
F/YR22/1242/F

Applicant: Mrs Pamela Knowles

**Agent : Mr Chris Walford
Peter Humphrey Associates Ltd**

Land West Of 29, March Road, Wimblington

Erect a dwelling (2-storey, 5-bed) and entrance gates (2.3m max) including formation of a new access

Officer recommendation: Refuse

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

1 EXECUTIVE SUMMARY

- 1.1 The application seeks full planning permission for a detached, 2-storey 5-bed dwelling with attached triple garage, formation of an access off March Road and the erection of 2.3m high entrance gates. The proposed dwelling is an open market dwelling and not in association with Knowles Transport.
- 1.2 There are no issues to address in relation to residential amenity, flood risk or waste and minerals and highways, ecology and tree impacts are considered acceptable subject to conditions.
- 1.3 However, the proposed development introduces in depth, tandem development which is not characteristic on the western side of March Road. It encroaches significantly into the open countryside reducing one of the only open areas surrounding Wimblington that allows clear views of the countryside which surrounds it. As such, is considered to create a significant adverse impact on the character and visual amenity of the area. It would also set a dangerous precedent for further incremental development, erosion of openness and rural character. Furthermore, the development does not make an effective use of land, utilising approximately 2.1ha of agricultural land for a single dwelling.
- 1.4 Long range views of the development would be afforded to the south, from March Road, public footpath 263/2 (which is parallel to the site) and Blue Lane, due to the location of the site and siting of the proposal. The scale, siting and design of the proposal are considered to compete with and restrict views, and therefore the appreciation, of Eastwood Hall a non-designated heritage asset, resulting in a significantly detrimental impact on its setting and significance.
- 1.5 The recommendation is therefore one of refusal.

2 SITE DESCRIPTION

- 2.1 The application site is located on the western side of March Road, it covers a substantial area of approximately 2.1ha and consists of agricultural land bounded by trees and hedges to the north and east (some of which are protected by TPO M/2/465/17), to the south and west is further open agricultural land. The site

appears to have already been marked out within the field and there is an existing field access from March Road. The site is located in Flood Zone 1.

- 2.2 To the north of the site is Eastwood Hall, 31 March Road which is set back a considerable distance from the road on a substantial plot and is considered to be a non-designated heritage asset. Further north of this is a site for 4 dwellings (F/YR22/0332/F) which was approved by Planning Committee in November 2022. To the east of the site is the modest 2-storey dwelling of 29 March Road, which is located on a long narrow plot alongside March Road and to the south is open agricultural land. On the eastern side of March Road is in depth estate type development.

3 PROPOSAL

- 3.1 The application seeks full planning permission for a detached, 2-storey 5-bed dwelling with attached triple garage, formation of an access off March Road and the erection of 2.3m high entrance gates.
- 3.2 The dwelling measures approximately 38.8m x 21.9m and 11.9m in height. Accommodation comprises triple garage, utility, kitchen/diner, lounge, garden room, drawing room, study, snug, WC and plant rooms at ground floor level and 5 bedrooms (all with dressing room and en-suite) and laundry room at first floor.
- 3.3 Full plans and associated documents for this application can be found at:

[F/YR22/1242/F | Erect a dwelling \(2-storey, 5-bed\) and entrance gates \(2.3m max\) including formation of a new access | Land West Of 29 March Road Wimblington Cambridgeshire \(fenland.gov.uk\)](https://www.fenland.gov.uk/planning-and-building-control/planning-applications/2022-23/fyr221242f)

4 SITE PLANNING HISTORY

No planning history

5 CONSULTATIONS

5.1 Parish Council

Councillors had no objections to the above planning application.

5.2 Environmental Health (FDC)

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

5.3 Wildlife Officer (FDC)

Recommendation:

The application scheme is acceptable but only if conditions are imposed.

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

Pre-Commencement Condition(s) –

- *The development shall only be carried out in accordance with all of the recommendations for mitigation and compensation set out in the Preliminary Ecological Appraisal (Philip Parker Associates Ltd, October 2022) which details the methods for maintaining the conservation status of bats, and nesting birds,*

unless otherwise approved in writing by the local planning authority or varied by a European Protected Species licence subsequently issued by Natural England.

