0.5 ha of natural greenspace per 10 ha of development site
 - (d) Allotments 0.1 ha per 10ha of development site plus land for appropriate access and parking arrangements
 - (e) Outdoor sports – 0.8 ha per 10 ha of development site
 - (f) Amenity greenspace

As per Appendix B of the Fenland Local Plan there would be a requirement for 892 square metres of children's play space to be delivered on site; however noting that the development would only be 2300 square metres over the 2 Ha which requires such provision to be on-site and mindful of the viability constraints relevant to this application and the relationship of the site to the local playing field with its associated facilities it is not considered that a recommendation for refusal could be sustained on these grounds.

- 10.29 It is further noted that the earlier outline planning permission highlighted that Children's play and natural greenspace could be provided on site, although it also acknowledged that 'should this not be considered appropriate the proposal should make off-site provision'. The related S106 which formed part of the

outline planning consent gave option to provide on site or by way of contribution in lieu.

Biodiversity and landscaping

- 10.30 The application was originally accompanied by an Interim Ecological Assessment the details of which was accepted subject to certain pre-commencement condition recommendations. The agent, subsequent to this initial recommendation, commissioned follow on ecological assessment of the site with a view to addressing some of the 'pre-commencement' conditions recommended by the Wildlife Officer, this included the commissioning of a further bat survey the findings of this having been accepted by the Wildlife Officer as demonstrating that Building 7 is currently not being used as a roost for bats; as this survey has been undertaken the second of the recommended pre-commencement conditions may be reworded and as a consequence of this the condition becomes a compliance condition as opposed to a pre-commencement condition.
- 10.31 Similarly the pre-emptive submission of a detailed Construction Environmental Management Plan has obviated the need for a pre-commencement condition to be imposed. Again, this condition will be revised to require ongoing compliance.
- 10.32 Other recommended conditions do however remain relevant and will be imposed on any decision as issued. Compliance with the conditions as recommended will safeguard and enhance the ecological interest of the site and will ensure that the scheme complies with both the NPPF and the requirements of Policy LP19 of the FLP (2014).
- 10.33 The site layout drawing indicates additional landscaping to comprise trees and hedging and details of the same may be secured via condition.

Other matters

- 10.34 It was highlighted under the 2015 outline application, and remains the case, that concerns raised by residents relating to the likely adverse impact arising from the development in respect of existing residential amenity, and noise and disturbance are not considered as valid except for the limited period of time during construction. Loss of value is not a planning consideration. Contamination will be dealt with through a planning condition as per the recommendations of the FDC Environmental Protection team; albeit their recommendations relating to asbestos removal will not be actioned as this would be covered by separate legislation.
- 10.35 It is further noted that the Highway Authority considered, in respect of the earlier scheme, that it would be unreasonable to insist upon the site being accessed from Wolf Lane, as would the provision of footways when none exist on Back Road and there is no rationale for deviating from this earlier stance.
- 10.36 There is nothing to suggest that the scheme will place an undue burden on existing shops and services within the village, indeed the additional dwellings may serve to sustain existing businesses. It is further noted that broadband

speeds and water pressure concerns fall outside the planning considerations of the scheme.

- 10.37 Consultations have been undertaken in accordance with the statement for community involvement and the timescales given for response accord with this statement. The public meeting referred to appears to correspond with the date that the Parish Council considered the planning proposals and
- 10.38 Section 100ZA(5) of the Town and Country Planning Act 1990 provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).
- 10.39 The applicant has accordingly been consulted on the proposed conditions and confirmation of their agreement in writing is awaited. Subject to this confirmation being received it may be taken that the requirements of section 100ZA(5) have been met.

The proposed conditions are as follows:

- (7) Surface water management during construction
- (10) Construction management plan
- (11) Contaminated land survey
- (14) Natural England Licence
- (17) Ecological Design Strategy
- (20) Levels

11 CONCLUSIONS

- 11.1 The development of this site will see the removal of a non-conforming use within a residential area, which already benefits from outline planning permission for residential development, albeit for a lesser number of units. The current scheme will maximise the effective use of a brownfield site.
- 11.2 Accordingly, whilst the scheme is not an 'infill' as promoted in Policy LP3 of the FLP there would be no policy justification to resist the application given the weight afforded to the sites redevelopment under the NPPF
- 11.3 Matters of residential amenity, character, contamination, drainage, highways and biodiversity have been duly considered in accordance with the relevant national and local planning policy framework and there are no matters which would render the re-development of this site unacceptable; subject to appropriate safeguarding conditions imposed to direct the development of the scheme going forward.

12 RECOMMENDATION: Grant with conditions

Conditions

1	The development permitted shall be begun before the expiration of 3 years from the date of this permission. Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
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2	<p>Prior to the first occupation of any dwelling which forms part of this development details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway 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 198 or a Private Management and Maintenance Company has been established).</p> <p>Reason - To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policy LP15 of the Fenland Local Plan (2014)</p>
3	<p>Prior to the first occupation of any of the dwellings hereby approved 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 building/ dwelling to the adjoining County road.</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>
4	<p>Prior to first occupation of any part of the development hereby approved the 2-metre footway detailed on drawing number 4944/PL101d shall be provided.</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 individual dwellings their associated on-site parking /turning shall be laid out in accordance with the approved plan and thereafter retained for that specific use.</p> <p>Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan (2014).</p>
6	<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 Flood Risk Assessment & Sustainable Drainage Strategy prepared by MTC Engineering (Cambridge) Ltd (ref: 2725-FRA&DS-Rev C) dated March 2022 and shall also include:</p> <p>a) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) 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>b) 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</p>

	<p>CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);</p> <p>c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);</p> <p>d) 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>e) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;</p> <p>f) Full details of the maintenance/adoption of the surface water drainage system;</p> <p>g) Measures taken to prevent pollution of the receiving groundwater and/or surface water</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>
7	<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>
8	<p>Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development.</p>
9	<p>Prior to the construction above damp-proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning</p>

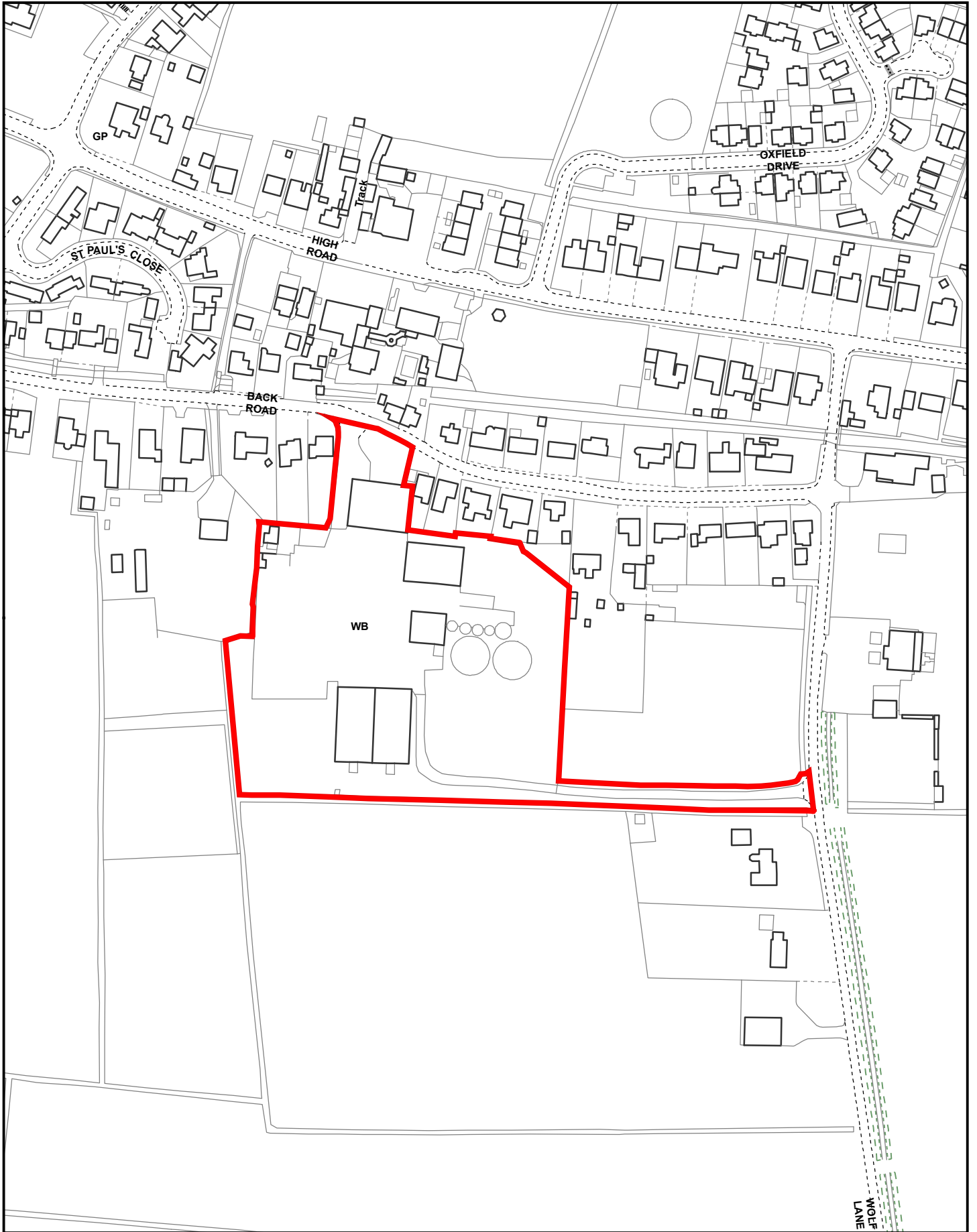
	<p>Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.</p> <p>Reason: To prevent environmental and amenity problems arising from flooding.</p>
10	<p>No development shall take place, including any works of demolition, until a Construction Management Plan or Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority.</p> <p>The approved plan/statement shall be adhered to throughout the construction period. The statement shall include the following components:</p> <ol style="list-style-type: none"> 1. An appropriate construction access; 2. Adequate turning and off loading facilities for delivery/construction vehicles 3. An adequate parking area clear of the highway for those employed in developing the site; 4. Method of prevention of mud being carried onto the highway; 5. Hours of operation 6. Delivery times 7. Notices shall be posted on site to keep neighbours advised of anticipated events (such as ground piling) 8. A complaints / contact book to be kept on site & used to record details of complaints made available to council officers in the event complaints are received 9. Details of wheel cleansing, sweeping & other water suppression techniques to control dust/migration of mud during development (A record to be kept when techniques are undertaken to demonstrate the control of dust is being adequately addressed during development) 10. Air quality monitoring for dust is undertaken with records being kept and made available to council officers in the event complaints are received <p>Reason - To ensure that due consideration is given to the residential amenity of adjoining residents for the duration of the construction phase and in the interests of safe operation of the highway in accordance with Policies LP2 and LP15 of the Fenland Local Plan 2014.</p>
11	<p>No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.</p> <p>(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses, the proposed site usage, and include a conceptual model. The site investigation strategy will be based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.</p> <p>(b) The site investigation, including relevant soil, soil gas, surface and</p>

	<p>groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.</p> <p>(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).</p> <p>(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.</p> <p>(e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.</p> <p>(f) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.</p> <p>Reason - To control pollution of land or water in the interests of the environment and public safety.</p>
12	<p>Prior to any construction above slab level of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and made available for use prior to the occupation of the first dwelling.</p> <p>Reason - In the interests of the safety of the occupiers and to ensure there are available public water mains in the area to provide for a suitable water supply in accordance with infrastructure requirements within Policy LP13 of the Fenland Local Plan 2014.</p>
13	<p>Within 6-months of the commencement of development hereby approved, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.</p> <p>Reason: In order to ensure that the site meets the crime prevention guidelines in accordance with Policy LP17 of the Fenland Local Plan 2014.</p>
14	<p>The proposal shall not in any circumstances commence unless the local planning authority has been provided with either:</p> <p>a) a licence issued by Natural England pursuant to Regulation 53 of The</p>

	<p>Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or</p> <p>b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.</p> <p>Reason: As recommended within section 7.2 of the Interim Ecological Assessment (Wild Frontier Ecology, 2021). This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.</p>
15	<p>The development shall only be carried out in accordance with all of the recommendations for mitigation and compensation set out in the Ecological Impact Assessment (Wild Frontier Ecology, 2021). This section details the methods for maintaining the conservation status of small mammals, Bats and Breeding Birds, unless otherwise approved in writing by the local planning authority or varied by a European Protected Species licence subsequently issued by Natural England.</p> <p>Reason: Protected species are a material concern for Local Planning Authorities as per the National Planning Policy Framework and Fenland Local Policy. The disturbance of protected species may be an infraction as described within the Wildlife and Countryside Act 1981.</p>
16	<p>The approved CEMP (Wild Frontier Ecology - Construction Environmental CEMP dated March 2022) 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.</p> <p>Reason: To ensure that the recommended mitigation and compensation suggested in section 7 of the Interim Ecological Assessment are followed correctly. This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.</p>
17	<p>No development shall take place until an ecological design strategy (EDS) and Biodiversity Metric Assessment (BMA) is created. The BMA shall assess the habitat loss and gain using the Biodiversity Metric 3.0. The EDS shall only be required if the BMA establishes a requirement for additional biodiversity net gain either on site or off site in addition to the landscaping proposals. The EDS shall address the creation of mitigation and compensation habitat both on and off site.</p> <p>The BMA shall include the following:</p> <ol style="list-style-type: none"> a) Estimation of habitats loss and gained due to the proposal and relevant evidence of the baseline b) Summary of Biodiversity Metric 3.0 calculations c) Description of proposals for any required mitigation and compensation habitat, preferably in map form. d) Feasibility of proposals <p>The EDS shall include the following:</p> <ol style="list-style-type: none"> a) Purpose and conservation objectives for the proposed works. b) Review of site potential and constraints.

	<p>c) Detailed design(s) and/or working method(s) to achieve stated objectives.</p> <p>d) Extent and location/area of proposed works on appropriate scale maps and plans.</p> <p>e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.</p> <p>f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.</p> <p>g) Persons responsible for implementing the works.</p> <p>h) Details of initial aftercare and long-term maintenance.</p> <p>i) Details for monitoring and remedial measures.</p> <p>j) Details for disposal of any wastes arising from works.</p> <p>The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.</p> <p>Reason: To ensure that the proposal results in a minimum of no net loss of biodiversity. This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.</p>
18	<p>Notwithstanding the submitted details, no development above ground level shall take place until a scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The scheme shall include the following details:</p> <ul style="list-style-type: none"> (a) Hard surfacing, other hard landscape features and materials (b) Existing trees, hedges or other soft features to be retained (c) Planting plans to all public areas, retained hedge and trees, species, numbers, size and density of planting; (d) Boundary treatments including the creation of a species rich hedge and other soft landscaping. (e) Details of siting and timing of all construction activities to avoid harm to all nature conservation features (f) Management and maintenance details <p>In respect of Items (b) to (d) preference shall be given to locally native species of local provenance</p> <p>Reasons – (i) 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 and to ensure compliance with Policy LP18 of the FLP (2014)</p> <p>(ii) To ensure that the recommended mitigation and compensation suggested in section 7 of the Interim Ecological Assessment are followed correctly. This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.</p>
19	<p>Any trees, shrubs or hedges forming part of the approved landscaping scheme (except those contained in enclosed rear gardens to individual dwellings) that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced.</p>

	<p>Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.</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>
20	<p>Prior to commencement of development/construction/any works, details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels, and cross sections, of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in strict accordance with the levels shown on the approved drawing(s).</p> <p>Reason: To ensure that the precise height of the development can be considered in relation to adjoining dwellings to protect and safeguard the amenities of the adjoining occupiers in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014</p>
21	<p>The development hereby permitted shall not be occupied until at least 30 bird boxes have been suitably designed into the scheme in accordance with best practice methodology as set out by the Royal Society for the Protection for Bird, evidence of the inclusion of these boxes should be provided to the Local Planning Authority.</p> <p>Reason: To secure the long-term protection of the nesting bird and roosting bat potential.</p>
22	<p>The workshop hereby approved on Plot 17 shall be used only for domestic purposes relating to its associated dwelling and no trade or business shall be carried out from this building.</p> <p>Reason: The site is within an area where commercial activity would not normally be permitted in view of the need to safeguard the amenity of adjoining residential properties in accordance with Policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
22	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents</p> <p>Reason - For the avoidance of doubt and in the interest of proper planning.</p>



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Scale = 1:2,500



 **Fenland**
CAMBRIDGESHIRE
Fenland District Council



- KEY**
- 5.0m Adoptable Access Road
 - 2.0m Footways to Access Road (Where Shown)
 - New 2.0m Footway (Along Back Road)
 - CCC Residential Access Construction / Tarmac Areas
 - Permeable Surfacing
 - Proposed Trees and Hedges (Indicative)
 - Existing Trees
 - Highway Ownership
 - Paving Slabs (Indicative)
 - Demolition / Removals
 - Tree Root Protection Area
 - 2.4m x 43m Visibility Splay (Plot 1)
 - 2.4m x 43m Visibility Splay (Main Access)
 - 2.0m x 2.0m Pedestrian Splay
 - P Parking Space
 - G Garage (Parking Compliant)
 - POS Public Open Space
 - BIN Bin Collection Point

D - 22.02.2022 - Site layout amended following planning officer and consultee comments.
 C - 29.09.2021 - Vehicle tracking, visibility splays and footways clarified.
 B - 17.08.2021 - Access notes amended.
 A - 16.08.2021 - Access notes and layers changed.

REVISIONS



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CLIENT
KEMPSTON HOMES

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

SITE
**DENNICKS YARD
 BACK ROAD
 GOREFIELD
 CAMBS**

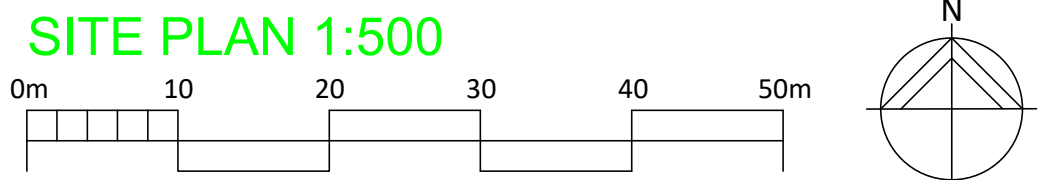
DRAWING
SITE PLAN

JOB NO.	PAPER SIZE	DATE
4944/PL101d	A1	JUNE 2021

Notes:
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All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.

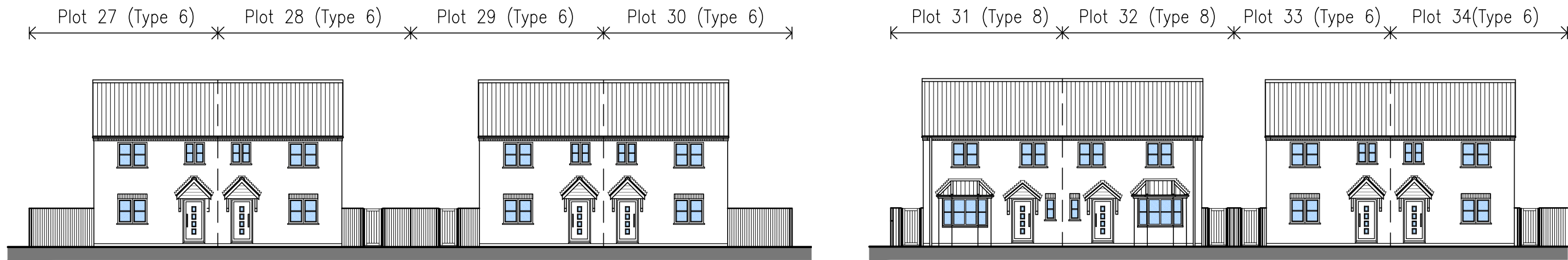
The Construction (Design and Management) Regulations 2015:
 Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.



SITE PLAN 1:500

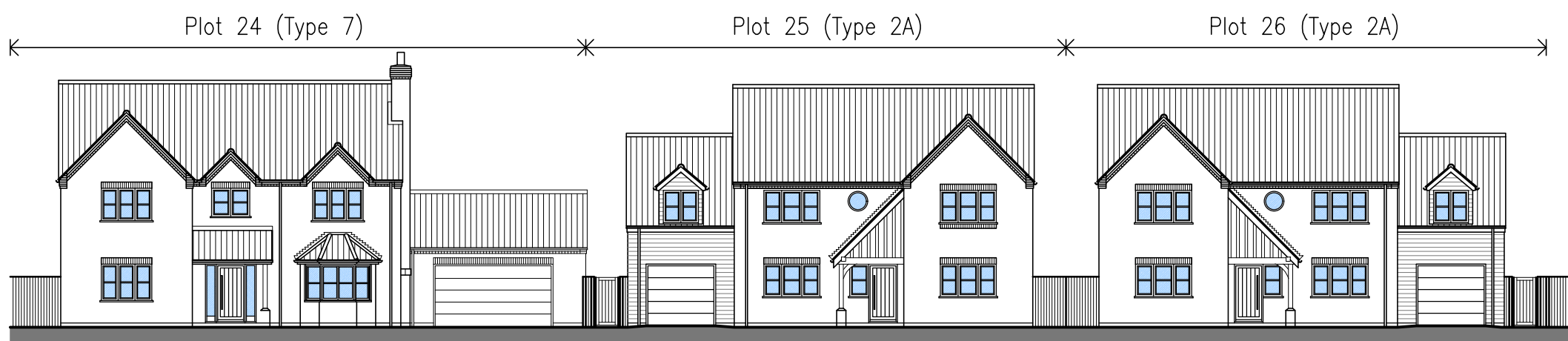


PLOTS 18 TO 23 STREET SCENE



PLOTS 27 TO 30 STREET SCENE

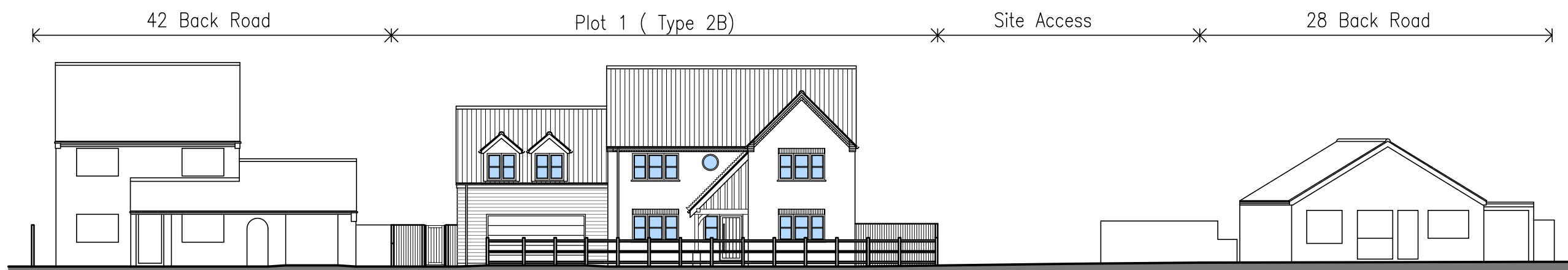
PLOTS 31 TO 34 STREET SCENE



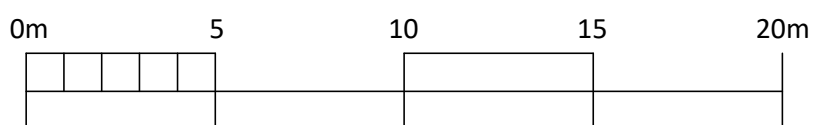
PLOTS 24 TO 26 STREET SCENE



PLOTS 8 AND 9 STREET SCENE



BACK ROAD STREET SCENE 1:200



A - 23.02.22 - Street scenes amended to reflect site layout and elevation changes.
REVISIONS



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CLIENT
KEMPSTON HOMES

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

SITE
DENNICKS YARD
BACK ROAD
GOREFIELD
CAMBS

DRAWING
STREET SCENES

JOB NO.	PAPER SIZE	DATE
4944/PL113A	A2	JULY 2021

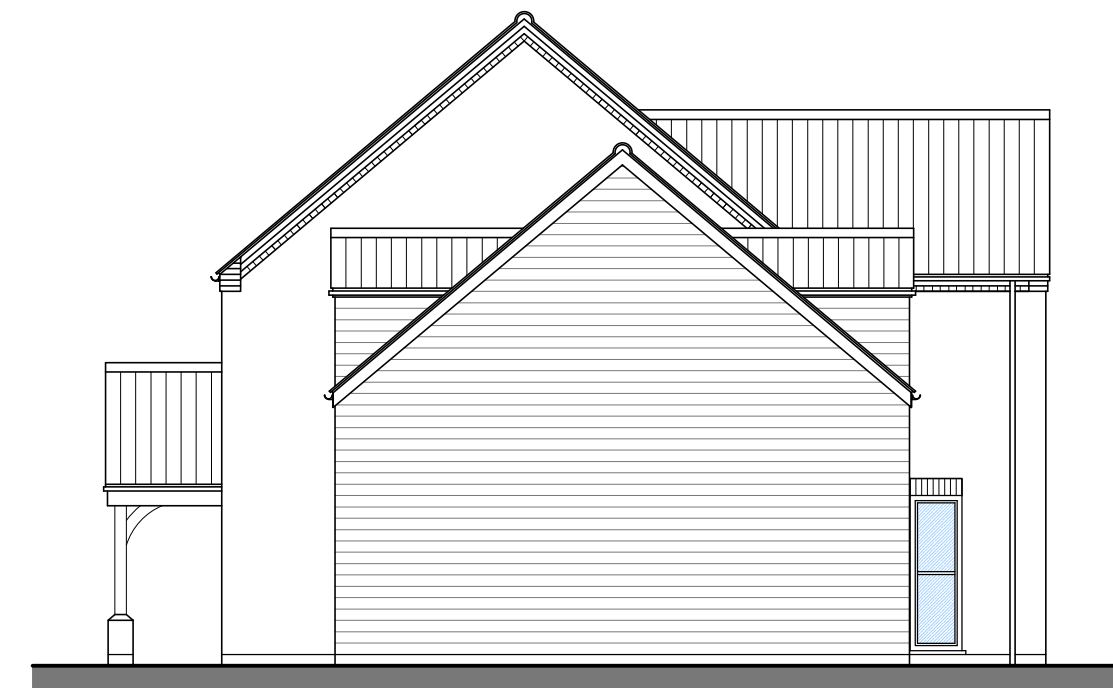
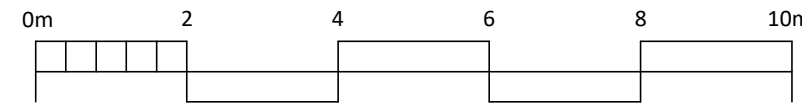
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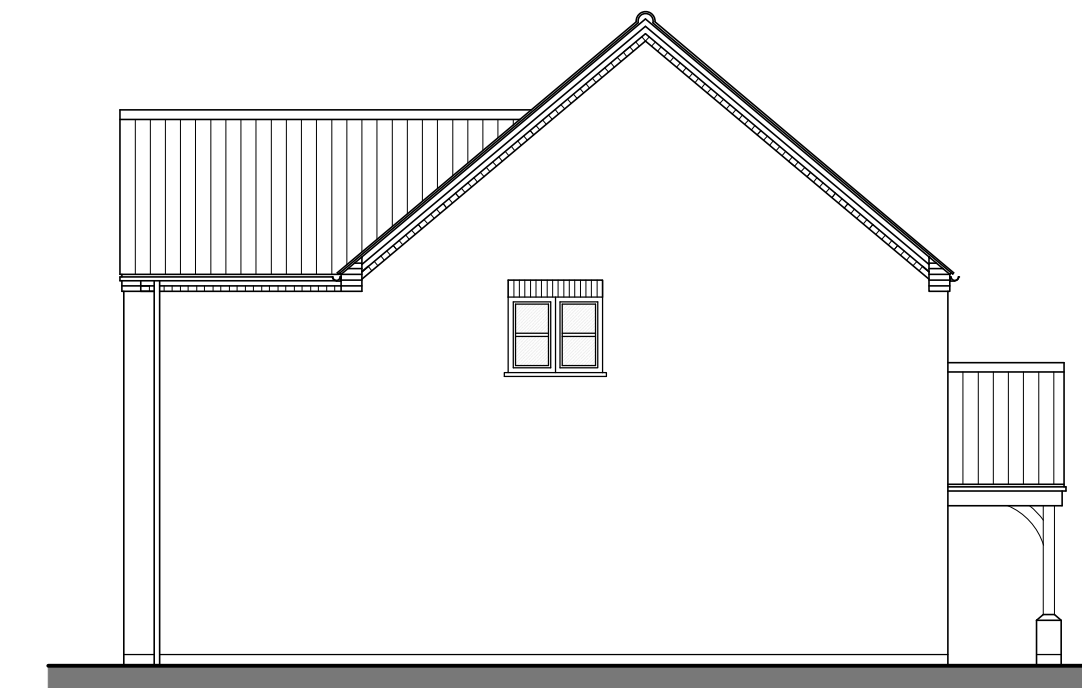
FRONT ELEVATION 1:100



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

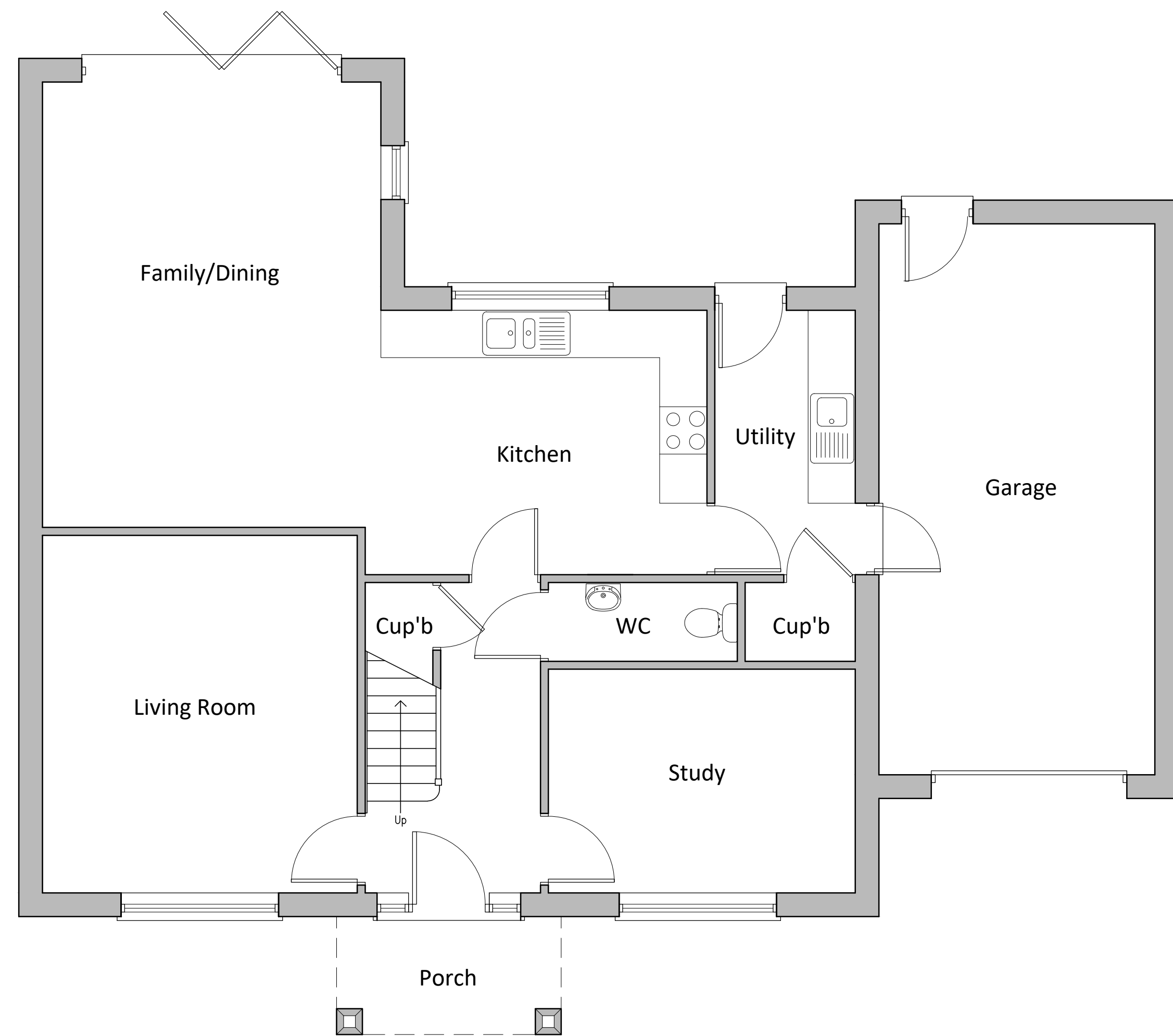
Materials Schedule:

Walls
Bricks as per Development Schedule.
Horizontal fibre cement cladding (Slate Grey) where shown and to dormer window faces and cheeks.

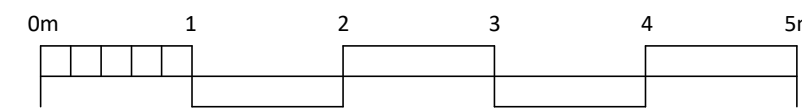
Roofs
Tiles as per Development Schedule.

Windows and Doors
Light Grey UPVC.

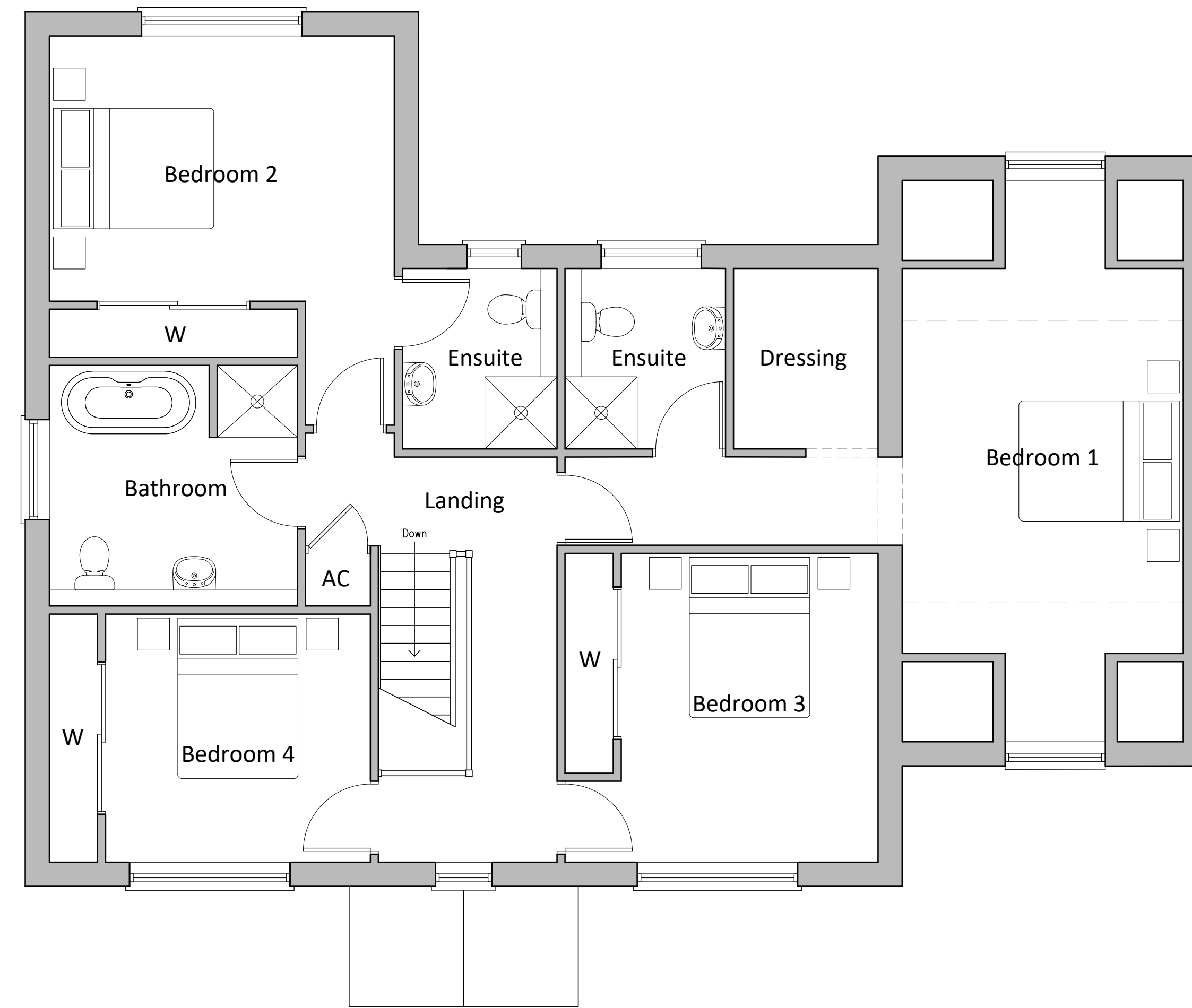
Other Details
Black UPVC Rainwater Goods.
Black UPVC Fascias, Soffits and Verges.



GROUND FLOOR PLAN 1:50



Plot Schedule:	
As Drawn Plots 18 and 21	Handed Plots 22 and 23



FIRST FLOOR PLAN 1:50

Room Schedule:

Ground Floor	
Living Room	4.54m x 4.00m
Kitchen	3.35m x 4.34m
Family / Dining	5.65m x 4.30m
Utility	3.35m x 1.78m
Study	2.82m x 3.90m
WC	1.00m x 2.40m
Garage	7.00m x 3.50m
First Floor	
Bedroom 1	4.80m x 3.50m
Ensuite	2.25m x 2.00m
Dressing	2.25m x 1.80m
Bedroom 2	3.30m x 4.30m
Bedroom 3	3.85m x 3.20m
Bedroom 4	3.09m x 3.20m
Bathroom	3.09m x 2.99m

A - 23.02.22 - Minor elevation changes and revised Plot and Materials schedules.
REVISIONS



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CLIENT
KEMPSTON HOMES

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

SITE
DENNICHS YARD
BACK ROAD
GOREFIELD
CAMBS

DRAWING
TYPE 1

JOB NO.	PAPER SIZE	DATE
4944/PL102A	A1	JUNE 2021

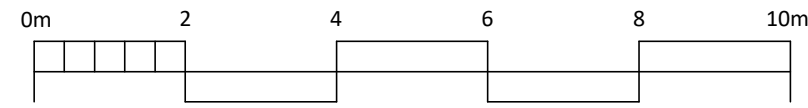
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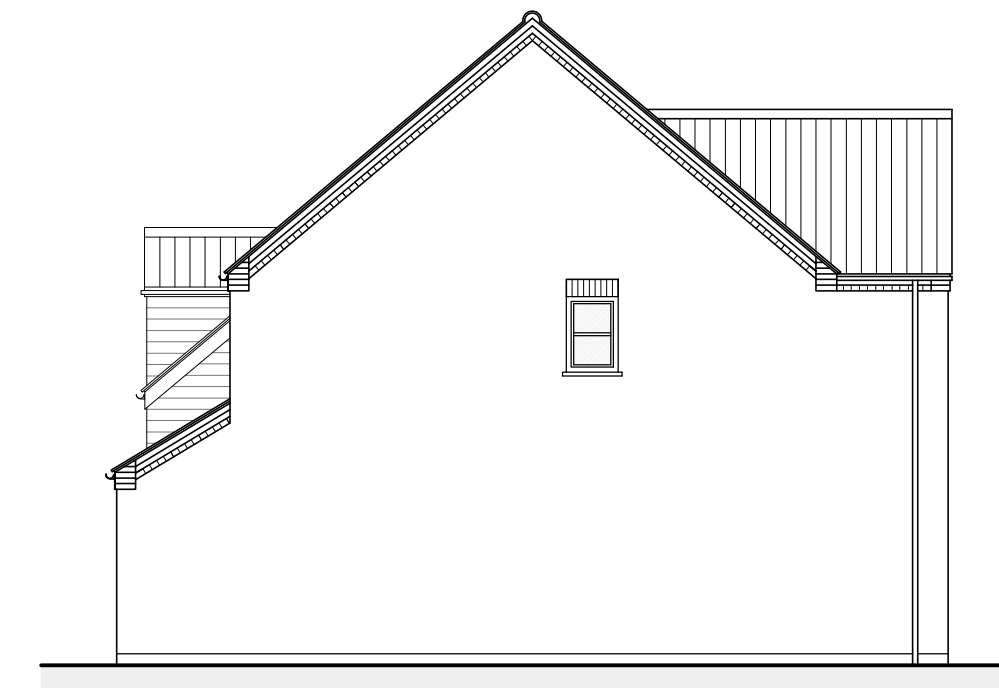
FRONT ELEVATION 1:100



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

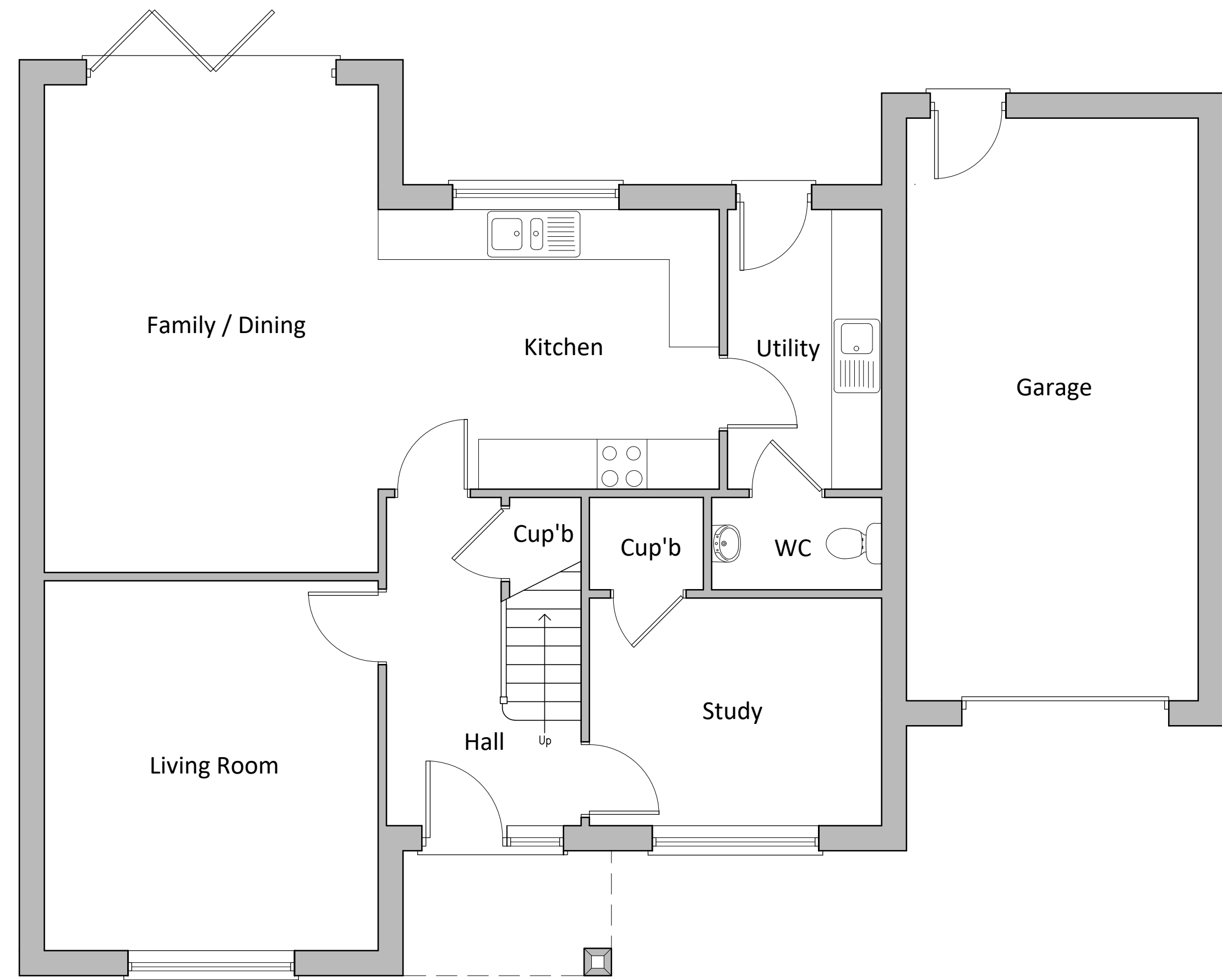
Materials Schedule:

Walls
Bricks as per Development Schedule.
Horizontal fibre cement cladding (Slate Grey) where shown and to dormer window faces and cheeks.

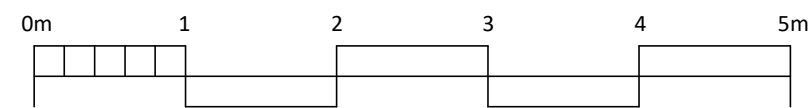
Roofs
Tiles as per Development Schedule.

Windows and Doors
Light Grey UPVC.

Other Details
Black UPVC Rainwater Goods.
Black UPVC Fascias, Soffits and Verges.

