

**Applicant: Ms Kendal
Bellway Homes Limited**

**Agent: Mr Matthew Harmsworth
Barton Willmore**

Land South Of, Bridge Lane, Wimblington, Cambridgeshire

Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR20/1235/O to erect 88 x 2-storey dwellings (10 x 2-bed, 42 x 3-bed and 36 x 4-bed) with associated garages and parking and open space, involving the formation of a new access and an attenuation pond, raised ground levels.

Officer recommendation: Approve

Reason for Committee: Parish Council comments contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- | | |
|-----|---|
| 1.1 | Outline permission was granted by the Planning Committee issued on 25 th September 2022 for up to 88 dwellings subject to conditions and a section 106 agreement. |
| 1.2 | This application seeks approval of details of appearance, landscaping, layout and scale only. |
| 1.3 | Representatives from neighbours received detailed and addressed in the report. Objections from Wimblington Parish Council received. |
| 1.4 | Officers were concerned regarding the appearance of a development orientated perpendicular to March Road. An amended street scene has been negotiated. Secondly officers were concerned regarding the drainage strategy with associated significantly raised ground levels on the southern edge of the site impacting on existing housing. A negotiated amended drainage proposal, including an underground pumping station, has enabled minimal increases in ground levels. |
| 1.5 | The amended proposals are assessed against the relevant Development Plan Policies. Appearance and scale of the houses are considered to be satisfactory. An assessment against 'Design for Healthy Living' is included which scores well. Assessment of impact on neighbouring residential amenity is included and is considered unlikely to result in significant harm. The layout including landscaping, is considered to be satisfactory. Matters of drainage /flood risk have been considered and advice from statutory consultees confirms acceptance of the amended scheme. |
| 1.6 | The recommendation is therefore to grant approval of Reserved Matters. |

2 SITE DESCRIPTION

- 2.1 The site lies at the north of Wimblington and comprises around 3.6ha of previously agricultural land. It's northern and western boundaries front onto Bridge Lane and March Road respectively. The site is surrounded by ditches to the south (ordinary watercourse) and east (IDB Drain). The site has remained as agricultural land throughout its mapped history beyond which is a smaller field which is enclosed on its eastern and southern boundary by a belt of trees. Immediately south is the recent Matthew Homes development (67 dwellings: F/YR14/0232/O) and the detached property, 38 March Road ('The Gables'). Eastwood Hall is located directly opposite the site to the west, on the other side of March Road. Application for 4 self/custom build dwellings and the formation of an access (ref. F/YR22/0332/F), was recently permitted by Planning Committee in November on land adjacent to the Hall opposite Bridge Lane and the northern part of this site. A 2m wide footway is already along the frontage of the site, linking Wimblington to March.
- 2.2 The area is open in character but with the backdrop of the main core of Wimblington to the south but now the immediate aspect of the neighbouring development, and the rural, looser-knit developments along Bridge Lane and Wimblington Road heading north. Views eastwards, beyond the site are face the belt of trees that line the easternmost edge of the adjacent field.
- 2.3 The site is within Flood Zone 1. There are two easements that cross the site, one diagonally across the top from north-west corner to the centre of the eastern boundary (which contributes to the shape of the proposed open space) and a second that runs the length of the eastern boundary.

3 PROPOSAL

- 3.1 The application provides 88 houses. This application submits matters reserved by the outline consent including:
- The Layout
 - The Scale
 - Appearance
 - Landscaping
- 3.2 A single point of access (5.5metre road) was permitted at the outline stage approximately 36 metres north of the southern site boundary on March Road. No vehicular access is proposed from Bridge Lane. The proposed layout has a looped 5metre wide road accessing two cul-de-sacs including a 6 metres wide shared surface section with numerous small private drives.
- 3.3 The plans illustrate bus stop positions; however, their positions are the subject of planning condition 18 of the outline application and are therefore not part of this application.
- 3.4 The layout has an attenuation area in the south-east corner which abuts an existing ditch (outside the site). The site includes an area of public open space on the northern edge that faces Bridge Lane which includes a LEAP (equipped play area) to serve the northern side of the village, and two swales with additional tree planting.
- 3.5 22 of the dwellings are affordable (25%). Affordable provision includes 6 that are 2-bed, 14 3-bed and 2 4-bed properties. These are largely located within the centre

of the layout. The tenures are 15 affordable rent and 7 shared-ownership dwellings.