- *The development hereby permitted shall not be occupied until at least 2 bird boxes and 2 bat boxes have been suitably designed into the scheme in accordance with best practice methodology as set out by the Royal Society for the Protection of Birds and Bat Conservation Trust, evidence of the inclusion of these boxes should be provided to the Local Planning Authority. unless otherwise approved in writing by the local planning authority or varied by a European Protected Species licence subsequently issued by Natural England.*

Informative -

- *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.*
- *No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.*

Assessment/Comment:

There are several recommendations made within the ecological documents associated with this proposal, that aim to ensure that the development will result in no new negative impacts. The conditions above aim to capture all of those recommendations and ensure they are incorporated into the final construction.

As the landscaping and the existing habitats present on site stand, it is extremely unlikely that the proposed development will result in a net loss of biodiversity. As such I am confident that no further landscaping documentation is needed from a wildlife perspective. Please however pay particular attention to the informative above.

5.4 Arboricultural Officer (FDC)

I have no objection to the proposed development.

The submitted arboricultural impact assessment and proposed site plan (reference 6539/01E) confirms retention of all trees and that all construction is away from the root protection areas of those trees.

There is sufficient space on site that all plant/materials can be stored away from the root protection areas of the trees.

The only concern would be potential impacts on the trees if landscaping work is carried out near the boundary trees e.g. for new grass etc. In such situations, rotovators must not be used and all ground preparation must be carried out using hand tools.

The proposed planting of a native species hedge and trees will lead to a net gain in biodiversity.

5.5 Cambridgeshire County Council Highways

The proposed development is accessed via March Road, which by proxy of the presence of street lighting and no order to the contrary is a 30mph road. Therefore, the access design and the achievable visibility splays are acceptable.

Within the site, parking and turning arrangements are (more than) sufficient and while a gravel surfacing is in use, it is suitably set back from the highway so as not to be an issue.

I therefore do not object to the application and would recommend the following Conditions and Informative.

Conditions

Highway Drainage: The approved access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity

Gates: Prior to the first occupation of the development hereby approved/Prior to the commencement of the use hereby approved any gate or gates to the vehicular access shall be set back 5 metres from the near edge of the highway carriageway, hung to open inwards, and retained in perpetuity thereafter.

Non Standard Condition: Before the dwelling hereby permitted is occupied, the vehicular access shall be constructed to include the provision of a metalled/sealed surface for a minimum length of 5m from the existing carriageway edge.

5.6 Cambridgeshire County Council Archaeology

Our records indicate the proposed development area lies in an area of archaeological potential, to the north of the historic core of Wimblington. Archaeological investigations have been undertaken to the immediate east of the site which revealed Iron Age to Roman settlement activity (CHER ref. ECB4671). The earliest activity on the site dated to the Late Bronze Age to early Iron Age, where a barrow and later roundhouse, waterholes, pits and a cremation were identified (CHER ref. MCB20356). The settlement developed into the middle to late Iron Age where a farmstead was created to the north-east. The Roman period saw the settlement shift to the west, where enclosures and a metaled trackway were identified. Geophysical survey and archaeological investigation to the immediate north of the settlement revealed a Roman trackway to the west, along with a series of Roman features including a pit with substantial amounts of domestic waste including kiln/oven furniture (CHER ref. MCB31818). The Iron Age to Roman settlement activity was likely to have extended southwards, with cropmarks 250m to the south indicating the presence of a series of irregular shaped enclosures and associated linear feature (CHER ref 11646).

Medieval activity is known in the wider vicinity, namely from the deserted Medieval village of Eastwood End to the west of the development area (CHER ref. 11416B), identified in archaeological investigations which revealed the remains of timber structures (CHER ref. ECB576). The development area however was likely utilised for agriculture in the medieval period with the earthwork remains of ridge and furrow surviving at Eastwood Hall to the immediate north.

Due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the

development area, and to establish the need for archaeological mitigation of the development as necessary. Usage of the following 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 2021).

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.

- 5.7 The following comments were received on the previous application north of Eastwood Hall, 31 March Road (F/YR22/0332/F) but remain relevant in relation to its status and setting in the context of the current application:**

Cambridgeshire County Council Archaeology

The following comments are an extract received on the previous application north of Eastwood Hall, 31 March Road (F/YR22/0332/F) but remain relevant in relation to its status:

Only 50m north of the site lies No.33 March Road which is the old toll house associated with the turnpike road (now sadly diminished by unsympathetic alterations), while 100m south-west of the site is Eastwood Hall, formerly the Rectory to the parish of Wimblington; both are recorded as undesignated heritage assets on the Cambridgeshire HER (CHER (Cambridgeshire Historic Environment Record) refs 05914 and 12253 respectively).