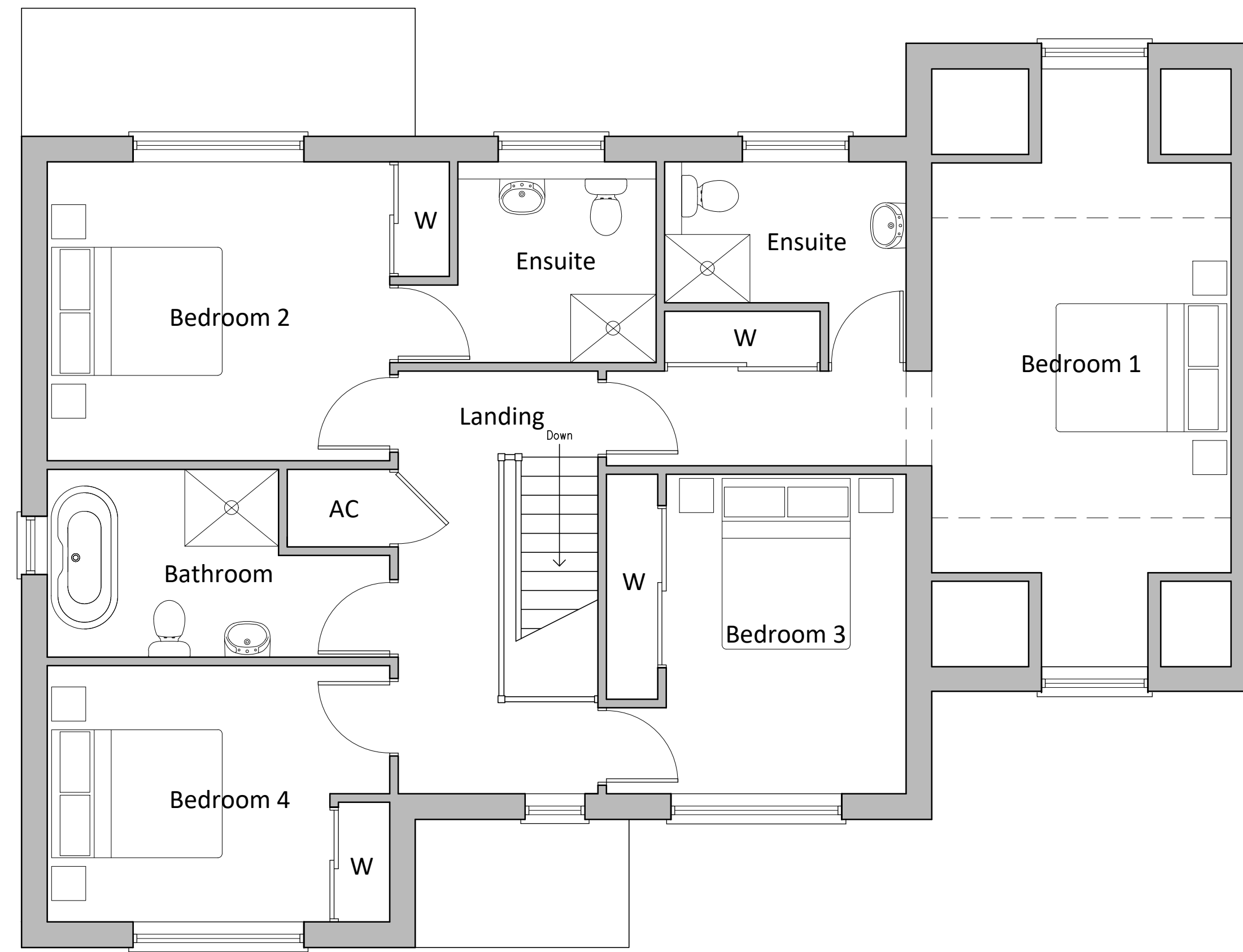


GROUND FLOOR PLAN 1:50



Plot Schedule:

As Drawn Plots 19 and 26 Handed Plots 20 and 25



FIRST FLOOR PLAN 1:50

Room Schedule:

Ground Floor	
Living Room	4.44m x 4.01m
Kitchen	3.35m x 4.09m
Family / Dining	5.85m x 4.01m
Utility	3.35m x 1.85m
Study	2.73m x 3.51m
WC	1.10m x 2.04m
Garage	7.00m x 3.50m

First Floor	
Bedroom 1	4.80m x 3.50m
Ensuite	1.64m x 2.82m
Bedroom 2	3.50m x 4.01m
Ensuite	2.34m x 2.31m
Bedroom 3	3.74m x 2.81m
Bedroom 4	3.00m x 3.31m
Bathroom	2.20m x 2.71m

A - 23.02.22 - Minor elevation changes and revised Plot and Materials schedules.
REVISIONS



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CLIENT
KEMPSTON HOMES

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

SITE
DENNICKS YARD
BACK ROAD
GOREFIELD
CAMBS

DRAWING
TYPE 2A

JOB NO.	PAPER SIZE	DATE
4944/PL103A	A1	JUNE 2021

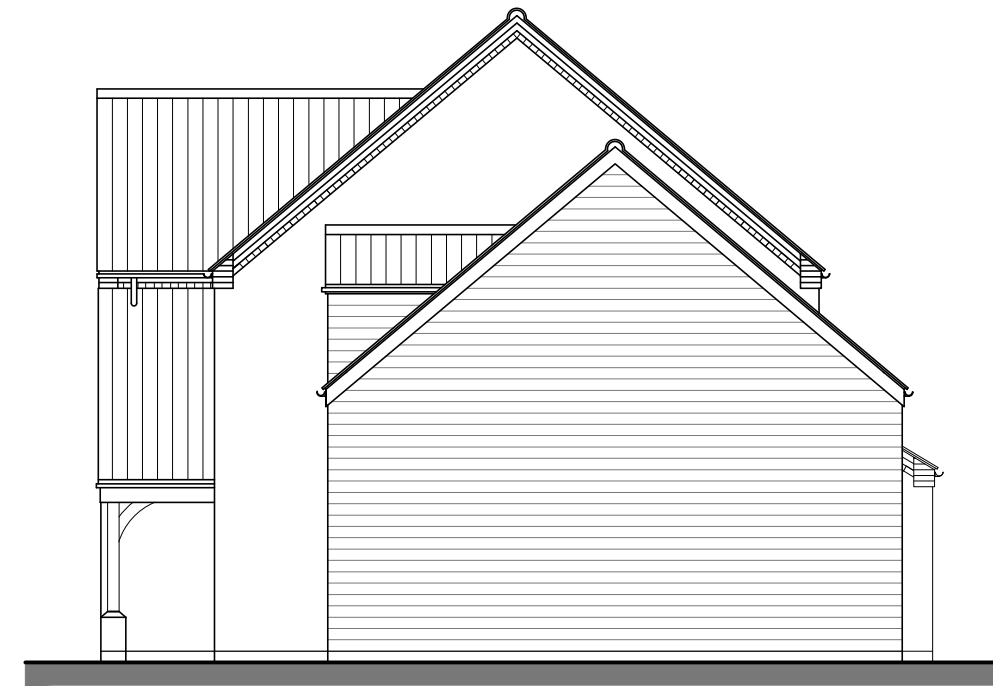
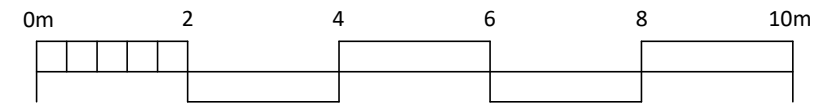
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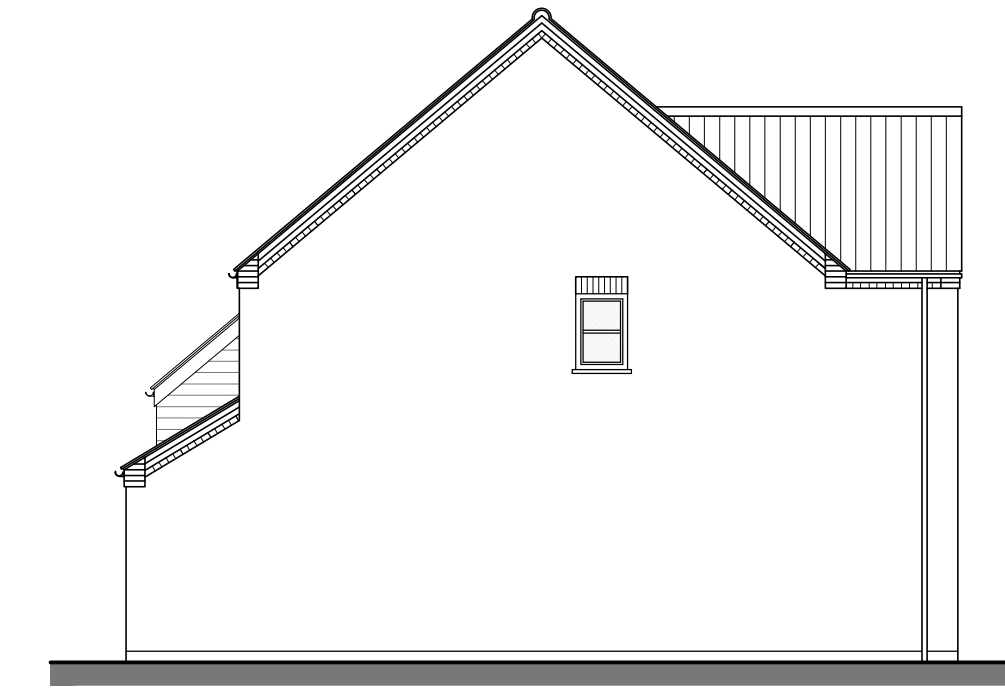
FRONT ELEVATION 1:100



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

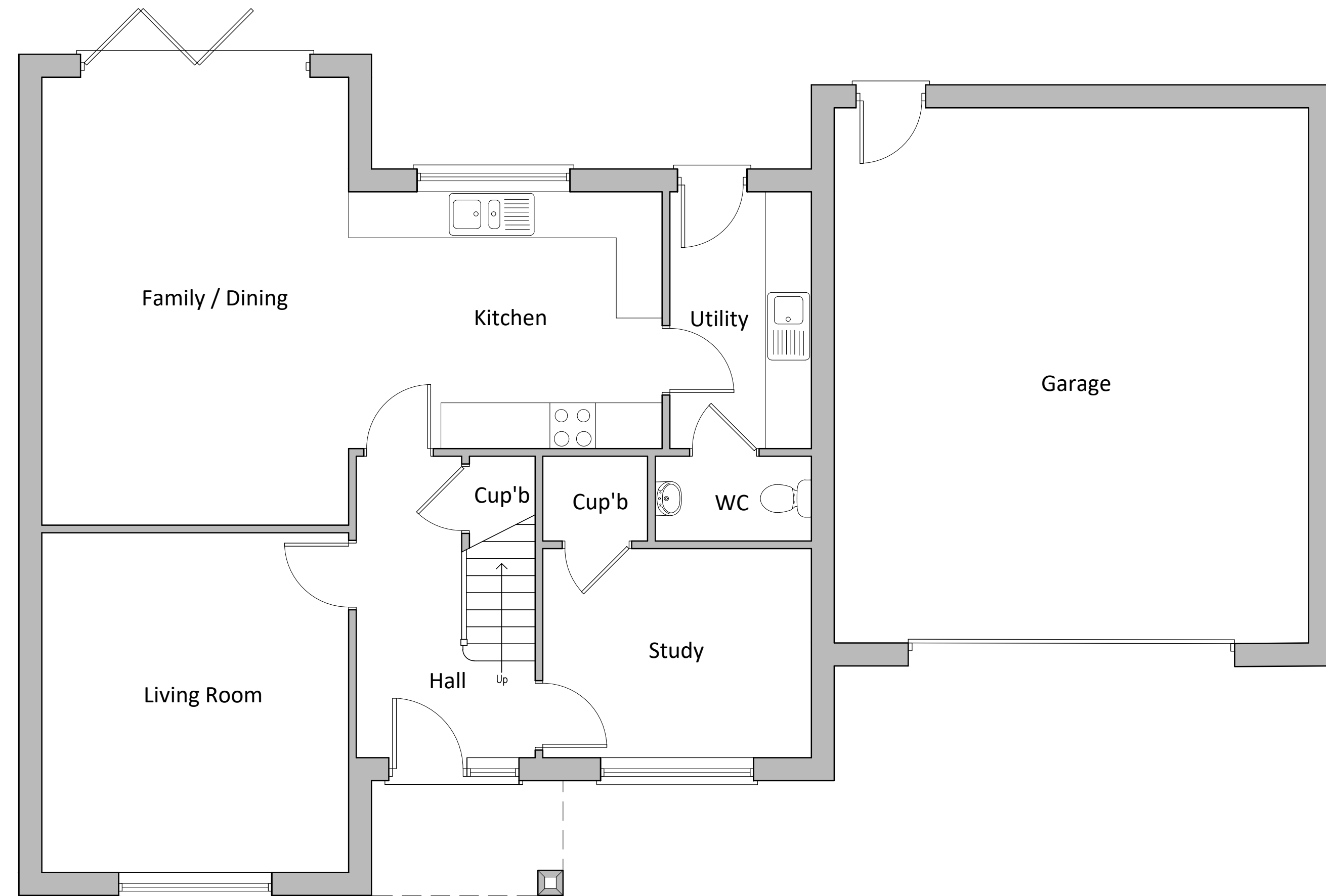
Materials Schedule:

Walls
Bricks as per Development Schedule.
Horizontal fibre cement cladding (Slate Grey) where shown and to dormer window faces and cheeks.

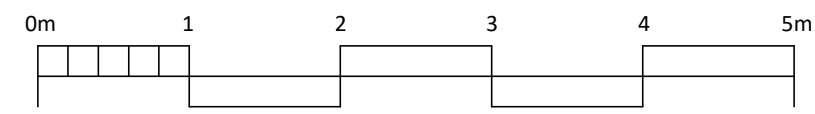
Roofs
Tiles as per Development Schedule.

Windows and Doors
Light Grey UPVC.

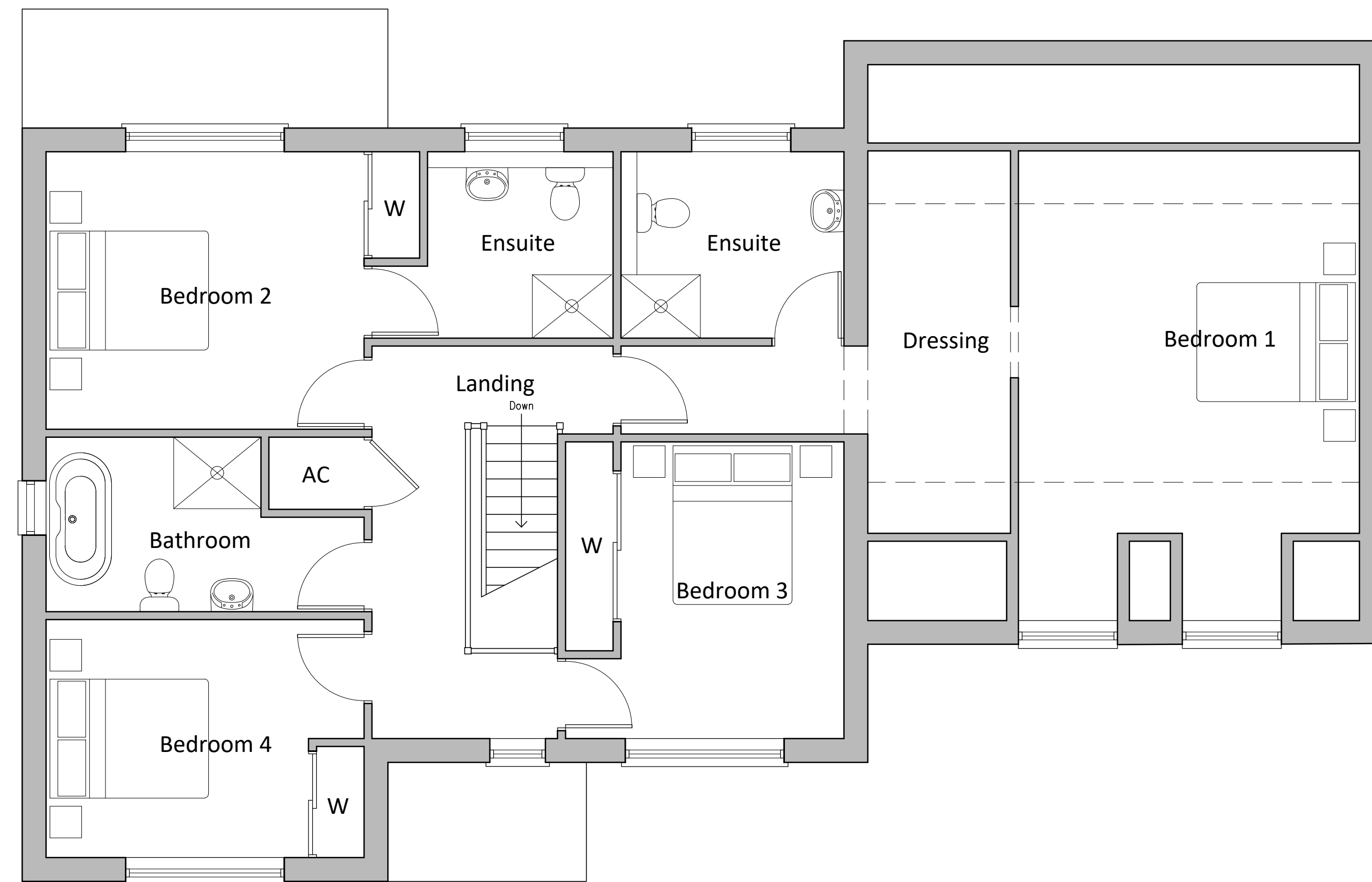
Other Details
Black UPVC Rainwater Goods.
Black UPVC Fascias, Soffits and Verges.



GROUND FLOOR PLAN 1:50



Plot Schedule:	
As Drawn	Handed
Plots 15, 16 and 17	Plot 1



FIRST FLOOR PLAN 1:50

Room Schedule:

Ground Floor	
Living Room	4.44m x 4.01m
Kitchen	3.35m x 4.09m
Family / Dining	5.85m x 4.01m
Utility	3.35m x 1.85m
Study	2.73m x 3.51m
WC	1.10m x 2.04m
Garage	7.00m x 3.50m

First Floor	
Bedroom 1	4.81m x 4.29m
Ensuite	2.34m x 2.81m
Dressing	4.81m x 1.80m
Bedroom 2	3.50m x 4.01m
Ensuite	2.34m x 2.33m
Bedroom 3	3.74m x 2.81m
Bedroom 4	3.00m x 3.31m
Bathroom	2.20m x 2.71m

A-23.02.22 - Minor elevation changes and revised Plot and Materials schedules.
REVISIONS



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CLIENT
KEMPSTON HOMES

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

SITE
DENNICKS YARD
BACK ROAD
GOREFIELD
CAMBS

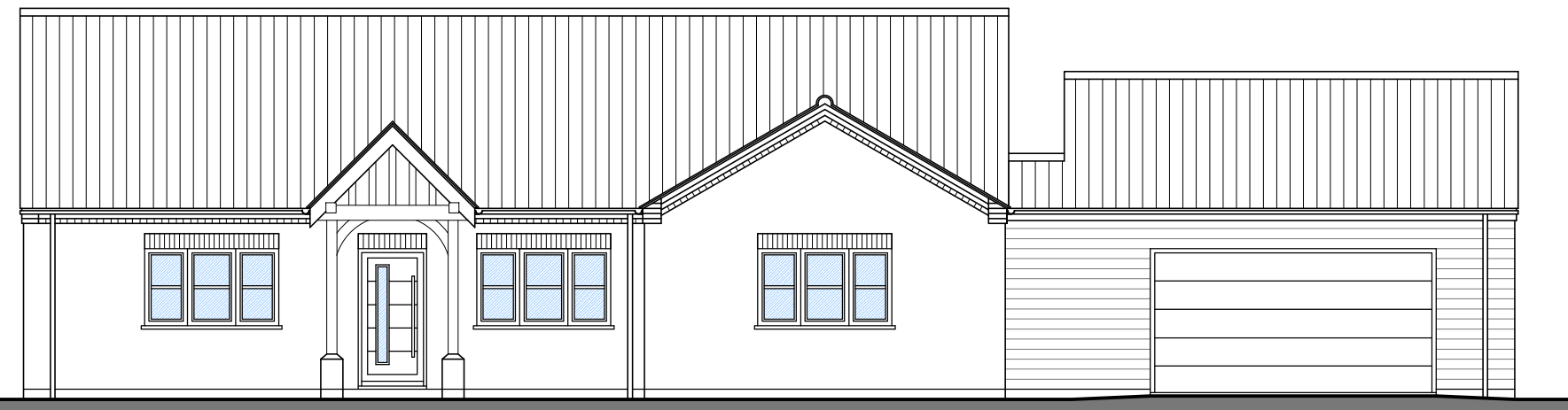
DRAWING
TYPE 2B

JOB NO.	PAPER SIZE	DATE
4944/PL104A	A1	JUNE 2021

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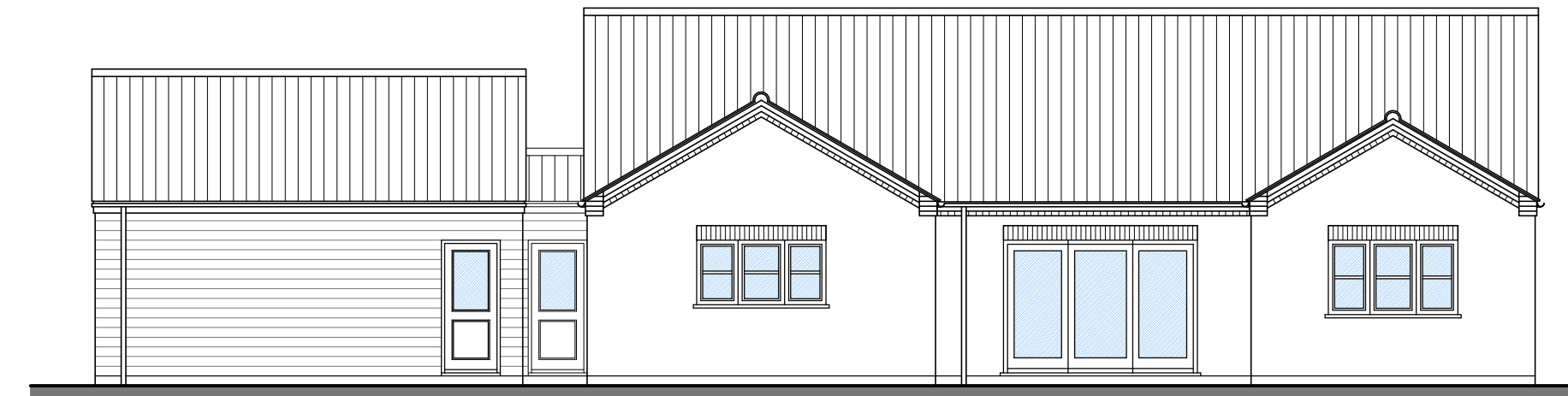
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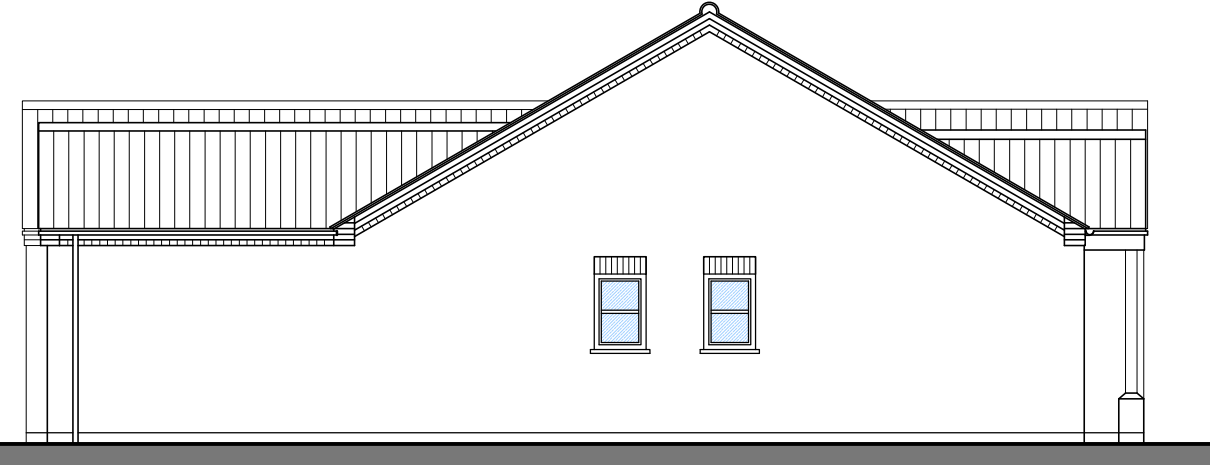
FRONT ELEVATION



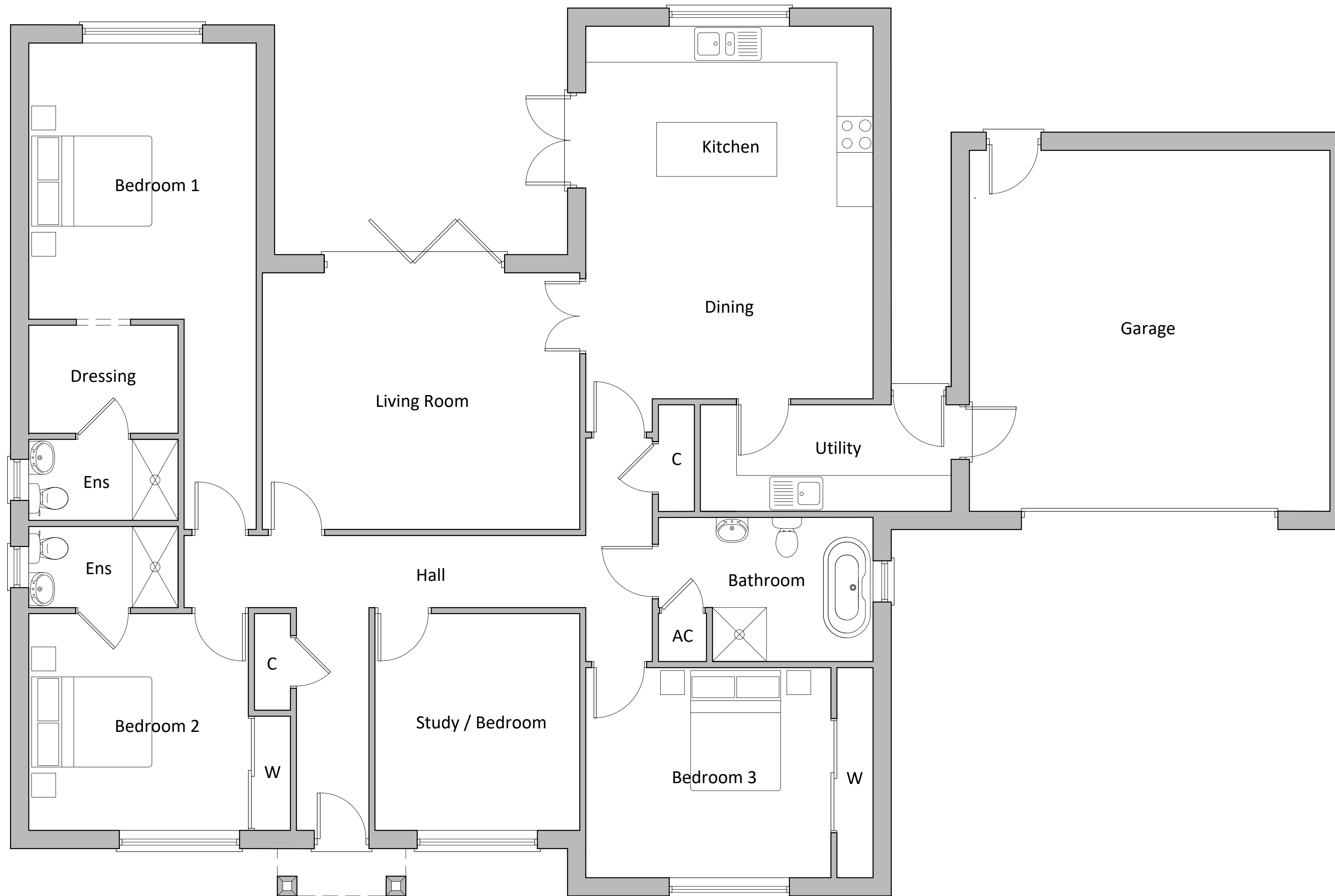
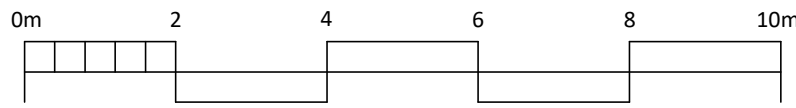
SIDE ELEVATION



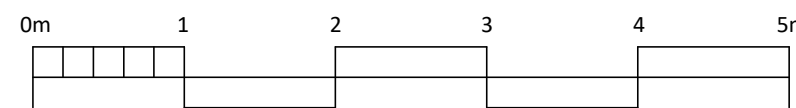
REAR ELEVATION



SIDE ELEVATION 1:100



FLOOR PLAN 1:50



Plot Schedule:	
As Drawn Plot 7	Handed Plots 4 and 9

Materials Schedule:

Walls
Bricks as per Development Schedule.
Horizontal fibre cement cladding (Slate Grey) where shown.

Roofs
Tiles as per Development Schedule.

Windows and Doors
Light Grey UPVC.

Other Details
Black UPVC Rainwater Goods.
Black UPVC Fascias, Soffits and Verges.

Room Schedule:

Living Room	4.27m x 5.28m
Kitchen / Dining	6.20m x 4.77m
Utility	1.77m x 4.17m
Bedroom 1	4.59m x 3.78m
Ensuite	1.35m x 2.48m
Dressing	1.80m x 2.48m
Bedroom 2	3.60m x 3.65m
Ensuite	1.35m x 2.48m
Bedroom 3	3.49m x 4.07m
Study / Bedroom	3.60m x 3.40m
Bathroom	2.40m x 2.67m
Garage	6.00m x 6.00m

A-23.02.22 - Minor elevation changes and revised Plot and Materials schedules.
REVISIONS:



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CLIENT
KEMPSTON HOMES

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

SITE
DENNICKS YARD
BACK ROAD
GOREFIELD
CAMBS

DRAWING
TYPE 3A

JOB NO. 4944/PL105A	PAPER SIZE A1	DATE JUNE 2021
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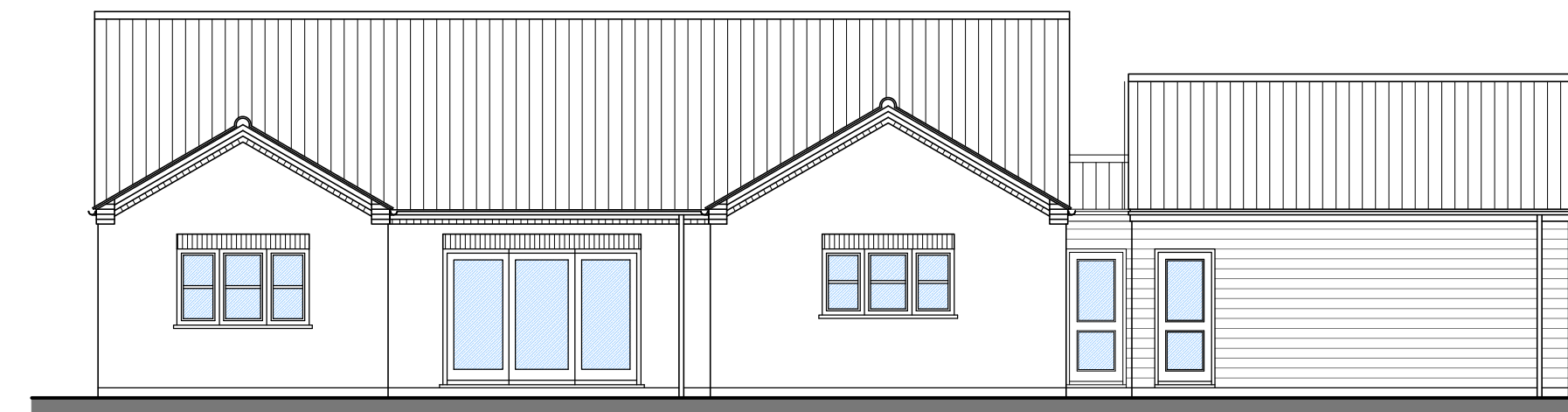
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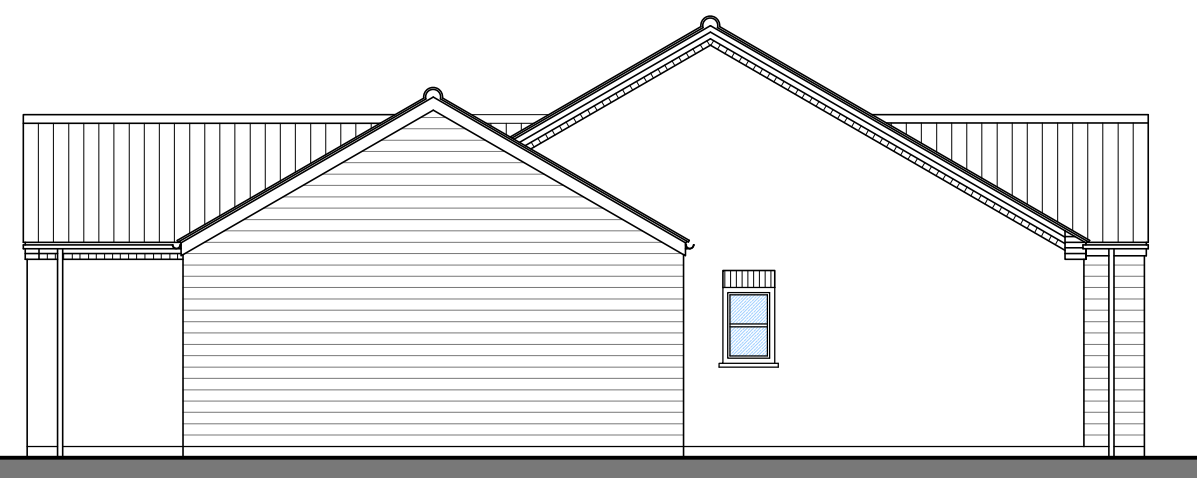
FRONT ELEVATION



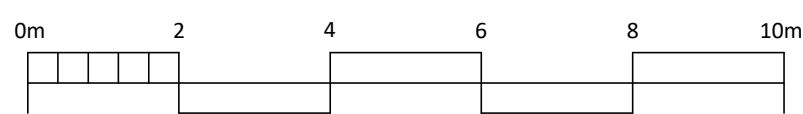
SIDE ELEVATION



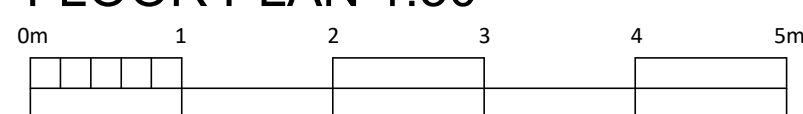
REAR ELEVATION



SIDE ELEVATION 1:100



FLOOR PLAN 1:50



Plot Schedule:	
As Drawn	Handed
Plots 3 and 10	None

Materials Schedule:

Walls
Bricks as per Development Schedule.
Horizontal fibre cement cladding (Slate Grey) where shown.

Roofs
Tiles as per Development Schedule.

Windows and Doors
Light Grey UPVC.

Other Details
Black UPVC Rainwater Goods.
Black UPVC Fascias, Soffits and Verges.

Room Schedule:

Living Room	4.27m x 5.28m
Kitchen / Dining	6.20m x 4.77m
Utility	1.77m x 4.17m
Bedroom 1	4.59m x 3.78m
Ensuite	1.35m x 2.48m
Dressing	1.80m x 2.48m
Bedroom 2	3.60m x 3.65m
Ensuite	1.35m x 2.48m
Bedroom 3	3.49m x 4.07m
Study / Bedroom	3.60m x 3.40m
Bathroom	2.40m x 2.67m
Garage	6.00m x 6.00m

A-23.02.22 - Minor elevation changes and revised Plot and Materials schedules.
REVISIONS



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CLIENT
KEMPSTON HOMES

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

SITE
DENNICKS YARD
BACK ROAD
GOREFIELD
CAMBS

DRAWING
TYPE 3B

JOB NO.	PAPER SIZE	DATE
4944/PL106A	A1	JUNE 2021

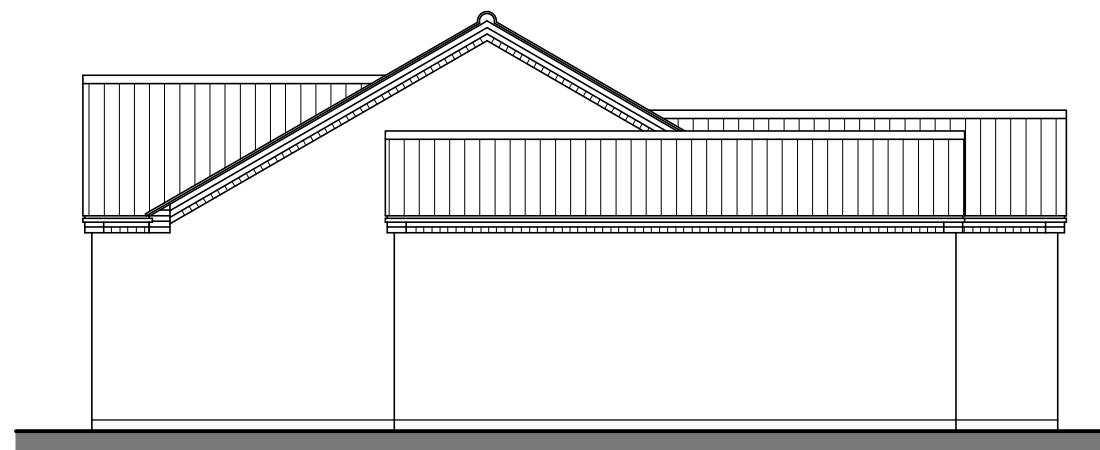
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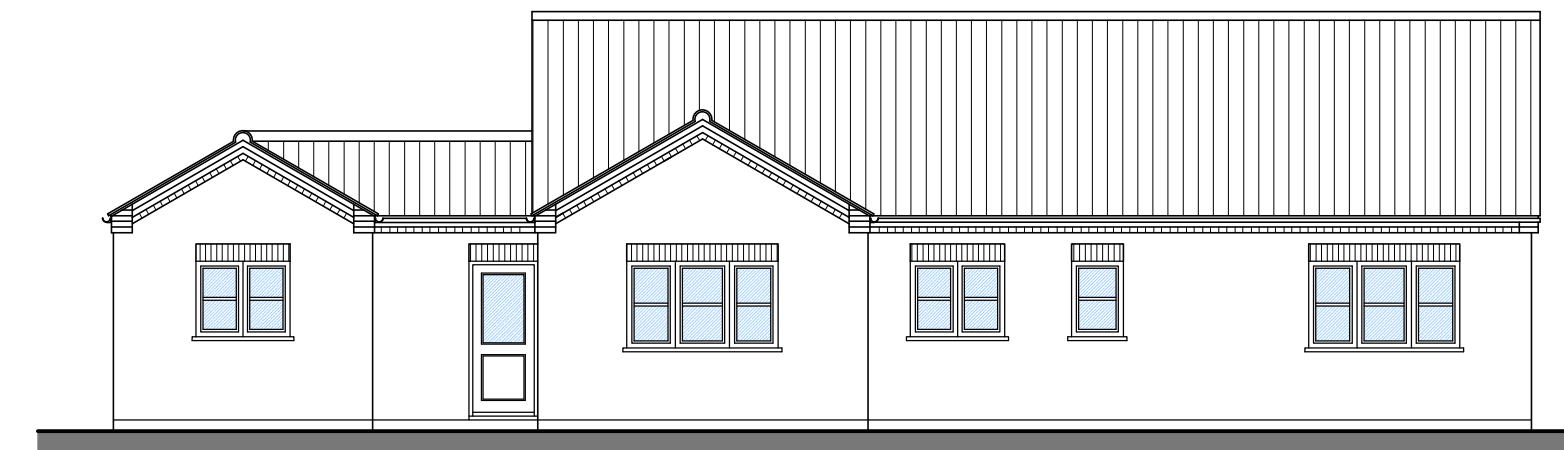
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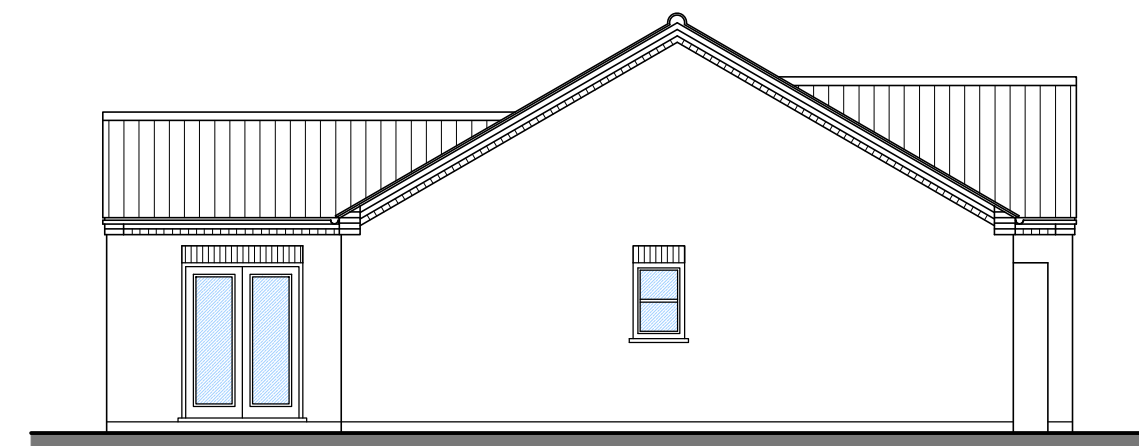
FRONT ELEVATION



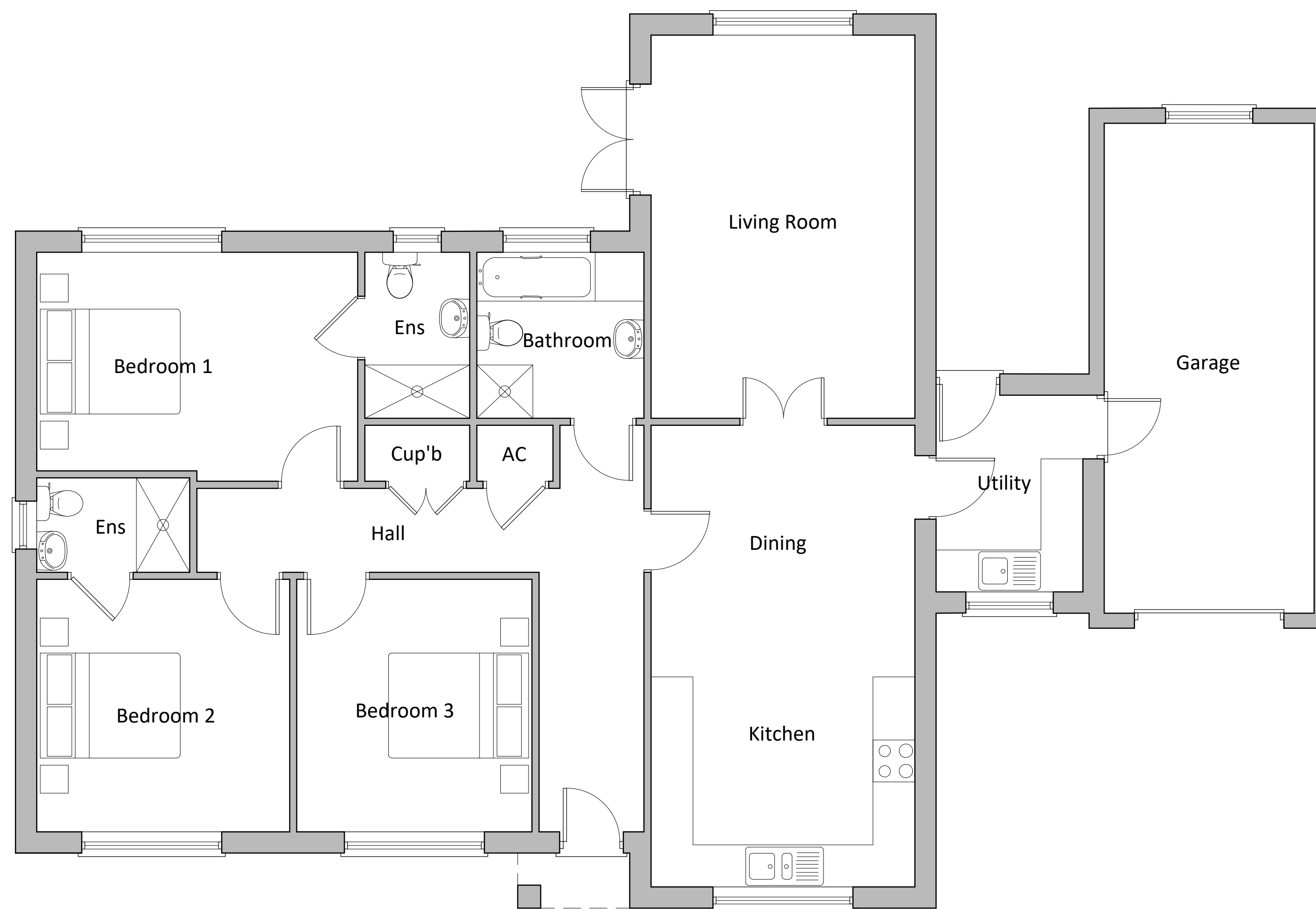
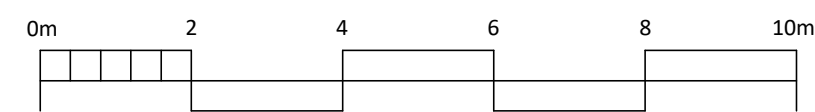
SIDE ELEVATION



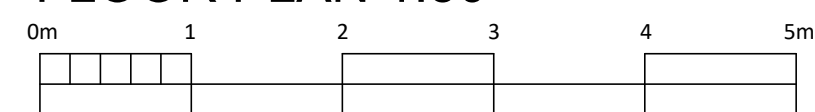
REAR ELEVATION



SIDE ELEVATION 1:100



FLOOR PLAN 1:50



Plot Schedule:	
As Drawn	Handed
Plots 2 and 8	None

Materials Schedule:

Walls
Bricks as per Development Schedule.
Horizontal fibre cement cladding (Slate Grey) where shown.

Roofs
Tiles as per Development Schedule.

Windows and Doors
Light Grey UPVC.

Other Details
Black UPVC Rainwater Goods.
Black UPVC Fascias, Soffits and Verges.

Room Schedule:

Living Room	5.47m x 3.77m
Kitchen / Dining	6.59m x 3.77m
Utility	2.81m x 2.09m
Bedroom 1	3.12m x 4.58m
Ensuite	2.37m x 1.50m
Bedroom 2	3.60m x 3.61m
Ensuite	1.35m x 2.18m
Bedroom 3	3.60m x 3.31m
Bathroom	2.37m x 2.38m
Garage	7.00m x 3.00m

A - 23.02.22 - Minor elevation changes and revised Plot and Materials schedules.
As drawn type handed.