- 3.6 Houses on the southern edge abutting the recent development are a mix of orientations including some side-on and some rear facing aspects. There is an existing ditch set in a space just under 6 metres in width, which separates the existing houses from the development site. Plot 85 has a rear garden depth of approximately 9 metres (the smallest garden) but has a further separation of 5.5 metres to the side garden fence of No 40 March Road. Plot 86 (the nearest rear facing dwelling to the house at No 40) is approximately 23 metres from the side gable which includes some side windows). Plot 82 has a rear to side separation of approximately 18.8 metres.
- 3.7 The development has 8 detached properties on the March Road frontage, 4 of which are orientated side-on to the road. Discussions with officers regarding how the application addresses March Road took place and alterations to the March Road street-scene now include the following:
- bay windows to the 4 'side on' plots 4,5,8 and 9,
 - Houses repositioned in the layout and further set back to enable tree and hedge-planting (previously lacked space).
 - Close boarded fencing with brick piers.
- 3.8 A drainage strategy for both surface and foul water is submitted with the application. An earlier iteration included significant increase in land levels particularly around the southern edge of the site from between 0.5 and 1.5 metres higher than at present. This was in order to seek an entirely gravity-based drainage strategy. However, after discussions with officers the applicant has amended the scheme and has submitted a revised drainage strategy together with finished floor levels and sections. This demonstrates only very slight increases compared to existing. To enable this approach the applicant provides an underground packet pumping station located near the southern edge between Plots 80 and 81 to serve 12 dwellings.
- 3.9 The amended landscaping plan includes additional tree-planting on the southern boundary as previously requested by officers.
- 3.10 Full plans and associated documents for this application can be found at:

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4 SITE PLANNING HISTORY

F/YR20/1235/O Erect up to 88 dwellings (outline application with matters committed in respect of access) Granted 25.01.2022

5 CONSULTATIONS

5.1 Wimblington Parish Council

The Parish Council objected to the original proposal regarding the following:

- Insufficient detail regarding position of houses in proximity to the ditch. Agreed reservation regarding riparian ownership of the ditch (identical concern of LLFA),
- Concern regarding position of bus stop and street lighting seeking clarity to responsibility, and similarly responsibility for maintenance of grass verge on March Road.

The Parish Council was reconsulted following amended plans regarding drainage and ground level changes and objected on the following grounds:

- *Parish Councillors have concerns that the lowered section of land will flood and possibly flood Nursery Gardens. Councillors felt unable to make too much comment or raise valid objections as the new drainage report was so technical in its content that Councillors felt unqualified to comment.*
- *With regard to the rest of the application Councillors accepted the layout of the site and were pleased to note that there will be no entrance to the development via Bridge Lane. Councillors also noted once again the positioning of the bus stop and shelter, raised previously, which they feel will impact on visibility when exiting Bridge Lane onto March Road.*

5.2 **Cambs County Council (Archaeology)**

We have no comments to make on these reserved matters. We will provide further recommendations for the continuance of the archaeology programme secured by Condition 7 for planning consented granted to F/YR20/1235/O.

5.3 **Anglian Water**

Anglian water has assessed the drainage strategy report and can confirm that a gravity connection via manhole 4001, or downstream of this via new manhole is acceptable.

Anglian Water has raised no objection to the amended drainage strategy. It is noted Anglian Water has agreed to discharge of condition 6 of the outline permission which is outside of this application.

5.4 **FDC Environmental Health Officer**

No objection. The EHO consider there to be no noise impact regarding the underground pump station and therefore no nuisance to immediate neighbours likely.

Outside of this application the EHO considered the Construction Management details can be discharged.

5.5 **FDC Tree Officer**

Considered the illustrative landscaping is acceptable, hedging should be mixed native, welcomed some small growing ornamental on the southern boundary to assist with screening.

5.6 **Crime Prevention Officer (Cambs Police)**

Considered the layout acceptable. Recommends lighting to be to BS5489:1 2020 standard and consideration be given to cycle storage.

5.7 **Natural England**

Has no comments to make on this reserved matters application.

5.8 Peterborough City Council (Housing Strategy)

Welcomes the provision of 25% affordable and accepts the type and tenure provided.

5.9 CCC (Lead Local Flood Authority)

considers the Drainage Strategy report accords with the details provided with condition 10 of the outline consent and is therefore acceptable. Officers raised the concern of the neighbouring landowner. However, the LLFA confirms that a dual use of the space between the ditch to the east, and the proposed attenuation area to the west, as an easement in order to maintain these elements will be acceptable. Therefore, the LLFA has no objection on this matter.