Conservation Officer (FDC)

The following comments were received on the previous application north of Eastwood Hall, 31 March Road (F/YR22/0332/F)

Thank you for consulting me on the above application, due to the proposal being within the setting Eastwood Hall, the former rectory to Wimblington parish and a non-designated heritage asset, or 'building of local importance'.

As such, it will have a setting – one of rural, agricultural surroundings – and the impact on this setting and thereby on the significance and interest of the asset, should be considered as part of this application.

No such assessment has been made and is therefore contrary to para 194 of the NPPF.

Historic maps clearly show the former Rectory as a building of some considerable scale, positioned in some isolation from the village, which would have served to underline the significance and status of the building and its inhabitants.

Piecemeal development will erode this setting, and indeed, this plot is now one of the only sites that allows clear views of the countryside which surrounds Wimblington and its designated and non-designated heritage assets. The value of this openness cannot always be articulated in strict heritage terms, but should not be underestimated in terms of 'sense of place' and therefore wellbeing to inhabitants.

There would be a less than substantial impact on the setting and significance of Eastwood Hall, arising from this proposal and under para 203 of the NPPF, a balanced judgement of the proposal is required with regards to the scale of any harm. Given that the heritage asset has not been recognised, the harm has not been assessed and no public benefit identified as part of the scheme, no such balanced judgment can be made. It is not clear if there is sufficient public benefit in the development of 4 x 5 bedroom houses, which by virtue of their scale, detail, design and massing, would be out of keeping with the local character and distinctiveness (that of a rural village, with traditionally scaled buildings) (para 197c), that could not be achieved by more modestly scaled buildings in a less harmful location.

I'm sure there are issues of settlement boundaries to consider here, which I will leave to colleagues to comment on.

From a conservation perspective, I cannot support the application in its current form, as no assessment of heritage value or impact has been made, and I therefore consider the application to be contrary to para 194, 197 and 203 of the NPPF.

5.9 Local Residents/Interested Parties

11 Supporting comments have been received (2 from Addison Road, 3 from March Road, 1 from Clayfields Drive, 1 from Doddington Road, 1 from Hassock Way, 1 from Greenwood Way, 2 from Bridge Lane, all Wimblington) in relation to:

- High quality development, would enhance area, executive style dwelling
- Position unobtrusive, set back from the road, little visual impact.
- Continuation of March Road development/infill
- Looks similar to neighbouring property/Eastwood Hall
- Within boundary of the village/opposite Bellway site

- Village accessible via existing footpath
- Bring more people to the village to support the area
- Access already exists and is safe
- Proximity to Knowles Transport head office, would support continued growth of business

Matters where they relate to material planning considerations will be addressed in the sections below.

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)

National Planning Practice Guidance (NPPG)

National Design Guide 2021

Context – C1, C2

Identity – I1, I2

Built Form – B2

Movement – M3

Nature - N3

Homes and Buildings – H1, H2, H3

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

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

LP18 – The Historic Environment

LP19 – The Natural Environment

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan.

Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1 – Settlement Hierarchy

LP2 – Spatial Strategy for the Location of Residential Development
LP5 – Health and Wellbeing
LP7 – Design
LP8 – Amenity Provision
LP11 – Community Safety
LP18 – Development in the Countryside
LP20 – Accessibility and Transport
LP22 – Parking Provision (Appendix 6)
LP23 – Historic Environment
LP24 – Natural Environment
LP25 – Biodiversity Net Gain
LP26 – Carbon Sinks and Carbon Sequestration
LP27 – Trees and Planting
LP28 – Landscape
LP32 – Flood and Water Management
LP50 – Residential site allocations in Wimblington

Delivering and Protecting High Quality Environments in Fenland 2014

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

Policy DM4 – Waste and Recycling Facilities

The Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021

Policy 5: Mineral Safeguarding Areas (MSAs)

8 KEY ISSUES

- **Principle of Development**
- **Heritage, design considerations and visual amenity of area**
- **Loss of Agricultural land**
- **Residential Amenity/Health and wellbeing**
- **Parking and Highways**
- **Flood Risk and Drainage**
- **Ecology and Trees**
- **Waste and Minerals**
- **Link to existing business**