REVISIONS



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WEB: www.peterhumphrey.co.uk

CLIENT
KEMPSTON HOMES

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

SITE
**DENNICKS YARD
BACK ROAD
GOREFIELD
CAMBS**

DRAWING
TYPE 5

JOB NO.	PAPER SIZE	DATE
4944/PL107A	A1	JUNE 2021

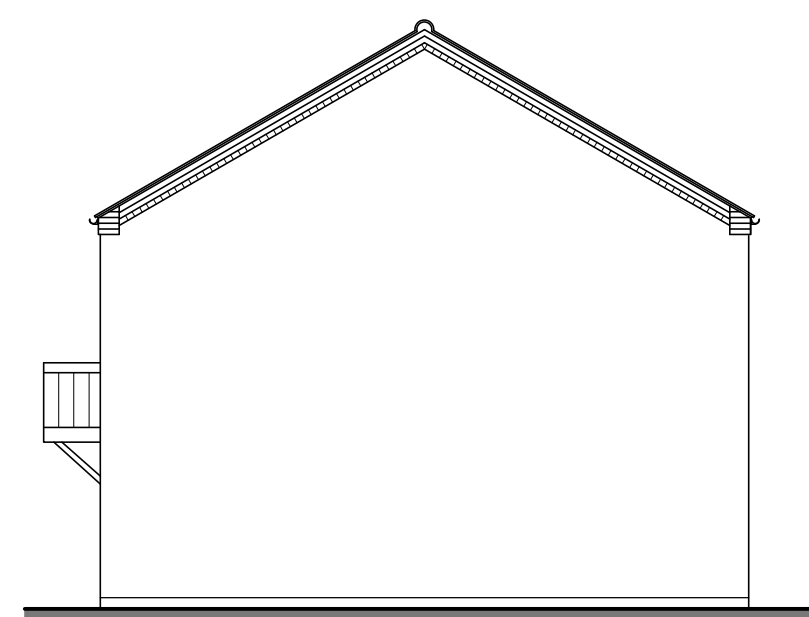
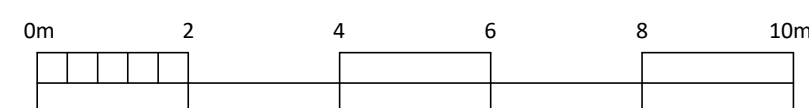
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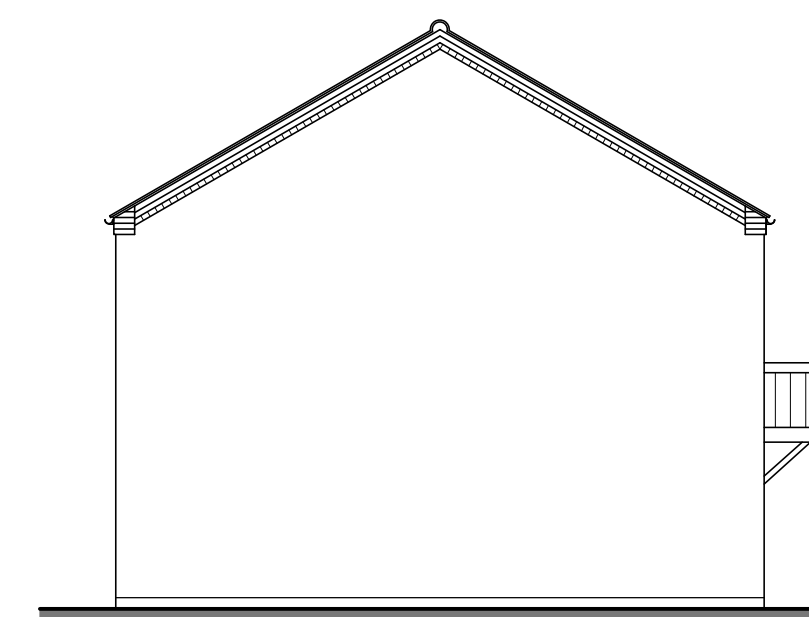
FRONT ELEVATION 1:100



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

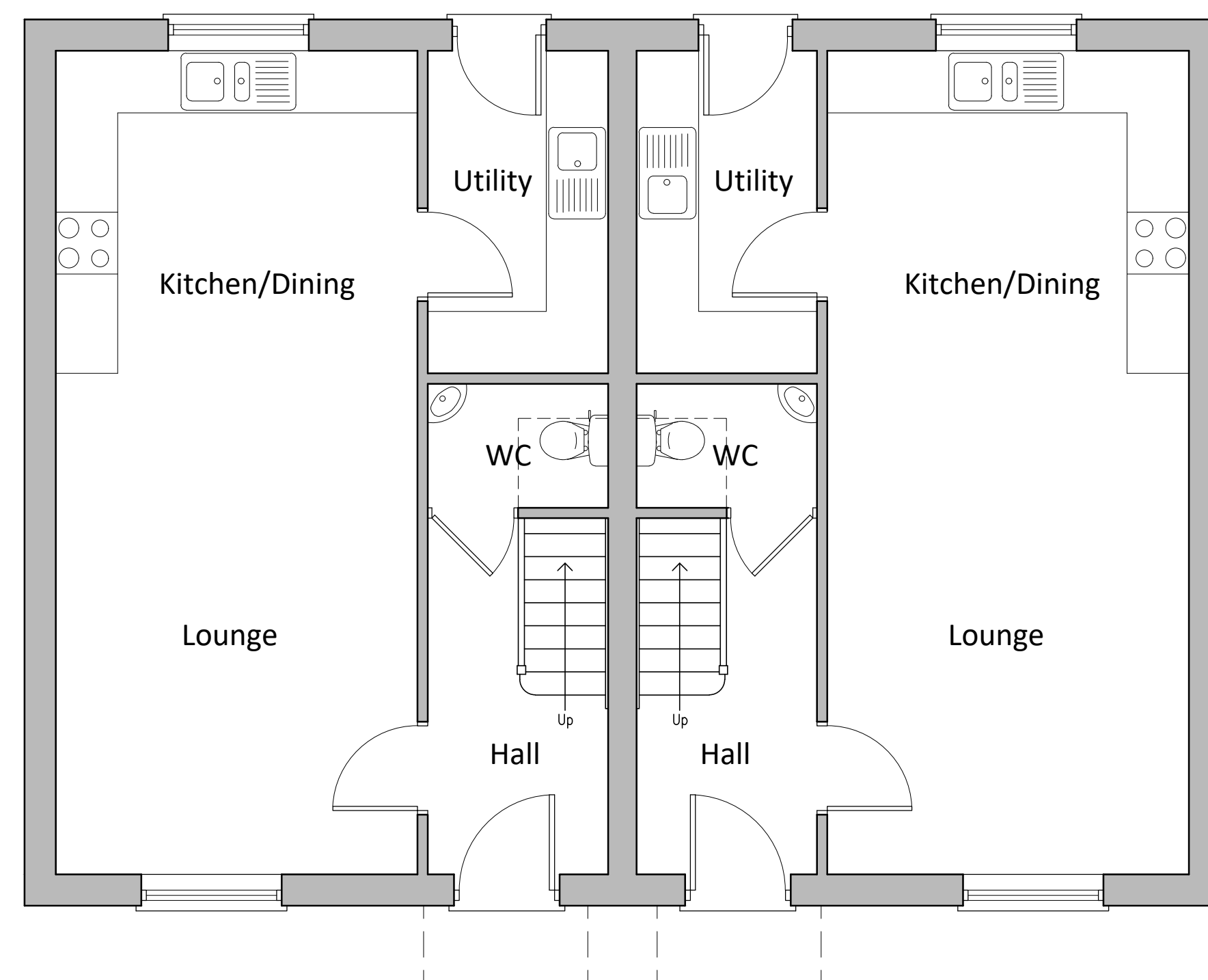
Materials Schedule:

Walls
Bricks as per Development Schedule.
Horizontal fibre cement cladding (Slate Grey) where shown.

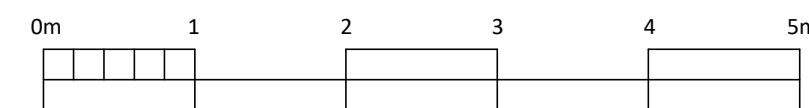
Roofs
Tiles as per Development Schedule.

Windows and Doors
Light Grey UPVC.

Other Details
Black UPVC Rainwater Goods.
Black UPVC Fascias, Soffits and Verges.

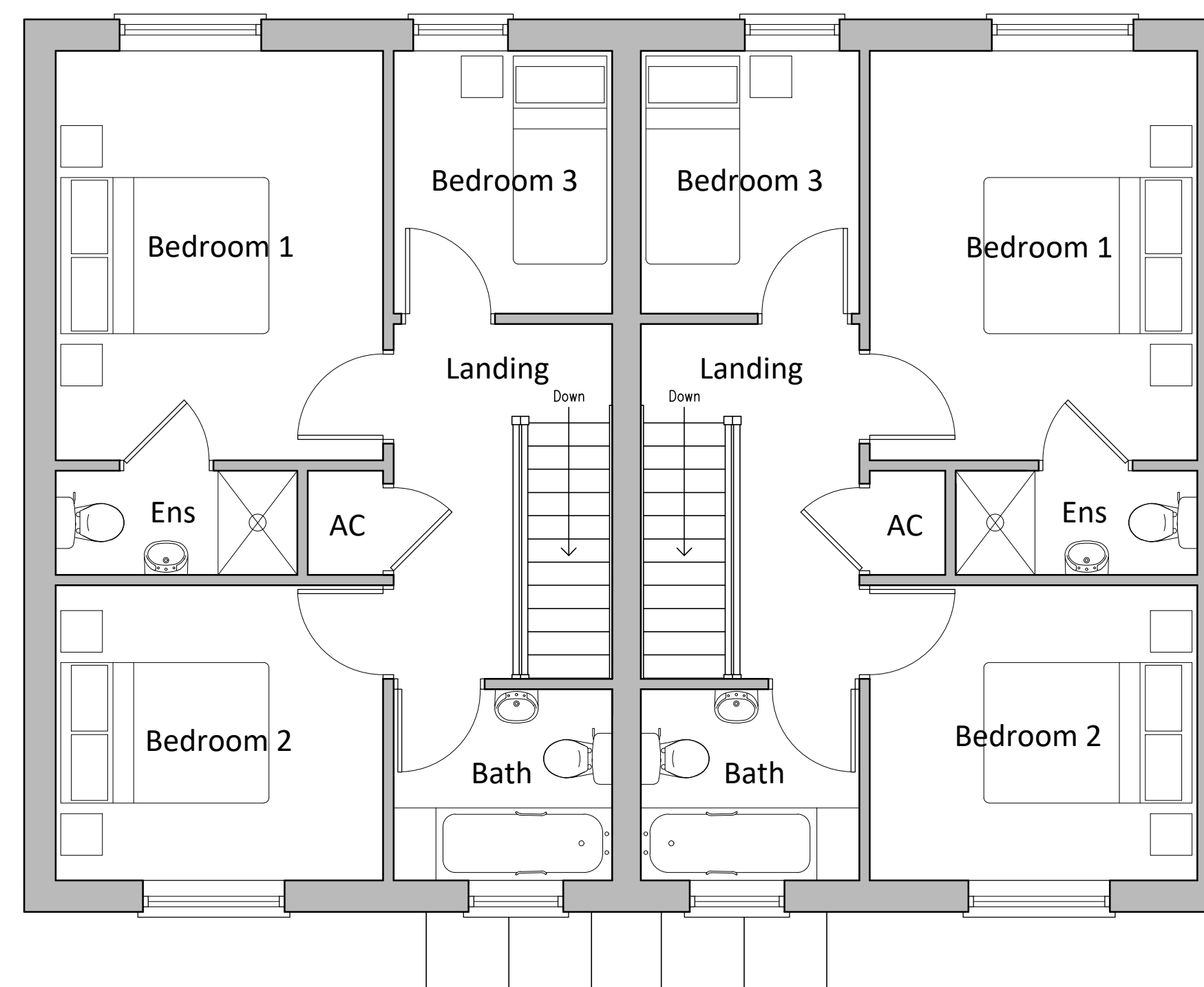


GROUND FLOOR PLAN 1:50



Plot Schedule:

As Drawn	Handed
Plots 11, 12, 13, 14, 27, 28, 29, 30, 33, 34, 37 and 38	N/A



FIRST FLOOR PLAN 1:50

Room Schedule:

Ground Floor	
Lounge	3.98m x 3.50m
Kitchen / Dining	3.98m x 3.50m
Utility	3.12m x 1.74m
WC	1.19m x 1.74m
First Floor	
Bedroom 1	3.93m x 3.14m
Ensuite	1.00m x 2.32m
Bedroom 2	2.83m x 3.14m
Bedroom 3	2.52m x 2.10m
Bathroom	1.83m x 2.10m

A-23.02.22 - Minor elevation changes and revised Plot and Materials schedules.
REVISIONS:



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CLIENT
KEMPSTON HOMES

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

SITE
DENNICKS YARD
BACK ROAD
GOREFIELD
CAMBS

DRAWING
TYPE 6

JOB NO.	PAPER SIZE	DATE
4944/PL108A	A1	JUNE 2021

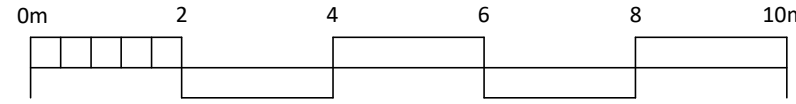
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FRONT ELEVATION 1:100



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

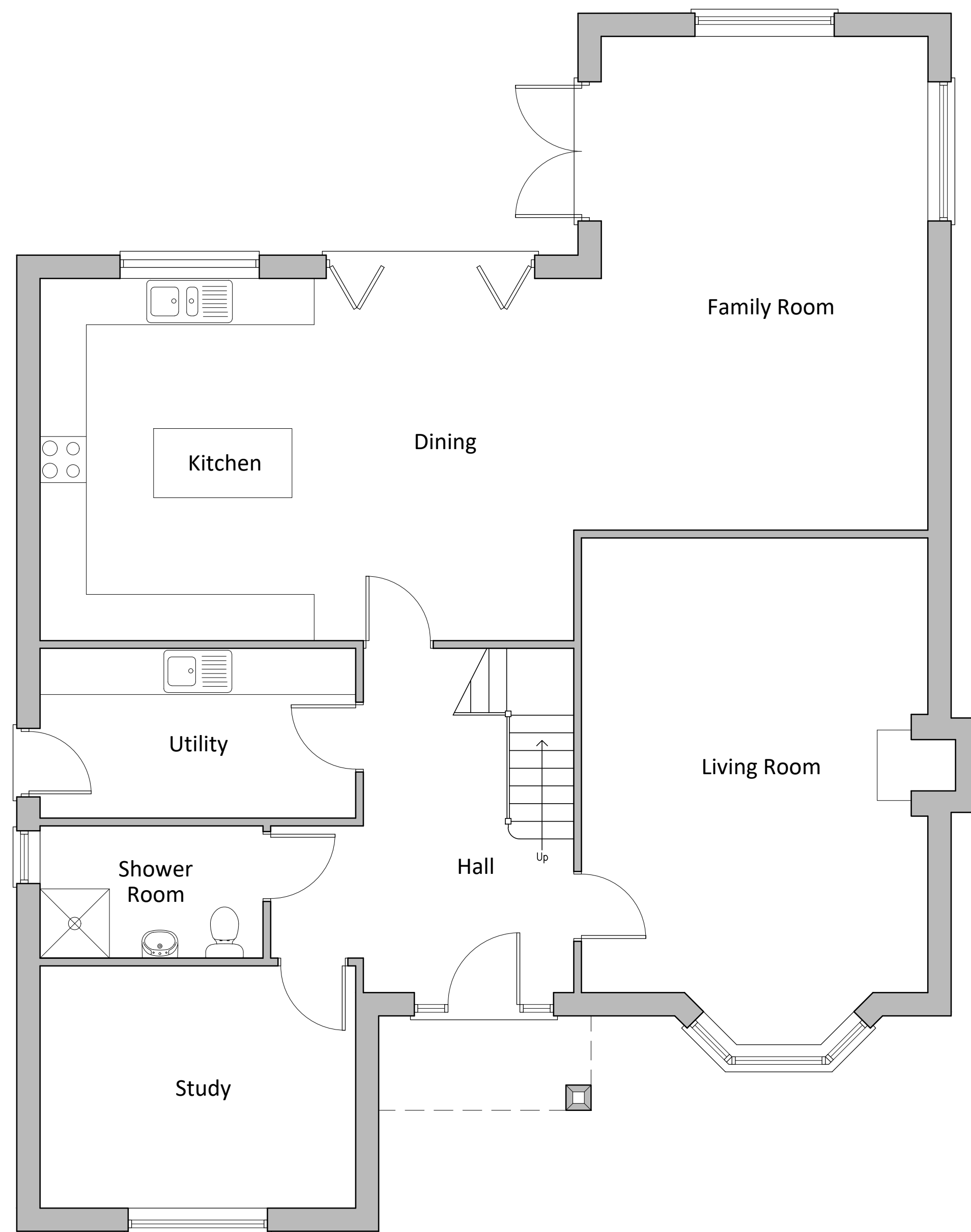
Materials Schedule:

Walls
Bricks as per Development Schedule.
Horizontal fibre cement cladding (Slate Grey) where shown.

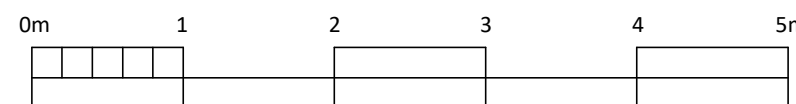
Roofs
Tiles as per Development Schedule.

Windows and Doors
Light Grey UPVC.

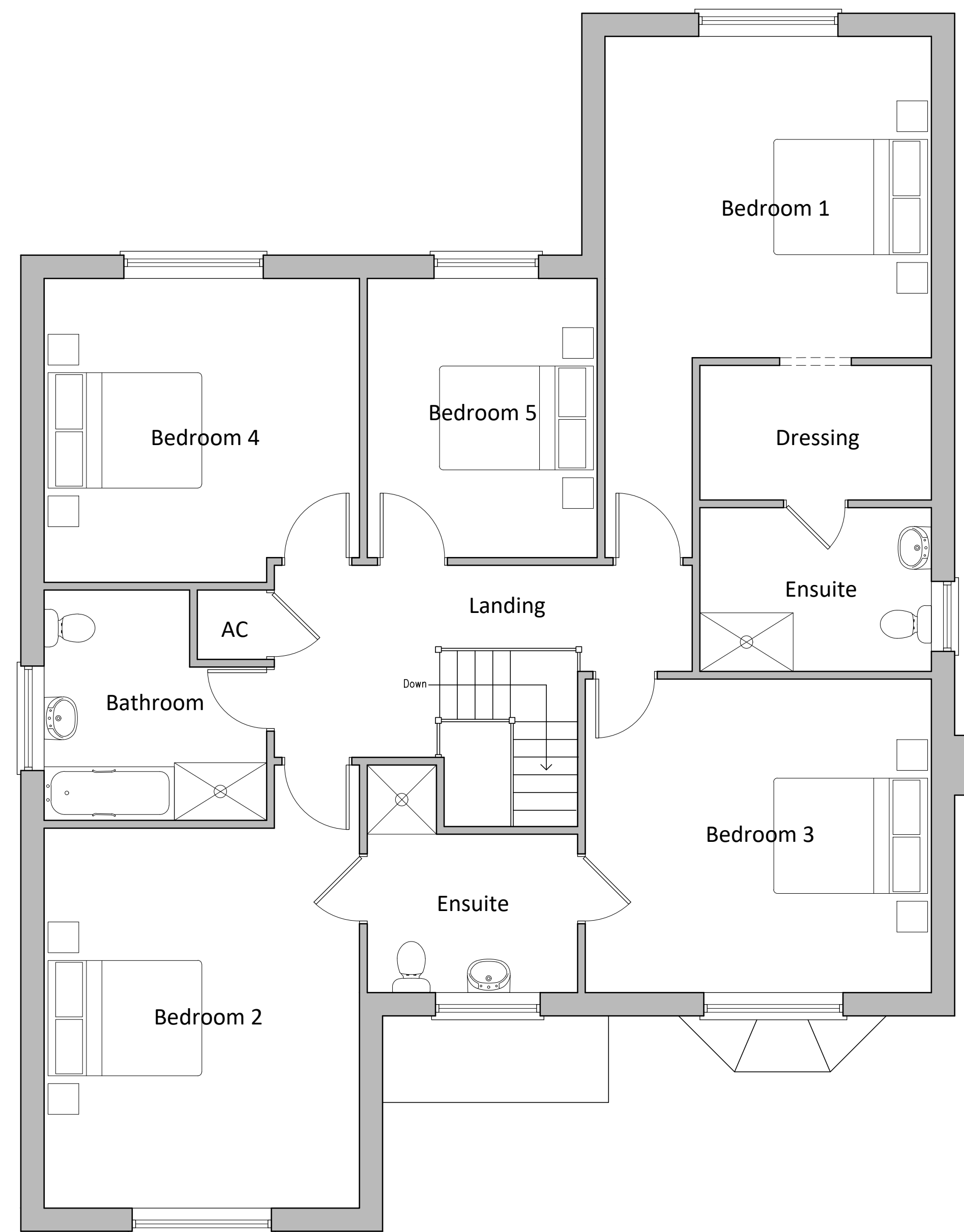
Other Details
Black UPVC Rainwater Goods.
Black UPVC Fascias, Soffits and Verges.



GROUND FLOOR PLAN 1:50



Plot Schedule:	
As Drawn	Handed
Plot 24	None



FIRST FLOOR PLAN 1:50

Room Schedule:

Ground Floor	
Living Room	5.91m x 4.50m
Kitchen / Dining	4.70m x 6.93m
Family Area	6.42m x 4.24m
Utility	2.20m x 4.10m
Study	3.15m x 4.10m
Shower Room	1.72m x 2.89m

First Floor	
Bedroom 1	4.17m x 4.24m
Ensuite	2.12m x 3.01m
Dressing	1.75m x 3.01m
Bedroom 2	4.94m x 4.10m
Bedroom 3	4.07m x 4.50m
Ensuite	2.05m x 2.73m
Bedroom 4	3.95m x 4.10m
Bedroom 5	3.62m x 2.99m
Bathroom	2.99m x 2.89m

A - 23.02.22 - Minor elevation changes and revised Plot and Materials schedules.
REVISIONS:



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CLIENT
KEMPSTON HOMES

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

SITE
DENNICKS YARD
BACK ROAD
GOREFIELD
CAMBS

DRAWING
TYPE 7

JOB NO.	PAPER SIZE	DATE
4944/PL109A	A1	JUNE 2021

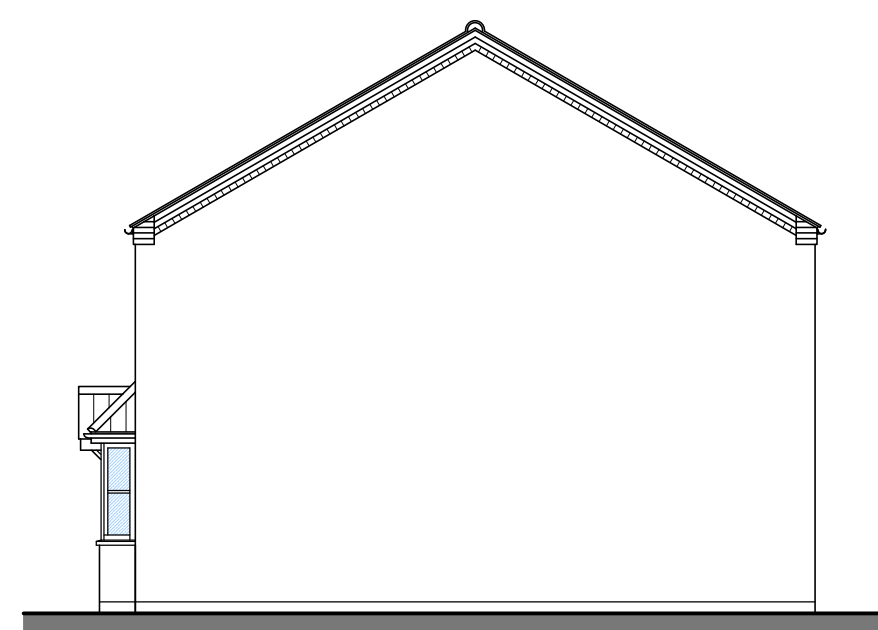
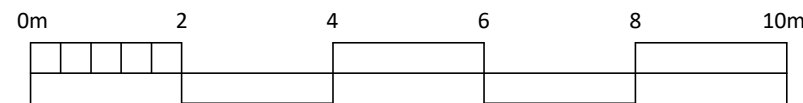
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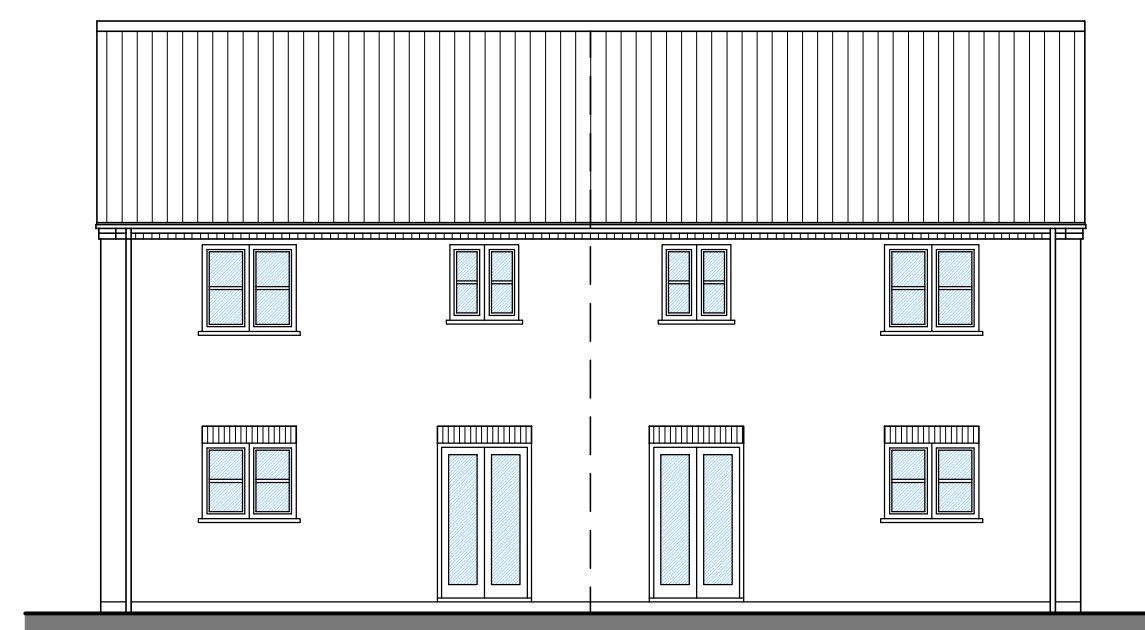
The Construction (Design and Management) Regulations 2015:
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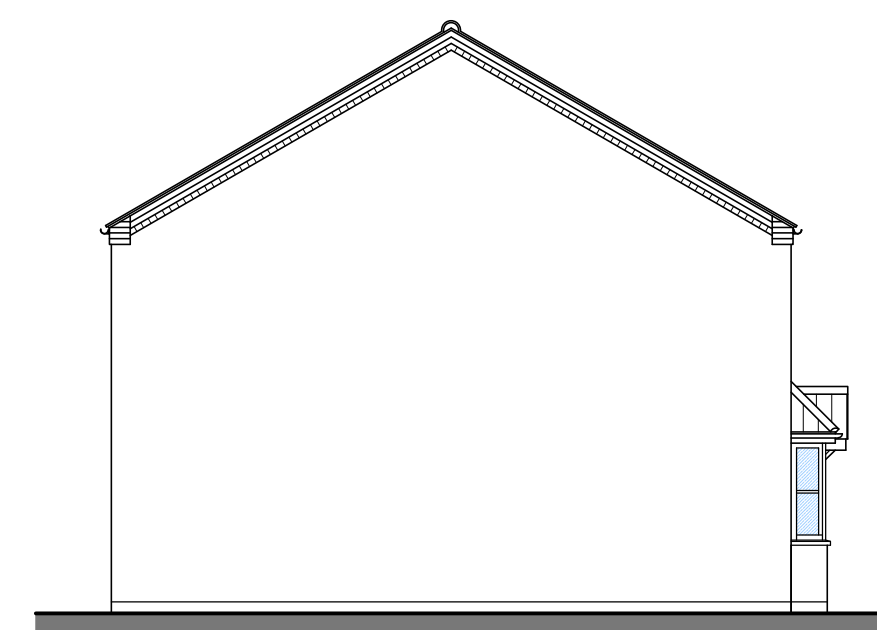
FRONT ELEVATION 1:100



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

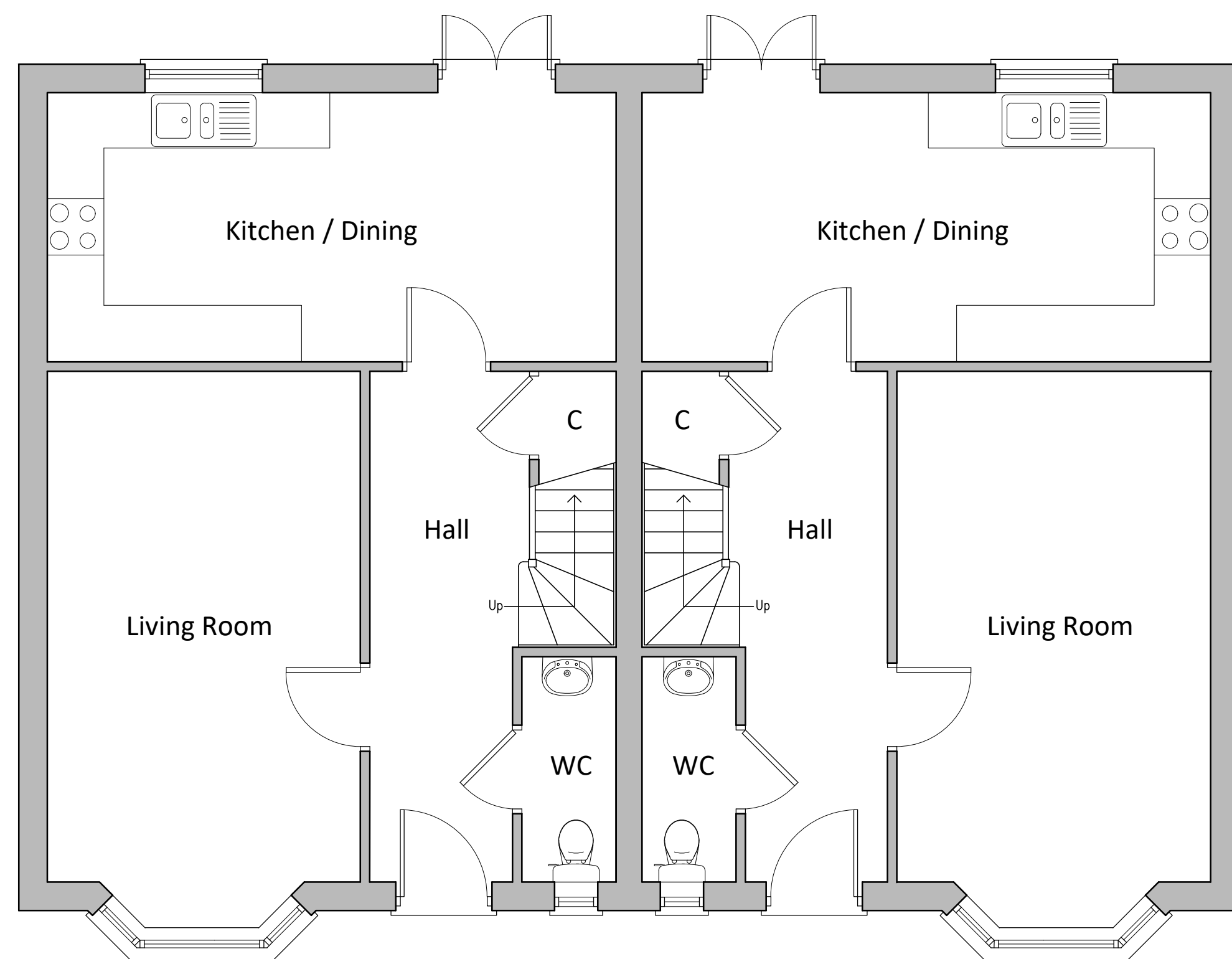
Materials Schedule:

Walls
Bricks as per Development Schedule.
Horizontal fibre cement cladding (Slate Grey) where shown.

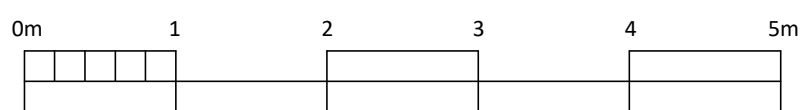
Roofs
Tiles as per Development Schedule.

Windows and Doors
Light Grey UPVC.

Other Details
Black UPVC Rainwater Goods.
Black UPVC Fascias, Soffits and Verges.

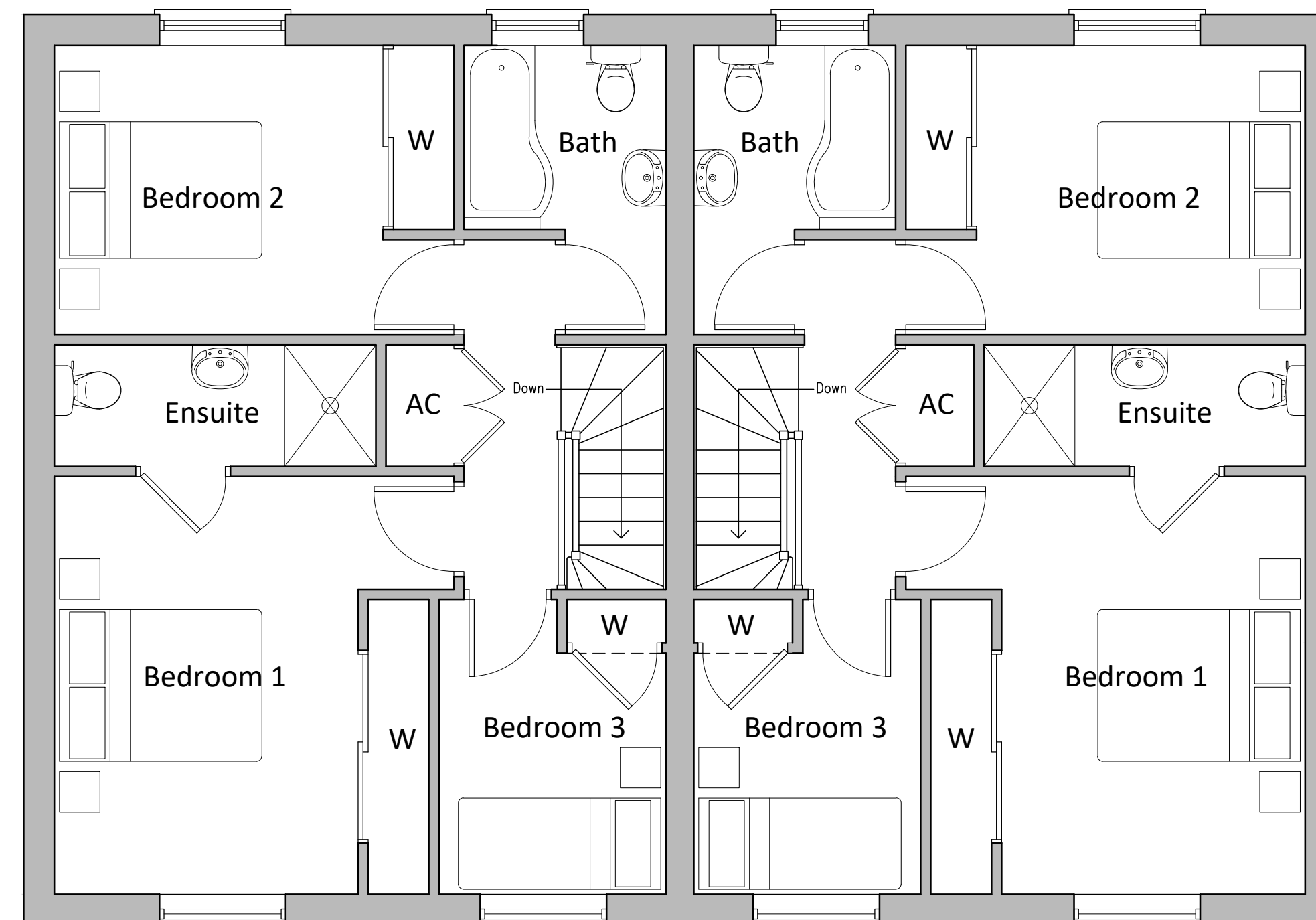


GROUND FLOOR PLAN 1:50



Plot Schedule:

As Drawn	Handed
Plots 31, 32, 35 & 36	N/A



FIRST FLOOR PLAN 1:50

Room Schedule:

Ground Floor	
Living Room	5.42m x 3.33m
Kitchen / Dining	2.86m x 6.04m
WC	2.39m x 1.00m

First Floor	
Bedroom 1	4.12m x 3.00m
Ensuite	1.20m x 3.17m
Bedroom 2	2.86m x 3.24m
Bedroom 3	2.38m x 2.24m
Bathroom	3.09m x 2.99m

A - 23.02.22 - Minor elevation changes and revised Plot and Materials schedules.
Roof pitch reduced to match Type 6 semi-detached dwellings.

REVISIONS



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CLIENT
KEMPSTON HOMES

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

SITE
DENNICKS YARD
BACK ROAD
GOREFIELD
CAMBS

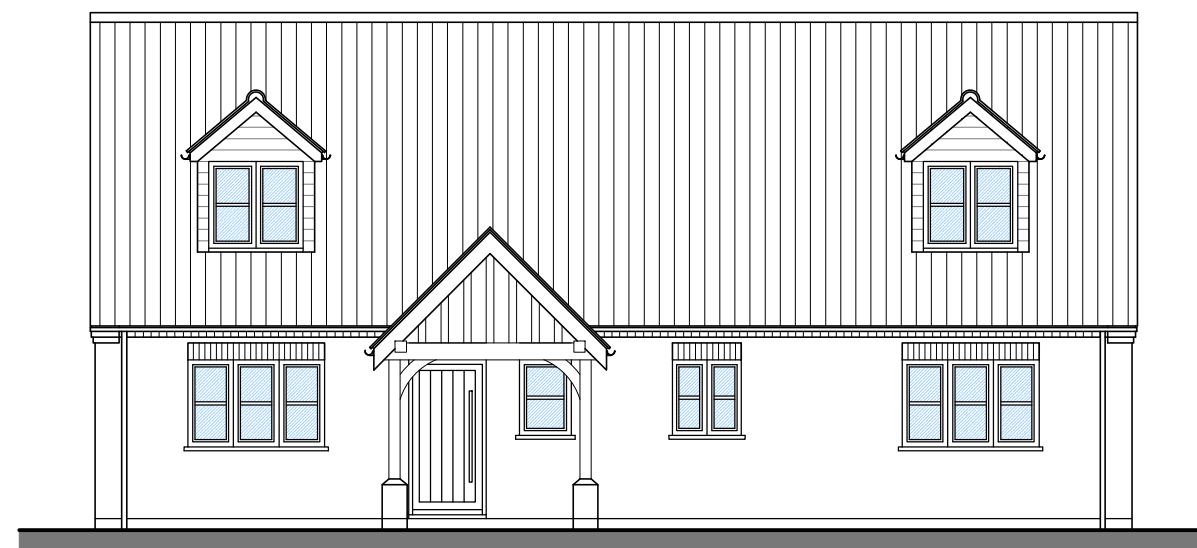
DRAWING
TYPE 8

JOB NO.	PAPER SIZE	DATE
4944/PL110A	A1	JUNE 2021

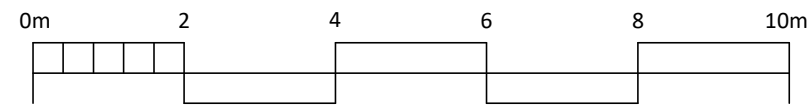
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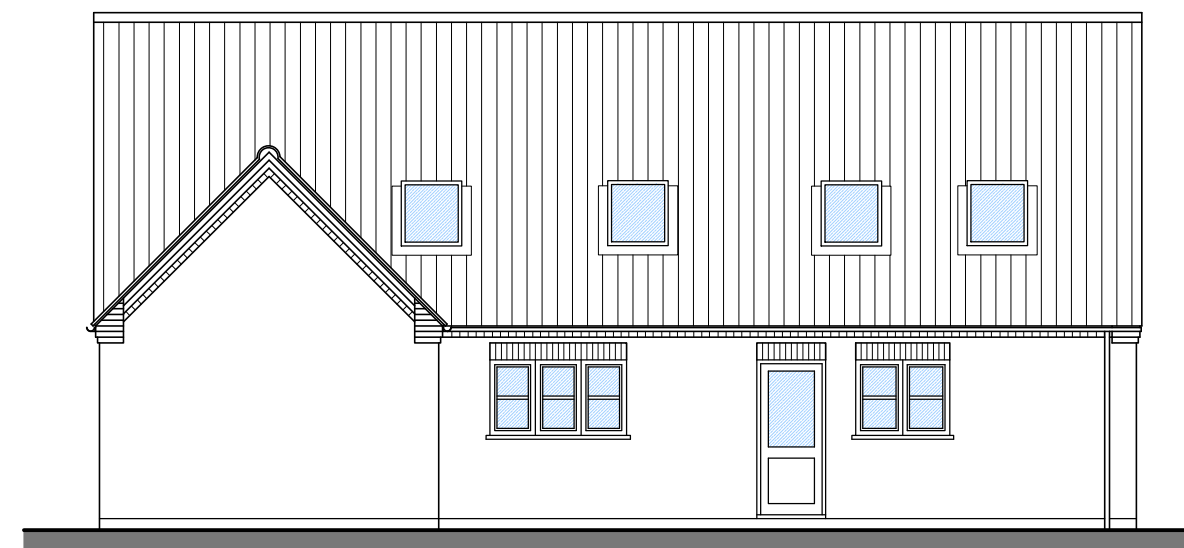
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FRONT ELEVATION 1:100



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

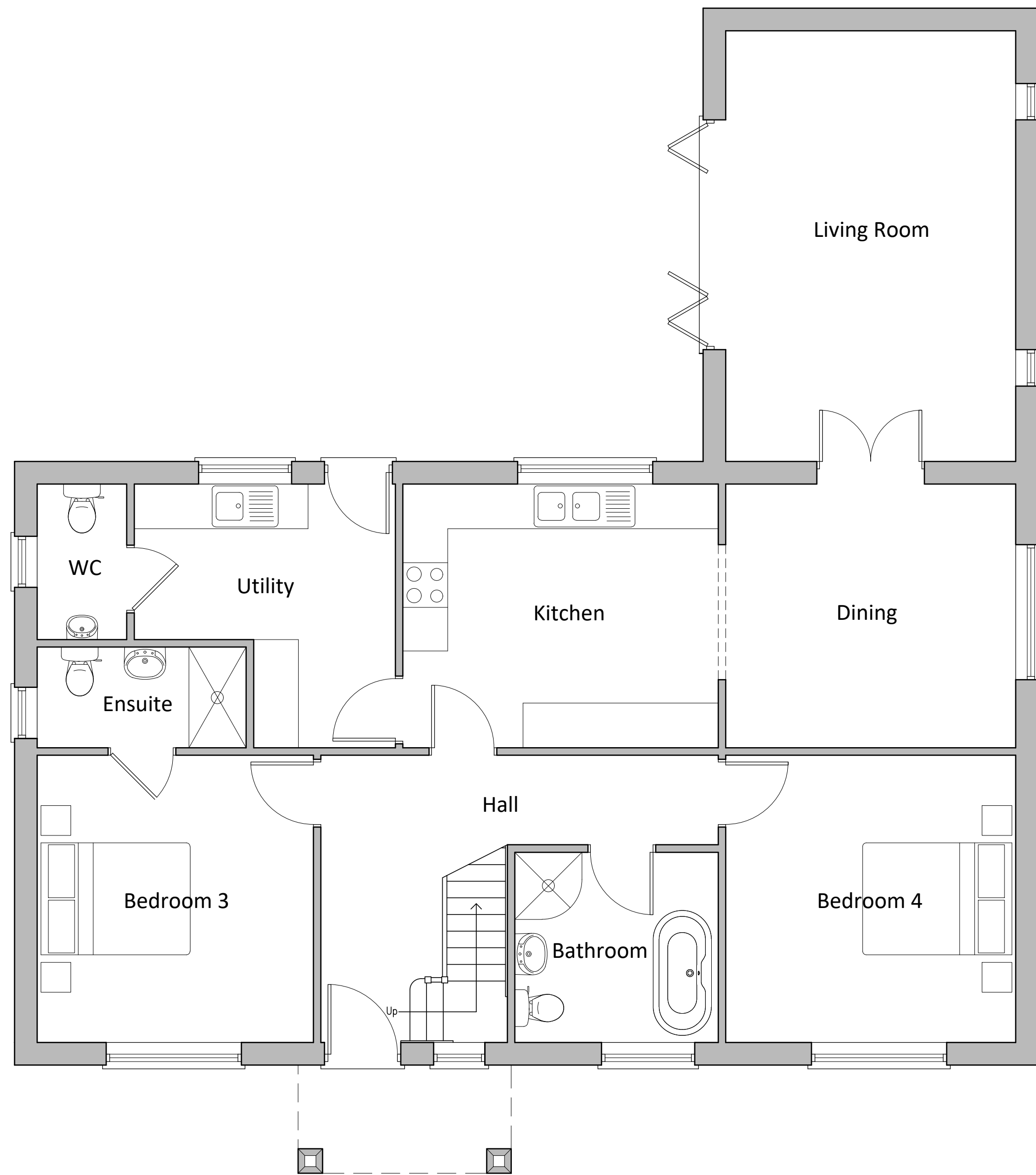
Materials Schedule:

Walls
Bricks as per Development Schedule.
Horizontal fibre cement cladding (Slate Grey) where shown and to dormer window faces and cheeks.