5.10 PCC Wildlife Officer

No objection (final comments sought on amended LEMP and Ecological Impact Assessment).

5.11 NHS (Cambridgeshire and Peterborough Integrated Care System)

Request a contribution of £52,889.31 as *“The proposed development is likely to have an impact on the services of the GP Practice operating within the vicinity of the application Fenland Group Practice: Wimblington”*.

5.12 Cambridgeshire Fire and Rescue

Request fire Hydrants.

5.13 CCC Highways

Raise no objection subject to requested conditions and informatives.

5.14 FDC Environmental Services

The applicant amended plans detailing refuse storage and swept path for refuse vehicles. The amended details are acceptable to Environmental Services.

5.15 Objectors

Letters received from occupiers of 5 properties nearby (two each from Bridge Lane and March Road and one from Lily Avenue) referring to the following issues:

- Loss of privacy due to rear first floor windows of Plots 83-86 overlooking the side and rear of No 40 March Road (the adjacent property) A preference to the orientation of Plot 88 which is side-on to No 40. The objector highlights a previous experience on the now built Matthew Homes development with overlooking and refers to the Councils response relating to the separation distances involved. The objector disagreed with the response considering this did not satisfactorily deal with the issue. No 40 will be surrounded by houses overlooked by multiple houses.
- Why have Bridge Lane properties been treated so dissimilar by comparison with an area of open space separating the existing houses from those proposed.
- Concern regarding the juxtaposition of the eastern edge of the proposed attenuation area alongside the existing ditch. The objector refers to an easement strip that Middle Level has regarding the ditch.
- The use of the easement with the require proportion of open space.
- Alleged protected species habitat in the ditch.
- Use of the easement area in public open space calculation.
- Concern regarding traffic safety if the bus stop/ shelter is positioned as shown on the plans due to poor visibility to the south.
- Poor Access, loss of agricultural land,

- Overdevelopment
- Poor design and appearance,
- Drainage concerns and flooding,
- Light Pollution
- Local services unable to cope,
- Loss of view/outlook,
- Noise Pollution
- Out of character
- Proximity to property and loss of amenity
- Loss of light
- Increased traffic,
- Increased litter/waste
- Wildlife concerns,
- Precedent.

5.16 **Representations**

1 letter of representation was received regarding a preference not to have pedestrian cycleway routes through neighbouring housing areas which could increase anti-social behaviour.

Officer comment: No such link is proposed.

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)

Of relevant concern includes the following:

Sustainability, a presumption in favour of.

Approve developments that accord with up-to-date development plan without delay

Achieve healthy, inclusive safe places

Transportation, patterns of movement, streets, parking and other issues contribute to high quality places,

Good design is key

National Planning Practice Guidance (NPPG)

National Design Guide 2021 (The 10 characteristics)

Context C1,

Identity I1, I2, I3,

Built Form B1, B2

Movement M1, M3

Nature N1, N2, N3

Public Spaces P1, P2,

Uses U2

Homes and Buildings H1, H2, H3,
Resources R2
Lifespan L1

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development
LP2 – Facilitating Health and Wellbeing of Fenland Residents
LP4 – Housing
LP5 – Meeting Housing Need
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
LP17 – Community Safety
LP19 – The Natural Environment

Delivering and Protecting High Quality Environments in Fenland SPD

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

Emerging Local Plan

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

Policy LP2 – Spatial Planning
Policy LP5 – Health and Wellbeing.
Policy LP7 – Design Quality
Policy LP8 - Amenity Provision
Policy LP12 - Meeting Housing Need
Policy LP22 – Parking Provision
Policy LP25 - Biodiversity Net Gain
Policy LP27 – Trees and planting
Policy LP28 – Landscape
Policy LP29 – Green infrastructure
Policy LP31 – Open Space and Recreation facilities
Policy LP34 – Air quality

8 KEY ISSUES

- **Principle of Development**
- **Residential Amenity**
- **Design and Character of the Area.**
- **Highway safety and Parking**
- **Flood Risk and drainage**
- **Other issues**

9 BACKGROUND

- 9.1 Outline permission granted by Planning Committee for up to 88 dwellings at the August 2021 meeting. The application was policy compliant as regards provision of affordable housing. A number of conditions were attached to the outline permission. 5 of those conditions required details to be submitted within the reserved matters including the following:
- Detailed design of surface water drainage (Cond 10)
 - Finished floor levels (Cond 12)
 - Landscape and Ecological Management Plan -LEMP (Condition 13)
 - Details of tree protection (Condition 14)
 - Details of adoption of highway land (Condition 15)