9 BACKGROUND

- 9.1 Application F/YR22/0332/F for 4 x self/custom build dwellings on land to the north of Eastwood Hall was approved by Planning Committee in November 2022, subject to conditions and a Section 106 Agreement to secure the dwellings as self-build. This decision was contrary to the Officer recommendation. Members did not feel that the site was a heritage asset where a heritage statement was required, that the proposal would enhance the area and not detract from it, and that sand and gravel extraction was not an issue. The formal decision has not yet been issued as work on the Section 106 Agreement is ongoing.
- 9.2 Whilst the above application is relevant in considering the context of the application site, it is clear that this scheme and the development proposed as part of this application are not comparable due to the scale of the site and dwelling, it's siting in relation to Eastwood Hall and its location behind frontage development. Furthermore, every application should be considered on its own merits.

10 ASSESSMENT

Principle of Development

- 10.1 Policy LP3 of the Fenland Local Plan 2014 identifies Wimblington as a Growth Village where development within the existing urban area or a small village extension will be acceptable in principle, subject to compliance with all other relevant policies which are considered in the sections below.
- 10.2 Whilst the policies of the emerging local plan carry extremely limited weight in decision making:

Policy LP1, Part A identifies Wimblington as a large village; Part B advises that land outside settlement boundaries is defined as countryside where development is restricted (as set out in LP18), this site is outside of the defined settlement. LP50 defines residential site allocations in Wimblington (all of which are on the eastern side of March Road), this site does not have such an allocation. As such the proposal would also be considered contrary to the aforementioned policies of the emerging local plan.

Heritage, design considerations and visual amenity of area

- 10.3 Policy LP18 of the Fenland Local Plan 2014, paras 194, 195, 197 and 203 of the NPPF 2021 and Chapter C2 of the NDG 2021 seek to ensure that the significance of heritage assets is identified and assessed and to protect, conserve and enhance heritage assets and their settings.
- 10.4 Policies LP2 and LP16 of the Fenland Local Plan 2014, DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014, paras 130 and 174 of the NPPF 2021 and Chapters C1, I1 and I2 of the NDG 2021, seek to ensure that developments avoid adverse impacts, create high quality environments, which provide a positive contribution to local distinctiveness, are informed by the settlement pattern and local built environment and recognise the beauty and character of the countryside.
- 10.5 Policy LP12, Part A supports development in villages subject to compliance with criteria a to k. However, the scheme is considered to be contrary Policy LP12 (a), (c) and (d):

(a) The site is in or adjacent to the existing developed footprint of the village (except for those villages listed in the settlement hierarchy in Policy LP3 as being 'Small' or 'Other' villages, where only infill sites will normally be considered favourably); and*

(c) It would not have an adverse impact on the character and appearance of the surrounding countryside and farmland; and

(d) The proposal is of a scale and in a location that is in keeping with the core shape and form of the settlement, and will not adversely harm its character and appearance;

The footnote for Policy LP12 clarifies that the developed footprint excludes:

(a) individual buildings and groups of dispersed or intermittent buildings that are clearly detached from the continuous built-up area of the settlement;

(b) gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where that land relates more to the surrounding countryside than the built-up area of the settlement;

(c) Agricultural buildings and associated land on the edge of the settlement;