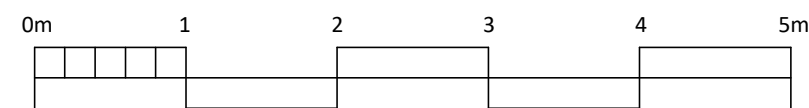
Roofs
Tiles as per Development Schedule.

Windows and Doors
Light Grey UPVC.

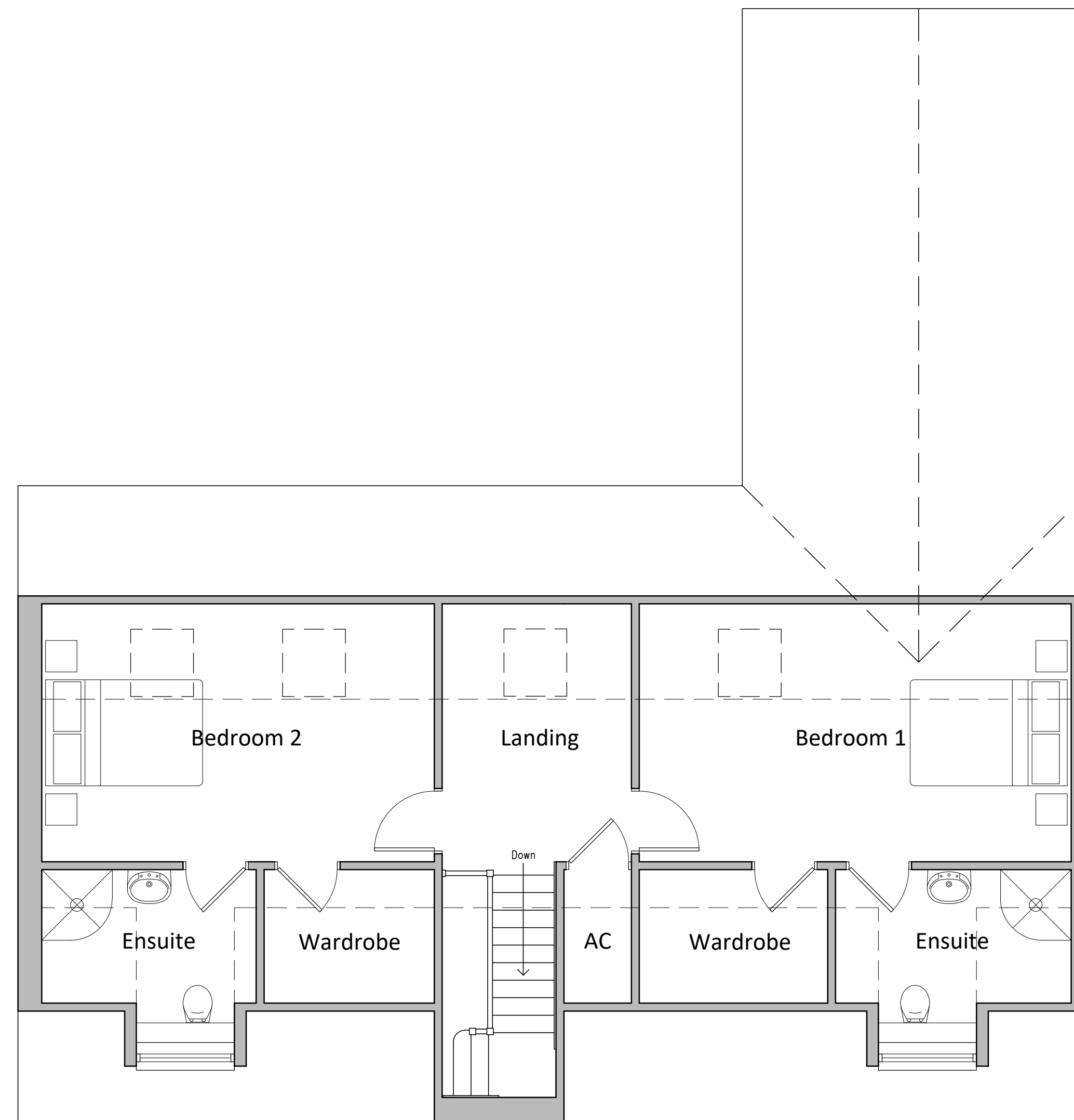
Other Details
Black UPVC Rainwater Goods.
Black UPVC Fascias, Soffits and Verges.



GROUND FLOOR PLAN 1:50



Plot Schedule:	
As Drawn Plot 5	Handed Plot 6



FIRST FLOOR PLAN 1:50

Room Schedule:

Ground Floor	
Living Room	5.77m x 3.88m
Kitchen	3.53m x 4.22m
Dining	3.53m x 3.88m
Utility	2.08m x 3.50m
WC	1.20m x 2.08m
Bedroom 3	3.85m x 3.70m
Ensuite	1.35m x 2.80m
Bedroom 4	3.85m x 3.88m
Bathroom	2.55m x 2.72m
First Floor	
Bedroom 1	3.28m x 5.50m
Ensuite	1.70m x 3.00m
Wardrobe	1.70m x 2.40m
Bedroom 2	3.28m x 5.00m
Ensuite	1.70m x 2.73m
Wardrobe	1.70m x 2.16m

A=23.02.22 - Minor elevation changes and revised Plot and Materials schedules.
REVISIONS



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CLIENT
KEMPSTON HOMES

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

SITE
DENNICKS YARD
BACK ROAD
GOREFIELD
CAMBS

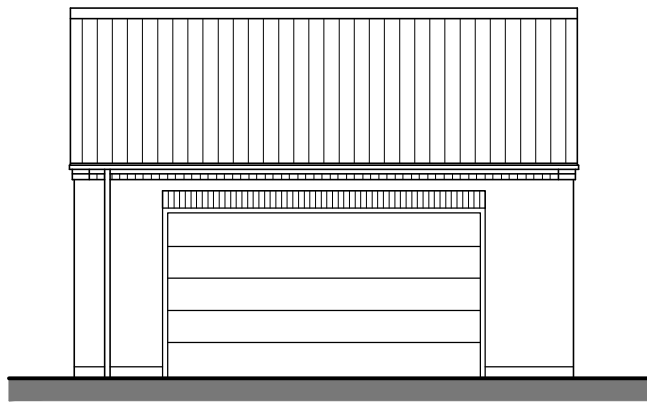
DRAWING
TYPE 9

JOB NO. 4944/PL111A	PAPER SIZE A1	DATE JUNE 2021
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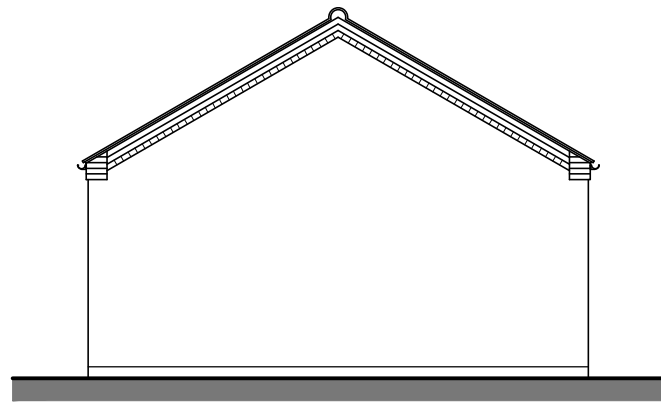
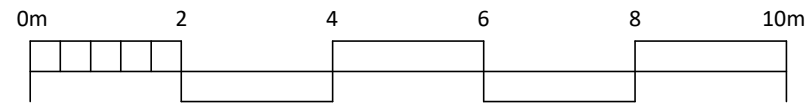
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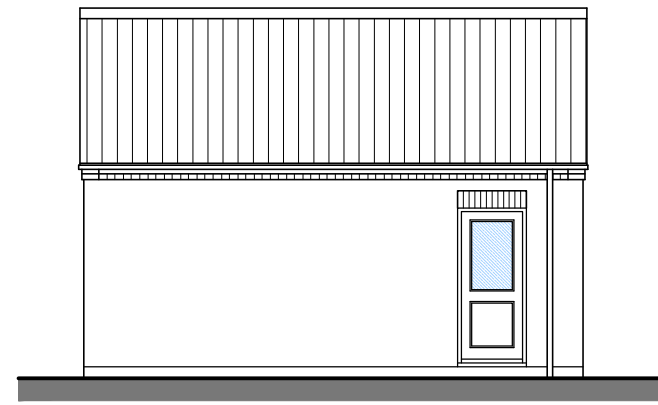
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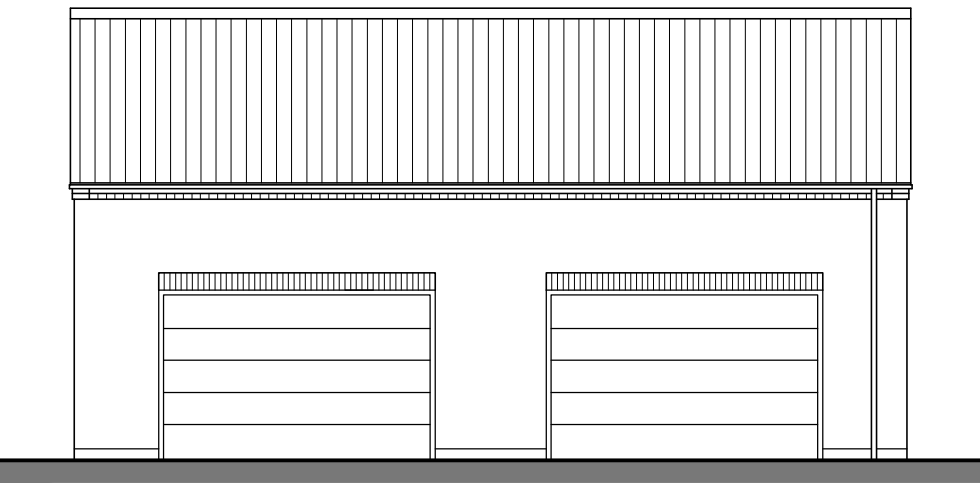
FRONT ELEVATION 1:100



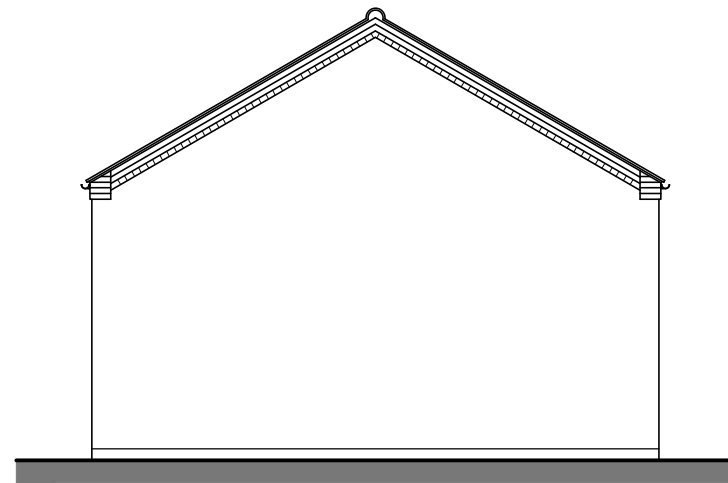
SIDE ELEVATIONS



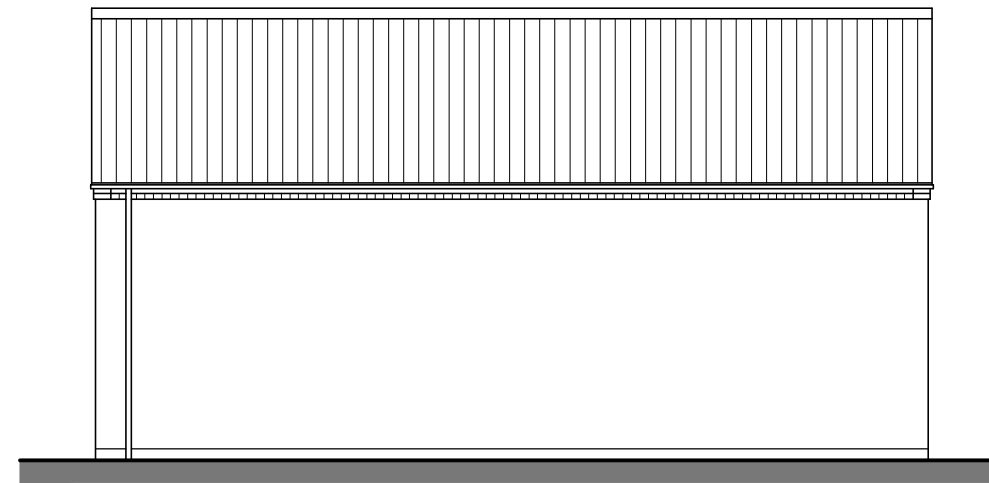
REAR ELEVATION



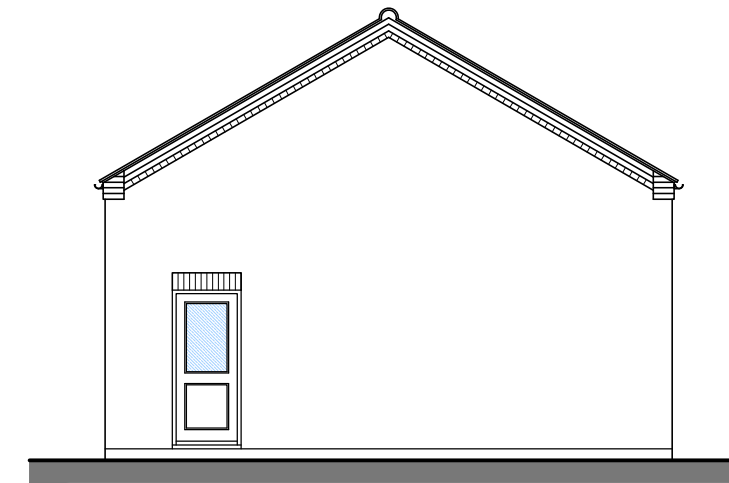
FRONT ELEVATION 1:100



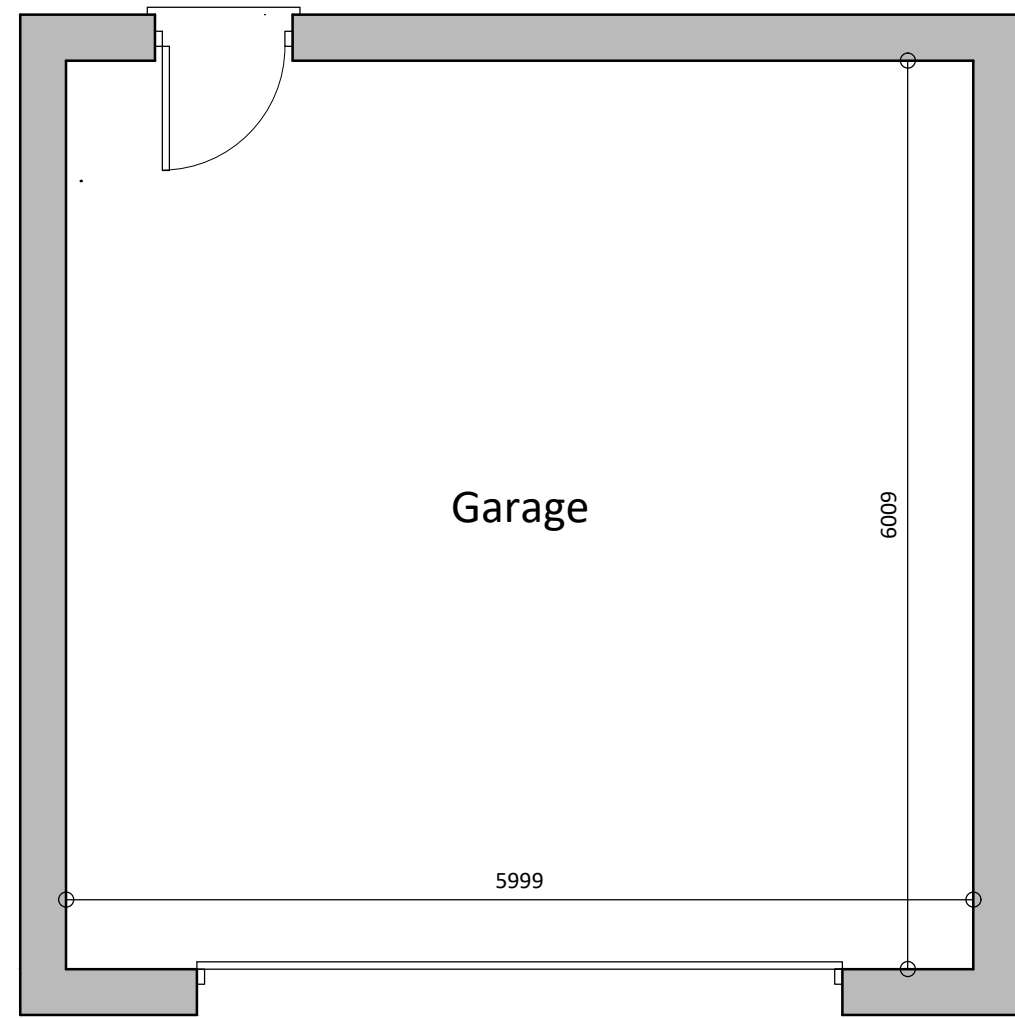
SIDE ELEVATION



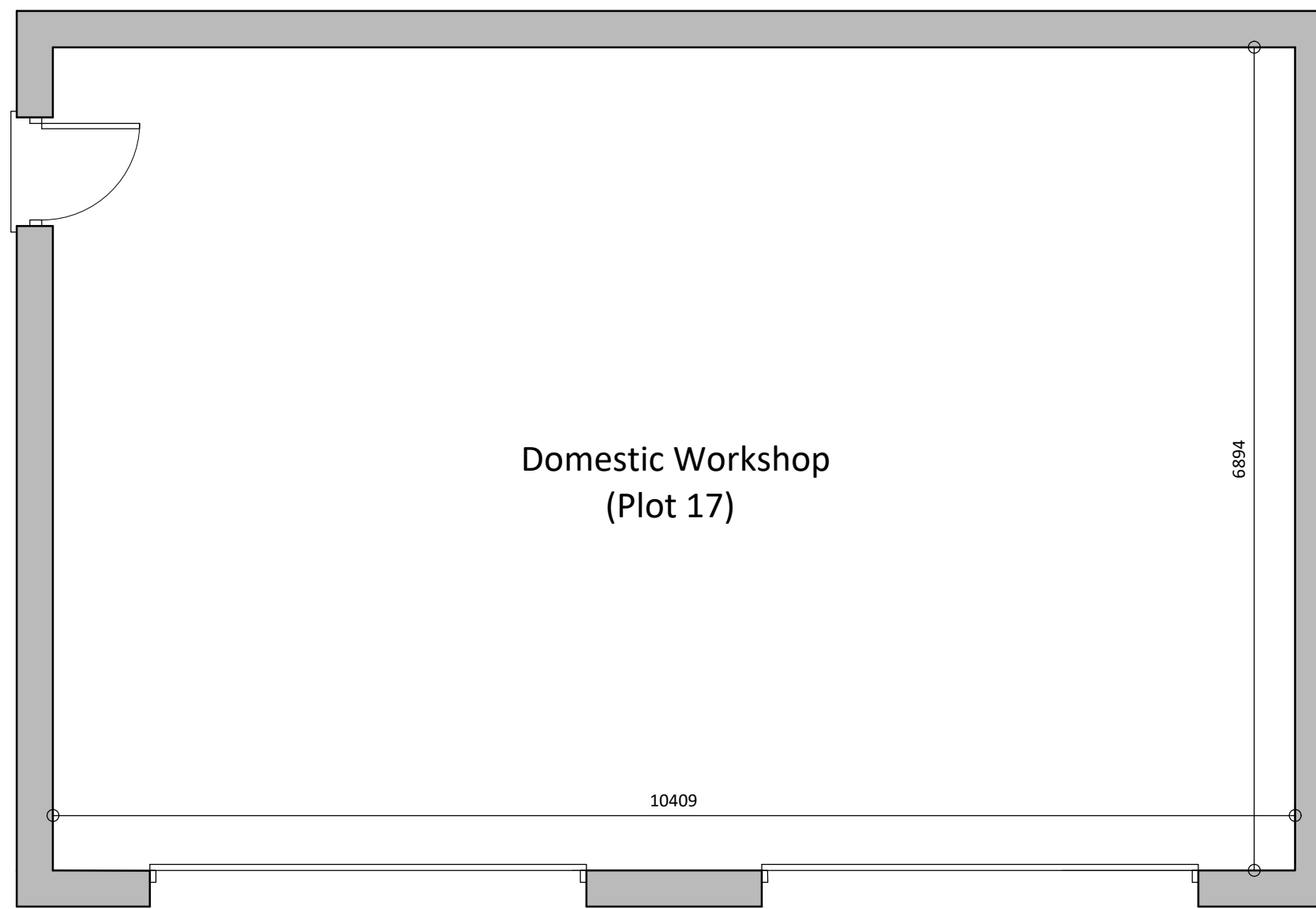
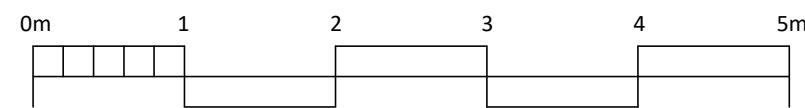
REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN 1:50



FLOOR PLAN 1:50

Materials Schedule:

Walls
Bricks as per Development Schedule.

Roofs
Tiles as per Development Schedule.

Windows and Doors
Light Grey UPVC.

Other Details
Black UPVC Rainwater Goods.

Garage Plot Schedule:

As Drawn
Plots 5 and 24

Handed
Plot 6

B - 23.02.22 - Minor elevation changes and Workshop design amended.
A - 08.07.21 - Amendments to personnel doors.
REVISIONS



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CLIENT
KEMPSTON HOMES

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

SITE
DENNICKS YARD
BACK ROAD
GOREFIELD
CAMBS

DRAWING
GARAGES AND DOMESTIC WORKSHOP

JOB NO.	PAPER SIZE	DATE
4944/PL112B	A2	JUNE 2021

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F/YR21/1370/F

Applicant: Mr S Miller

**Agent : Mr J Scotcher
Morton & Hall Consulting Ltd**

Elm Farm, Hospital Road, Doddington, Cambridgeshire

Erect 1 x dwelling (2 storey 4-bed) involving the removal of existing residential caravan, and the retrospective siting of a container

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to Office recommendation.

1 EXECUTIVE SUMMARY

1.1 The site is located to the north-eastern side of a former farmyard and agricultural buildings on the northern side of Hospital Road, approximately 1.4km from its junction with Benwick Road, Doddington, within an area dominated by arable farmland with sporadic houses, likely to be related to, or previously related to, the farmland surrounding them.

1.2 The application seeks permission for the construction of a two storey, 4-bed detached house and would replace an existing mobile home located on the farmyard.

1.3 The site is located within an Elsewhere location as identified in the Local Plan, where residential development will only be acceptable with specified justification.

1.4 The site is located within an area designated as Flood Zone 3 and is classified as a 'More Vulnerable' form of development. The FRA states that temporary permissions were previously granted for the occupation of a mobile home at the site and a previously approved prior notification. Both of these elements are stated in the FRA to result in a precedent for further development on the site. However, this is not considered to be the case and the Sequential Test has not been proven to have been met.

1.5 A further permanent dwelling in this predominantly rural location is considered unjustified in this case and would significantly detract from, and undermine, the rural character of this part of the District.

1.6 On the basis of the assessment of the proposal, it is considered that the proposal would fail to accord with the provisions of the NPPF and Fenland Local Plan Policies LP3, LP12, LP14 and LP16 and is recommend for refusal.

2 SITE DESCRIPTION

2.1 The application site comprises a rectangular parcel of land on the northern side of Hospital Road approximately 1.4km to the north-west of the junction of Hospital

Road with Benwick Road, opposite the site of the Village Hall and adjacent to Doddington Community Hospital.

- 2.2 The site is located adjacent to a former working farmyard with a larger part-brick, part profiled sheeting building to the centre of the concrete yard area, and detached brick building to the front and side (south-east) and an existing 'park home'/static caravan sited to the western side of the frontage, which was previously granted permission to house agricultural workers.
- 2.3 There are at least 3 shipping containers situated to the south-eastern frontage of the site, and to the side of an existing small, detached brick outbuilding. To the rear of the frontage structures and to the eastern side of the large barn, there is part-hardstanding and part storage/parking of diggers, plant and machinery, a flat-bed van and a couple of vehicle trailers, and a kitchen garden with washing line.
- 2.4 Also within the Applicant's ownership is an area of grassed paddock to the northern side of Hospital Road and to the east of the former farm complex. This measures approximately 95m in width and 44m depth, back from the road. At present, the paddock space appears generally unused apart from the storage of a car and a lorry trailer, in addition to a garden table and chairs.
- 2.5 The site is located within Flood Zone 3.

3 PROPOSAL

- 3.1 The application seeks full permission for the construction of a two-storey dwelling plus a detached double-garage to the front.
- 3.2 The application site would be located to the east of the former farmyard, partly sited within the western part of the paddock and partly on the grassed area adjacent the yard and in which the vegetable garden is located. An existing informal grassed entrance to the eastern side of the main yard is proposed to be formalised, surfaced, paved and drained to form the new vehicular access to the dwelling.
- 3.3 The new 4-bed dwelling is stated to be constructed of 'farmhouse brick with dark grey timber weatherboard cladding and a dark grey pantile to the roof with cream uPVC fenestration.
- 3.4 A Design and Access Statement and Flood Risk Assessment accompany the application.
- 3.5 Upon occupation, it is stated that the existing park home/caravan would be removed from the site. Further information is provided under the assessment which follows.

Full plans and associated documents for this application can be found at: [F/YR21/1370/F | Erect 1 x dwelling \(2 storey 4-bed\) involving the removal of existing residential caravan, and the retrospective siting of a container | Elm Farm Hospital Road Doddington Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/Planning/Planning-Applications/F/YR21/1370/F)

4 SITE PLANNING HISTORY

F/YR18/1046/PNC04 Change of use from agricultural building Require Planning

	to a 2-storey 3 / 4- bed dwelling (Class Q(a) and (b))	Application 16.01.2019
F/YR15 0393/PNCOU	Change of use from agricultural building to a single-storey 4-bed dwelling (Class Q(a) and (b))	Further Information not required 06.07.2015
F/YR11/0452/F	Siting of caravan for residential use by agricultural workers (Renewal of planning permission F/YR09/0780/F)	Grant 14.10.2011
F/YR09/0780/F	Siting of caravan for residential use by agricultural workers (Renewal of planning permission F/YR06/1260/F)	Grant 25.01.2010
F/YR06/1260/F	Siting of caravan for residential use by agricultural workers	Grant 21.12.2006
F/YR05/0961/F	Change of use of agricultural building to a 1-bed dwelling	Refuse 11.10.2005

5 CONSULTATIONS

5.1 Doddington Parish Council: Support the proposal

5.2 Environment Agency: No objection -

We consider that the main source of flood risk at this site is associated with watercourses under the jurisdiction of the relevant Internal Drainage Board (IDB). As such, we have no objection to the proposed development on flood risk grounds.

LPA should apply the Sequential Test in accordance with Government policy guidance.

5.3 Local Residents: Seven letters of support for the proposal have been received (five from residents of Hospital Road, two from Newgate Street) stating that they have no objection to the proposal and that a new dwelling in this location would allow the Applicant to continue running his business from the site and provide much-needed security for the site as a result.

One of these comments includes a proviso requiring that passing bays along Hospital road should be provided as agreed in relation to a separate and previous development at Mega plants and as agreed with County Highways in relation to a planning approval there.

6 STATUTORY DUTY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan

unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

Para 2: NPPF is a material consideration in planning decisions.

Para 7: Purpose of the planning system is to contribute to the achievement of sustainable development

Para 12: Conflict with an up-to-date plan should not usually be granted

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

Para 117: Promote effective use of land

Para 155: Development should be directed away from areas at highest risk of flooding.

Para 157: Need to apply the sequential and exceptions tests.

Para 158: Development should not be permitted if there are reasonably available sites in areas at lower risk of flooding.

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2019

Context

Identity

Built Form

Nature

Homes and Buildings

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

LP12 – Rural Areas Development Policy

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

8 KEY ISSUES

- Principle of Development
- Flood Risk
- Character and Amenity

9 BACKGROUND

- 9.1 From the history section above, the farming business in operation previously was for pheasant hatchery, rearing and breeding around 2005 to just before 2014 and

the Local Planning Authority granted a series of temporary permissions for the siting and residential occupation of a mobile home at the site for the occupation by an agricultural worker/s on the farm.

- 9.2 The most recent temporary permission expired in October 2014 and a further renewal of the permission was not sought and, at some point, the caravan was relocated to its current location in the south-western corner of the site. It would appear that the residential occupation and siting of the caravan do not therefore currently benefit from any extant planning permission.
- 9.3 In 2015 a prior notification proposal under Class Q (conversion of agricultural buildings to residential dwellings) of the General Permitted Development Order was submitted to and authorised by the Council. This related to the larger barn on the application site.
- 9.4 However, it was confirmed that the change of use was not commenced within the necessary period and had therefore lapsed, and a further prior notification was submitted in 2018. The accompanying submission stated that the pheasant farming had ceased around 2015 and the Applicant was operating the site as a business for the storage and repair of agricultural machinery. By this point, the former agricultural buildings were no longer in use for agricultural purposes (pheasant, then chicken rearing) and a material change of use had taken place to a B8 use (storage and distribution use) instead. The prior notification was therefore rejected under the terms of the restrictions set out under the General Permitted Development Order for the re-use of 'agricultural' buildings.
- 9.5 In summary, the mobile home on the site does not benefit from any apparent planning permission and has not been in breach of condition (for occupation by agricultural workers) for a sufficient amount of time to represent a 'lawful use' under the terms of the 2011 permission (and which expired in October 2014).
- 9.6 The use of the site for the storage and repair of agricultural machinery, plant and vehicles (Use Class B8) does not benefit from any permission for the change of use of the land, and there is no extant authorisation for the change of use of the barn to a dwelling under Class Q of the GPDO.

10 ASSESSMENT

Principle of Development

- 10.1 The application site is located away from the built-up area of the settlement of Doddington, within an isolated location dominated by countryside and occasional sporadic development. The area is characterised by agricultural uses and occasional leisure uses (a small garden centre and a motocross site approximately 180m from the application site) and in a location considered appropriate for these specific leisure uses, otherwise considered inappropriate to a village location by virtue of noise and disturbance to residential amenities. As such the site must be considered as 'Elsewhere' within the settlement hierarchy set out in Policy LP3
- 10.2 Policy LP3 and Policy LP12 (D) set out that residential development in such locations should be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services; and to minerals or waste development in accordance with separate Minerals and Waste Local Development Documents (LDDs). The current application clearly does not accord with prescribed uses in accordance with

the local development plan, and the proposal accordingly would represent unjustified new residential development in an unsustainable 'Elsewhere' location, contrary to National and Local Plan policy and would detract from the intrinsic character and appearance of the rural area.

10.3 Notwithstanding this, the only element of any case advanced, albeit not formally submitted as such, is indicated in some of the supporting comments from local residents, stating that the Applicant's presence on the site will enhance security and enable the existing business to flourish.

10.4 In addressing this point it should be noted that;

a) Security in its own right is not considered adequate justification for a new permanent dwelling in a rural location;

b) The Applicant already has a 'presence' on the site by virtue of the siting and residential occupation of the mobile home (albeit without the benefit of planning permission); and

c) the business use currently operating from the site (the repair and servicing of agricultural machinery) does not constitute 'agricultural use' and therefore a material change of use of the land has occurred and which also does not benefit from planning permission and is therefore unauthorised.

10.5 There is no apparent justification or case advanced which would outweigh the deleterious effect of a new unjustified permanent dwelling in this rural location.

10.6 Accordingly, it is considered that the proposal does not accord with any of these requirements and as such is contrary to the provisions of the National Planning Policy Framework and Policies LP3 and LP12 of the adopted Fenland Local Plan.

Flood Risk

10.7 The site is also located within an area designated as Flood Zone 3, a zone at higher risk of flooding and for a 'more vulnerable' form of development.

10.8 Policy LP14 of the Fenland Local Plan requires that development proposals adopt a sequential approach to new development where flood risk is a material consideration, directing development in the first instance to areas with a lower flood risk category (in this case, Flood Zones 1 and 2). Only if the sequential test demonstrates that there are no available sites in lower flood risk areas will sites be considered in higher risk zones. The Local Planning Authority has identified that the area of search for alternative sites where a proposal is located within an 'elsewhere' location, will be the whole of the District.

10.9 The sequential test set out above is supported by the National policy guidance set out in Section 14 of the National Planning Policy Framework. The Flood Risk Assessment accompanying the application does consider the sequential test, however it is limited in scope to the adjacent settlement only and does not consider any sites beyond. It therefore does not satisfactorily address or satisfy the requirements of the Sequential Test in a location such as the application site.

10.10 It is considered that applying the sequential test across the whole of the District, as is the Council's adopted approach for a site outside the settlement, would result in identifying sites at lower risk, capable of accommodating a single dwelling, and therefore the proposal is deemed to have failed the sequential test.

10.11 On matters of flood risk, therefore, the application site would not accord with the planning requirements as set out under the NPPF and Policy LP14 of the adopted Fenland Local Plan 2014.

Character and Amenity

10.12 The application proposes the construction of a permanent new dwelling to the north-eastern side of a former agricultural yard within an area of predominantly undeveloped countryside.

10.13 There is sporadic development within the local area and a motocross site situated to the south at Washbrook Farm (150m from the site), which has involved some earthworks for the provision of associated tracks, is permitted in appropriate locations as leisure use within rural areas subject to relevant planning considerations.

10.14 Hospital Road terminates for vehicular access further to the south-west where it serves one remaining farm located approximately 170m from the current application site.

10.15 The character of development in this area can be described as sporadic and loose-knit, due to the large and spacious fields forming gaps between the occasional dwellings along Hospital Road and the inter-relationship between existing residential properties and the broad agricultural hinterland between and surrounding them.

10.16 Policy LP16 of the Fenland Local Plan requires development to '*make a positive contribution to the local distinctiveness and character of the area, enhancing its local setting, responding to and improving the character of the local built environment, providing resilience to climate change, reinforcing local identity and not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area*'.

10.17 The proposal by its very nature and location would detract from the relationship between Hospital Road and its rural and undeveloped surroundings. The proposed development would undermine this relationship by the consolidation of existing sporadic and loose-knit built form notable in this area and would therefore be contrary to Policy LP16 of the adopted Fenland Local Plan.

11 CONCLUSIONS

11.1 The proposal is considered to fail to accord with Policies LP3, LP12, LP14 and LP16 of the adopted Fenland Local Plan 2014.

11.2 The site is located within an isolated location beyond the nearest settlement and does not meet with any of the identified exceptions to countryside protection policies as set out under Policies LP3 and LP12.

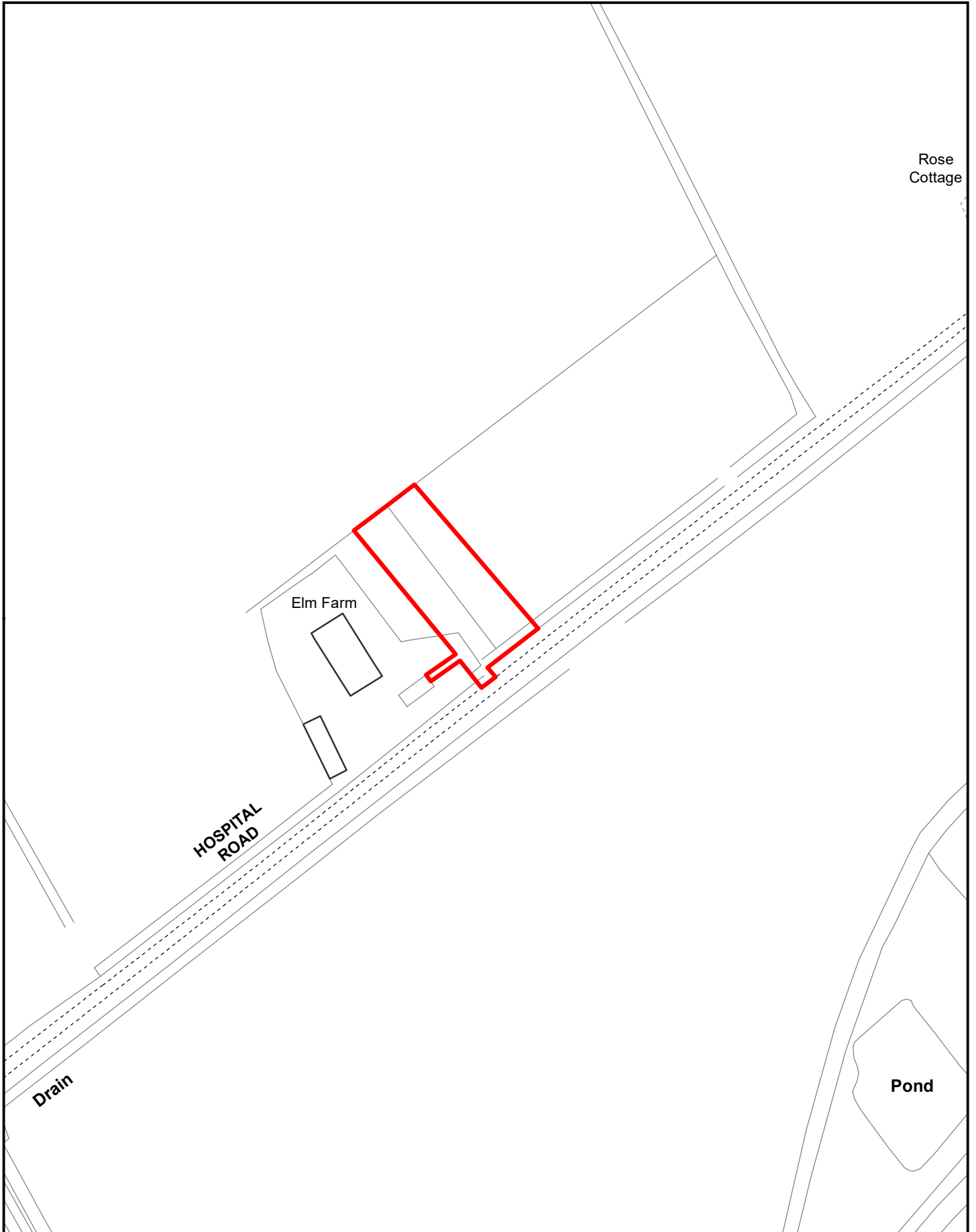
11.3 The Sequential Test under flood risk policy fails to demonstrate that there are no sequentially preferable sites within the District capable of accommodating the development.

11.4 Furthermore, the development of the site would have a deleterious impact on the generally open character of the area characterised by sporadic development with a close visual connection with the surrounding countryside.

12 RECOMMENDATION

REFUSE for the following reasons:-

1.	<p>Policy LP3 of the adopted Fenland Local Plan 2014 sets out the settlement hierarchy within the District, setting out the scale of development considered appropriate to each level of the hierarchy. The application site is situated within a rural location and an 'Elsewhere' location, isolated from the nearest settlement and as defined under Policies LP3 and LP12. In such rural locations development is to be limited to specific uses only within a countryside location. The proposal is for the construction of an unjustified new residential property, not associated with any of the specified criteria and the proposal would therefore be contrary to Policies LP3 and LP12 of the Fenland Local Plan 2014.</p>
2.	<p>Policy LP14 of the Fenland Local Plan, and paragraphs 155-165 of the National Planning Policy Framework 2021, set out the approach to developing land in relation to flood risk, with both documents seeking to steer new development in the first instance towards available land at a lower risk of flooding. This is achieved by means of requiring development proposals to undertake a sequential test to determine if there is land available for development at a lower risk of flooding than the application site, and only resorting to development in higher flood risk areas if it can be demonstrated that there are no reasonably available sites at a lower risk of flooding.</p> <p>Fenland District Council's adopted approach to sequential testing is that where a site is located in the countryside, the area of search for application of the sequential test is the whole District. The Sequential Test accompanying the application (contained within the submitted flood risk assessment) does not consider sites across the whole of the District and therefore the Sequential Test is lacking proper application and is accordingly failed. As a result, the proposal would fail to accord with the provisions of the NPPF and Policy LP14 of the Fenland Local Plan 2014.</p>
3.	<p>Policy LP16 of the Fenland Local Plan (2014) requires development proposals to deliver and protect high quality environments throughout the district.</p> <p>Proposals are required to demonstrate that they make a positive contribution to the local distinctiveness and character of the area, enhancing their local setting and both responding to and improving the character of the local built environment whilst not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area. The proposal is for the construction of a new dwelling on currently undeveloped land within a streetscape characterised by sporadic development with a close relationship to the wider open countryside.</p> <p>The development would result in the consolidation of existing sporadic built form and an urbanisation of the street scene, detracting from the open and sporadic character of this rural location. The result would be a development that results in harm to the existing distinctiveness and open character of the area which would be contrary to policy LP16 of the Fenland Local Plan (2014).</p>



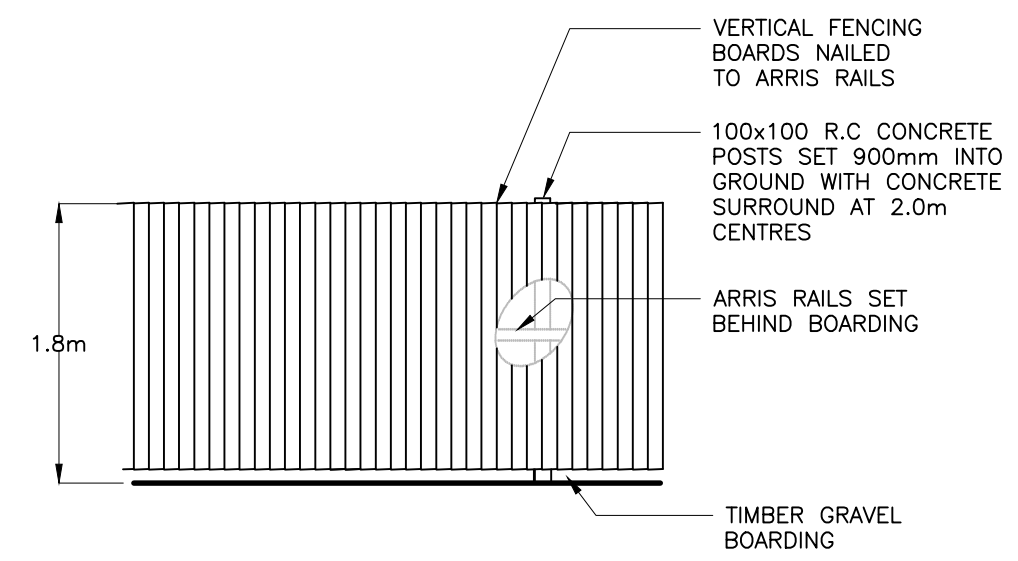
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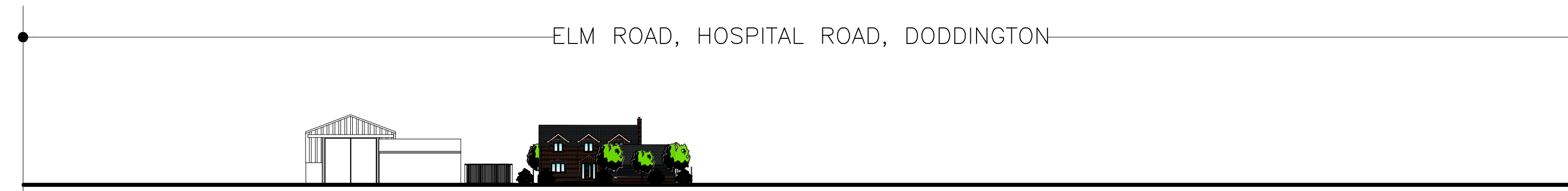
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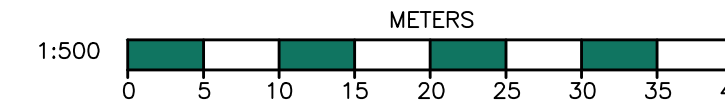




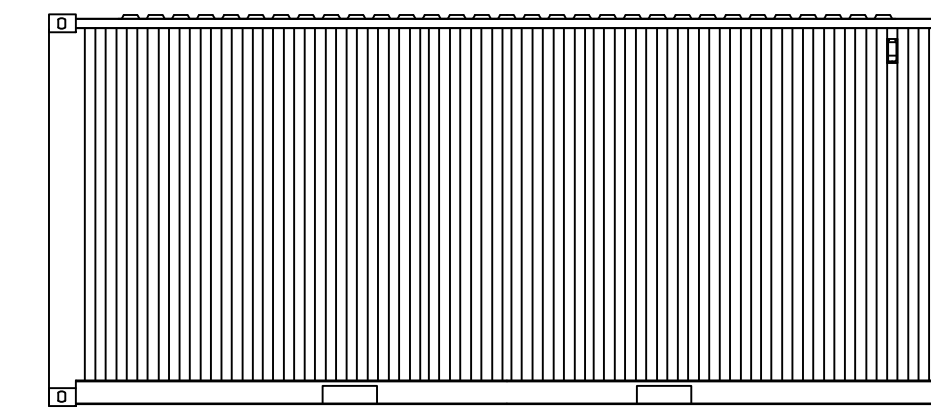
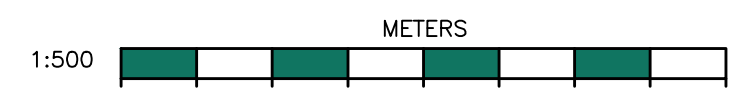
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(1:50)