Officer Note, the above is addressed in this application by the following documents:

- Detailed design of surface water (Cond 10) is included in the Drainage Strategy Report received 19th December 2022,
- Details regarding floor levels, (Cond 12) are included (Dwg. 8842-102-001 Rev D)
- Regarding Condition 13 – The Landscape and Ecological Management Plan dated 28th October 2022
- Condition 14 Appendices 4 and 5 to the Arboricultural Impact Assessment (Rev C, 25th October 2022) provides details of the protection to the retained trees and hedges.
- Condition 15 – Proposed arrangements for future adoption, management and maintenance of the streets within the development, this information is contained within Adoption Plan – BW267EC-PL-09 Rev L.

10 ASSESSMENT

Principle of Development

- 10.1 The principle of the residential development of the site for up to 88 dwellings was established with the previous granting of outline permission.

Residential Amenity

- 10.2 A significant consideration is the impact of the development on immediate neighbours, in particular in this instance how proposed houses relate to those on the southern boundary.
- 10.3 Adjacent to the development to the south No 40 March Road was previously located within open land with no houses abutting. Following the development of the site to the south (Matthew Homes site) there are now a number of houses that have rear aspects facing the garden of No 40. This application proposes 3 houses (Plots 84-86) that directly face the side of No 40 with Plot 85 being the nearest (14.5metres approximately to the boundary fence of No 40).
- 10.4 Fenland as a Council does not have design guidance on separation standards in estate layouts. Other councils that do, frequently refer to back-to-back separation of 20 or 21 metres being acceptable, with the aim being to achieve 10metre deep rear gardens where possible, and rear to side flank wall distances of around 12 to 14 metres. The separation proposed (a minimum of 14.5m) is considered to be acceptable in this context.
- 10.5 Plot 88 which faces March Road is positioned side on to No 40 and approximately 7 metres in front of the front of No 40. There is a proposed separation of approximately 10metres. The side gable of Plot 88 is a blank wall.

There are two windows on the side of No 40. However, a planning condition could remove permitted development rights from Plot 88 regarding installation of windows. The applicant has submitted sectional drawings that indicate Plot 88 sits on slightly higher ground than No 40, but the eaves and ridge should be slightly below that of No 40 as the proposed dwelling is not as tall as No 40. Therefore, the impact of Plot 88 as seen from March Road, will appear somewhat conventional. There are not normally any estate separation standards for side-to-side properties. Therefore, this relationship is considered to be acceptable.

- 10.6 As regards Plot 86 this will be separated from the side windows of No 40 by approximately 22 metres reflecting normal rear to rear separation and which is considered to provide acceptable levels of privacy.
- 10.7 From the representations the occupier of No 40 has significant concerns regarding being overlooked given the change in circumstances created by both developments resulting in No 40 being somewhat enclosed by new houses. However, the separation proposed by the current layout is considered in keeping with similar developments. The side-to-side impact is not out of character.
- 10.8 Plot 82 has a rear aspect facing the side of the nearest property (15 Lily Avenue) in the recently completed Matthew Homes development. Plot 82 also has a blank gable and is separated From No 15 by 17.5 metres considered appropriate to acknowledged standards. The permitted development rights for Plot 82 regarding windows are also proposed to be removed by condition.
- 10.9 Proposed land levels rise slightly on Plots 81, 80 and 64. The side of Plot 80 to side of No 17 Lily Ave has separation of 17.3 metres. Plot 64 has a separation of 11.78metres to side of No 33 Lily Av to the main flank wall (there is a ground floor bay window nearer). Permitted development regarding windows is proposed to be removed on these 3 dwellings to protect amenity of existing residents nearby. However, none of the proposed houses will have eaves or ridge lines above those existing to the south and these relationships are considered acceptable.
- 10.10 Ground levels increase on houses to the north/east (plots 65 and 63), but these do not impact on existing housing.
- 10.11 Consideration regarding the amended details has been given to standards used in estate layout development elsewhere and the normal space to retain suitable amenity in terms of privacy or overlooking are achieved. Therefore, in this instance the impact upon amenity of the existing neighbour is considered acceptable and therefore accords with adopted policy LP16(e).

Design and Character of the area.