(d) outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

- 10.6 Development in Wimblington is focussed on the eastern side of March Road and it is acknowledged that the character of this side of March Road has changed significantly in recent years, with the construction of estate developments. However, there is a distinctly different character on the western side, which is therefore incomparable to settlement character on the eastern side.
- 10.7 The application site is located on the western side of March Road in an area characterised in the main by open countryside, with areas of substantial mature trees and the loose knit, sparse development of 33 March Road, Eastwood Hall 31 March Road and 29 March Road. 33 and 29 March Road are modest dwellings located along the road frontage. Eastwood Hall, the former Rectory is a significant building, located on a substantial plot, set back a considerable distance from the road. Eastwood Hall is a non-designated heritage asset, or 'building of local importance' (as identified in the Cambridgeshire Historic Environment Record), set in rural, agricultural surroundings, and the impact on this setting and thereby on the significance and interest of this asset, should be considered as part of this application, it is in this context that the application is assessed.
- 10.8 The application has been accompanied by a Heritage Impact Assessment; however, this does not describe the significance of Eastwood Hall and therefore no assessment of this has been made.
- 10.9 The submitted documentation refers to the historic presence of a group of buildings within the wider field, from a review of aerial photographs these appear to have been demolished between 1999 and 2003, and as such have not been present for around 20 years. Nevertheless, these appear to be agricultural in nature, which would be expected in this open countryside location, they were not immediately adjoining Eastwood Hall and set further back from March Road, as such would not be comparable to the proposed development.
- 10.10 The proposed development sits behind the modest frontage dwelling of 29 March Road, encroaching significantly into the open countryside, and introducing in depth, tandem development, which is not characteristic of the area. The development would reduce one of the only open areas surrounding Wimblington that allows clear views of the countryside which surrounds it and is considered to create a significant adverse impact on the character and visual amenity of the area. It would also set a dangerous precedent for further incremental development, erosion of openness and rural character.
- 10.11 Long range views of the development would be afforded to the south, from March Road, public footpath 263/2 (which is parallel to the site) and Blue Lane, due to the location of the site and siting of the proposal. The scale, siting and design of the proposal are considered to compete with and restrict views, and therefore the appreciation, of Eastwood Hall resulting in a significantly detrimental impact on its setting and significance.
- 10.12 The application is therefore considered contrary to the aforementioned policies.

Loss of Agricultural land

- 10.13 The site comprises of approximately 2.1ha of Grade 3 Agricultural land as defined by DEFRA ([Defra Spatial Data Download](#)) and classified as good to moderate.
- 10.14 Para 174 of the NPPF 2021 recognises the intrinsic character and beauty of the countryside, including the economic and other benefits of the best and most

versatile (BMV) agricultural land (defined as Grades 1, 2 and 3a) and para 175 (footnote 58) advises that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.

- 10.15 Having regard to the wider DEFRA mapping site, it is acknowledged that a significant majority of the Fenland District falls within the BMV land with only the urban areas of the main Market Towns, the Kings Delph and Morton's Leam areas and the north of March including the prison area falling within the lower grades. As such, it is recognised that there are very few areas of poorer quality agricultural land, and it would not be possible therefore for Fenland to meet its housing demands without developing areas of BMV land.
- 10.16 This does not however confer that all agricultural land should be developed, especially where it relates more to open countryside than to the settlement and Officers consider that this is the intention of LP12, Part A (c), supported by the preamble at paragraph 4.7.1 of the Fenland Local Plan. An assessment however should be made as to the relationship of the land to the open countryside, in comparison to the built envelope of the settlement.
- 10.17 As stated in the section above, the application site is considered to relate more to the open countryside than the built form and would result in the loss of 2.1ha of agricultural land for the benefit of just 1 additional dwelling, it could therefore be argued that this development does not make an effective use of land, contrary to para 119 of the NPPF 2021, and as such would not justify the loss of this extent of land for agricultural purposes.

Residential Amenity/Health and wellbeing

- 10.18 The proposed dwelling is located on a substantial plot and as such has a significant amount of amenity space which is proposed to be bounded by 2m high metal railings inside a native hedgerow. There are not considered to be any relationship issues in relation to residential amenity due to the scale of the plot and distances involved, though it is acknowledged that 29 March Road could experience a level of privacy loss if residents are utilising the paddock until such time that the boundary hedge becomes established.
- 10.19 The application form indicates that refuse will be collected by the Council and collection will be at the access, no collection point has been indicated however there is sufficient space close to the highway to enable this. Due to the scale of the plot and siting of the proposed dwelling this would however result in a distance far in excess of 30m for future residents to carry bins between storage and collection areas, across a gravel drive, contrary to the advice within Policy DM4 and RECAP guidance.

Parking and Highways

- 10.20 Access is proposed from March Road utilising the existing field access (which will also continue to be used as such), the LHA have no objections to the scheme advising that the access design and visibility splays are acceptable, as are the parking and turning areas within the site. Conditions are however recommended to ensure there are adequate drainage measures to prevent surface water run off onto the highway, the access gates are located appropriately, and a sealed surface is provided for a minimum of 5m from the edge of the existing carriageway.

- 10.21 An attached garage and substantial driveway are provided, hence in excess of the 3 parking spaces required by Policy LP15 and Appendix A of the Fenland Local Plan 2014 can be accommodated.