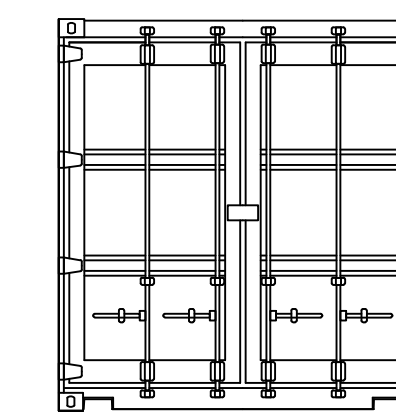
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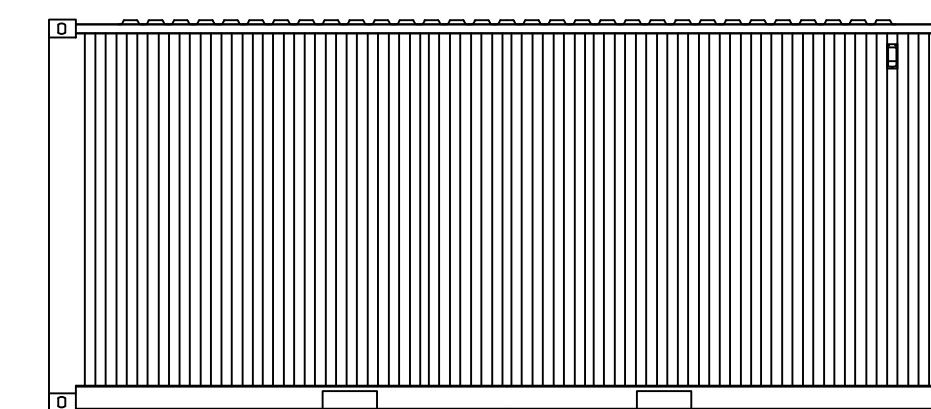
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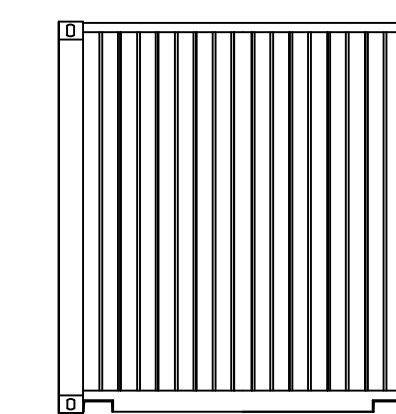
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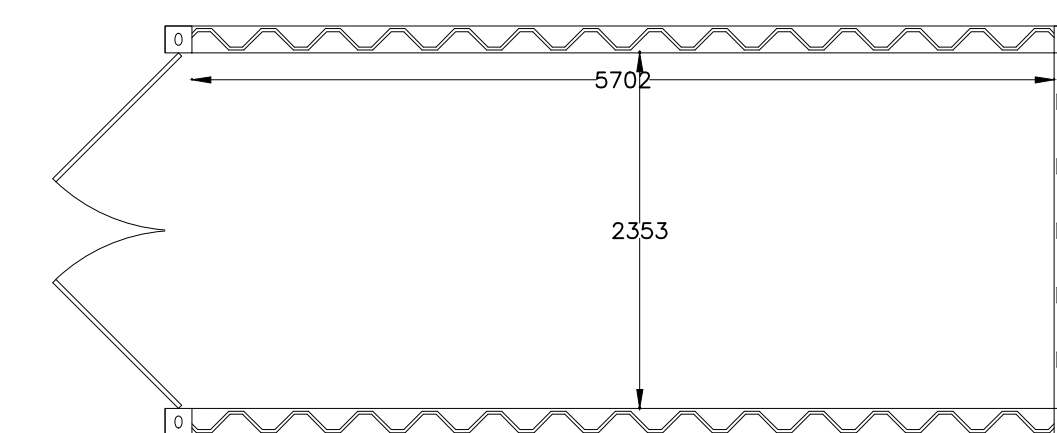
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CONTAINER RHS ELEVATION (1:50)



CONTAINER REAR ELEVATION (1:50)



CONTAINER FLOOR PLAN (1:50)

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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 BCO (or NHBC) 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

REVISIONS	DATE

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Tel: 01354 655454
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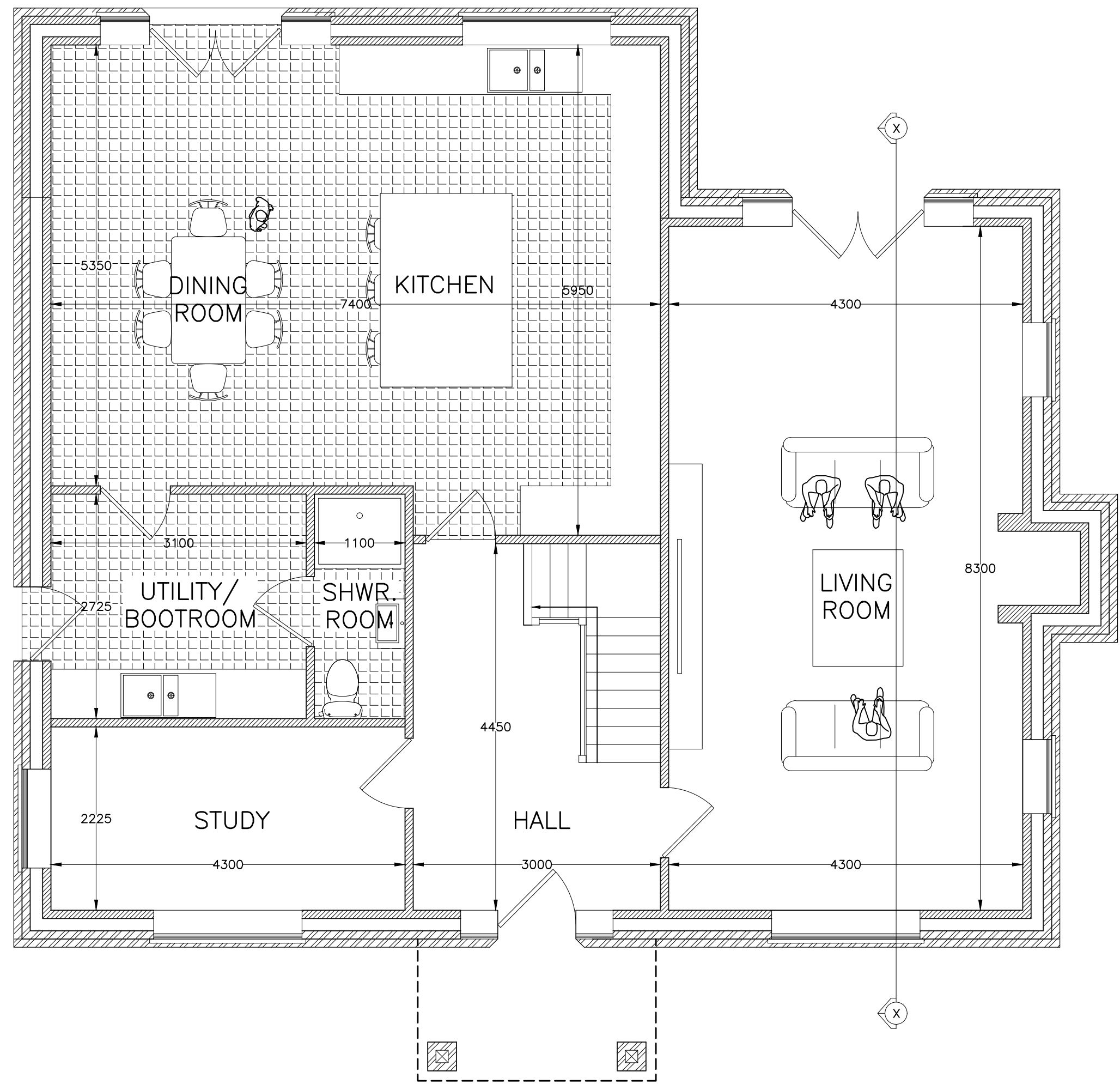
Fenland District Council
Building Design Awards
winner
Building Excellence in Fenland

CLIENT
Mr S Miller

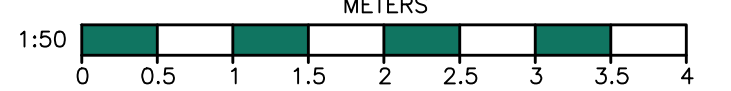
PROJECT
Elm Farm,
Hospital Road,
Doddington, Cambs
PE15 0SL

TITLE
Proposed Site Plan &
Additional Details

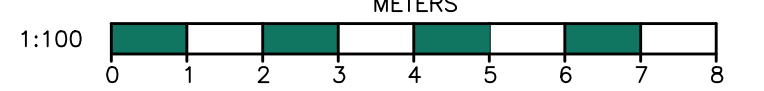
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DATE Aug 2021	DRAWING NUMBER H7786/03
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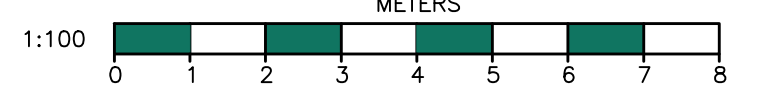
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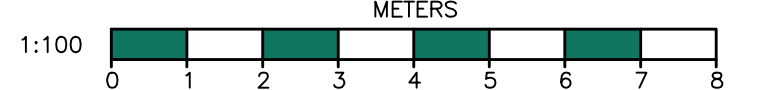
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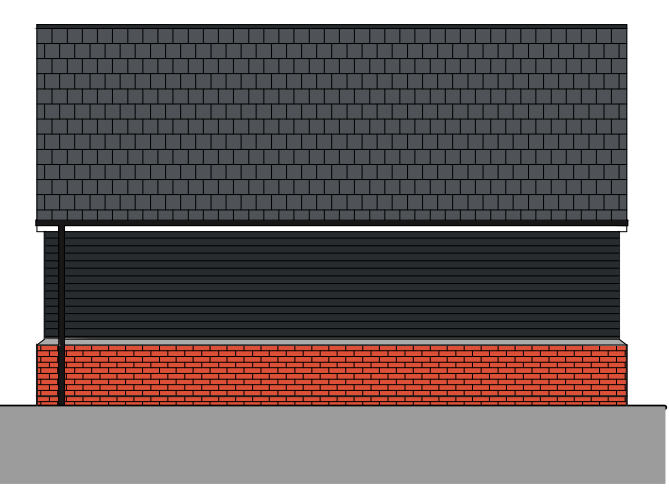
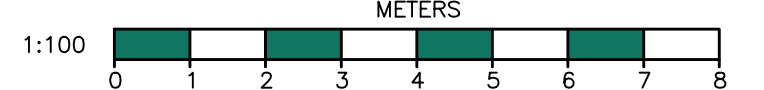
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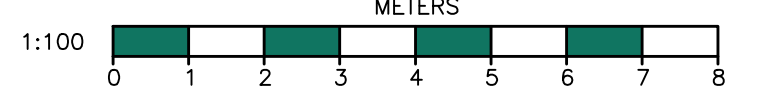
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PROPOSED RIGHT HAND SIDE ELEVATION (1:100)



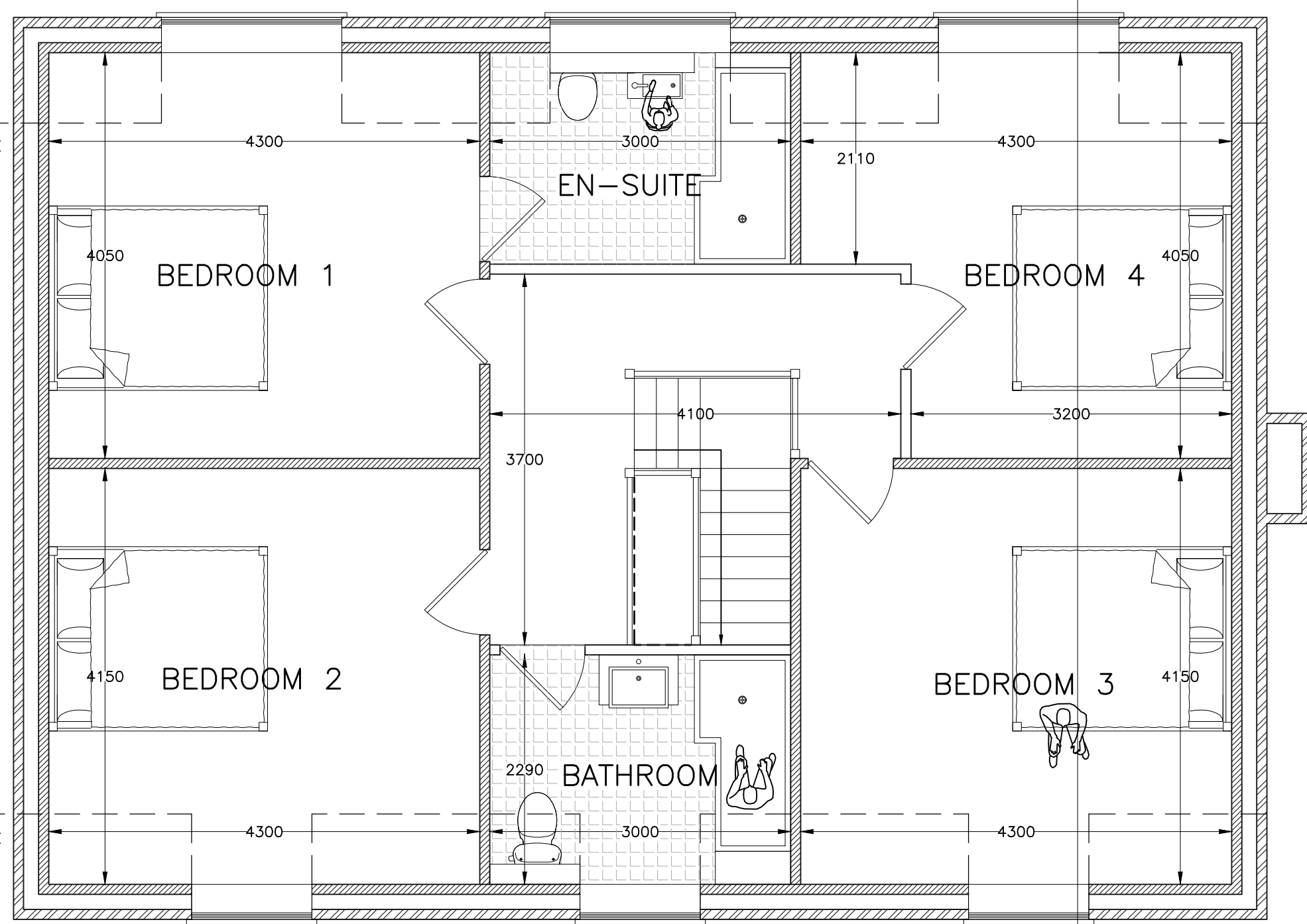
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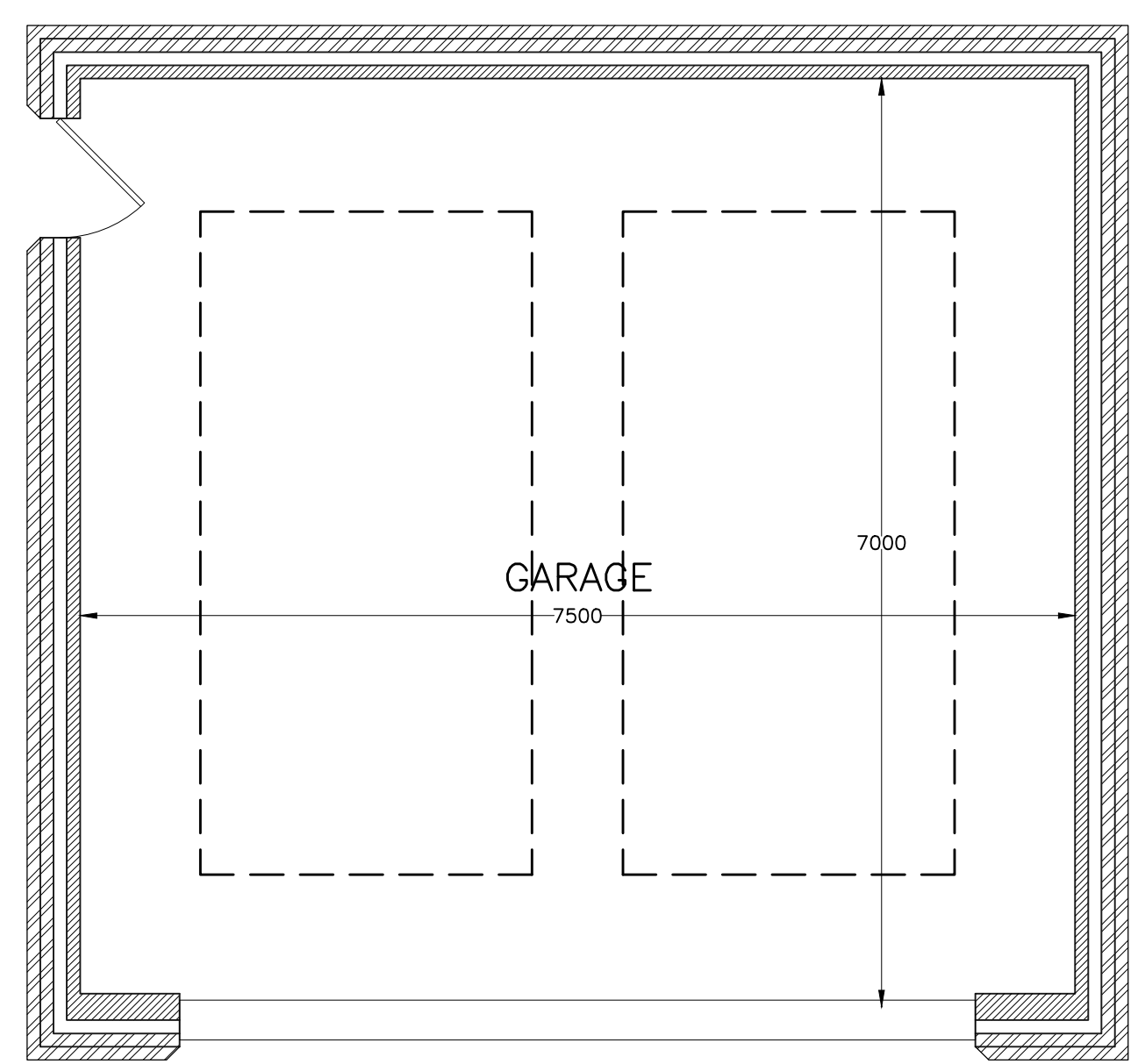
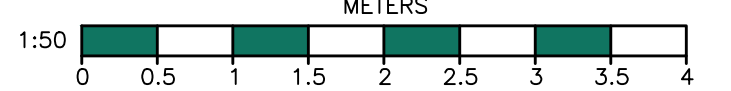
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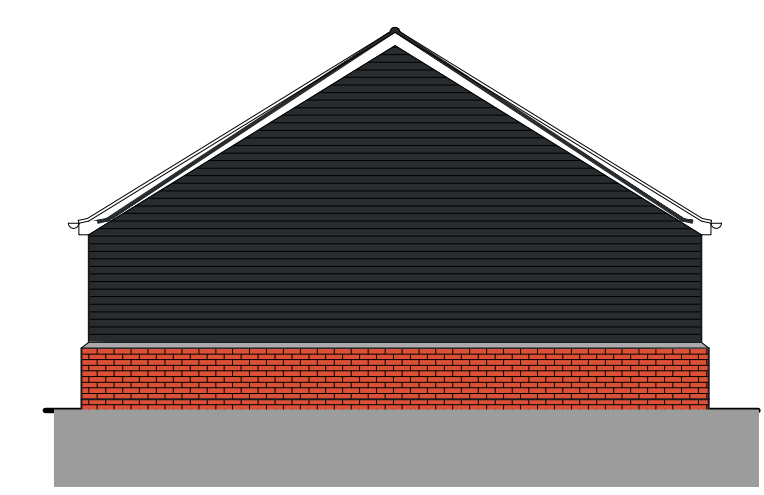
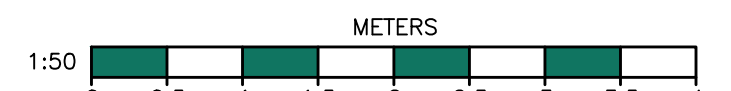
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 DARK GREY TIMBER
 WEATHERBOARD CLADDING
 ROOF : DARK GREY FLAT TILE
 JOINERY : CREAM UPVC UNITS
 RAINWATER GOODS : BLACK UPVC



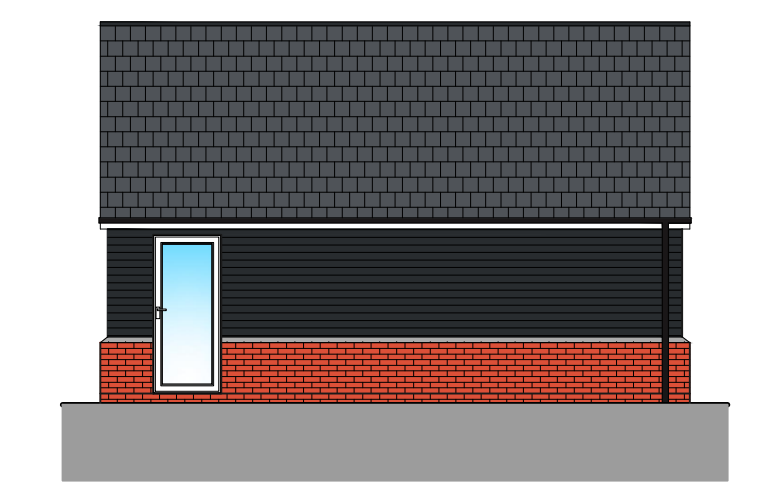
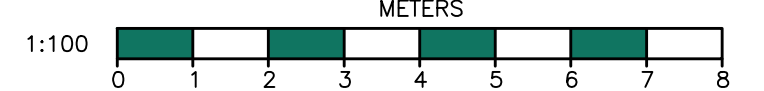
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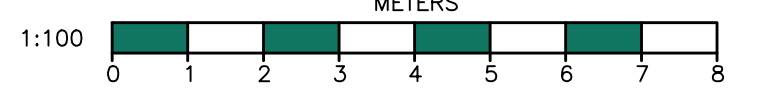
PROPOSED GROUND FLOOR PLAN (1:50) (GARAGE)



PROPOSED REAR ELEVATION (1:100)



PROPOSED LHS ELEVATION (1:100)



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 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 BCO (or NHBC) 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

A CLIENTS COMMENTS	SEP 2021
REVISIONS	DATE

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UKBC Building Excellence Awards Winner
 Fenland District Council Building Design Awards Winner
 Building Excellence in Fenland

CLIENT
 Mr S Miller

PROJECT
 Elm Farm,
 Hospital Road,
 Doddington, Cambs
 PE15 0SL

TITLE
 Proposed Building Arrangements

DRAWN J.Scotcher	DATE OF ISSUE
CHECKED	
DATE Aug 2021	DRAWING NUMBER H7786/02_A
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F/YR22/0214/VOC

**Applicant: Minster Property Group
Limited and This Land Limited**

**Agent : Mr Jake Stentiford
Surface Planning**

Land West Of Hereward Hall, County Road, March, Cambridgeshire

Variation of conditions 14 (landscaping/biodiversity matters) and 17 (list of approved plans) relating to planning permission F/YR19/1029/F (Erect 19 x 2-storey dwellings with garages Plots 13 & 14 only (comprising of 10 x 2-bed, 7 x 3-bed and 2 x 4-bed)) to facilitate delivery of the scheme for 100% affordable dwellings, erect an electrical substation and amend the accommodation schedule to 11 x 2-bed, 5 x 3-bed and 3 x 4-bed dwellings

Officer recommendation: Grant

Reason for Committee: Town Council comments contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 There is extant permission for this site for the same quantum of development and the changes proposed by this submission are minor material amendments in the context of the approved scheme.
- 1.2 The amendments are necessary to enable the housing development to come forward as a fully affordable scheme, and this Section 73 application proposes minor changes to the dwelling footprints and designs whilst adhering to the originally approved layout in terms of road layout and technical details.
- 1.3 It remains the case that subject to appropriate conditions the scheme may be delivered in accordance with the relevant planning policy framework without detriment to the character of the area, residential amenity, flood risk and highway safety.
- 1.4 The comments of the Town Council and local residents are noted; however, there are no material considerations prompted by the revisions shown that would warrant any other recommendation other than to grant.

2 SITE DESCRIPTION

- 2.1 The site lies to the west of Hereward Hall which provides offices to Cambridgeshire County Council and shares a vehicular access onto County Road. The site measures 0.49ha and is almost rectangular in shape and is currently grassland with a permissive footpath linking the development of All

Saints Close to the south to the Robingoodfellows Lane open space/play park to the north.

- 2.2 The land is bounded by existing residential properties on the western and southern boundaries. There is a group of TPO trees (TPO17/86) along the northern boundary with the area of open space. The site lies within Flood Zone 1 and is not the subject of any designations or allocations, although the Norwood Road Nature Reserve is 190m north of the site.

3 PROPOSAL

- 3.1 This submission is made under Section 73 of the Town and Country Planning Act 1990 (as amended) and seeks to vary conditions 14 (landscaping/biodiversity matters) and 17 (list of approved plans) of planning permission F/YR19/1029/F.

- 3.2 New issues may arise after planning permission has been granted, which require modification of the approved proposals. Where these modifications are fundamental or substantial, a new planning application will need to be submitted. Where less substantial changes are proposed, there are options for amending a proposal that has planning permission, these being:

A non-material amendment (a Section 96A application)

A minor material amendment (a Section 73 application)

- 3.3 There is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.
- 3.4 The amendments proposed under this submission seek to amend the approved house types in respect of footprints and elevational treatments along with the removal of garages from the scheme; albeit the variations will continue to follow the approved site layout.
- 3.5 Whilst the amendments to the house types result in minor reconfigurations of the layout in the immediate vicinity of each unit, there are no changes affecting the overall layout of the scheme, including road geometry, parking, shared surfaces, and public realm, which all remain as previously approved.
- 3.6 It is further noted that the whilst the schedule of accommodation will remain as 19 units there will be some amendments to the level of accommodation provided as follows; albeit the quantum of development in terms of the number of units and the bedspaces remains consistent.

Dwelling type	Original Approval	Proposed scheme
2- bedroom houses	10 (total bedrooms 20)	11 (total bedrooms 22)
3- bedroom houses	7 (total bedrooms 21)	5 (total bedrooms 15)
4-bedroom houses	2 (total bedrooms 8)	3 (total bedrooms 12)
	Total bedrooms delivered across site = 49	Total bedrooms delivered across site = 49

3.7 In addition to the above an electrical substation is proposed to be located between Plots 18 and 19; this is 3 metres x 3 metres, with a maximum height of 2.75 metres, sited on a 4 metre x 4 metre hardstanding.

3.8 Full plans and associated documents for this application can be found at: <https://www.publicaccess.fenland.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

4 SITE PLANNING HISTORY

F/YR19/1029/F	Erect 19 x 2-storey dwellings with garages Plots 13 & 14 only (comprising of 10 x 2-bed, 7 x 3-bed and 2 x 4-bed)	Granted 30.06.2020
19/0043/PREAPP	Development of 20 dwellings	Supportive, subject to amendments 22.05.2019
F/YR06/0792/F	Removal of Condition 04 of planning permission F/YR06/0178/RM (Erection of 57 houses) relating to first-floor windows in the southern elevation of Plot 1	Granted 17.08.2006
F/YR06/0178/RM	Erection of 57 houses comprising; 12 x 2-bed and 18 x 3-bed terraced, 8 x 2-bed and 2 x 3-bed semi-detached, 8 x 3-bed semi-detached with first-floor balcony, 3 x 2-bed detached and 6 x 3-bed detached with first-floor balcony and associated parking	Approved 09.06.2006
F/YR05/0891/O	Variation of Condition 02 of planning permission F/YR01/0427/O to extend the time period for 1 year for the submission of the Reserved Matters	Granted 19.10.2005
F/YR01/0427/O	Residential development to include 13% affordable housing and ancillary roads and infrastructure	Refused 06.03.2002 Allowed on Appeal 05.03.2003
F/YR01/0428/ REG3	Provision of new offices, access road and external works	05.12.2001

5 CONSULTATIONS

5.1 Town Council

'Concern was still expressed at the level of development in this area'; following further communication the Town Council clarify that 'All along, March Town Council has expressed concern at the level of development on this site in this particular area. Our concerns were not taken into account when planning permission was granted in 2019 so we have merely reiterated that our concerns still stand. Since the site had been granted planning permission, we were not aware that we could formally raise objections to what are relatively minor

amendments. However, if that option is open to us, please register our concern (over-development) as a formal objection.'

5.2 Wildlife Officer

'The proposed changes to the plans have no significant impact on the recommended conditions relating to biodiversity and as such I have no objection to this variation of conditions application'.

5.3 Senior Archaeologist (CCC)

'Our records indicate that the site lies in an area of high archaeological potential. Archaeological investigations immediately to the east in advance of construction of Hereward Hall revealed evidence of prehistoric activity, including a crouched burial (Cambridgeshire Historic Environment Record reference ECB928), as well as evidence of Roman (MCB15267), medieval and post-medieval (MCB15268) activity. Archaeological investigations at Norwood Road also revealed evidence of prehistoric (MCB18159), Roman (MCB18160) and postmedieval occupation (MCB18161). In addition, at Whitemoor Sidings archaeological investigations revealed evidence of Early Bronze Age occupation (MCB16673). To the north east is further evidence of prehistoric and Roman occupation (MCB9563, MCB9562, MCB9561, MCB11191, MCB9561, MCB17742, MCB11192, MCB17743) including, the Fen Causeway, a known Roman Road (MCB15033).

We have commented on this site previously. We would recommend that the same archaeological standard condition is placed on the development as was included on permission granted to prior associated application F/YR19/1029/F within the same bounds. Usage of the following worded condition is recommended:

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.

5.4 **Local Residents/Interested Parties**

3 letters of objection have been received (2 x Robingoodfellows Lane and 1 x All Saints Close) in respect of this proposal; these may be summarised as follows:

Design, character and residential amenity

- Density, over development and visual impact
- Loss of view/outlook, overlooking/loss of privacy, proximity to property
- will visually impact houses and us to a point
- Will lose privacy in their garden and cause noise which will disturb their enjoyment of their garden

Flooding and Drainage

- *'Properties in Robingoodfellows Lane already suffer severe drainage problems when we have heavy rain. Those of us particularly properties next door to the park odd number properties (81&beyond) our front gardens flood as drains cannot cope. Lime Grove properties had to be pumped out due to flooding recently, it comes through to our back gardens and eventually away onto the wasteland at the back that you are proposing to build on, we need that land to soak up the excess water that we suffer from'.*
- More housing will make existing drainage and flooding problems worse
- *'The road dips outside our bungalow and excess rain flows directly onto our garden'.*
- Deeply worried about flooding
- Building work will disturb residents, especially shift workers and will create dust; impact on residents during build from inconsiderate contractors; working antisocial hours and removing trees and vegetation.

Other matters

- Affordable housing will not benefit people of March, young people in particular who desperately need housing are being priced out of their home town, as is a problem all over the country.
- Agricultural land
- Environmental and Wildlife Concerns: *'Wildlife loss of habitat for our birds and the foxes and Muntjac'.*
- Light Pollution: *'Light pollution we have lovely views at night of the skies watching stars on a clear night, lighting will cause us be unable to continue to do this'.*
- Noise, anti-social behaviour, smell: Recently moved due to antisocial behaviour as the area was quiet and not overlooked at the back. Feel that they will have to move in the long run due to feeling crowded and consider that the proposal will ruin the area.
- Local services/schools - unable to cope: *'There is not enough doctors and dentists in March to cope with more houses being built in the town'.*

6 **STATUTORY DUTY**

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

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Para. 135 – LPAs should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)

7.2 National Design Guide 2019

Context C1 - Relationship with local and wider context;
Identity I1 - Respond to existing local character and identity
Built Form B2 - Appropriate building types and forms

7.3 Fenland Local Plan 2014

LP16 – Delivering and Protecting High Quality Environments across the District
LP19 – The Natural Environment

7.4 March Neighbourhood Plan 2017

H2 – Windfall Development
H3 – Local Housing Need
OS1 – Open Space

8 KEY ISSUES

- **Principle of Development**
- **Implications of amendments proposed**
- **Other matters**

9 BACKGROUND

- 9.1 The original planning application was considered by Planning Committee in June 2020, against the backdrop of an extant reserved matters approval (part of the housing development at All Saints Close). Members resolved to grant planning permission.
- 9.2 The original application was granted unincumbered by any planning obligations as the scheme was found to be unviable.

10 ASSESSMENT

Principle of Development

- 10.1 The principle of development has been established by virtue of the earlier grant of consent. As such the evaluation of this scheme is restricted solely to the amendments proposed by the scheme. It should be noted that the quantum of development remains as per the earlier approval albeit there has been a redistribution of bedrooms across the 19 units scheme, i.e. an additional 2 - bedroom unit and 4-bedroom unit and a reduction of 2 x 3-bed units.

- 10.2 Given that these amendments relate solely to the design of dwellings with the consequences being lesser footprints for all units across the entire estate there are no impacts arising in respect of drainage, highways or other technical matters previously evaluated and found acceptable.

Implications of amendments proposed

- 10.3 The scheme maintains the original separation distances between existing and proposed units and fenestration details in terms of positioning and amount is largely consistent with the approved scheme and that now proposed. Accordingly, no additional or indeed significant impacts arise from the amendments proposed.
- 10.4 Additionally the scheme design ethos remains consistent across the two schemes albeit the overall ridge heights of the individual unit designs have been reduced across the development as a consequence of the amended designs.
- 10.5 It is further considered that the inclusion of the electrical substation is a minor material amendment in the context of the scheme, noting its form, scale and positioning within the estate.
- 10.6 It remains that case that the scheme is acceptable in terms of layout, impacts and character and there are no matters to reconcile in respect of Policies LP2 and LP16 and the scheme may still attract a favourable recommendation.

Consultation responses received

- 10.7 The Town Council previously raised concern regarding the level of development however there were no policy grounds, or indeed justification, to withhold planning permission and the Committee granted planning permission in accordance with Officer recommendation. There are no material changes in circumstance that would warrant refusal of the revised proposals. This was conveyed to the Town Council who nonetheless have asked that this application be reported to the Planning Committee.
- 10.8 As noted above the scheme proposal retains a similar design ethos and proposes the same quantum of development. Comments made regarding overlooking, loss of privacy have been previously assessed and no significant impacts were considered; the current scheme proposes inconsequential changes and as such remains acceptable.
- 10.9 As noted above the layout of the site remains as per the original approval in terms of road layout, servicing and its impacts similarly will remain consistent. Matters of flood risk and drainage have been previously considered and it was previously conditioned that a detailed surface water drainage strategy should be submitted and agreed prior to any works commencing above ground. This scheme would be based on the agreed Surface Water Drainage Strategy document which formed part of the original approval and the additional technical details required by virtue of the earlier approval would again be conditioned.
- 10.10 A Construction Management Plan condition was imposed on the original application which required the submission of details regarding access, hours of operation, road survey, delivery times. The satisfactory discharge of such a condition, which would be reimposed on any decision issued in respect of this scheme, would address matters raised by neighbouring occupiers with regard to the construction phase.

- 10.11 In addition, an external lighting condition formed part of the original decision notice and again this would be reimposed.
- 10.12 Comments made regarding the success or otherwise of affordable housing being provided for local people is an unsubstantiated opinion and is not material to the consideration of the current scheme. It is clear however that Policy LP5 of the FLP seeks to deliver affordable housing within the district and that the delivery of this scheme as 100% affordable housing will be of benefit to those seeking this housing product.
- 10.13 There is nothing to suggest that the development will represent issues in terms of noise, anti-social behaviour or smell.
- 10.14 Comments raised relating to local services and schools being unable to cope are acknowledged however again it is noted that the site benefits from an extant approval for the same quantum of development and as such the scheme as proposed has no additional impacts to those previously considered.

Other Matters

- 10.15 With regard to the decision, it should be noted that the issue of a permission under section 73 results in a new planning permission as such the earlier conditions imposed under the original consent will be brought forward to the new planning permission and amended as required by the alternative details submitted. The conditions to be imposed as part of this approval essentially mirror those imposed on F/YR19/1029/F, excepting that the plan schedule will reference the updated house-type and site layout and landscape masterplan.
- 10.16 As required by section 100ZA(5) of the Town and Country Planning Act 1990 planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).
- 10.17 The applicant has been consulted on the proposed conditions and has confirmed their agreement to them in writing. Therefore, should the application be approved and the consent granted with the proposed conditions after 1st October 2018, it is considered that the requirements of section 100ZA(5) have been met.

The proposed conditions are as follows:

- (3) Archaeology
- (4) Construction management
- (5) Surface water drainage scheme
- (11) Tree Protection
- (13) Updated badger survey

11 CONCLUSIONS

- 11.1 There is extant consent relating to this site for the same quantum of development and the changes proposed by this submission are minor material amendments in the context of the approved scheme.

- 11.2 The amendments detailed are necessary to enable the housing development to come forward as a fully affordable scheme, and this Section 73 application proposes minor changes to the dwelling footprints and designs whilst adhering to the originally approved layout in terms of road layout and technical details.
- 11.3 It remains the case that subject to appropriate conditions the scheme may be delivered in accordance with the relevant planning policy framework without detriment to the character of the area, residential amenity, flood risk and highway safety.
- 11.4 Whilst the comments of the Town Council and local residents are noted, there are no material considerations prompted by the revisions proposed that would warrant any other recommendation other than to grant.

12 RECOMMENDATION: Grant

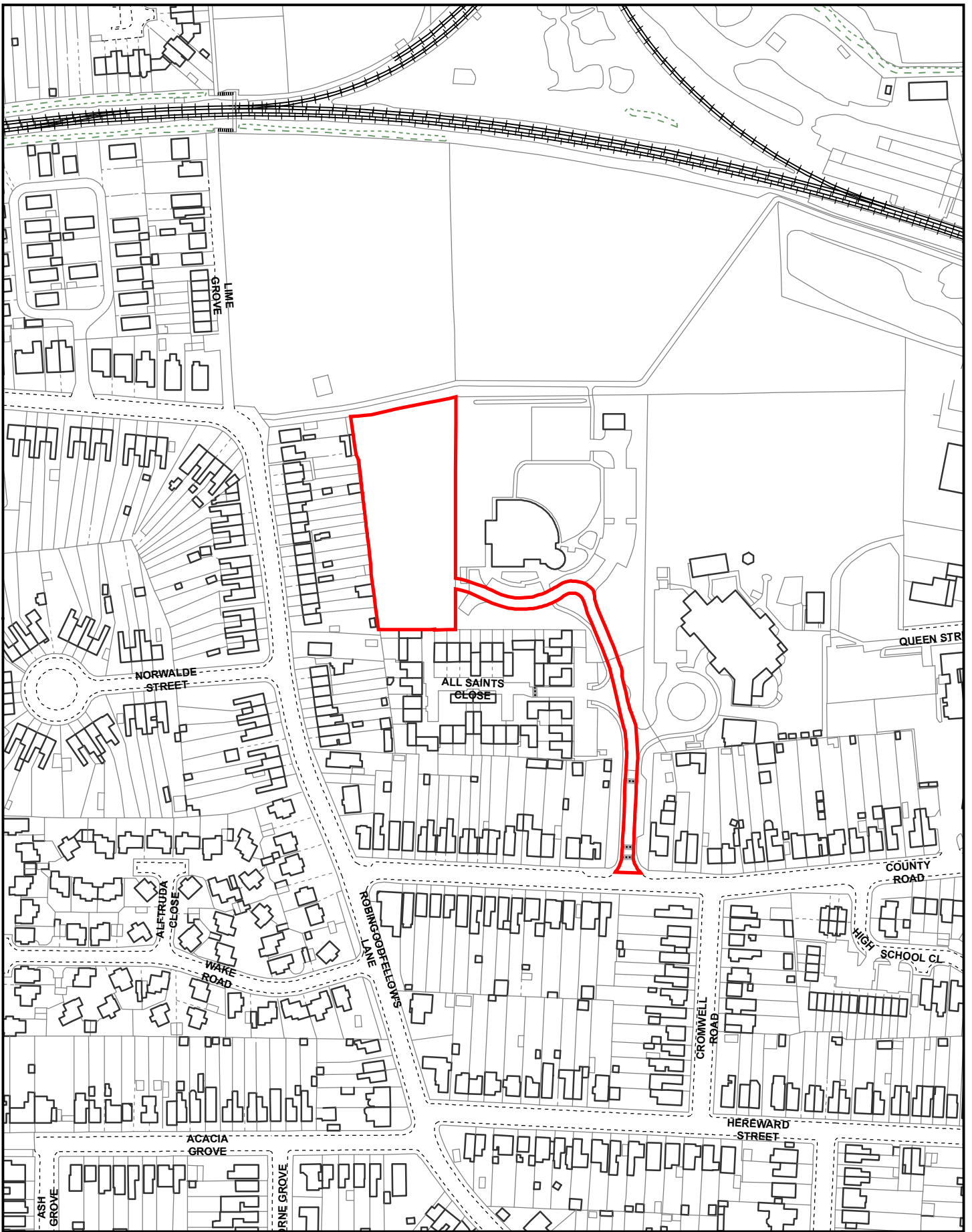
Conditions

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>Vehicle turning and parking spaces as shown on drawing number 101-528/001E shall be provided prior to the occupation of its related dwelling and shall be retained thereafter.</p> <p>Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety and to ensure compliance with Policies LP15 of the Fenland Local Plan 2014.</p>
3	<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"> 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. <p>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.</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 (2021).</p>
4	<p>No development shall take place, including any works of demolition, until a Construction Management Plan or Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:</p> <ul style="list-style-type: none"> o An appropriate construction access; o Adequate turning and off loading facilities for delivery/construction vehicles; o An adequate parking area clear of the highway for those employed in developing the site; o Method of prevention of mud being carried onto the highway; o Construction traffic routes o Protection of public rights of way o A before and after road condition survey o Hours of operation o Delivery times <p>Reason: In the interests of safe operation of the highway in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
5	<p>No above ground works shall commence until a detailed surface water drainage scheme for the site, based on the agreed Surface Water Drainage Strategy prepared by MLM Group (619775-MLM-ZZ-XX-DR-C-0110) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.</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 in accordance with Policy LP14 of the Fenland Local Plan 2014.</p>
6	<p>Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff subcatchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.</p> <p>Reason: To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraph 169 of the National Planning Policy Framework.</p>
7	<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</p>

	<p>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: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014.</p>
8	<p>No development other than groundworks and foundations shall take place until full details of the materials to be used in the development hereby approved for the walls and roofs are submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour and reference number. The development shall then be carried out in accordance with the approved details 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, adopted May 2014.</p>
9	<p>All means of enclosure (as shown on Drawing 101-528/014) denoted as close boarded fencing (CB) shall be designed to allow hedgehogs to be able to pass through the fencing. This may be achieved by either raising the fencing approximately 13cm (5in) above the ground level, or alternatively by creating small (13cm x 13cm) gaps at regular intervals along the fence line.</p> <p>Reason: To ensure that protected species are suitably accommodated on the site in accordance with Policy LP19 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 (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 2014.</p>
11	<p>Prior to the commencement of any works or storage of materials on the site all trees and hedges that are to be retained shall be protected as per Arboricultural Impact Assessment & Tree Protection Plan Drawing No. 6958-D-AIA with all tree protection measures to 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 in accordance with Policies LP16 and LP19 of the Fenland Local Plan, adopted May 2014.</p>

12	<p>Prior to the first occupation of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and made available for use prior to the occupation of the first dwelling.</p> <p>Reason: In the interests of the safety of the occupiers and to ensure there are available public water mains in the area to provide for a suitable water supply in accordance with infrastructure requirements within Policy LP13 of the Fenland Local Plan 2014.</p>
13	<p>Prior to the commencement of any development at the site an updated badger survey shall be submitted to and approved in writing by the Local Planning Authority. Any mitigation required shall be fully incorporated into the development.</p> <p>Reason: To ensure that protected species are suitably safeguarded on the site in accordance with Policy LP19 of the Fenland Local Plan (2014).</p>
14	<p>The development shall be undertaken strictly in accordance with the recommendations of the Landscape Masterplan Drawing (Drawing No. JS014_001A), Site Clearance Method Statement, Tree Survey/ Protection Plan Drawing No. 6958-D-AIA including:</p> <p>(i) The bird and bat boxes shall be installed concurrently with their related dwelling and retained in perpetuity thereafter. (ii) Site clearance works shall be undertaken in accordance with the recommendations of the Site Clearance Method Statement.</p> <p>Reason: To ensure that protected species are suitably safeguarded and to enhance biodiversity on the site in accordance with Policy LP19 of the Fenland Local Plan (2014).</p>
15	<p>Within 3-months of the commencement of development hereby approved, a scheme for the provision of external lighting relating to all dwellings and common areas within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity. The external lighting shall be carefully designed to be baffled downwards away from the retained boundary trees and hedgerows.</p> <p>Reason - In order to ensure that the site meets the crime prevention guidelines in accordance with Policy LP17 of the Fenland Local Plan 2014 and is not detrimental to on site biodiversity in accordance with Policy LP18 of the Fenland Local Plan (2014).</p>
16	<p>The proposed footway link shall be constructed in accordance with the details shown on drawing number 101-528/014 prior to first occupation of the development hereby approved and thereafter retained in perpetuity.</p> <p>Reason: To ensure that the site is accessible from the existing footpath to the north in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
17	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>



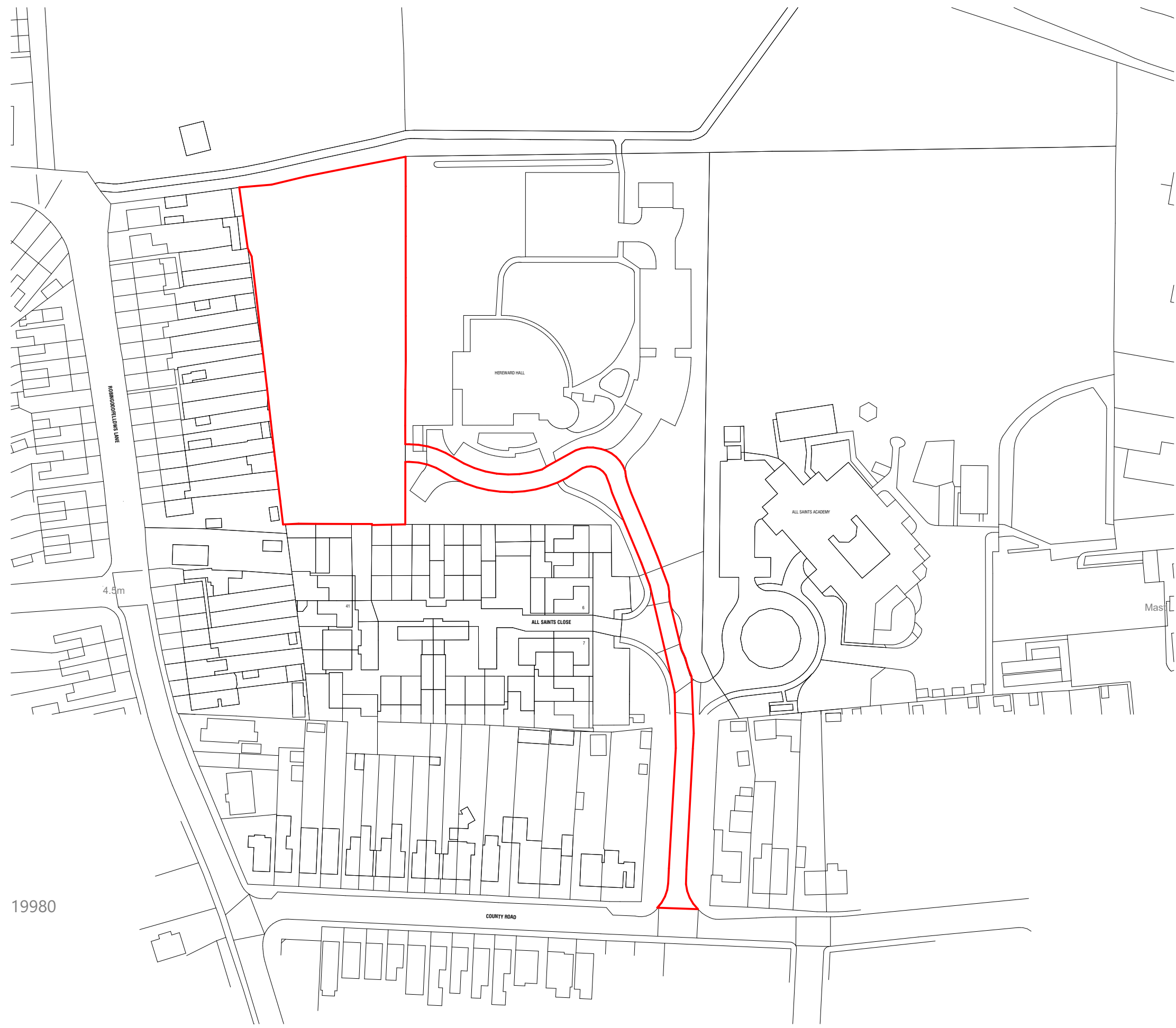
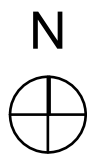
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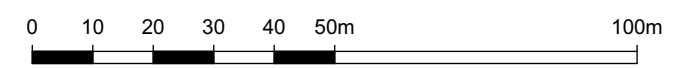
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Scale = 1:2,500





Project:	A development at Herewood Hall, March
Status:	Planning
Client:	Minster Property Group
Sheet title:	Location Plan
Scale:	1:1250@A3
Date:	12.11.2021
Drawn:	CAW
Checked:	LBU
Ref:	101-528/012A



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- A Mix amended, footprints and paths updated. 27/09/21 CAW JER
- B Door & path positions updated re changes to internal layouts. 03/11/21 CAW LBU
- C Roof amended on detached 3 bed types. 11/11/21 CAW LBU
- D Do Not Scale note removed. 07/02/22 CAW JER/LBU
- E Substation added to rear of plot 19. Plots 15-18 driveways adjusted to fit. 17/05/22 CAW GDW/LBU



ACCOMMODATION SCHEDULE								
100-528 - Herewood Hall, March								
HOUSE TYPE	Beds	NUMBER	SQM	SQM Total	SQFT	SQFT total	%	sub %
2b4p house	2	11	72.00	792.00	775.01	8525.09	57.9%	57.9%
3b5p house	3	3	84.00	252.00	904.18	2712.53	15.8%	
3b5p house - detached	3	2	84.00	168.00	904.18	1808.35	10.5%	26.3%
4b6p house - detached	4	3	102.00	306.00	1097.93	3293.78	15.8%	15.8%
TOTALS:		19		1518		16339.75	100.0%	100.0%
Total Site Area:		0.612				Hectares		
Total Site Area:		1.512				Acres		
Site Density:		31.05				DPH		



Project: A development at Herewood Hall, March

Status: Planning

Client: Minster Property Group

Sheet title: Site Layout

Scale: 1:250@A1

Date: 13.08.2021

Drawn: JPH

Checked: YNM

Ref: **101-528/001E**

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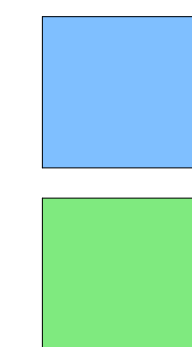
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- A 'to be removed' added to garage note in key. 14/02/22 CAW JER/LBU
- B Substation added to rear of plot 19. Plots 15-18 driveways adjusted to fit. 17/05/22 CAW GDW/LBU



KEY

Generally paths repositioned to new door positions and minor amendments to on plot parking.
 Specific:
 - Plot 1 changed from 3 bed to 4 bed
 - Plot 10 changed from 3 bed to 2 bed



Plot footprint from previously approved site layout.