- 10.12 The applicant confirms a density of 33.8 dwellings per hectare across the site. The layout resulted in a dual frontage to both March Road and Bridge Lane albeit separated by an area of open space, a play area and swales with additional landscape planting. This should result in a shared sense of overlooking of a communal area beneficial in overall impact of this part of Wimblington. The street scenes facing the open space and March Road, have a variety of properties mixing the materials and handing the houses to provide a street scene of a more organic appearance complementing nearby street aspects. Internal streets of a denser character are more uniform in layout.
- 10.13 The side-on appearance to March Road (a previous concern) has been improved and is considered acceptable. The remaining layout is somewhat typical and

similar in form to that permitted to the south. The use of shared surface roadways adds some visual interest, and together with a strong hierarchy of roads is welcomed.

- 10.14 Regarding landscaping the application includes 141 trees to be planted, along with over 2000 shrubs and 216 native hedgerow plants. There are a small number of trees on the southern boundary mostly alongside the proposed attenuation area. An Arboricultural Assessment has been undertaken which the Council's Tree Officer considers to be acceptable subject to conditions.
- 10.15 The scale of development proposed is two-storey dwellings with single storey garages and is considered to be appropriate. The house types include:
- Standard gable and ridge construction with red or bough brick and brown and grey tiles,
 - Terraced properties with buff bricks and brown roof tiles
 - Semi-detached with corner gables red brick with grey or red tiles with brick quoin corner features,
 - Detached with feature front gables with grey weatherboard cladding, porch canopies, brick sills and headers, contrasting buff bricks and grey tiles or alternatively red brick and tiles.
- 10.16 The Design and Access Statement assesses the development against the 'Building for a Healthy Life' guidelines and concludes that it scores green in all sections apart from amber against 'access to facilities and services'. No assessment against the National Design Guide has been received, however officers consider the design to have some quality particularly on the areas fronting public highways, although it is perhaps of a lower 'adequate' quality in central areas but nevertheless acceptable overall. The detailed design is not considered to harm the character of the area. The layout, scale appearance and landscaping are therefore considered to be acceptable in terms of design. The proposal is considered to accord with Policy LP16.

Highway safety and parking.

- 10.17 The Local Highway Authority has no objections regarding Highway Safety or the proposed areas of adoption (detailed on the Adoption Plan) which are included in the plans which address Condition 15 of the outline consent. The private drives that serve a maximum of only 5 dwellings are to be maintained by the occupiers. In the LHA's view any other matters can be dealt with under the Highway Acts.

Proposed Parking is considered broadly accords with the policy requirements in the Local Plan, providing a total of 223 spaces for the 80 dwellings. The proposed layout affords provision that does not result in large groups of vehicles dominating views in the streets which is welcomed.

- 10.18 The issue of position of Bus Stops will be addressed under a discharge of condition application. However, the Parish and residents' concerns will be forwarded to the LHA to consider as part of the discharge of condition process. The proposal is therefore considered to accord with Policy LP15.

Flood risk and drainage

- 10.19 The original drainage scheme proposed was an entirely gravity-based system which involved significant raising of ground levels. However, after further detailed discussions took place with officers, who were concerned regarding the impact of significantly raised ground levels and dwellings on the southern perimeter, and the likely impact on immediate neighbours to the south, the applicant has

amended the drainage scheme and therefore significantly lowered the land levels and consequently building heights.