Flood Risk and Drainage

- 10.22 The application site is located within Flood Zone 1 (low risk) in relation to flooding from rivers or the sea. The area of the site where the dwelling is proposed to be located has a very low risk of surface water flooding, however a large area of the site frontage has a medium to high risk of surface water flooding, given that this area is proposed to be paddock land and as such no development is proposed thereon, it is not considered necessary to seek further information in this regard. As such the proposal is considered to be appropriate development and there are no issues to address in respect of Policy LP14.
- 10.23 Foul drainage is proposed to a package treatment plant, information from the Environment Agency advises that connection to the existing public foul sewage network should be considered potentially feasible where the distance from the development site is less than the number of properties multiplied by 30m, however given the location of the dwelling this is considered unlikely to be achievable and as such a package treatment plant may be acceptable subject to building regulations and/or an Environmental Permit as necessary.

Ecology and Trees

- 10.24 The application is accompanied by a Preliminary Ecology Appraisal; The Council's Wildlife Officer has no objections to the development, subject to conditions to ensure that the recommendations made within the submitted ecological documents are incorporated, to ensure that the development will result in no new negative impacts.
- 10.25 The site is bounded by trees and hedges to the north and east (some of which are protected by TPO M/2/465/17), the application is accompanied by an Arboricultural Impact Assessment and the proposal does not involve the removal of any trees. The Council's Arboricultural Officer advises that all construction is away from the root protection areas of the trees, and there is sufficient space on site that all plant/materials can be stored away from the root protection areas of the trees (a condition can be imposed in this regard). The only concern raised was with regards to the potential impacts from landscaping works and a condition can be imposed to ensure that any works within the root protection areas is carried out using hand tools.

Waste and Minerals

- 10.26 The site is partially located (narrow strip of land alongside March Road) within a Sand and Gravel Mineral Safeguarding Area (MSA) which is safeguarded under Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021). Given that this affects such a small element of the application site and an area which is to be undeveloped paddock land, the proposal is not considered to detrimentally affect any potential resources.

Link to existing business

- 10.27 The submitted documentation infers that the proposed dwelling has links to Knowles Transport and local resident comments refer to the development supporting the existing business. However, the development is not being applied for in association with the business and no evidence has been provided to that effect, as such the application should therefore be considered as an open market dwelling with no weight afforded to this matter.

11 CONCLUSIONS

- 11.1 There are no issues to address in relation to residential amenity, flood risk or waste and minerals and highways, ecology and tree impacts are considered acceptable subject to conditions.
- 11.2 However, the proposed development introduces in depth, tandem development which is not characteristic on the western side of March Road. It encroaches significantly into the open countryside reducing one of the only open areas surrounding Wimblington that allows clear views of the countryside which surrounds it. As such, is considered to create a significant adverse impact on the character and visual amenity of the area. It would also set a dangerous precedent for further incremental development, erosion of openness and rural character. Furthermore, the development does not make an effective use of land, utilising approximately 2.1ha of agricultural land for a single dwelling.
- 11.3 Long range views of the development would be afforded to the south, from March Road, public footpath 263/2 (which is parallel to the site) and Blue Lane, due to the location of the site and siting of the proposal. The scale, siting and design of the proposal are considered to compete with and restrict views, and therefore the appreciation, of Eastwood Hall resulting in a significantly detrimental impact on its setting and significance.