Garage from previously approved site layout to be removed.



Project: A development at Herewood Hall, March

Status: Planning

Client: Minster Property Group

Sheet title: Site Layout Comparison to Approved Layout

Scale: 1:250@A1

Date: 07.02.2022

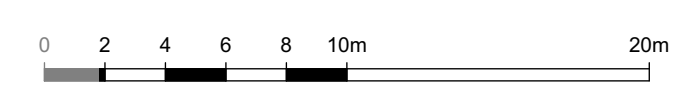
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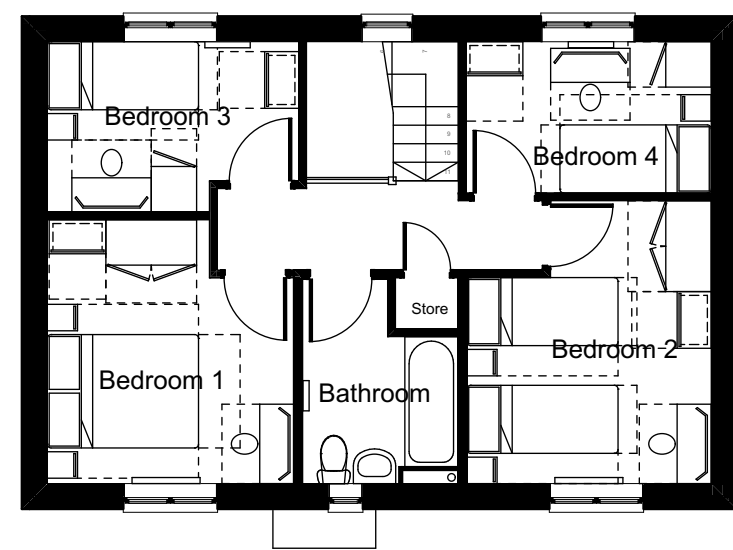
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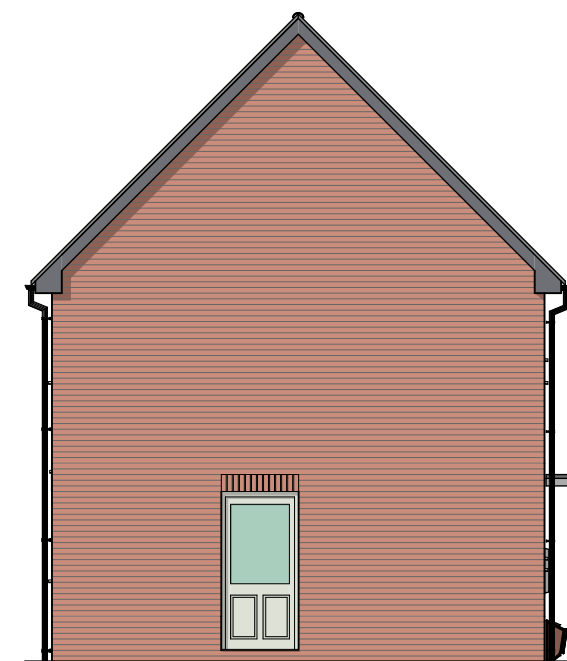




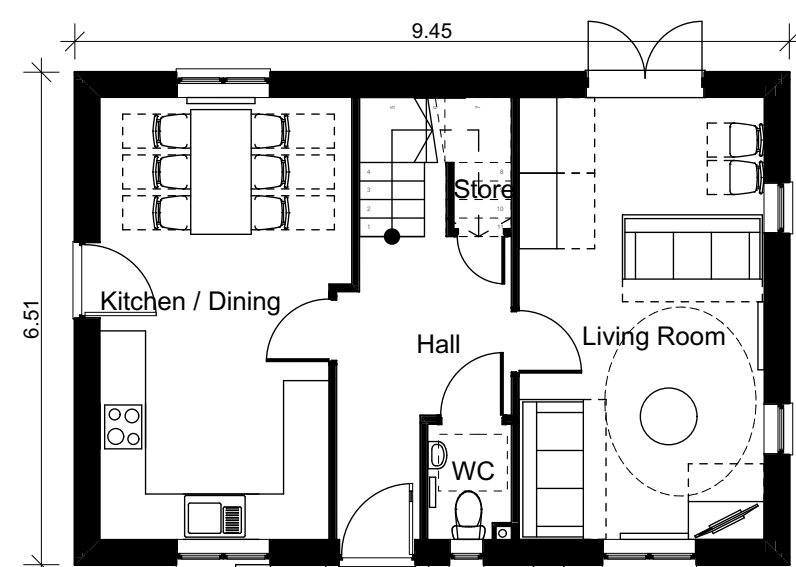
First Floor Plan



Front Elevation



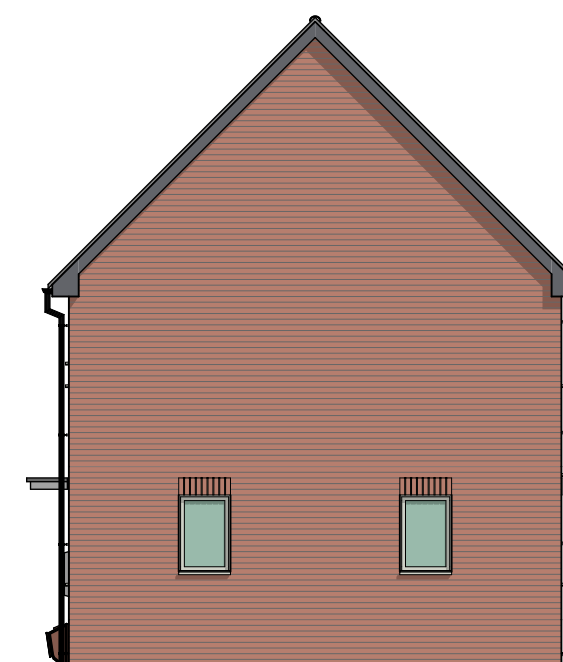
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

Plot 01



Project: A development at Herewood Hall, March

Status: Planning

Client: Minster Property Group

Sheet title: 4B6P House Type - Detached - Plot 1

Scale: 1:100@A2

Date: 26.10.2021

Drawn: CAW

Checked: LBU

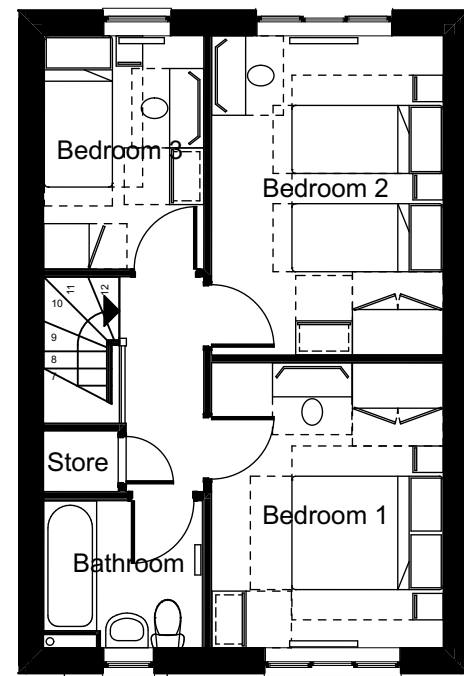
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Notes
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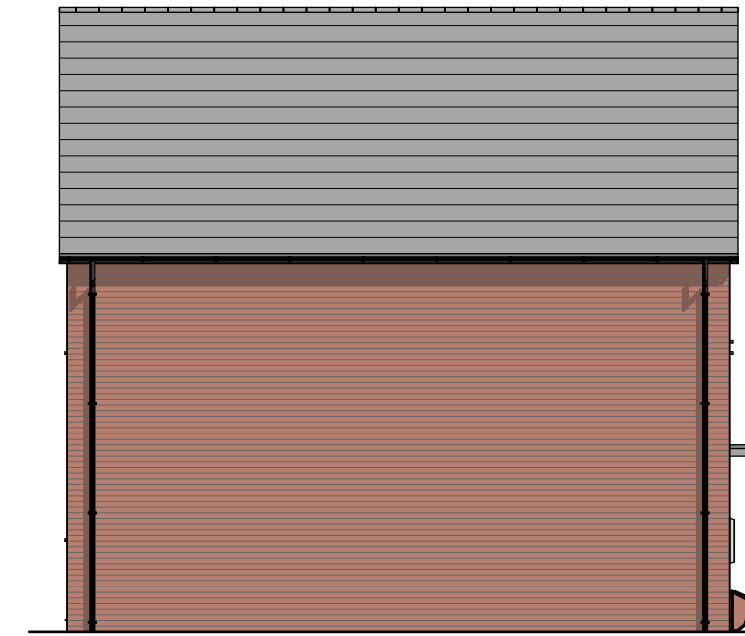
Revision:	Date:	Drawn:	Check:
A Internal layout amended & elevations updated to suit.	26/10/21	CAW	LBU
B Materials updated.	20/12/21	CAW	GDW/LBU
C Materials updated.	05/01/22	CAW	JER/LBU
D Do Not Scale note removed.	07/02/22	CAW	JER/LBU



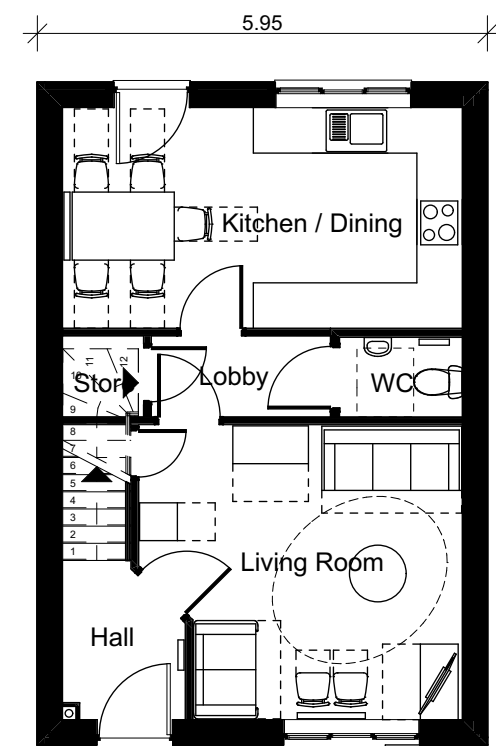
First Floor Plan



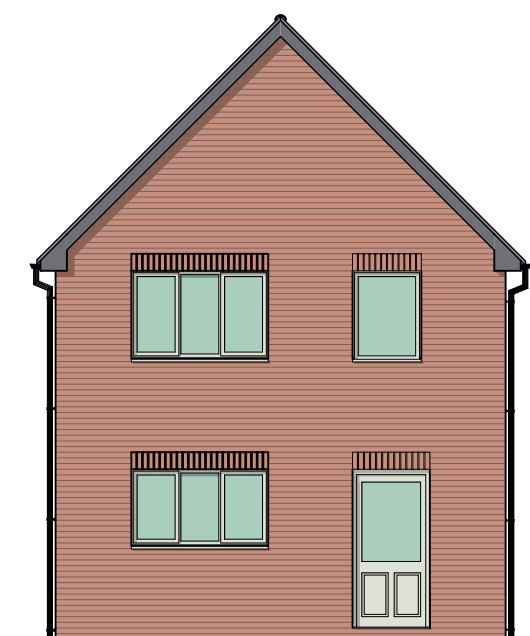
Front Elevation



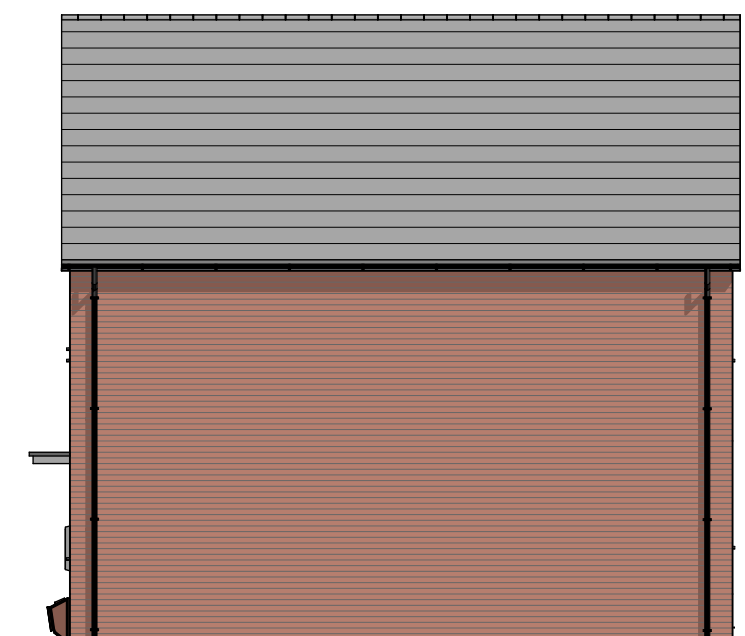
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

Plot 02



Project: A development at Herewood Hall, March

Status: Planning

Client: Minster Property Group

Sheet title: 3B5P House Type - Detached

Scale: 1:100@A2

Date: 27.09.2021

Drawn: CAW

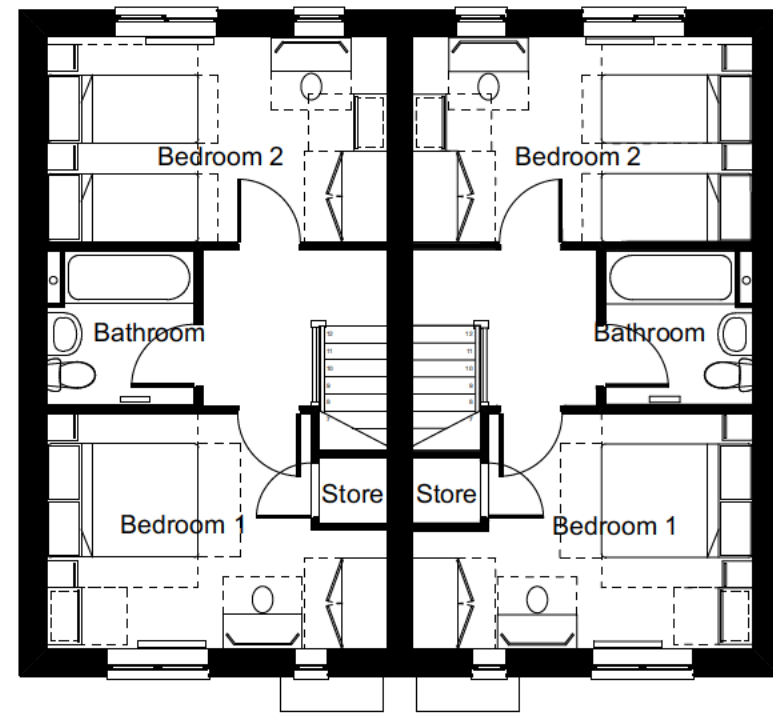
Checked: JER

Ref: **101-528/006D**

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Notes
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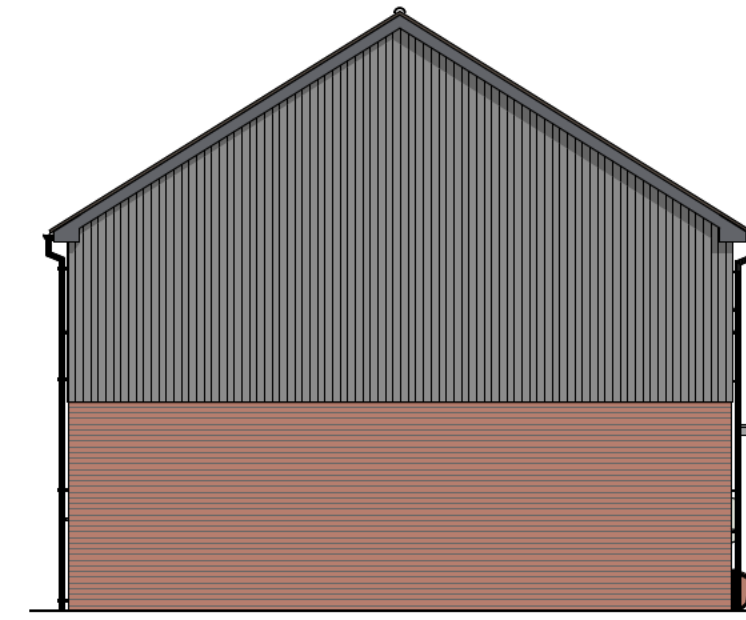
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First Floor Plan

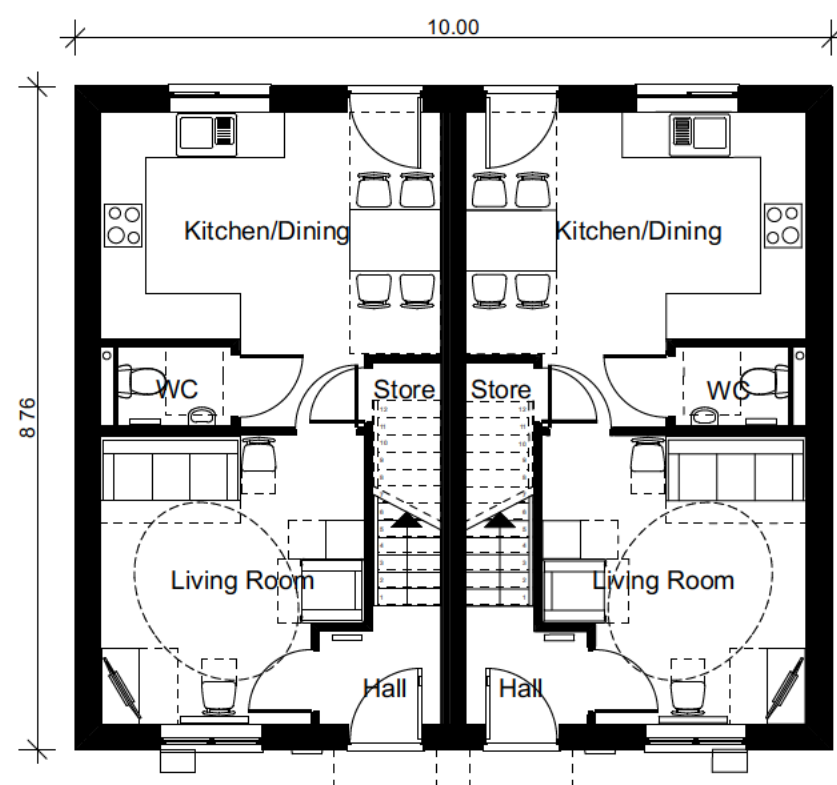


Front Elevation



Side Elevation

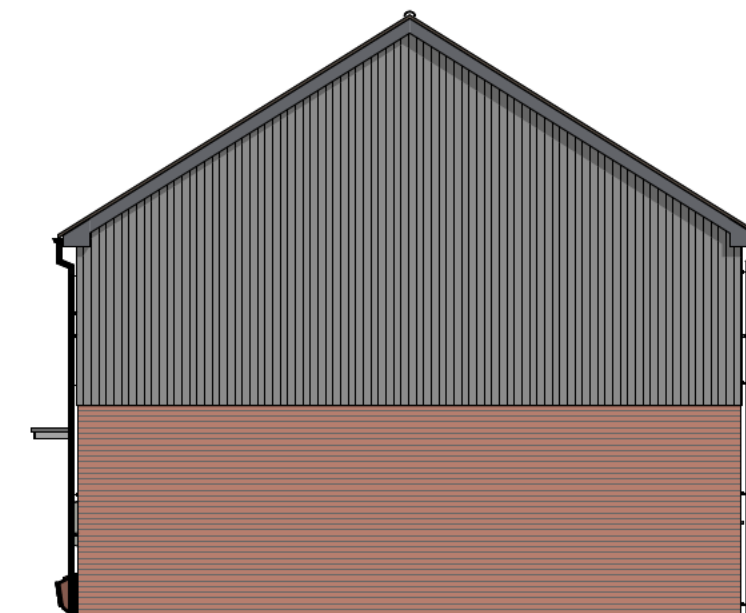
Plots 03-04, 07-08



Ground Floor Plan



Rear Elevation



Side Elevation



Project: A development at Herewood Hall, March

Status: Planning

Client: Minster Property Group

Sheet title: 2B4P House Type - Weatherboard

Scale: 1:100@A2

Date: 27.09.2021

Drawn: CAW

Checked: JER

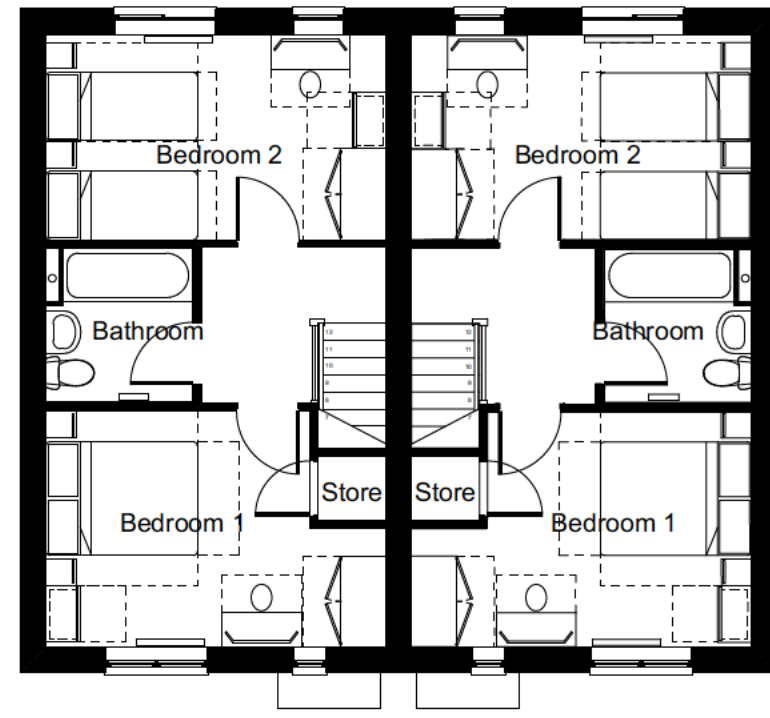
Ref: 101-528/002A

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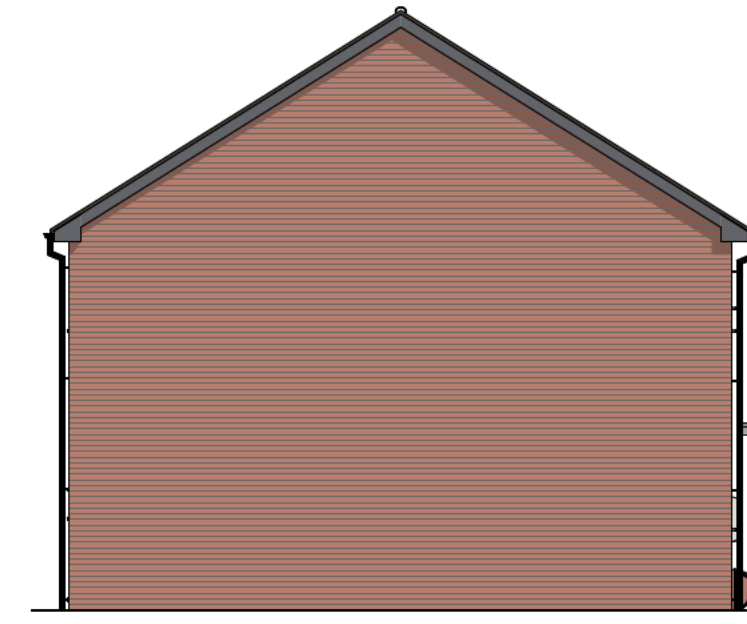
Revision:	Date:	Drawn:	Check:
A Amended to 2 bed, kitchen rear house type.	26/10/21	CAW	LBU
B Plot numbers amended.	20/12/21	CAW	GDW/LBU
C Materials updated.	05/01/22	CAW	JER/LBU
D Do Not Scale note removed.	07/02/22	CAW	JER/LBU



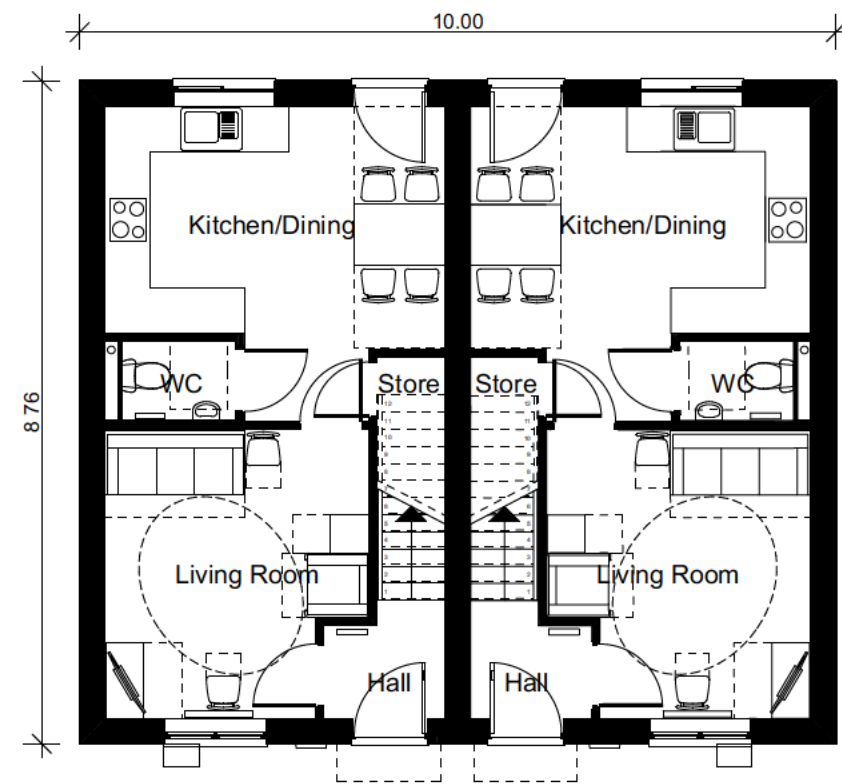
First Floor Plan



Front Elevation



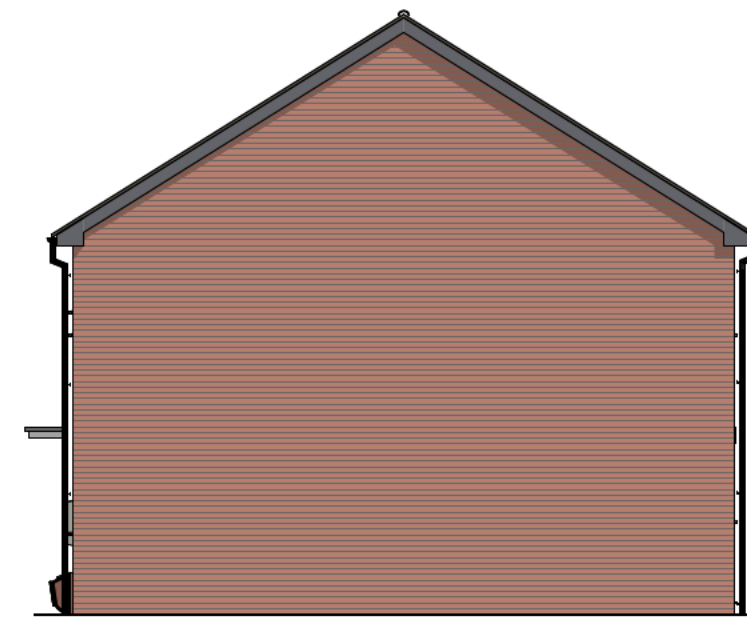
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

Plots 05-06, 15-16, 17-18



Project: A development at Herewood Hall, March

Status: Planning

Client: Minster Property Group

Sheet title: 2B4P House Type - Brick

Scale: 1:100@A2

Date: 27.09.2021

Drawn: CAW

Checked: JER

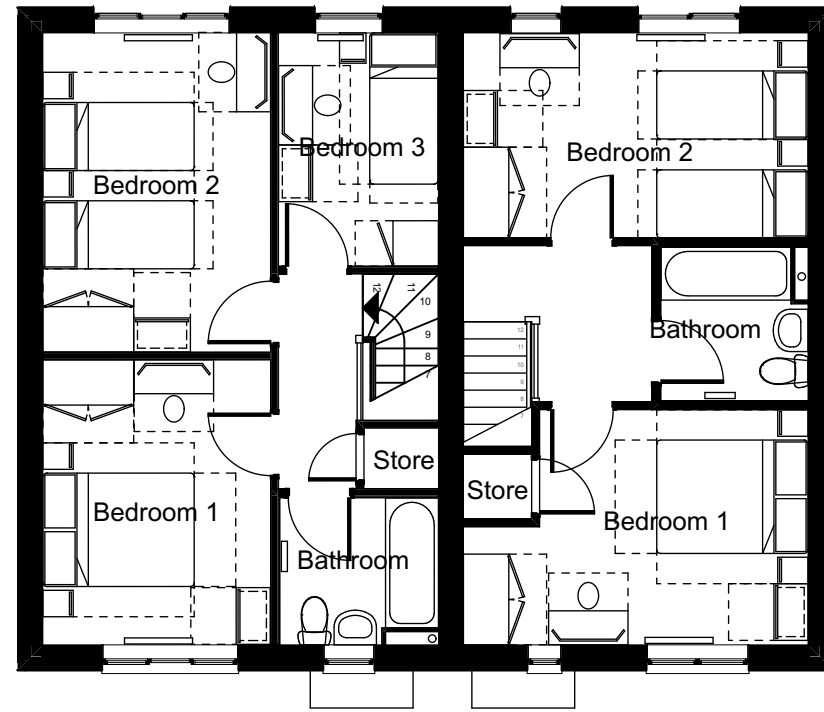
Ref: 101-528/004D

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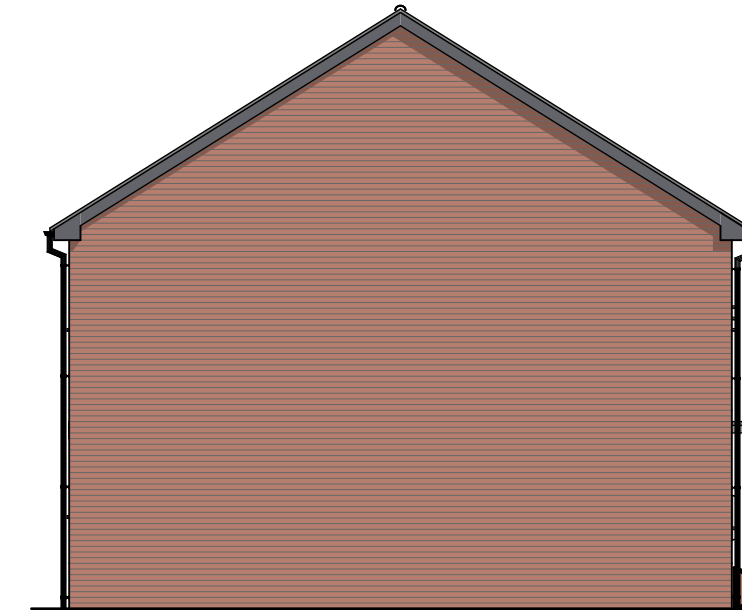
- A Internal layout amended & elevations updated to suit, side window added to plot 10. 26/10/21 CAW LBU
- B Materials updated. 20/12/21 CAW GDW/LBU
- C Materials updated. 05/01/22 CAW JER/LBU
- D Do Not Scale note removed. 07/02/22 CAW JER/LBU



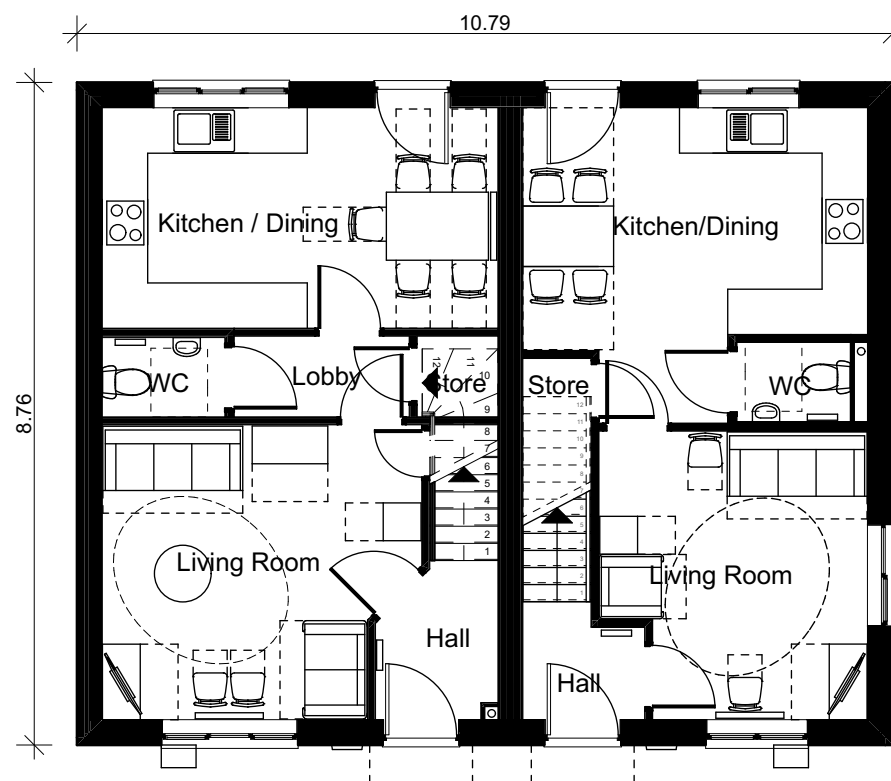
First Floor Plan



Front Elevation



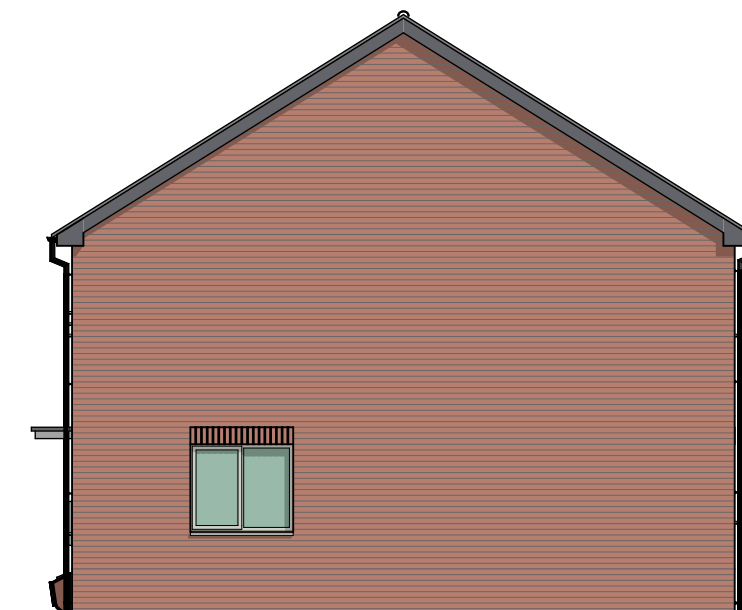
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

Plots 09-10



Project: A development at Herewood Hall, March

Status: Planning

Client: Minster Property Group

Sheet title: 2B4P/3B5P House Type

Scale: 1:100@A2

Date: 27.09.2021

Drawn: CAW

Checked: JER

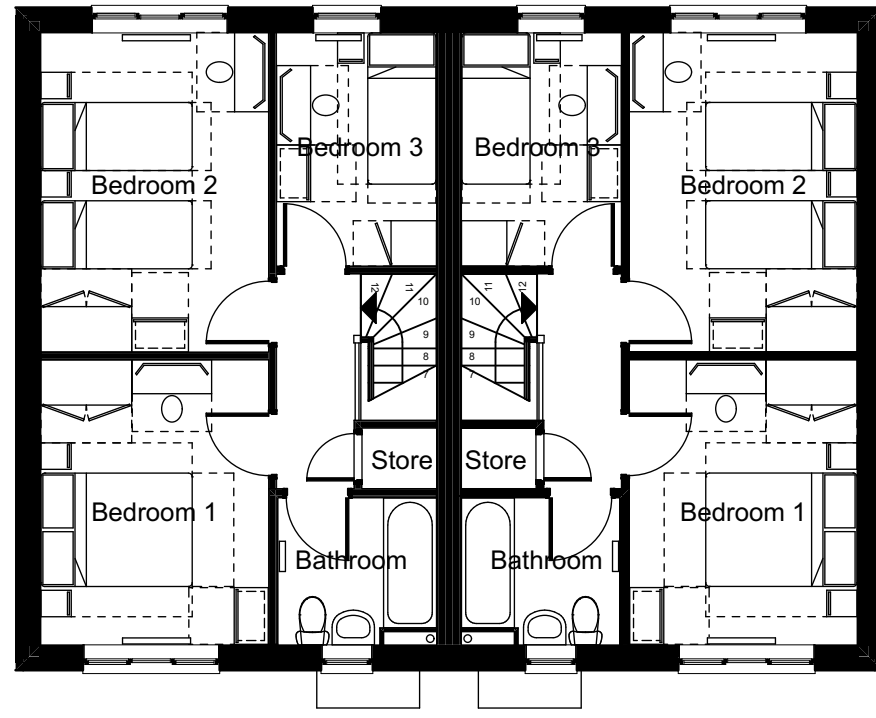
Ref: **101-528/003D**

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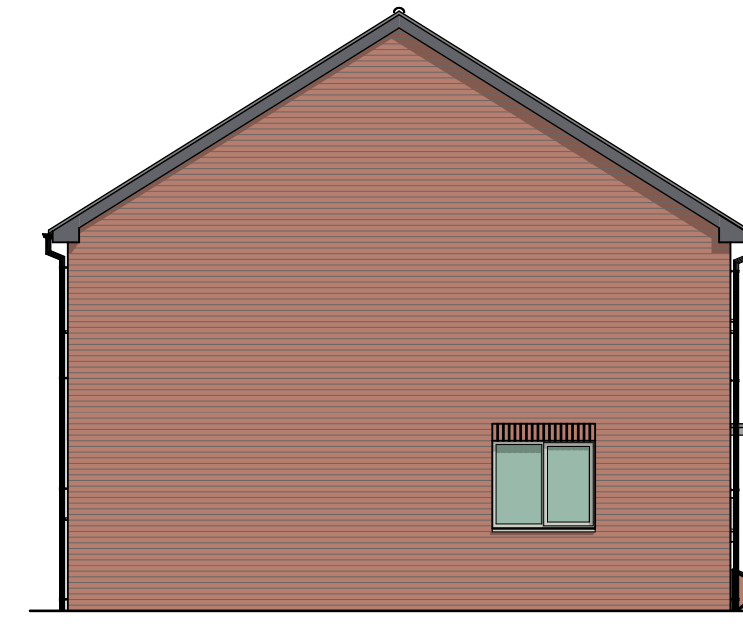
Revision:	Date:	Drawn:	Check:
A Internal layout amended & elevations updated to suit.	26/10/21	CAW	LBU
B Materials updated.	20/12/21	CAW	GDW/LBU
C Materials updated.	05/01/22	CAW	JER/LBU
D Do Not Scale note removed.	07/02/22	CAW	JER/LBU



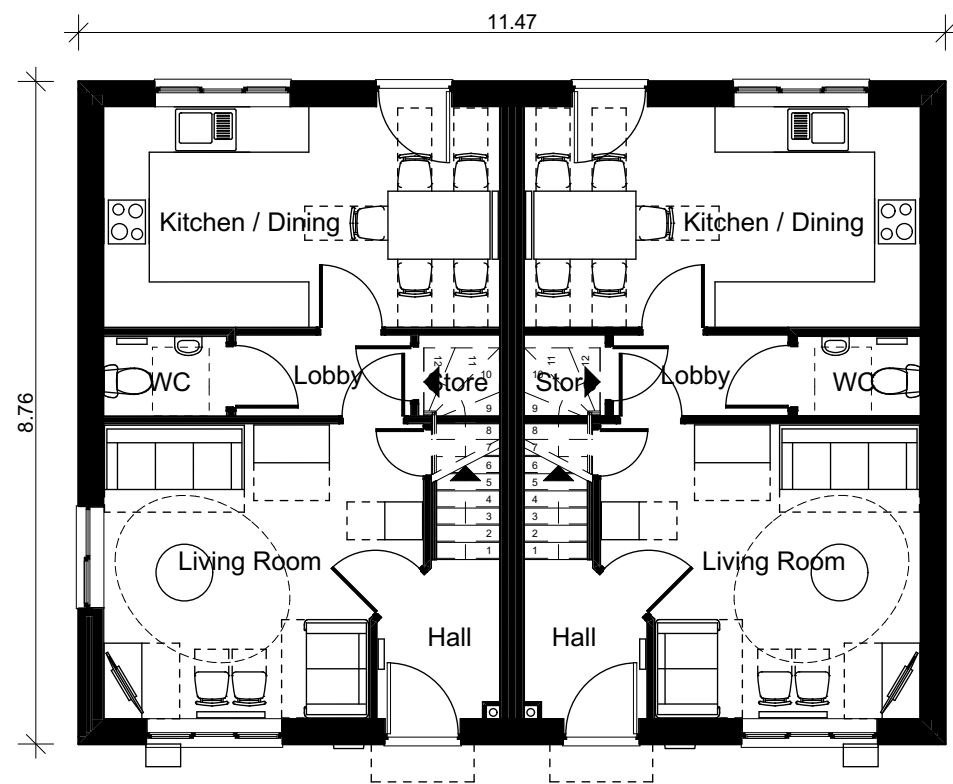
First Floor Plan



Front Elevation



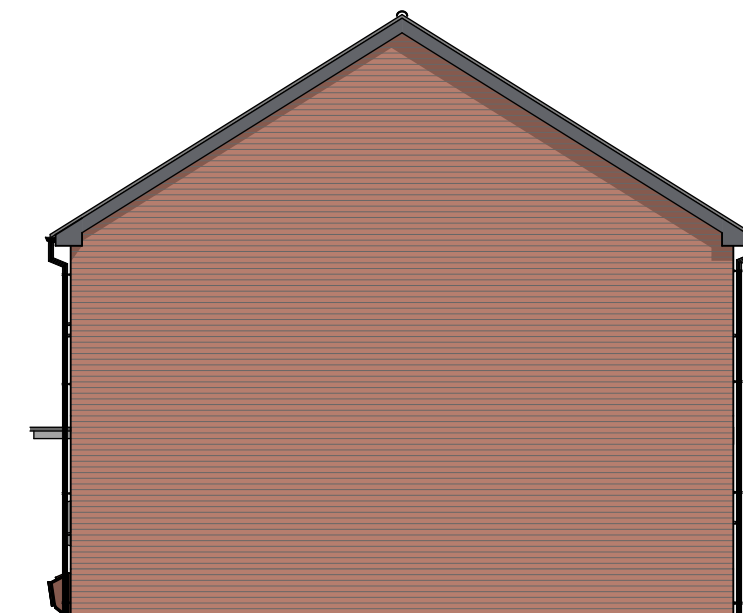
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