- 10.20 The amended scheme provides a drainage strategy which provides foul water drainage through a gravity piped system that will convey the flows from each plot to an adoptable network and then to the existing Anglian Water sewer, connecting at an existing manhole on the northern eastern boundary. Due to sensitivity with levels along the southern boundary a private package pump station will be provided to serve 12 plots. This will pump flows into the head of the proposed gravity system. The pump will be automatic with telemetry installed to monitor performance. The maintenance of the system will be controlled by a management company. The gravity sewer design has been produced in accordance with Anglian Water guidelines to allow the sewers to be adopted under a S104 agreement.
- 10.21 The surface water drainage should accommodate all storm events up to and including a 1 in 100 year plus 40% climate change storm event, without any on site flooding of the network. The existing surface water runs-off into adjacent ditches. The greenfield run-off rate for the proposed development has been agreed with the LLFA. Surface water from roofs and driveways will be collected by piped networks to an adoptable sewer network generally beneath the proposed highway. The highway itself will drain via trapped gullies into the same network out-falling via the attenuation basin and flow control manhole into the existing ditch in the southeast corner of the site.
- 10.22 The surface water network is designed so that no flooding should occur within a 1 in 100 year plus 40% climate change storm event. The attenuation basin is approximately 2.0m deep with 1.5m wide shelves at 600mm intervals and 1 in 4 to 1 in 3 side slopes. It includes a 3m wide maintenance strip around the perimeter. The basin will be dry, and the lower tier lined with an impermeable membrane due to the potential of raised ground water levels. Additional underground attenuation in the form of cellular crates is also required to provide extra volume of storage to deal with the worst-case design storm events.
- 10.23 Concerns were received from a neighbouring landowner regarding proximity of the attenuation area and a maintenance easement strip alongside the adjacent ditch. This was highlighted to the LLFA. The LLFA confirmed, the top of the bank for the attenuation basin is located outside of the easement strip adjacent. However, the Drainage Strategy does show a 3m maintenance strip for the attenuation basin which will be provided from the top of its bank, part of which will enter the 9m required Middle Level Commissioners easement. The applicant proposes to incorporate the two together as they serve the same function of maintenance, to which the LLFA have no concerns in principle. MLC were consulted on the revised scheme. Providing the 9 metres easement for maintenance of the ditch is retained (a dual use of the strip for maintenance retains that purpose) there should not be a problem. Therefore, there is not considered to be a planning reason on which to refuse this application regarding flood risk in this regard.
- 10.24 Both the relevant authorities (LLFA and Anglian Water) have no objection to these proposed drainage schemes (Anglian Water also confirms compliance with Planning condition 6 of the outline consent) and the proposal is therefore considered to accord with adopted Policy LP14.

Other Considerations

- 10.25 The NHS seek an infrastructure contribution. However, this application determines only the layout, scale, appearance and landscaping. Such a request should have occurred at the Outline application stage.
- 10.26 Cambridgeshire Fire and Rescue request fire hydrants be provided. A planning condition was provided at the outline stage.
- 10.27 An informative would be attached to any permission regarding the Crime Prevention recommendation requiring lighting to a British Standard.
- 10.28 Details of refuse arrangement (bin storage/collection points and swept paths of refuse vehicles) were submitted and considered acceptable by the Council's Environmental Services.

11 CONCLUSIONS

- 11.1 As set out within the above assessment, it is considered that the submitted details in respect of the layout, scale, appearance and landscaping of the proposed development are acceptable and accord with adopted Local Plan Policies. The application is therefore recommended for approval subject to recommended conditions