Plots 11-12



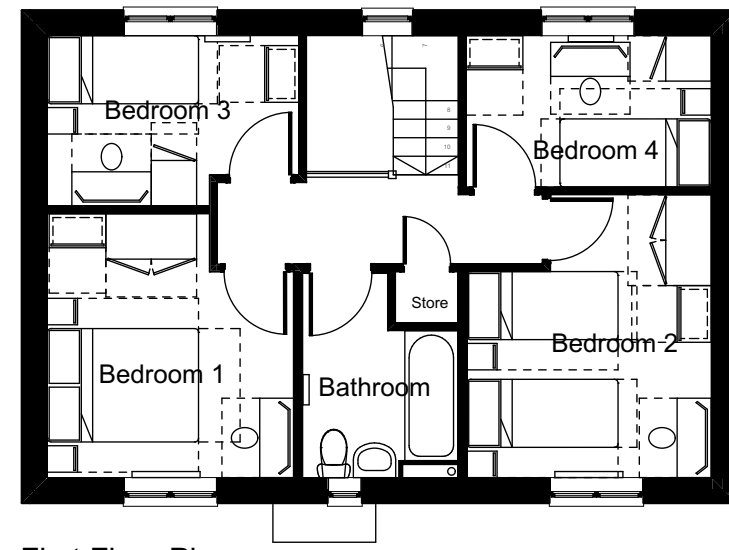
Project:	A development at Herewood Hall, March
Status:	Planning
Client:	Minster Property Group
Sheet title:	3B5P House Type
Scale:	1:100@A2
Date:	27.09.2021
Drawn:	CAW
Checked:	JER
Ref:	101-528/005D

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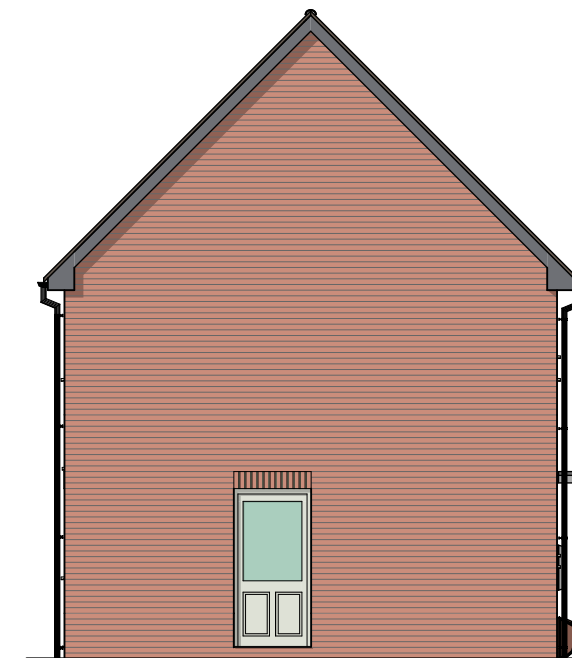
- A Bedrooms amended and WC repositioned. 22/10/21 CAW LBU
- B Materials updated. 20/12/21 CAW GDW/LBU
- C Materials updated. 05/01/22 CAW JER/LBU
- D Do Not Scale note removed. 07/02/22 CAW JER/LBU



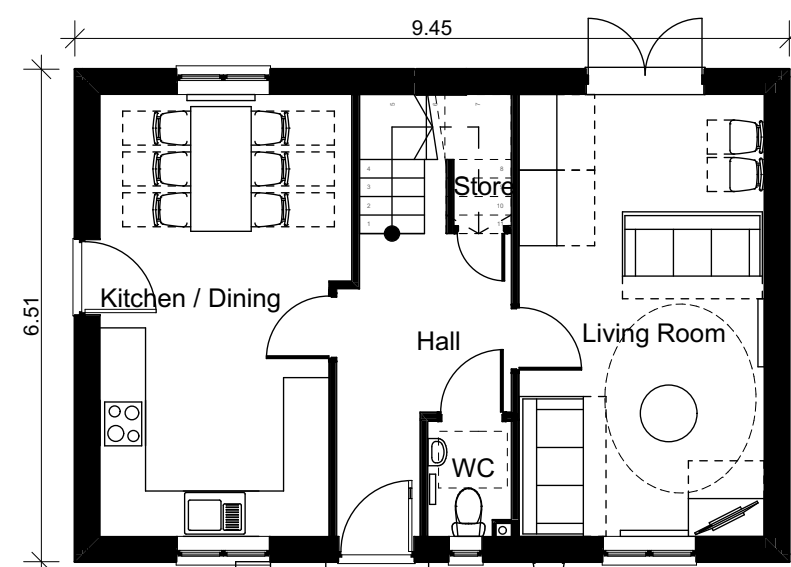
First Floor Plan



Front Elevation



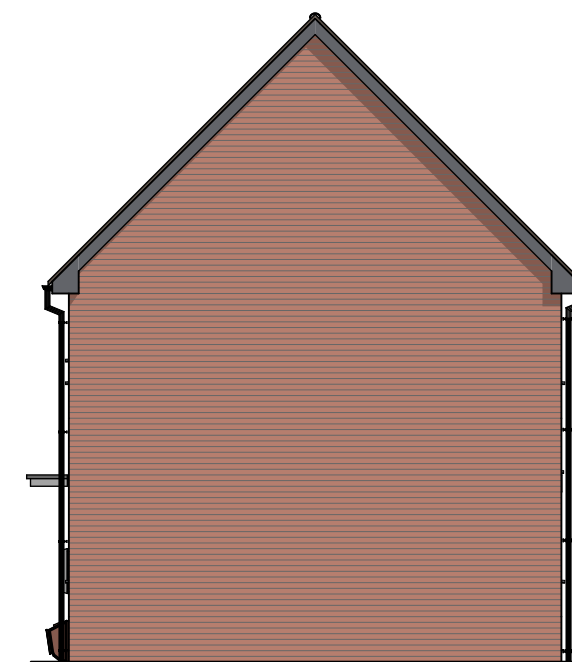
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

Plots 13 (mirrored), 14



Project: A development at Herewood Hall, March

Status: Planning

Client: Minster Property Group

Sheet title: 4B6P House Type - Detached

Scale: 1:100@A2

Date: 27.09.2021

Drawn: CAW

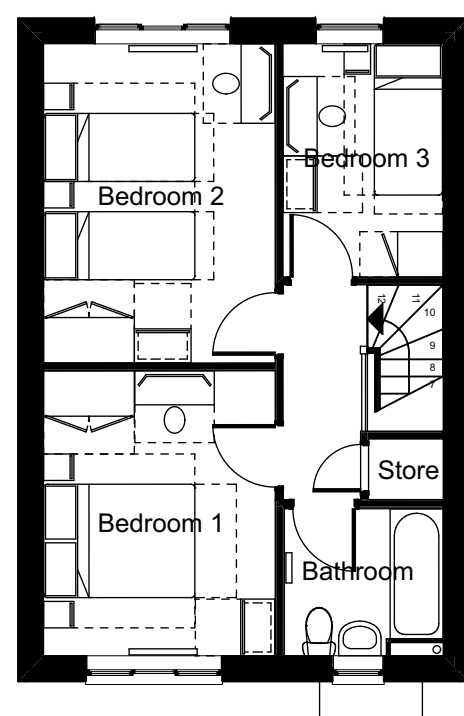
Checked: JER

Ref: **101-528/007D**

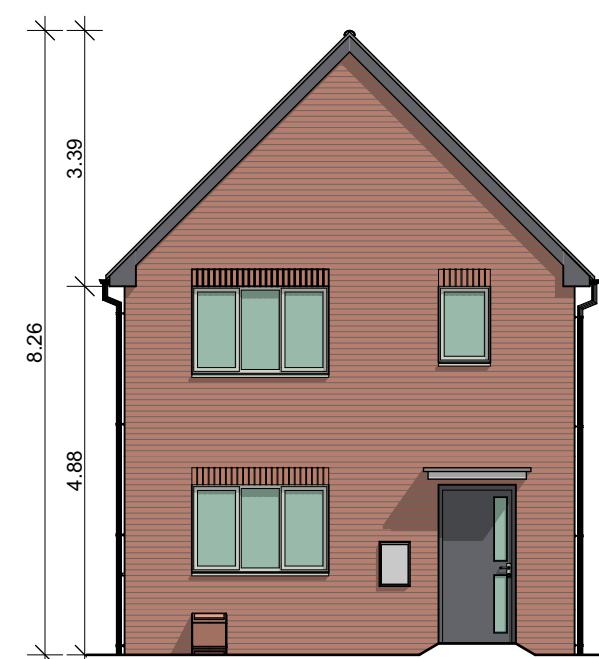
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Notes
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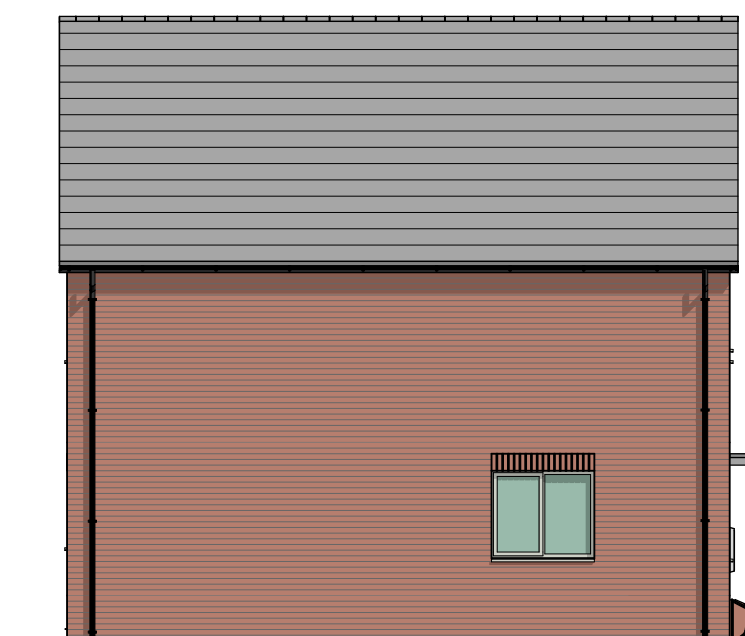
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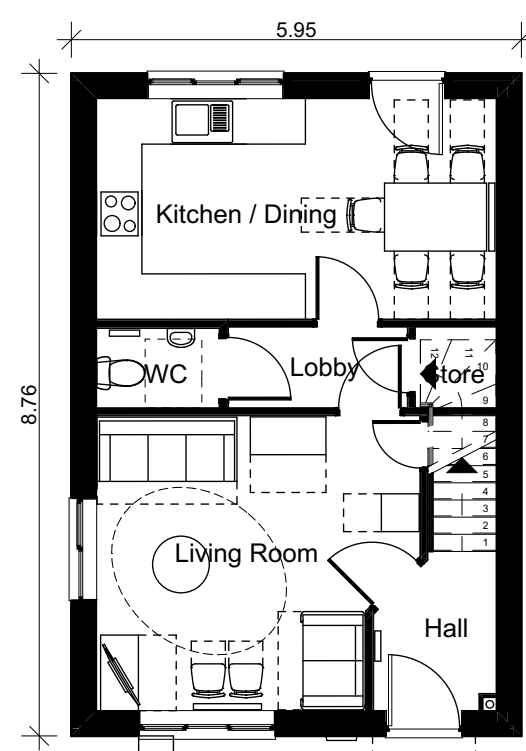
First Floor Plan



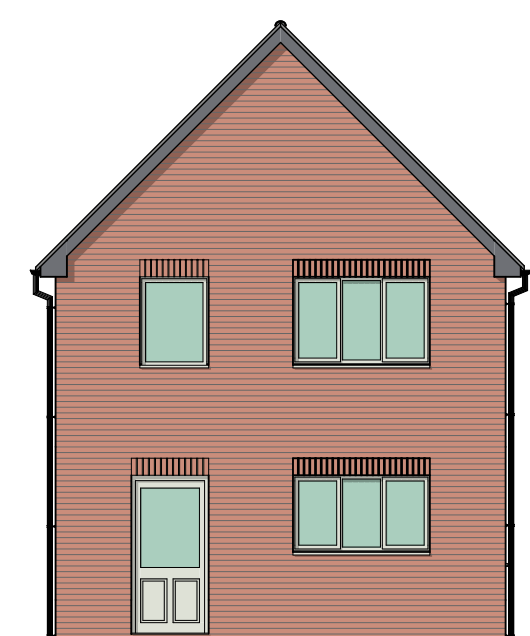
Front Elevation



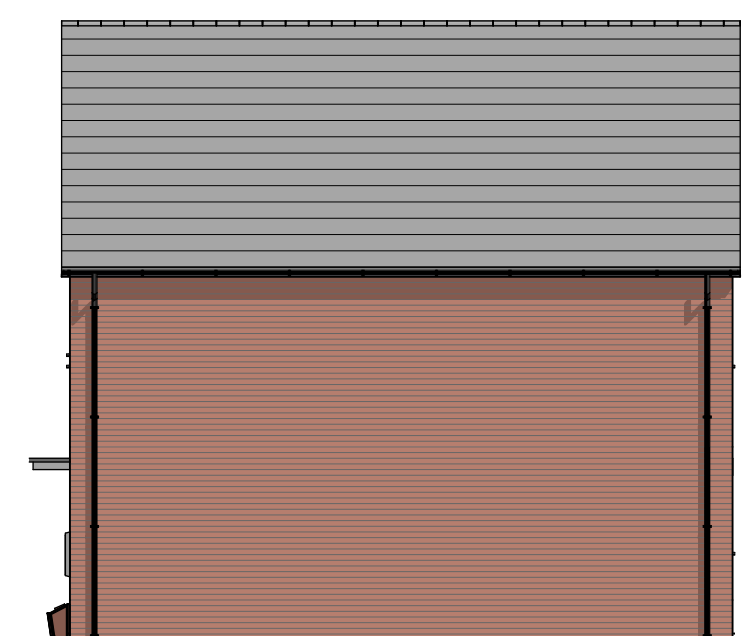
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

Plot 19



Project: A development at Herewood Hall, March

Status: Planning

Client: Minster Property Group

Sheet title: 3B5P House Type - Detached - Plot 19

Scale: 1:100@A2

Date: 26.10.2021

Drawn: CAW

Checked: LBU

Ref: **101-528/010C**

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Notes
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F/YR22/0297/O

**Applicant: Mr And Mrs Bridges Agent: Ms Shanna Jackson
Swann Edwards Architecture Ltd**

Land East Of Maple Farm, Blue Lane, Wimblington, Cambridgeshire

Erection of a dwelling and garage/workshop (outline application with all matters reserved)

Officer recommendation: Refuse

Reason for Committee: Number of representations received contrary to Officer recommendation.

1 EXECUTIVE SUMMARY

- 1.1. This application seeks outline planning permission for the erection of one dwelling and a garage/workshop on an area of undeveloped agricultural land on the south side of Blue Lane. The application is made with all matters reserved for later approval, and consequently the only issue for consideration at this time is whether or not the principle of development is acceptable in this location.
- 1.2. Policy LP3 of the Fenland Local Plan 2014 identifies Wimblington as a 'Growth Village' where development and new service provision within the existing urban area or as a small village extension may be supported. The site is situated outside of the existing built framework of Wimblington, hence the broad principle of developing the site with regard to the development proposals would be inconsistent with this policy.
- 1.3. Policy LP12 defines the developed footprint of a village as the continuous built form of the settlement and excludes undeveloped land on the edge of the settlement where the land relates more to the surrounding countryside than to the built-up area of the settlement. The site is currently undeveloped agricultural land and development of this parcel of land would encroach into the open countryside to the west of Wimblington to the detriment of the character and appearance of the area and would arguably create a precedent for further development along this part of Blue Lane. As such, the proposal would be contrary to the requirements of the Policies LP3, LP12, LP16(d) and DM3 (2014).
- 1.4. The application documents detail that the applicants currently reside in Doddington, with the public premises of their business, relating to the installation of fire alarms and security devices, based in Whittlesey. The statement suggests that the existing premises in Whittlesey is no longer able to accommodate the needs of the business and the applicants are having to utilise secure storage elsewhere in the district, requiring them to travel between sites and the new dwelling and garage/workshop is proposed to enable the applicants to work from home. It should be noted, however, that

the existing premises at Whittlesey are intended to remain operational and inter-site travel will therefore remain.

- 1.5. Policy LP3 requires development to be *essential* to the effective operation of rural enterprises. Policy LP12 Part D considers the availability of other suitable accommodation on site or in the area. Policy LP6 seeks to support the rural economy by allowing proposals that meet the criteria of as set out in Policy LP12. However, by virtue that the applicants operate a fire and security business (which is not considered a rural enterprise) and they currently reside at an existing dwelling within Doddington, and the business in Whittlesey has, and will, continue to function with this current arrangement, there is not a demonstrably essential or functional need for alternative accommodation to be provided at the site to continue effective operation of the business. Thus, the proposal is considered contrary to the aforementioned planning policies and cannot be supported.
- 1.6. Thus, given the following consideration of these planning policies, the proposal is considered unacceptable in principle and is recommended for refusal.

2 SITE DESCRIPTION

- 2.1. The application site comprises part of a wider parcel of grade 3 agricultural land situated to the east of the dwelling at Maple Farm, Blue Lane, Wimblington.
- 2.2. Approximately 150m to the south of the site is the Knowles Transport Warehouse. There is a current application awaiting determination for the formation of an area of car parking to the north of this. The application site is located on the southern side of Blue Lane, approximately 70m east of the edge of the built framework of Wimblington denoted by the existing development along Blue Lane.
- 2.3. Blue Lane is a single track rural road, with limited passing places and obscured bends, which leads out of Wimblington to the north/northwest within agricultural land.

3 PROPOSAL

- 3.1. The proposal is an outline planning application for the construction of a single dwelling and detached garage/workshop on the land, with all matters reserved for later approval. The proposed garage/workshop at the site alongside the residential dwelling is intended to enable the applicants to work from home where necessary.
- 3.2. The submitted illustrative drawing submitted shows a detached dwelling to the centre of the site with separate detached garage/workshop to the south-eastern corner accessed by a driveway leading from a bend in Blue Lane. From the proposed access and for approximately 50m to the west, it is proposed to widen Blue Lane to a width of 5.5m. The site is depicted to

retain existing trees and vegetation to the northern and western boundaries, with garden land depicted to the southwest of the site.

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

4 SITE PLANNING HISTORY

- 4.1. No current planning history.

5 CONSULTATIONS

5.1. Wimblington Parish Council

Further to last night's PC meeting, Councillors object to the application siting serious access issues. The plan shows access to the site on a dangerous bend where the lane significantly narrows and visibility becomes very difficult. Vehicles trying to pass is almost impossible on the lane and particularly at this bend.

5.2. Environment & Health Services (FDC)

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed scheme as it is unlikely to have a detrimental effect on local air quality and the noise climate or be affected by ground contamination.

5.3. Cambridgeshire County Council Highways Authority – Original Comments received 10.05.2022

Highways noted that Blue Lane is a fairly narrow road which struggles with passing vehicles, especially on the bend. The proposal to widen the road to 5.5m, is a good start, however it does not mitigate the issues on the bend. The bend is still very narrow, and visibility is not good.

There is a substantial number of bushes and trees in this location. Therefore, highways are requesting the addition of visibility splay to be added to the plans. This is to ensure the appropriate distance of visibility can be achieved. Please note that there is a chance that more investigation may be needed because it is highly likely that the visibility splay will show that the current arrangement is not suitable.

On the plan, it states the following, 'Install drainage channel at the edge of the highway boundary so surface water does not drain from the new driveway onto the highway'. This does not indicate the distance from the highway boundary. The access should be sealed and to be drained away from the highway in a bound material for a minimum of 5m back from the existing highway boundary.

5.4. Cambridgeshire County Council Highways Authority – Further Comments received 20.05.2022 on updated plans provided by the applicant

The updated plans have responded to some the issues raise in the previous comments. However, it is noted that the visibility splay westward up Blue

Lane crosses several trees and/or bushes. This would cause obstruction to the line of sight, should the bushes and/or trees not be treated appropriately.

5.5. **Local Residents/Interested Parties**

Objection

One letter of objection to the scheme has been received from a resident of Coney Walk, citing issues relating to access due to the width and visibility issues of Blue Lane in the vicinity of the site and that the land is currently undeveloped agricultural land that does not warrant the development proposed.

Support

Six letters of support for the scheme from address points have been received (four from residents of Doddington and one each from Lily Avenue and Honeymead Road, Wimblington). Three of the letters received stated no specific reasons for support. The remaining three letters suggested that approval of the scheme would allow a local businessman to '*centralise his stores*' and '*expand his business*', will '*enhance the local area*' and '*maintain the growing business*'.

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

7.1. National Planning Policy Framework (NPPF) July 2021

Para 2 – Applications be determined in accordance with development plan;
Para 11 – Presumption in favour of sustainable development;
Para 80 – Development within the countryside;
Para 110 – 112 – Promoting sustainable transport;
Para 130 – Creation of high quality buildings;

7.2. National Planning Practice Guidance (NPPG)

7.3. National Design Guide

Context
Built Form

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
LP6 – Employment, Tourism, Community Facilities and Retail
LP12 – Rural area development policy
LP14 – Responding to climate change and managing the risk of flooding
LP15 – Facilitating the creation of a more sustainable transport network

8 KEY ISSUES

- Principle of Development
- Design and impact on character
- Access
- Residential amenity
- Flood Risk

9 BACKGROUND

- 9.1. In November 2021, the LPA responded to a pre-application enquiry relating to a similar development as the proposed. The case officer's view at the time was that the proposals were unlikely to be considered favourably as development on this land would be to the detriment of the character and appearance of the rural area as it would directly contradict the current settlement pattern, contrary to the requirements of policy LP12 and Policy LP16 (d); and that the proposal to develop this site created conflict with regard to the principle of the development, rather than as a result of matters that could be addressed at the design stage.

10 ASSESSMENT

Principle of Development

- 10.1. Policy LP3 of the Fenland Local Plan 2014 identifies Wimblington as a 'Growth Village' where development and new service provision within the existing urban area or as a small village extension may be supported. The site is situated within an area of undeveloped agricultural land approximately 70m west of the existing built framework of Wimblington. As such, it is not considered, when applying the Policy LP12 (A) of the Local Plan, to be located within the existing urban area of Wimblington and is instead considered an 'elsewhere' location.
- 10.2. Policy LP12 (D) states for proposals for new dwellings in areas away from market towns and villages (as set out in Policy LP3), will be supported where the application addresses the *functional need* for a dwelling in this location (noted as a) with supporting evidence and due regard to the necessary criteria of the Policy. Paragraph 80 of the NPPF seeks to avoid isolated dwellings in the open countryside unless there is similar justification. While the development would not be physically isolated given the proximity to Maple Farm, the conflict with the locational policies of the Local Plan indicates a conflict with the sustainability aims of the national and local policies.
- 10.3. The submitted Design and Access statement details that the applicants currently reside in Doddington, with the public premises of their business, relating to the installation of fire alarms and security devices, based in Whittlesey. The statement suggests that the existing premises in Whittlesey are no longer able to accommodate the needs of the business and the applicants are having to utilise secure storage elsewhere in the district, requiring them to travel between sites. The proposal seeks to create a garage/workshop at the site alongside a residential dwelling, to enable the

applicants to work from home where necessary. Although it should be noted that the applicant intends to retain the existing premises in Whittlesey and as such travel between sites will remain a circumstance of the existing operation, regardless of the proposed development.

- 10.4. Policy LP3 requires development to be *essential* to the effective operation of a rural business. By virtue that the applicants currently reside at an existing dwelling within Doddington and has maintained the operation of the premises in Whittlesey whilst doing so, there is not a demonstrable essential need for alternative accommodation to be provided at the site to continue effective operation of the business, nor is there demonstrable evidence to suggest a garage/workshop in this location is necessary for it to continue to operate successfully. Furthermore, the provision of fire and security alarm systems is not considered a rural business, that is, related to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services.
- 10.5. Thus, the principle of development of the site is not supported as an essential need has not been fully demonstrated, thus the requirements relating to Policy LP3 and of LP12 (D) (a) have not been met.

Design and impact on character

- 10.6. There are no indicative elevations provided with this outline application, with matters relating to the specific appearance, layout and scale to be committed at Reserved Matters stage.
- 10.7. Notwithstanding, the development proposed would see a detached dwelling positioned on undeveloped agricultural land that currently forms a distinct and natural demarcation between the developed built form of Wimblington and the countryside beyond, save for more isolated sporadic rural development similar to that of the adjacent Maple Farm. Development on this land would be to the detriment of the character and appearance of the rural area as it would directly contradict the current settlement pattern and would arguably create a precedent for further development along this part of Blue Lane that would erode the existing rural character as you travel west along Blue Lane out of Wimblington, contrary to the requirements of policy LP12 and Policy LP16 (d).

Access

- 10.8. Access to the site is proposed directly off Blue Lane. The indicative site plan suggests it will be positioned on the apex of a bend in the lane.
- 10.9. Consultations with the Highways Authority (HA) note that Blue Lane is fairly narrow with limited passing places, particularly on the bend in question. Proposals include the possibility of widening of the road, which may mitigate passing issues to a degree for vehicles travelling east along Blue Lane toward the site, however this widening does not offer any respite for vehicles approaching the site from the west at the bend. Furthermore, the visibility on the bend is likely to be unsatisfactory.
- 10.10. The applicant submitted a revised indicative site plan with visibility splays shown to address the initial comments from the HA. The HA's revised

comments note that the revised plans go some way to address issues of highway safety, but the proposed visibility splay to the west crosses through an area of vegetation that may impede appropriate visibility unless the vegetation is appropriately managed.

- 10.11. Notwithstanding, the LPA have received no objection to the principle of the proposed access arrangement in this location.

Residential amenity

- 10.14. There are no indicative floor plans or elevations offered with the application and as such the LPA are unable to establish definitively if issues such as overlooking will need to be reconciled. However, owing to the relative position of the proposed dwelling, shown indicatively, it would appear that there may be negligible issues relating to impacts on residential amenity to reconcile from the scheme.

- 10.15. The illustrative site plan also indicates that suitable amenity space may be provided within the site to meet the requirements of Policy LP16 (h) of the Local Plan.

Flood Risk

- 10.16. The site lies within Flood Zone 1 and issues of surface water disposal will be considered under Building Regulations; accordingly there are no issues to address with regard to Policy LP14.

11 CONCLUSIONS

- 11.1. On the basis of the consideration of the issues of this application, conflict arises through the principle of the development of the site rather than as a result of matters that could be addressed at the design stage, and as such it is concluded that the application is contrary to the relevant planning policies of the development plan, LP3 and LP12.
- 11.2. Whilst any issues relating to visual or residential amenity could be reconciled at Reserved Matters stage, the outline proposals appear to be largely relating to convenience for the applicant as opposed to an essential *functional need* being demonstrated to enable the LPA to support the scheme.
- 11.3. It is apparent from public consultation that the applicant is a well-respected and well supported business owner who is valued within his local community. However, these factors do not outweigh the planning policy relating to the provision of residential accommodation within rural locations.
- 11.4. Such policy, both national and local, seek to ensure that only essential development is located within the open countryside and that should residential development be proposed to support such 'essential' development, there should be a clear functional need demonstrated for its provision.
- 11.5. The applicants have failed to justify a functional need for an alternative dwelling in this location to ensure the continued operation of the existing

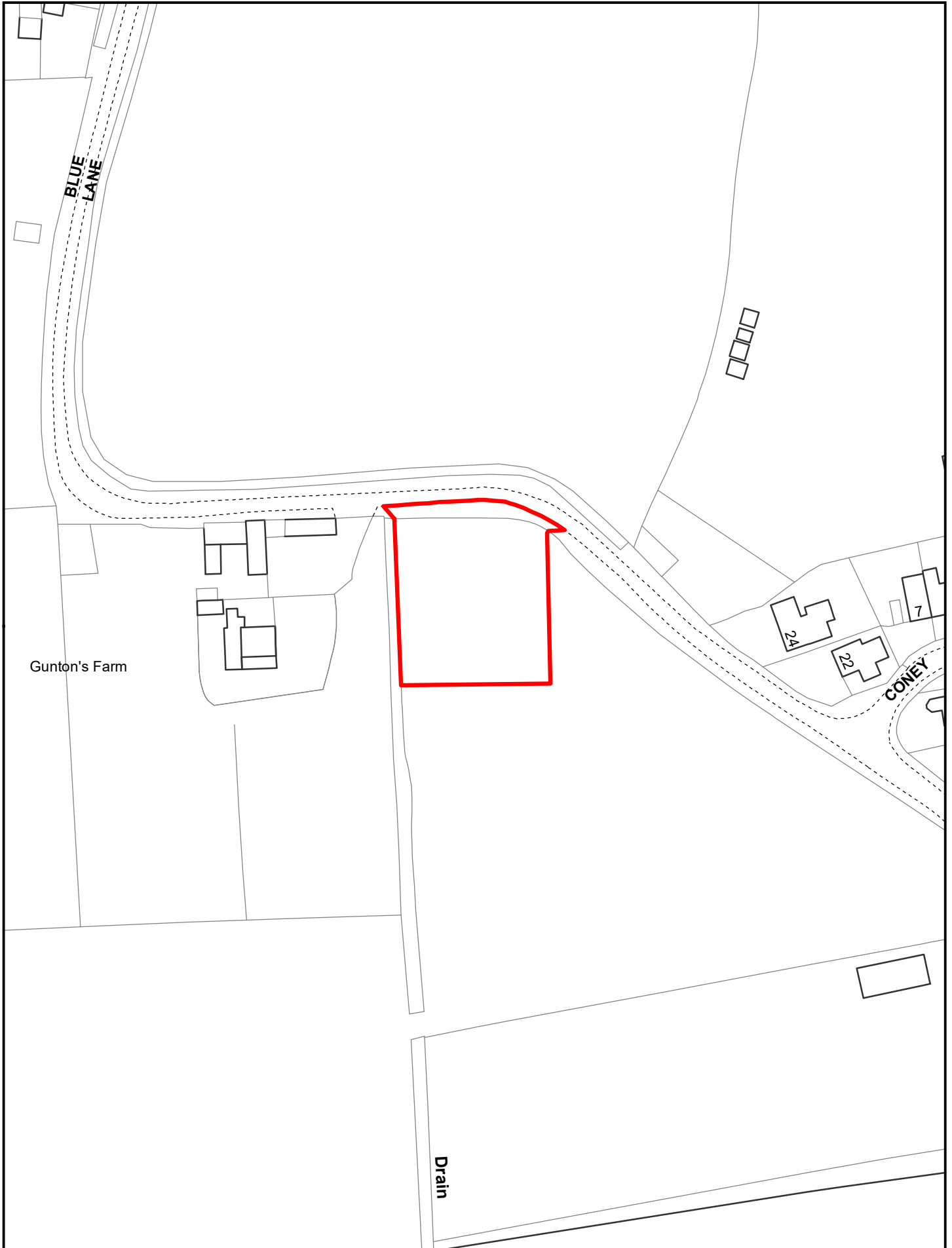
business, by virtue that their existing property in Doddington offers sufficient residential accommodation for the proprietors of the fire and security business, which is not considered a rural enterprise that may be supported in such a location.

- 11.6. In addition, owing to its location, the scheme would encroach onto currently undeveloped agricultural land that forms a natural demarcation to the built framework of Wimblington and would result in a detrimental impact on the character of the area, contrary to Policy LP12 and LP16 (d).
- 11.7. Based on the above evaluation the only recommendation must be one of refusal as there are no material considerations identified that would outweigh planning policy relating to non-essential development within this rural location.

12 RECOMMENDATION

Refuse, for the following reasons;

1.	<p>Policy LP3 requires development in areas away from market towns and villages to be <i>essential</i> to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services. Policy LP12 Part D states proposals for new dwellings in such locations will be supported where the application addresses the <i>functional need</i> for a dwelling in this location and that there is no availability of other suitable accommodation on site or in the area. Policy LP6 seeks to support the rural economy by allowing proposals that meet the criteria of as set out in Policy LP12. By virtue that the applicants operate a fire and security business (which is not considered a rural enterprise) and they currently reside at an existing dwelling within Doddington (with their business primarily located in Whittlesey) and the business has continued to function with this current arrangement, there is not a demonstrably essential or functional need for alternative accommodation to be provided at the site to continue effective operation of the business. Thus, the proposal is considered contrary to the above aforementioned local and national planning policies and cannot be supported.</p>
2.	<p>Policy LP12 seeks to support development that does not harm the character of the countryside. Policy LP16 (d) of the Fenland Local Plan (2014) and Policy DM3 of Delivering and Protecting High Quality Environments in Fenland Supplementary Planning Document (2014) requires development to deliver and protect high quality environments through, amongst other things, making a positive contribution to the local distinctiveness and character of the area. Development on this land would be to the detriment of the character and appearance of the rural area as it would directly contradict the current settlement pattern and would arguably create a precedent for further development along Blue Lane that would erode the existing rural character this side. As such, the proposal would be contrary to the requirements of the Policies LP12, LP16(d) and DM3 (2014).</p>



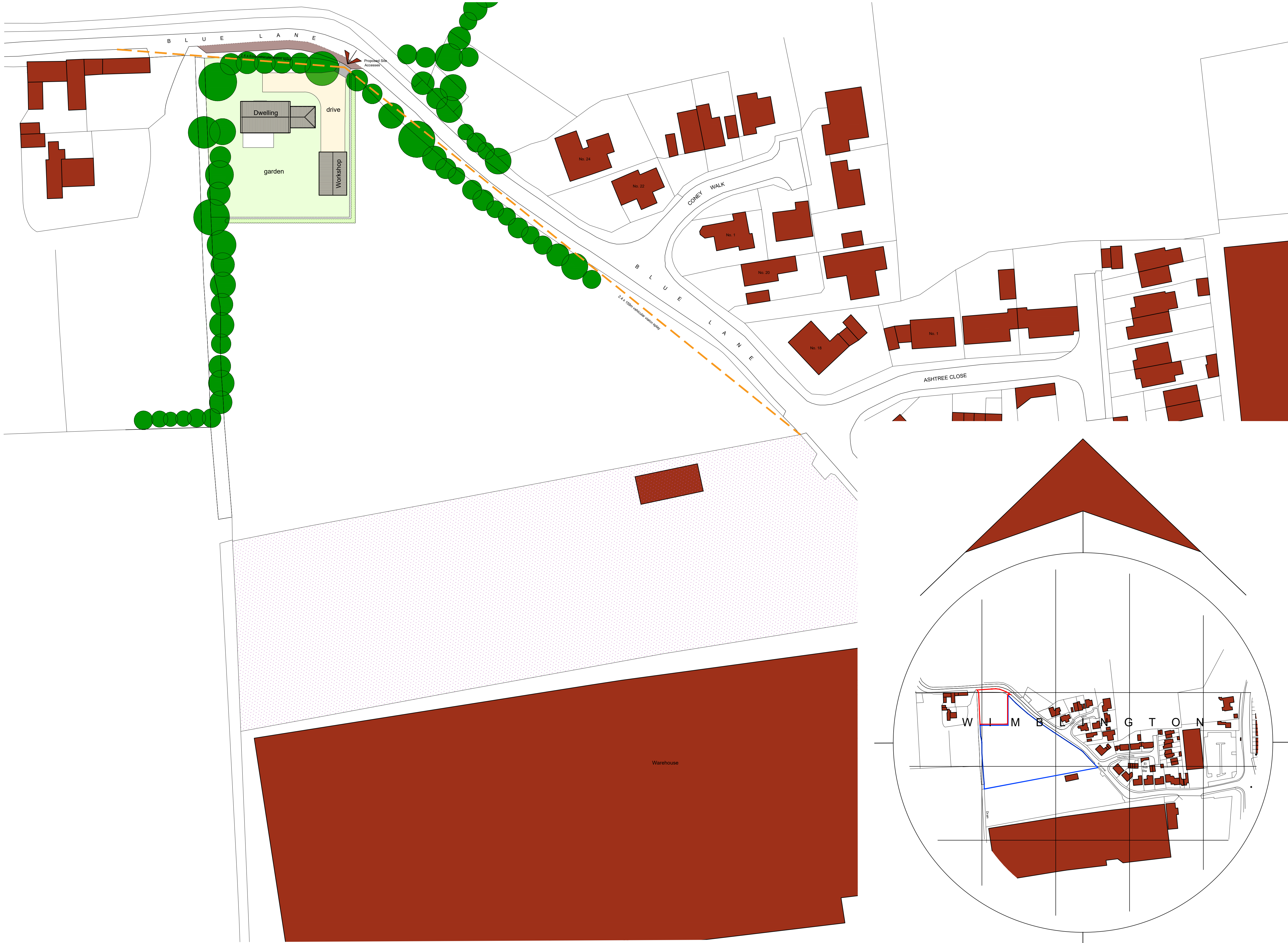
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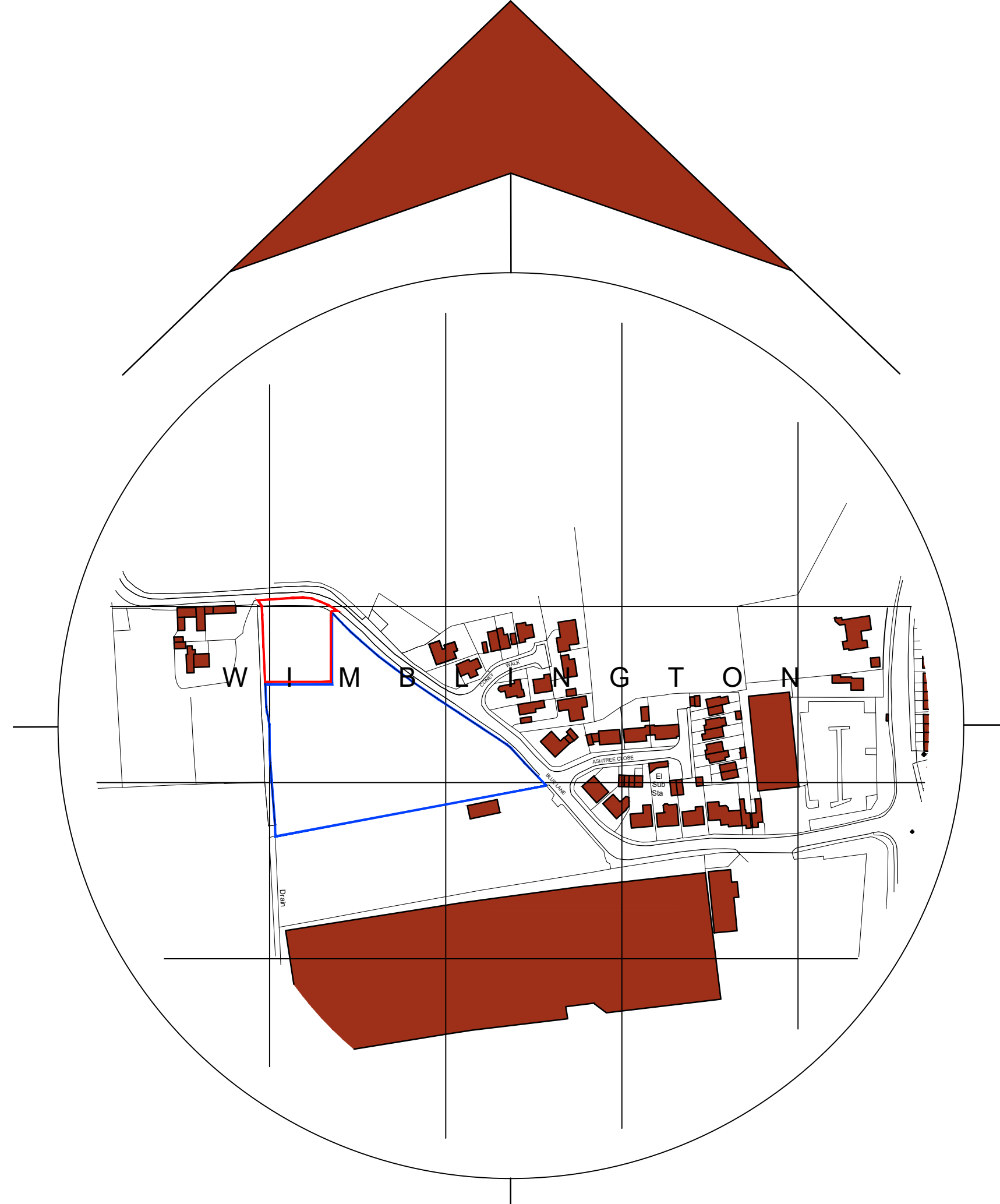
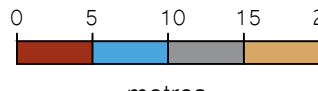
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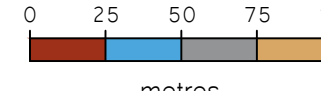




Indicative Site Plan
Scale: 1:500



Location Plan
Scale: 1:2500



- General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.

AREA SCHEDULE

APPLICATION SITE AREA = 2037m²

SITE PLAN KEY

- Indicates surrounding buildings - from OS Location Plan
- Indicates proposed indicative location of new dwelling (subject to reserved matters planning application)
- Indicates approximate location of existing trees and hedges
- Indicates proposed site entrance to be in accordance with the Cambs County Council Construction Specification. Access to be sealed and surface for a distance of 5.0m from the edge of the carriageway. Install drainage channel at the edge of the highway boundary so surface water does not drain from the new driveway onto the highway
- Indicates proposed garden areas
- Indicates proposed private parking and turning areas
- Indicates proposed indicative localised road widening to 5.5m wide
- Indicates current planning application ref: F/YR21/1421/F under consideration for the extension of car parking area associated with the warehouses to the South

Revisions

C	May 2022	Highways Comments
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FOR APPROVAL



Swann Edwards Architecture Limited
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Job Title	Date	Scale
Proposed Self-Build Dwelling Blue Lane Wimblington for: Mr and Mrs Bridges	January 2022	As Shown Sheet Size A1
Drawing Title	Job No.	Drawn by
Outline Planning Drawing Indicative Site and Location Plans	SE-1698	RS
	Dwg No.	Revision
	PP1000	C

F/YR22/0380/F

Applicant: Mr & Mrs G & L Robinson

**Agent: Mr Jordan Scotcher
Morton & Hall Consulting Ltd**

Land North West Of 35, Doddington Road, Benwick, Cambridgeshire

Erect 1 x dwelling (2-storey 3-bed)

Officer recommendation: Refuse

Reason for Committee: Number of representations received contrary to officer recommendation.

1 EXECUTIVE SUMMARY

- 1.1. This application seeks to obtain full planning approval for the erection of a 2-storey, 3-bed dwelling on land north west of 35 Doddington Road, Benwick.
- 1.2. The proposal is a direct resubmission of an earlier refused scheme considered under F/YR21/1495/F, that was refused on the basis of backland development and flood risk, contrary to the policies of the Fenland Local Plan. The applicant has made no attempt to address the earlier reasons for refusal, nor have they appealed the original decision; instead opting to obtain 7 letters of support for the scheme to instigate the application being decided by Planning Committee in accordance with the Scheme of Delegation.
- 1.3. It is considered that the earlier reasons for refusal still stand as the scheme herein fails to comply with Policies LP12 and LP16(d) owing to the harm caused to the character and appearance of the area by virtue of the inclusion of backland development. The application has again failed to demonstrate how the development is unable to be accommodated on sequentially preferable sites, thus failing the Sequential Test; nor does the application offer any features to address sustainability, thus failing part (a) of the Exception Test and subsequently remaining contrary to Policy LP14.
- 1.4. The proposal is therefore considered unacceptable with regard to the aforementioned policies and hence is recommended for refusal.

2 SITE DESCRIPTION

- 2.1. The site is located in flood zone 3 on the north side of Doddington Road on the north-eastern fringe of the village of Benwick. The site comprises rear garden land of the host dwelling, No.35.

- 2.2. The host dwelling comprises a two-storey end-of-terrace property constructed of buff brick, with a slate gable roof and white uPVC fenestration. The site frontage includes a lawn front garden bounded by 1.2m picket fencing and gravel driveway to the west side of the dwelling, leading to the rear.
- 2.3. The rear of the site includes a gravel parking area, lawn, domestic outbuildings and a small stable outbuilding with the remainder of the land to the north west appearing as paddock land. The rear of the site is bounded by a mix of low level fencing, hedging and vegetation.

3 PROPOSAL

- 3.1. This application seeks full planning permission to erect a 2-storey, 3-bed dwelling on the site facilitated by the removal of existing outbuildings.
- 3.2. The dwelling is proposed to encompass a total of approximately 11.6m wide by 8.4m deep, each with a small central porch section measuring approximately 3.3m wide by 1.6m deep. The roof will be of a gable style, reaching approximately 6.4m to the ridge and 3.8m to the eaves.
- 3.3. The dwelling will appear as a chalet bungalow style with upper floor accommodation predominantly in the roof space. Upper floor dormer windows with pitched roofs reaching approximately 6m to their ridge are proposed to the front and rear.
- 3.4. The garden land is due to be subdivided widthways to the rear of an existing outbuilding associated with the host dwelling and bounded with 1.2m post and rail timber fencing. The existing access will be shared with the host dwelling and will lead to a gravel parking area providing 2 spaces for the new dwelling and 4 spaces retained for the host dwelling.
- 3.5. The dwelling is proposed to be constructed of Ibstock Lemon Glazed brickwork (or similar) with Sage coloured cladding to the porch section and dormers. The roof is proposed as Marley Edgemere interlocking concrete roof tile, with white uPVC fenestration.
- 3.6. Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

F/YR21/1495/F	Erect 1 dwelling (3-bed 2-storey)	Refused 09.02.2022
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5 CONSULTATIONS

5.1. Benwick Parish Council

In respect of planning application Erect 1 x dwelling (2-storey 3-bed) at Land North West Of 35 Doddington Road Benwick Cambridgeshire,

This application appears to be almost identical to the application made last year F/YR21/1495/F and therefore our objections remain:-

1. *This application if approved would set a precedent which is not consistent with the unique character of this area of land up to the river in Benwick.*
2. *It is not consistent with the present building line.*
3. *The development raises a serious risk of parking on the highway which is already congested.*
4. *Benwick Parish Council seeks to avoid small individual building erections in the village while significant eyesore brownfield sites remain undeveloped. This policy I note is in line with our Year 2040 Vision as agreed with FDC.*

We request that this application be rejected.

5.2. Environment & Health Services (FDC)

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development, as it is unlikely to have a detrimental effect on local air quality and the noise climate, or be affected by ground contamination.

5.3. Environment Agency

We consider that the main source of flood risk at this site is associated with watercourses under the jurisdiction of the relevant Internal Drainage Board (IDB). As such, we have no objection to the proposed development on flood risk grounds.

5.4. CCC Minerals & Waste

Subject to no objections being received from Anglian Water, the MWPA has no objections to this proposal.

5.5. Anglian Water

As the proposed new dwelling is 190m aware from the Water Recycling Centre Anglian Water do not need to make further comments as the risk to its amenity is minimal and we would not expect its amenity to be impaired.

Therefore, we would not require a planning condition.

5.6. Local Residents/Interested Parties

7 letters of support for the scheme have been received from residents of Doddington Road. These letters were of limited detail, all of a similar typed 'pro-forma' style, with individual addresses, signatures and dates input by hand. Reasons for support included:

- Chalet style dwelling
- Additional dwelling within a growth village

One letter of objection to the scheme was also received from a Doddington Road resident. The reasons for objection were detailed as:

- Backfill
- Does not comply with policy
- Environmental Concerns

- Flooding
- Out of character/not in keeping with area
- Visual Impact
- Would set a precedent

The letter also noted that this proposal was very similar to a previously refused scheme.

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

7.1. National Planning Policy Framework (NPPF) July 2021

Para 2: NPPF is a material consideration in planning decisions.

Para 7: Purpose of the planning system is to contribute to the achievement of sustainable development

Para 12: Conflict with an up-to-date plan should not usually be granted

Para 79: Housing should be located where it will enhance or maintain the vitality of rural communities.

7.2. National Planning Practice Guidance (NPPG)

Determining planning applications

7.3. National Design Guide 2019

Context, Identity, Built Form, Homes and Buildings

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

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

7.5. Supplementary Planning Documents/Guidance

Cambridgeshire Flood and Water SPD (2016)

8 KEY ISSUES

- Principle of Development
- Design and impact on character
- Residential amenity
- Access and sustainability
- Flood risk
- Other matters

9 BACKGROUND

9.1. The scheme submitted within this application is the same as an earlier refused scheme considered under F/YR21/1495/F. The previous scheme was refused under delegated powers for the following reasons:

- 1 By virtue of its backland nature, the proposed development would be discordant with the existing core shape and built form of the development along Doddington Road to the detriment of the character and appearance of the area and would create a precedent for further backland development at sites with similar geometry. Thus, the proposal would therefore fail to comply with the requirements of Policy LP12 and Policy LP16 (d) of the Fenland Local Plan (2014).
- 2 The Sequential Test within the Flood Risk Assessment accompanying the application does not sufficiently justify why it is considered that there are no alternative sites available. Furthermore, the scheme fails to include features to address sustainability, such as, for example, through the inclusion of renewable energy sources. Thus, the scheme fails to pass part (a) of the Exception Test. The proposal is therefore contrary to both policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF as a result.

9.2. The scheme submitted for consideration herein has been resubmitted by the applicant with no apparent amendments since the earlier refusal. Rather than appeal the earlier refusal decision, or attempt to revise/justify the scheme to address the reasons for refusal, the applicant has seemingly opted instead to generate the necessary letters of support for the application to result in this needing to be decided by the Planning Committee.

10 ASSESSMENT

Principle of Development

10.1. The site is located in Benwick, categorised as a 'Small Village' within Policy LP3 of the Fenland Local Plan; where development will be considered on its merits but will normally be limited in scale to residential infilling. The Fenland Local Plan, under its glossary, defines residential infilling as "Development of a site between existing buildings". The Planning Portal further defines this as "The development of a relatively small gap between existing buildings." The site is proposed to the rear of existing frontage development, and hence the broad principle of developing the site for a single dwelling would be inconsistent with this policy, given its backland nature. However more detailed assessment of the proposal and its impacts must also be given with regard to character and amenity (Policy LP2 & LP16), and any site constraints, i.e. flood risk (LP14), highways (LP15), and servicing (LP16) that would render the scheme unacceptable.

Character and appearance

10.2. Policy LP12 of the Local Plan provides guidance as to the restriction of such development to ensure that it has an acceptable impact on the settlement and its character and requires development to meet certain criteria in order to be supported. The site must be in or adjacent to the existing developed footprint of the village, it must not result in coalescence with any neighbouring village,

and must not have an adverse impact on the character and appearance of the surrounding countryside and farmland.

- 10.3. Similarly, the proposal must be in keeping with the core shape and form of the settlement, without resulting in the extension of linear features or create ribbon development, and must retain natural boundaries, respect ecological features, important spaces etc. Finally, the proposal must be served by sustainable infrastructure, and must not put people or property in danger from identified risks.
- 10.4. In addition, Policy LP16 (d) seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, reinforces local identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or landscape character of the surrounding area.
- 10.5. Within the vicinity of the site, Doddington Road includes a mixture of single and two-storey detached and terraced properties of mixed ages and characters. The host dwelling No.35 is the westernmost dwelling of a group of 4 terraced properties, all of similar styles. Further west, No.33A is a modest, detached buff brick bungalow. Opposite the site, No.30 is a detached 2-storey rendered property, and No.29B is a detached 2-storey red brick dwelling with accommodation within the roof space. All dwellings in the vicinity include a mix of styles and materials. As such, the proposed design and materials intended for the proposed dwellings are unlikely to be incongruous within the surrounds in this regard.
- 10.6. The proposed siting of the dwelling, to the rear of No.35, is intended to be set back approximately 74m from the nearest edge of Doddington Road. By virtue of the set-back position of the property, the siting of the dwelling is considered to be at odds with the prevailing building line and its encroachment into land behind existing development will be incongruent with the overall development pattern. Its position will enclose the openness of the wider vista currently afforded between and behind the frontage development along this side of Doddington Road. As such, it is considered that the application, overall, does not comply with Policy LP16 (d).

Impact on residential amenity

- 10.7. The proposed dwelling will be set at a significant distance from the host dwelling (approximately 50m) and further still from other dwellings within the vicinity. Owing to this separation the proposed dwelling is unlikely to result in adverse impacts to neighbouring residential amenity with regard to overlooking or overshadowing. As such, the proposal is considered compliant with Policy LP2 and LP16 (e) in this regard.

Flood Risk

- 10.8. Policy LP14 of the Fenland Local Plan and section 14 of the National Planning Policy Framework deal with the matter of flooding and flood risk, and the siting of dwellings on land at the risk of flooding. The site is located within Flood Zone 3.

Sequential Test

- 10.9. It is for the applicant to demonstrate through an assessment that the Sequential Test has been met. In February 2018, the Council amended the approach by agreeing the scope of the Sequential Test to a settlement by settlement basis, instead of the entire district as set out in the Cambridgeshire Flood and Water SPD (2016). As such, the settlement of Benwick is the area of search for the Sequential Test for this application.
- 10.10. The application is accompanied by a Flood Risk Assessment, which includes a section relating to the Sequential Test. The assessment details the relevant stages of the Sequential Test and details recent granted planning permissions that offer a similar quantum of development as to the proposed, concluding that based on their assessment there are no reasonably available sites with a lower probability of flooding and that they consider the Sequential Test to be passed. The submitted Sequential Test highlights the following sites with planning permission (excluding those for replacement dwellings) for the same or similar development:
- Land west of 42 Ramsey Road F/YR15/0132/F (3 dwellings)
 - Benwick Methodist Church, High Street F/YR19/1040/F (1 dwelling)
 - Land south of 16A Doddington Rd F/YR20/0422/O (2 dwellings)
 - Change of Use Bank Farm Whittlesey Road F/YR21/0267/F (5 dwellings)
- and sets out the flood zone, surface water flooding probability, reservoir flooding probability and distance from River Nene for each site.
- 10.11. It is acknowledged that the Benwick Methodist Church site (F/YR19/1040/F) appears to not be reasonably available.
- 10.12. The proposal at Bank Farm (F/YR21/0267/F) was for the conversion of an existing agricultural building and as such would not be sequentially comparable in this case and as such should be discounted.
- 10.13. Notwithstanding, the Sequential Test is deficient as it does not include sufficient documentation to demonstrate that the remaining sites at 42 Ramsey Road and 16A Doddington Road (F/YR20/0422/O) are not available.
- 10.14. The site at 42 Ramsey Road has an extant permission for 3 dwellings, with, it appears, only one plot currently implemented. However given the permission has been implemented the site would be considered as unavailable for the purposes of the sequential test.
- 10.15. The extant outline permission at 16A Doddington Road under F/YR20/0422/O has subsequent reserved matters approval under F/YR21/1340/RM, approved in January 2022. As the applicant has not evidenced that this permission has been implemented, it is considered that this site would be capable of accommodating the proposed development.
- 10.16. Thus for the purposes of the Sequential Test as set out in the SPD, without sufficient evidence to the contrary, the site at 16A Doddington Road is classed

as being available for development, and as such the sequential test is considered to be failed.

10.17. Consultation with the Environment Agency offered no objection to the scheme on the basis that the main source of flood risk at this site is associated with watercourses under the jurisdiction of Middle Level Commissioners Internal Drainage Board (MLCIDB). Consultations with the MLCIDB resulted in no comments being received. Notwithstanding, the EA's comments of no objection and/or a lack of comment by MLCIDB should not be taken to mean that they consider the proposal to have passed the Sequential Test. As a matter of principle therefore refusal is required by the relevant planning policies as, owing to the lack of sufficient evidence to the contrary, the Sequential Test has not been passed.

Exception Test

10.18. Notwithstanding the failure of the sequential test, had this been deemed as passed it would then be necessary for the application to pass the Exception Test, which comprises of demonstration of the following:

- (a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- (b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall.

(a) Wider sustainability benefits

10.19. Section 4.5.8 of the Cambridgeshire Flood and Water SPD sets out the sustainability themes and issues which development could help to address in order to achieve wider benefits, which are:

- Land and water resources;
- Biodiversity and green infrastructure;
- Landscape, townscape and historic environment;
- Climate change mitigation and renewable energy;
- Flood risk and climate change adaptation;
- Pollution;
- Healthy and inclusive and accessible communities
- Economic activity; or
- Transport.

10.20. It is often possible to achieve wider benefits on smaller housing schemes though the inclusion of climate change mitigation and renewable energy features to a level which exceeds normal Building Regulations requirements. However, no such benefits have been offered within the scheme and as such it would not satisfy the Exception Test in relation to (a).

(b) Flood safety

- 10.21. The inclusion of flood mitigation measures including raised finished floor levels, flood resilient construction measures and sustainable drainage systems within the proposal are highlighted within the flood risk assessment that address the need for safety in times of flooding at the site, and as such would satisfy the Exception Test with regard to (b).

Flooding and Flood Risk – Conclusion

- 10.22. The submitted flood risk assessment for this application is the same version that was submitted with the earlier application considered under F/YR21/1495/F, that was refused on the basis of the failure of the Sequential and Exception Tests. No attempt has been made to rectify the issues relating to flood risk outlined in the original application assessment.
- 10.23. Therefore, as previously with F/YR21/1495/F, the evidence submitted has failed to fully demonstrate that there are no sequentially preferable sites that could accommodate the quantum of development proposed under the terms of the current scheme and thus the proposal has failed the Sequential Test. Furthermore, the scheme fails to include features to address sustainability, such as, for example, through the inclusion of renewable energy sources. Thus, the scheme fails to pass part (a) of the Exception Test. As such, it is considered that the current scheme is not compliant with Policy LP14 and should be refused.

Other Matters

- 10.24. There are no issues relating to private amenity space for either the proposed dwelling or the retained garden space for the host dwelling as these areas are in excess of a third of their respective overall plots.
- 10.25. No response was received from the Highways Authority (HA) in relation to the current application, however as the scheme is the same as the previous, the earlier HA comments relating to parking and access have been considered as relevant within this application. At the time, the HA returned no objection to the scheme, subject to condition relating to access construction and parking/turning retention. Thus, subject to conditions relating to the same, the current proposed access, parking and turning arrangements for both the host dwelling and the proposed dwellings can be considered acceptable in relation to Policy LP15.

11 CONCLUSIONS

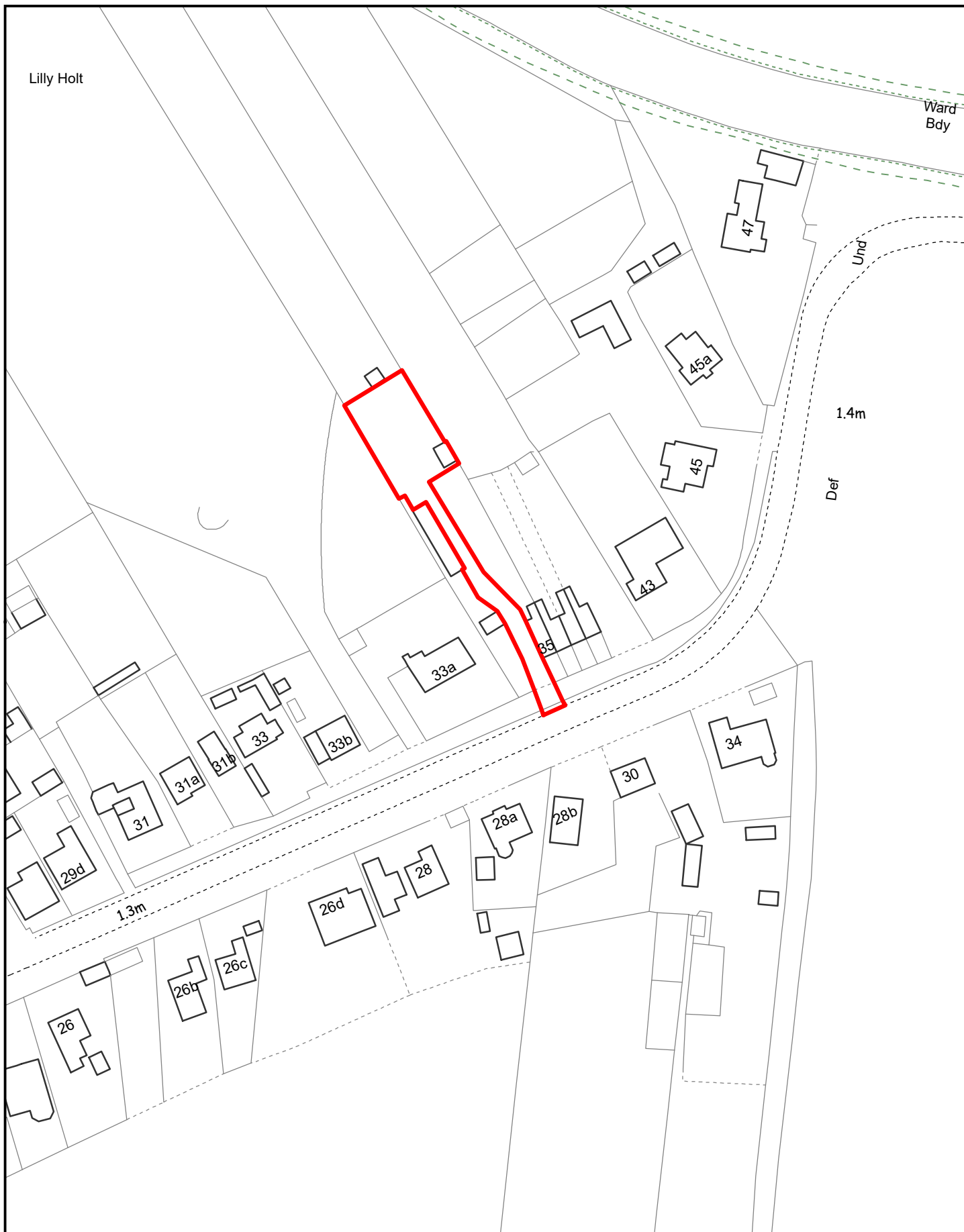
- 11.1. On submitting this application, the applicant has made no attempt to address or justify the issues relating to the reasons for refusal of the original scheme, nor did they consider appealing the previous refusal. The details provided with the application considered herein are the same as the original scheme submitted under F/YR21/01493/F, which was considered contrary to policy on the grounds of conflict with policy in principle and harm to character arising from the backland nature of the development proposed and flood risk.

- 11.2. On further consideration of the current application, the earlier reasons for refusal still stand as the scheme fails to comply with Policies LP12 and LP16(d) owing to the harm caused to the character and appearance of the area arising from the back land nature of the development. The application has again failed to demonstrate how the development is unable to be accommodated on sequentially preferable sites with planning permission for a similar quantum of development, thus failing the Sequential Test; nor does the application offer any features to address sustainability, thus failing part (a) of the Exception Test. Thus, the scheme is also contrary to Policy LP14.
- 11.3. It is therefore concluded that the application is contrary to the relevant policies of the development plan and should be refused.

12 RECOMMENDATION

Refuse, for the following reasons;

1	Policy LP3 of the Fenland Local Plan (2014) sets out the settlement hierarchy within the district; Policy LP12 details a range of criteria against which development within the villages will be assessed and Policy LP16 seeks to ensure that proposed development responds to and improves the character of the local built environment. The application site proposes the construction of a dwelling located in existing garden land to the rear of frontage residential development along Doddington Road. By virtue of its backland nature, the proposed development would be discordant with the existing core shape and built form of the development along Doddington Road to the detriment of the character and appearance of the area and would create a precedent for further backland development at sites with similar geometry. Thus, the proposal would therefore fail to comply with the requirements of Policy LP12 and Policy LP16 (d) of the Fenland Local Plan (2014).
2	Policy LP14 of the Fenland Local Plan (2014) requires that development proposals within Flood Zone 3 are accompanied by a Sequential Test demonstrating how the development is unable to be accommodated in areas at a lower risk of flooding. This policy is compliant with section 14 of the National Planning Policy Framework, which also requires such a test to be satisfied prior to approving development within Flood Zone 3. The Sequential Test within the Flood Risk Assessment accompanying the application does not sufficiently justify why it is considered that there are no alternative sites available. Furthermore, the scheme fails to include features to address sustainability, such as, for example, through the inclusion of renewable energy sources. Thus, the scheme fails to pass part (a) of the Exception Test. The proposal is therefore contrary to both policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF as a result.



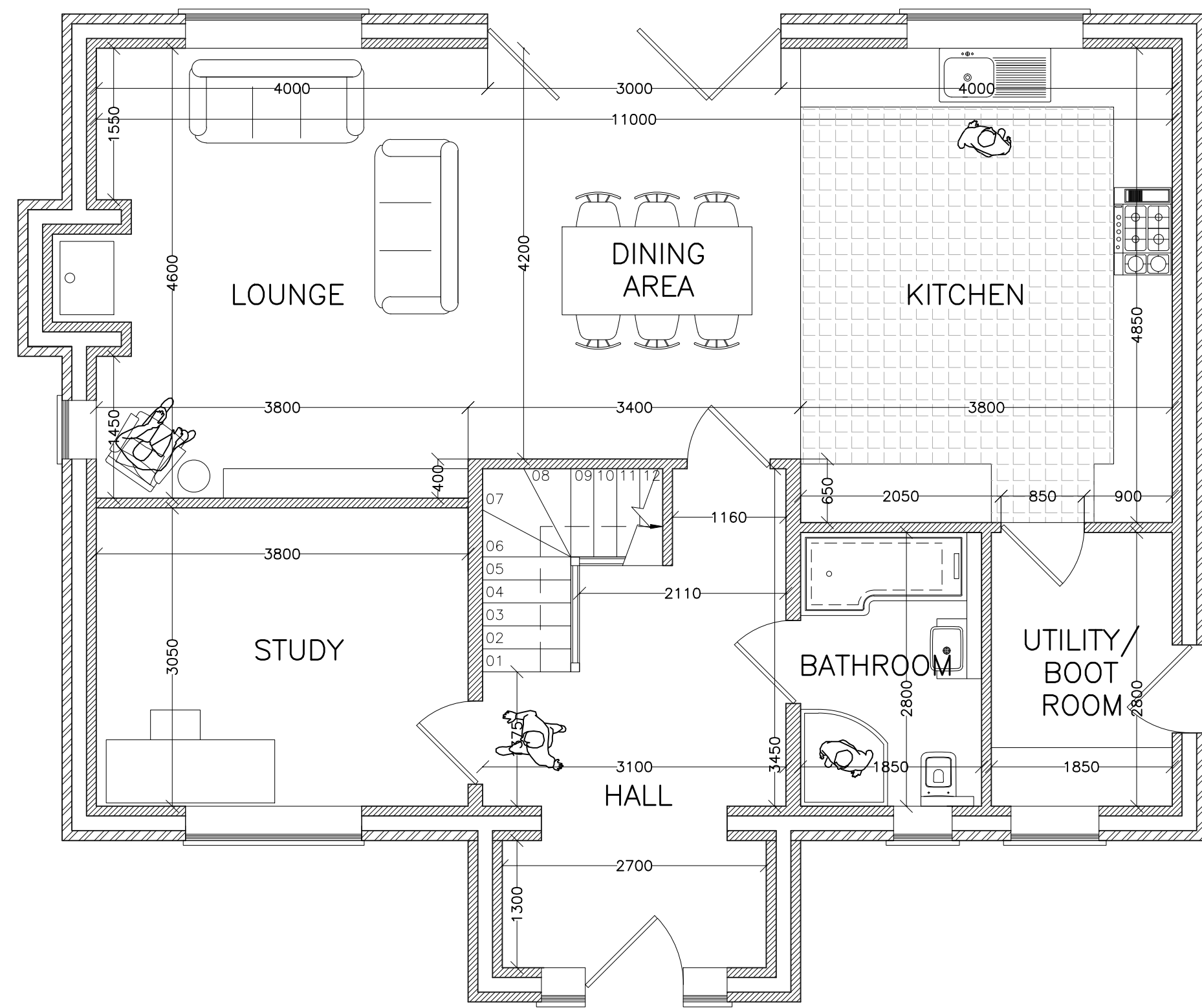
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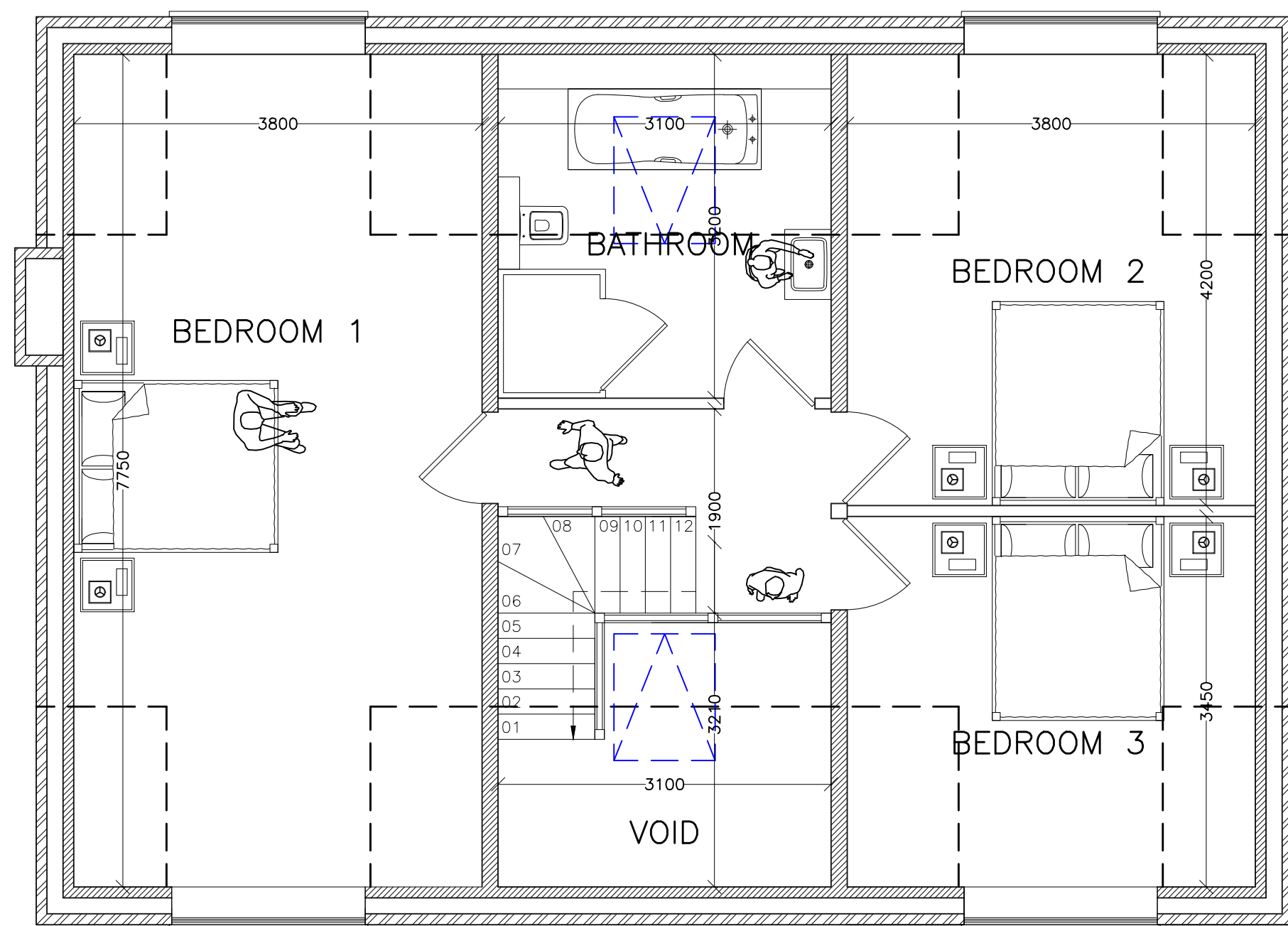
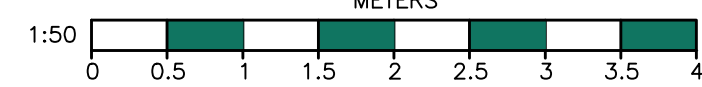
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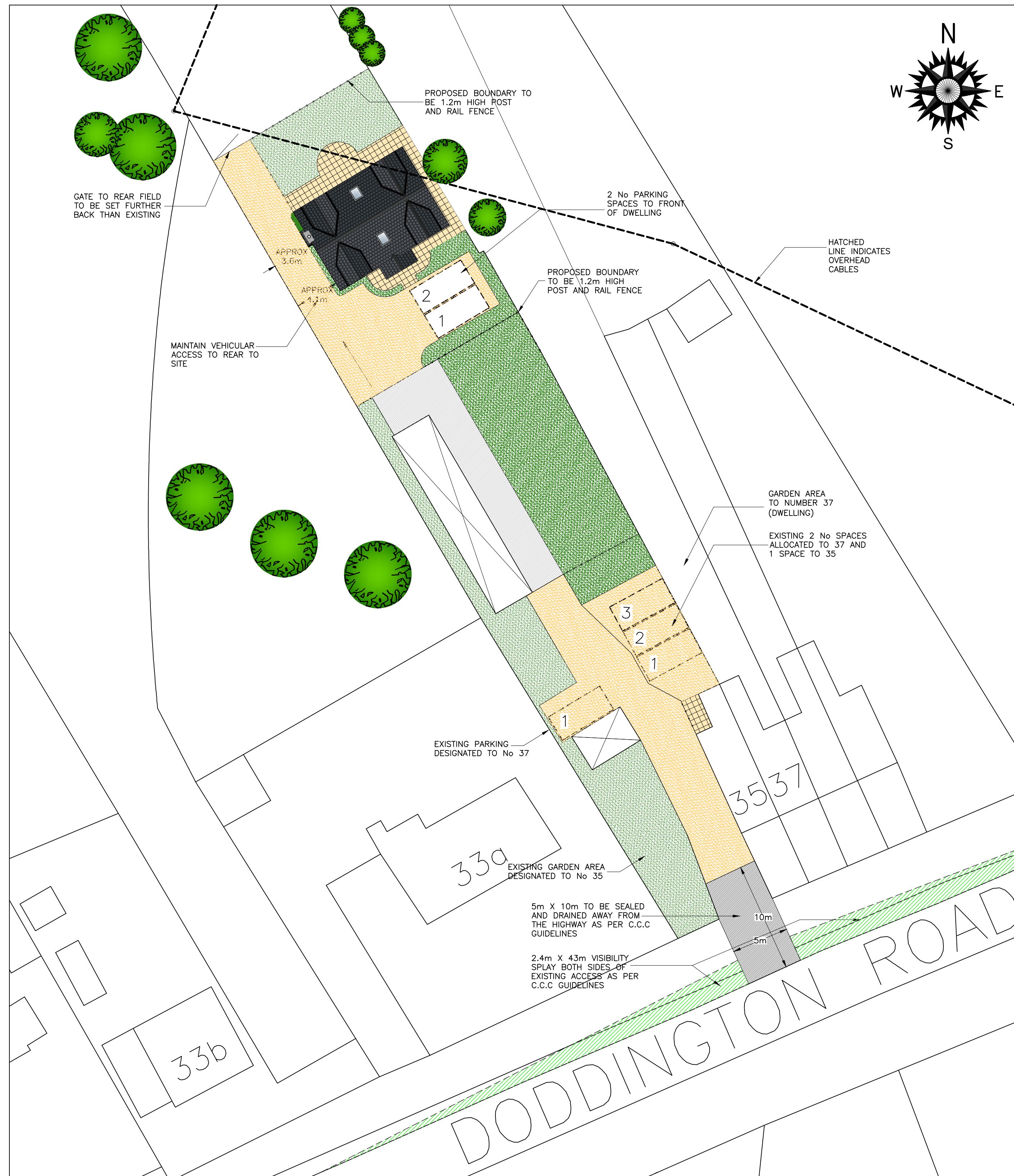
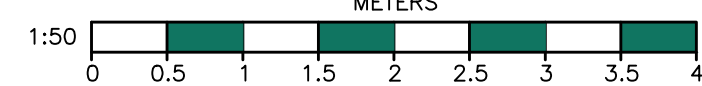




PROPOSED GROUND FLOOR PLAN (1:50)



PROPOSED FIRST FLOOR PLAN (1:50)



PROPOSED SITE PLAN (1:250)

- PERMEABLE BLOCK PAVING (NON SLIP)
- GRASS
- TARMAC
- GRAVEL
- EXISTING DWELLINGS
- CONCRETE
- SLAB PAVING
- VEGETATION
- HEDGING

- MATERIALS:**
- WALL: IBSTOCK LEMON GLAZED BRICKWORK (9719) OR SIMILAR & SAGE CLADDING RAL(6021)
 - DORMER CHEEK: SAGE CLADDING RAL(6021)
 - ROOF: MARLEY EDGEMERE INTERLOCKING SLATE CONCRETE ROOF TILE
 - JOINERY: WHITE UPVC UNITS
 - DOORS: WHITE /SAGE RAL(6021) UPVC UNITS
 - BOUNDARY : TIMBER POST AND RAIL FENCE TREATMENT (SEE DETAIL FOR EXAMPLE)

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 Please read, if in doubt ask. Change nothing without consulting the Engineers.
 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 BCO (or NHBC) 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

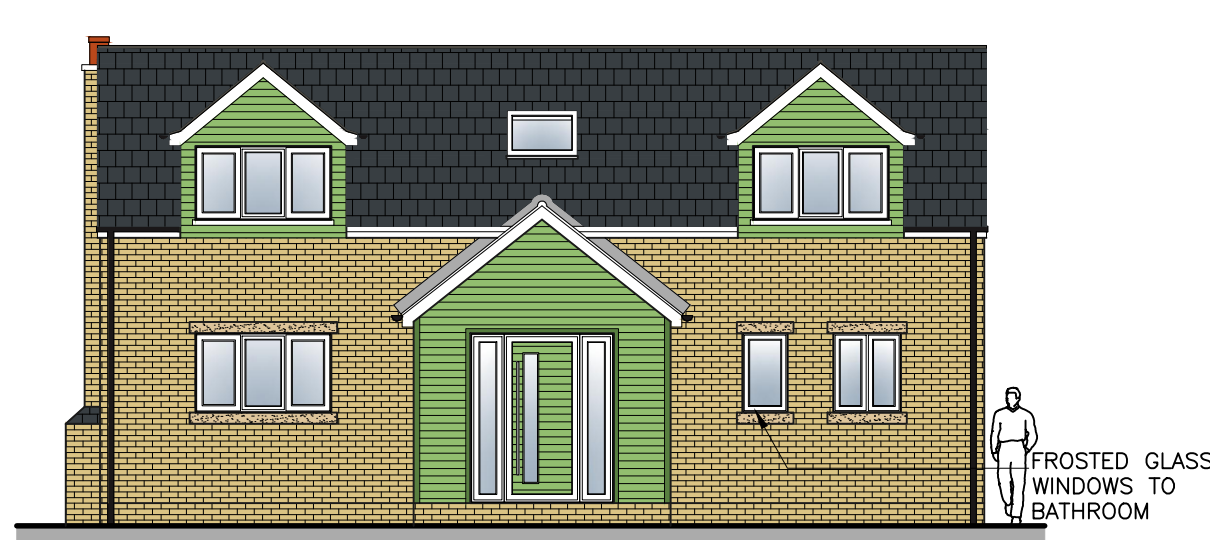
B	PLANNERS COMMENTS	DEC 2021
A	CLIENTS COMMENTS	NOV 2021
	REVISIONS	DATE

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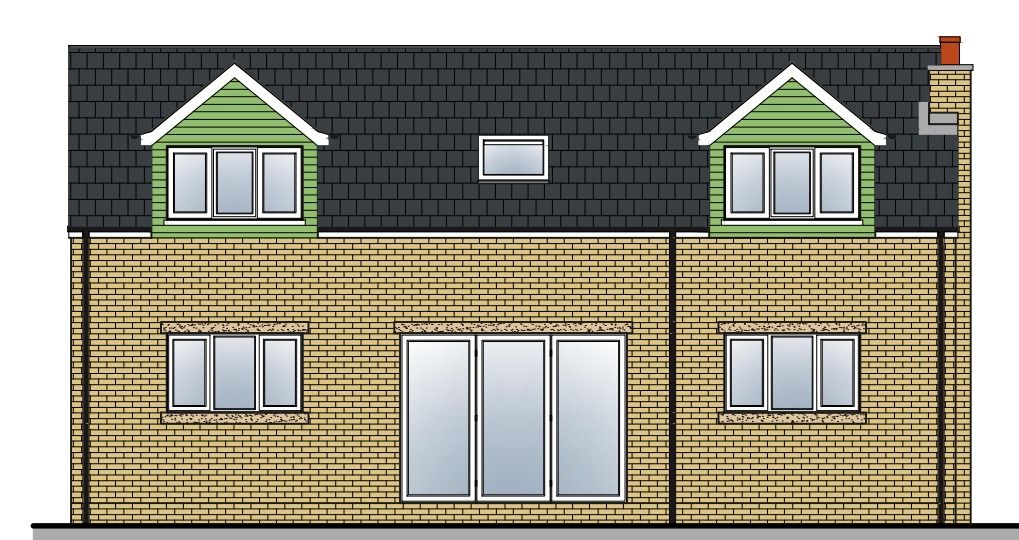
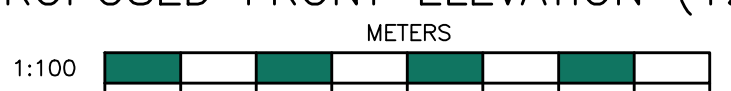
1 Gordon Avenue, March, Cambridgeshire, PE15 8AJ
 Tel: 01354 655454 Fax: 01354 660467
 E-mail: info@mortonandhall.co.uk Website: www.mortonconsultingengineers.co.uk

ABC Fenland District Council Building Design Awards Winner

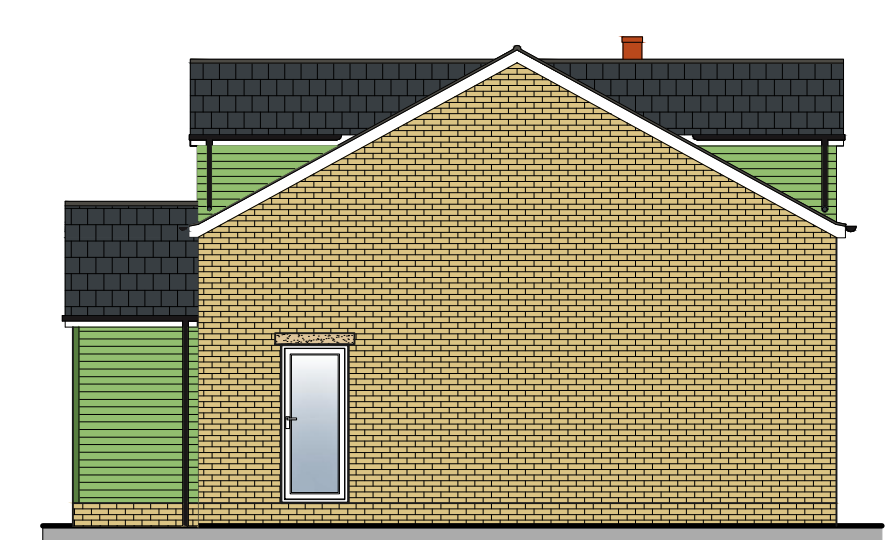
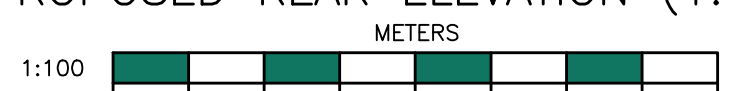
CLIENT	
Mr & Mrs Robinson	
PROJECT	
Land Rear of 35 Doddington Road, Benwick, Cambridgeshire PE15 0UT	
TITLE	
Proposed Floor Plans, Elevations & Section (Scheme 1)	
DRAWN: J.Scotcher	DATE OF ISSUE
CHECKED:	
DATE: Oct 2021	DRAWING NUMBER: H7919_02B
SCALE: As Shown	



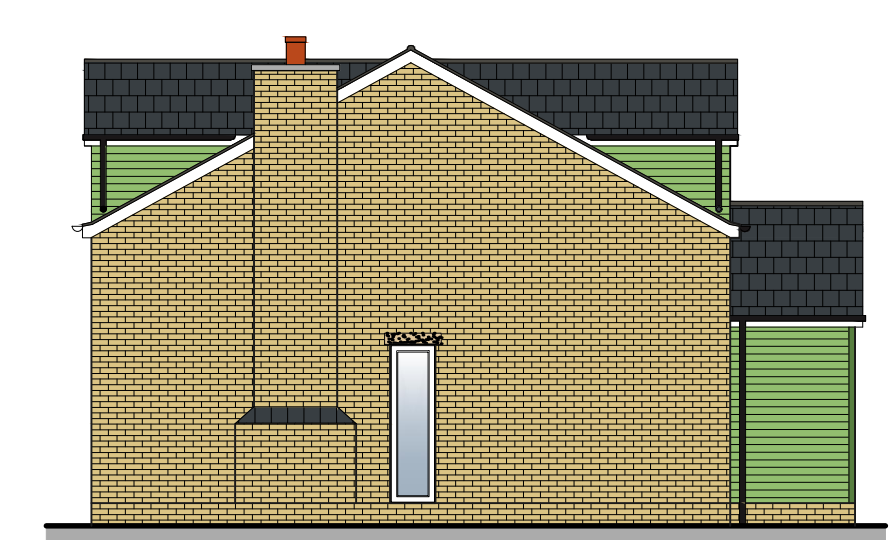
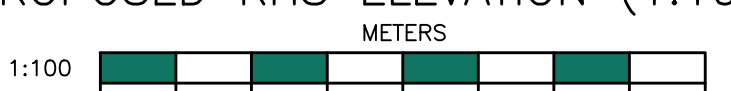
PROPOSED FRONT ELEVATION (1:100)



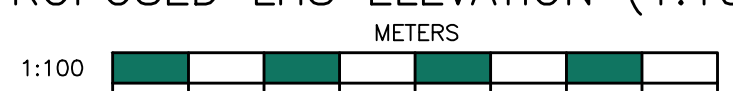
PROPOSED REAR ELEVATION (1:100)



PROPOSED RHS ELEVATION (1:100)



PROPOSED LHS ELEVATION (1:100)



PLANNING APPEAL DECISIONS

The Council has received the following appeal decisions in the last month. All decisions can be viewed in full at <https://www.fenland.gov.uk/publicaccess/> using the relevant reference number quoted.

Planning Application Reference: F/YR20/0985/O

Site/Proposal: Erect 1 dwelling (outline application with all matters reserved), Land South Of 59 Wood Street, Chatteris

Officer Recommendation:	Refuse	Decision Level:	Delegated	Appeal Decision:	Allowed
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Main Issues:

- **Character**

Summary of Decision:

The appeal proposal sought permission for a single dwelling on land forming part of the rear garden of 59 Wood Street, a corner plot, and fronting Eastwood.

The Inspector considered that while the long rear gardens of dwellings in Wood Street and Eastwood created a spacious character, the overall street scene was urban in character. Consequently, the development would not cause any harm to this character and the appeal should be allowed.

Planning Application Reference: F/YR20/0870/PNC04

Site/Proposal: Change of use from agricultural building to a single-storey 1-bed dwelling with storage above (Class Q (a) and (b)), Willow Farm, Euximoor Drove Christchurch

Officer Recommendation:	Refuse	Decision Level:	Delegated	Appeal Decision:	Allowed
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Main Issues:

- Whether the works constituted conversion for the purposes of Class Q

Summary of Decision:

The appeal proposal sought approval under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) for the conversion of an agricultural building to a dwelling. It was refused as the extent of the works proposed were considered more than what could be classed as conversion of the building

The Inspector concluded that the extent of the works proposed would not amount to re-building and could therefore be considered as conversion. As such the development fell within the scope of Class Q and the appeal was allowed.

The Council had made a claim for costs against the appellant owing to the submission of further structural information during the appeal process which was not submitted at the time of the application which the appellant acknowledged 'may have altered the LPAs approach to the appeal'. Despite this the Inspector did not consider that the Council had been "put to unnecessary or wasted expense" and accordingly dismissed the costs claim.

Planning Application Reference: F/YR21/0316/F

Site/Proposal: Erect a 2-storey 3-bed dwelling, Land West Of 16 Perry Road, Leverington

Officer Recommendation:	Refuse	Decision Level:	Delegated	Appeal Decision:	Dismissed
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Main Issues:

- **Character**

Summary of Decision:

The development proposed was for the erection of a detached dwelling in the side garden of 16 Perry Road, forming the gap between this property and the neighbour, number 18. It was refused due to the impact on the character of the area, owing to the established pattern of semi-detached dwellings with spacious gaps between.

The Inspector considered that there was a defined character to the area and that the proposed dwelling would conflict with this, exacerbated by its differing height and design. The appeal was therefore dismissed.

Planning Application Reference: F/YR20/0760/PIP

Site/Proposal: Residential development of up to 3 dwellings (application for Permission in Principle), Land North Of The Rectory, Whittlesey Road Benwick

Officer Recommendation:	Refuse	Decision Level:	Committee	Appeal Decision:	Dismissed
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Main Issues:

- **Location**
- **Land use**
- **Amount of development**

Summary of Decision:

The appeal proposal sought permission in principle for the erection of up to three dwellings on land fronting Whittlesey Road. It was refused as the site was in Flood Zone 3 and considered to be outside the built form of Benwick.

The Inspector identified that the Local Plan does not have settlement boundaries but relies on a definition of built form to determine to allow assessment as to whether a site is inside or outside the settlement for the purposes of the Local Plan. "This results in a situation where a site could be considered in general terms to be part of the village, but not be in the village for the purposes of the spatial strategy". Given the general character of the area she concluded that the site was not in the built form of Benwick and was therefore an 'elsewhere' location and the development was therefore in conflict with the Local Plan. In addition, the development would have an urbanising effect on the character of the area.

With regards to flood risk the Inspector concluded that as the development was outside the settlement, the area of search for the sequential test should be district wide rather than settlement based and it failed to be proven that there were no sequentially preferable sites available.

As such, locationally the application was deemed to be unacceptable.

The Inspector also considered matters relating to affordable housing, which could not be secured by legal agreement as part of the PIP process, and five-year land supply, concluding that the case presented in this regard was not relevant and that even if a supply could be demonstrated the harm identified, on balance, this would not outweigh the delivery of three dwellings and their modest benefits.

Consequently, the appeal was dismissed.

Planning Application Reference: F/YR21/0559/O

Site/Proposal: Erect 1 x dwelling involving the demolition of existing outbuildings (outline application with all matters reserved), Land East Of 21A East Delph, Whittlesey

Officer Recommendation:	Refuse	Decision Level:	Delegated	Appeal Decision:	Dismissed
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Main Issues:

- **Living conditions of neighbours**
- **Car parking**

Summary of Decision:

The appeal proposal sought outline permission for a dwelling forming garden to 21A East Delph. It was refused owing to the impacts on the amenity of neighbouring residents.

The Inspector did not consider that a dwelling on the site, as indicated within the submitted plans, would have a satisfactory impact on surrounding dwellings and should therefore be refused on this basis. Consequently, the appeal was dismissed.

Whilst not forming part of the reason for refusal, car parking was referred to in the Council's report, so the Inspector addressed this, concluding that the one space indicated on the illustrative plan was acceptable in this accessible location.