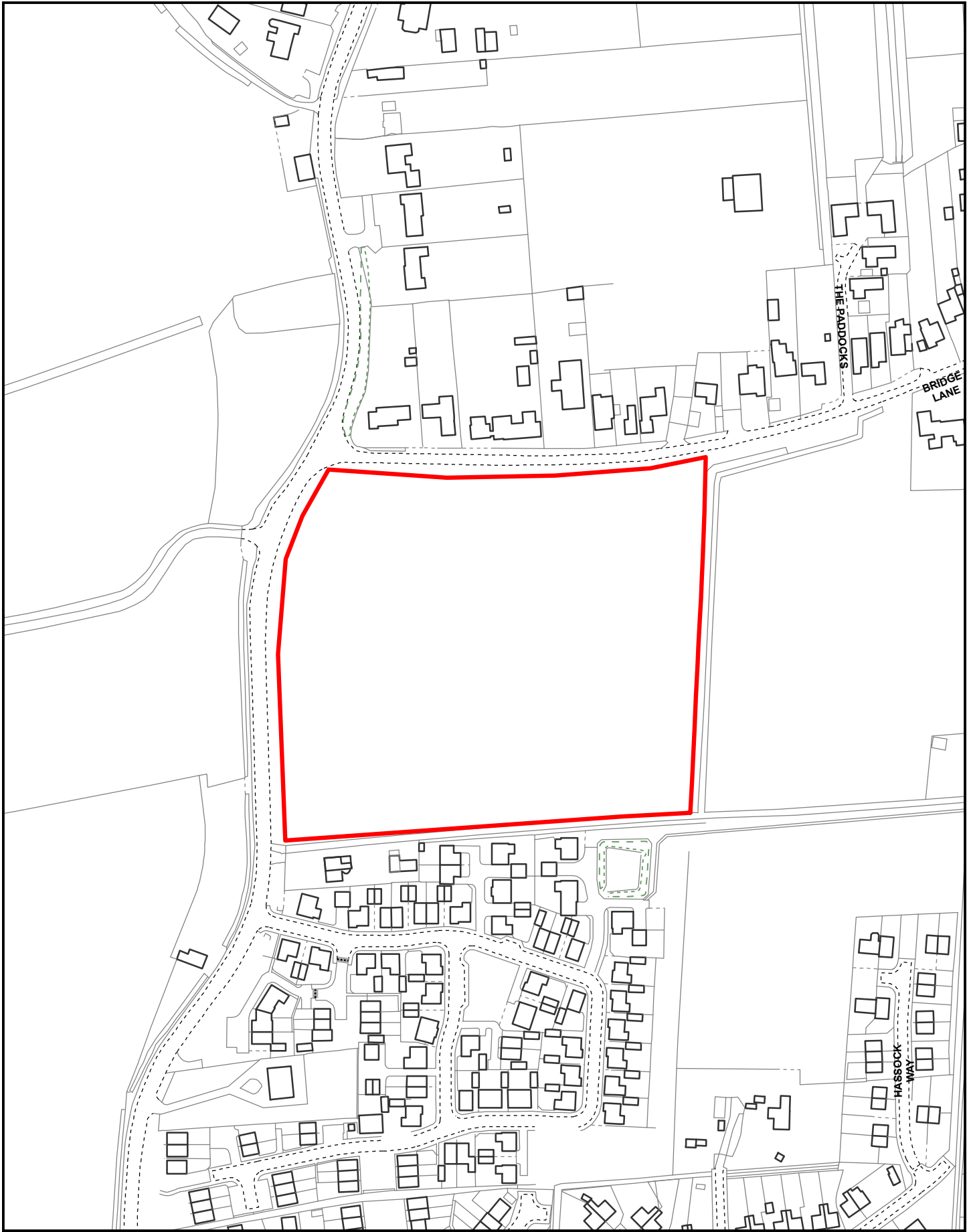
12 RECOMMENDATION

Approve

The proposed conditions are as follows;

1.	<p>No dwelling shall be occupied until the means of vehicular access to that dwelling has been laid out and constructed in accordance with the approved plans.</p> <p>Reason: In the interests of highway safety and to ensure satisfactory access into the site.</p>
2	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (or any other Order revoking or re-enacting that Order with or without modification), no additional windows shall be provided on the southern aspects of dwelling plot No's 64, 80, Plot 81 and Plot 88 that have southern aspects facing existing houses nearby to the south, without further planning permission.</p> <p>Reason To protect the amenities of the adjoining properties in accordance with Policy LP16(e) of the Fenland Local Plan adopted 2014.</p>
3	<p>Development shall not commence until root protection measures to the trees on the southern boundary identified within the Arboricultural Impact Assessment for retention, have been provided in accordance with root protection details within the Arboricultural Impact Assessment dated 25th October 2022. These root protection measures shall be retained until the development is completed.</p> <p>Reason: In order to protect trees abutting the development and for the wider amenity of the area.</p>

4	<p>All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
5	<p>Prior to occupation of the first dwelling hereby permitted full details of the public open space and play area (plans specifications, timetable of provision and details of management and maintenance), shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details and timetable. The public open space and play area shall thereafter be retained and maintained in perpetuity for public use in accordance with the approved details.</p> <p>Reason: To ensure a satisfactory amount of public open space and play area is provided and maintained, having regard to Policy LP16 of the Fenland Local Plan (2014).</p>
6	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p>



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F/YR22/0784/RM

Scale = 1:2,500



Fenland District Council



Accommodation Schedule

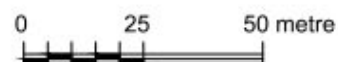
Private Development

No	Name	Beds	Storey
4	Colner	2	2
8	Blemmere	3	2
11	Coppersmith	3	2
9	Hillard	3	2
2	Pargeter	4	2
4	Sculptor	4	2
6	Sculptor Bay	4	2
3	Reedmaker	4	2
5	Luthier	4	2
2	Luthier Bay	4	2
10	Arkwright	4	2
2	Arkwright Bay	4	2
66			

Affordable Dwellings

No	Name	Beds	Storey
6	Salter	2B3P	2
8	Naylor	3B5P	2
2	Ploughwright	3B5P	2
4	Tillman	3B5P	2
2	Cartographer	4B5P	2
22			

Total	
88	



Legend

- 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
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Bellway

Bellway Homes (Limited)
(Eastern Counties)
Building 2030
Combarne Business Park
Combarne
Cambridgeshire
CB23 4DW
Tel: 01480 425200

Project:
Land South Of Bridge
Lane, Wimblington,
Cambridgeshire

Description:
Development
Layout

Date:
May 2022

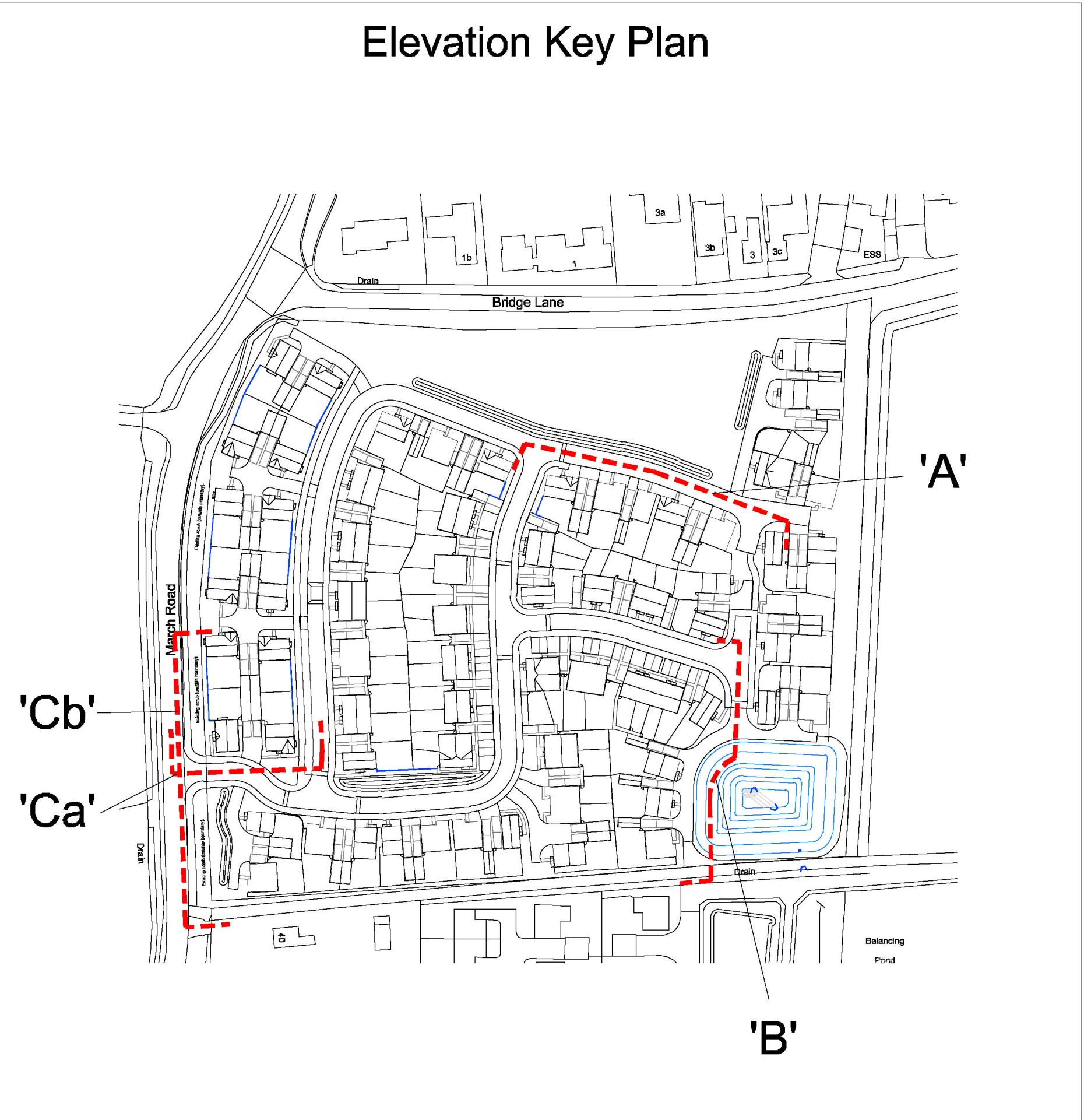
Drawing number:
BW267EC-PL-02 Rev Q

Drawing scale:
1:500 @ A1

Street Elevations 'A'



Street Elevations 'B'



Street Elevations 'Ca'



Street Elevations 'Cb'



Wimblington
Cambridgeshire
Street Scenes