12 RECOMMENDATION

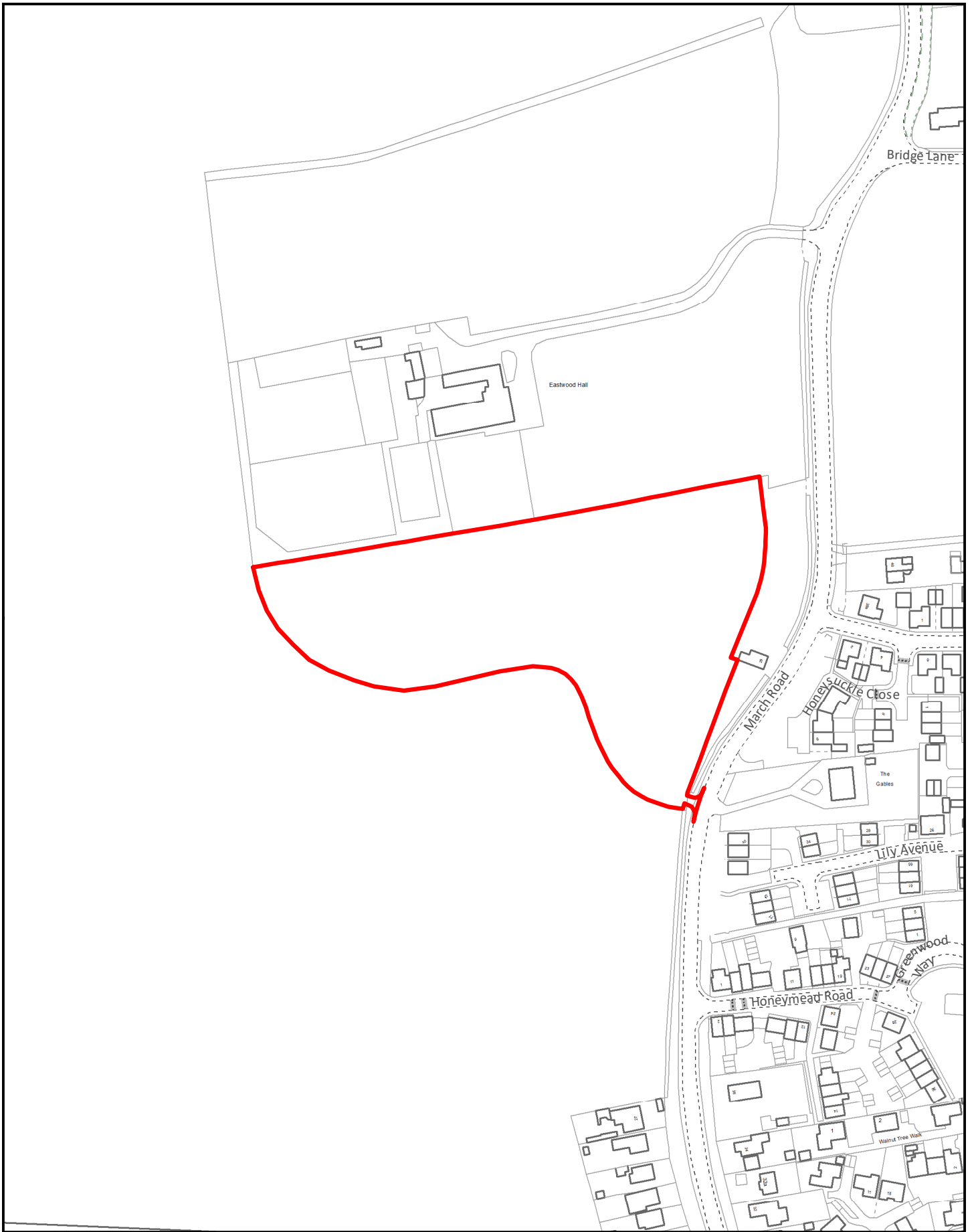
Refuse for the following reasons:

1.	<p>Policies LP2, LP12 (Part A) and LP16 of the Fenland Local Plan 2014, DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014, paras 119, 130 and 174 of the NPPF 2021 and Chapters C1, I1 and I2 of the NDG 2021, seek to ensure that developments make effective use of land, avoid adverse impacts, create high quality environments, which provide a positive contribution to local distinctiveness, are informed by the settlement pattern and local built environment and recognise the intrinsic beauty and character of the countryside.</p> <p>The proposed development introduces in depth, tandem development which is not characteristic on the western side of March Road. It encroaches significantly into the open countryside reducing one of the only open areas surrounding Wimblington that allows clear views of the countryside which surrounds it. As such, is considered to create a significant adverse impact on the character and visual amenity of the area. It would also set a dangerous precedent for further incremental development, erosion of openness and rural character. Furthermore, the development does not make an effective use of land, utilising approximately 2.1ha of agricultural land for a single dwelling. The proposal is therefore contrary to the aforementioned policies.</p>
2.	<p>Policy LP18 of the Fenland Local Plan 2014, paras 194, 195, 197 and 203 of the NPPF 2021 and Chapter C2 of the NDG 2021 seek to ensure that the significance of heritage assets is identified and assessed and to protect, conserve and enhance heritage assets and their settings.</p>

The application has been accompanied by a Heritage Impact Assessment; however, this does not describe the significance of Eastwood Hall and therefore no assessment of this has been made.

Long range views of the development would be afforded to the south, from March Road, public footpath 263/2 (which is parallel to the site) and Blue Lane, due to the location of the site and siting of the proposal. The scale, siting and design of the proposal are considered to compete with and restrict views, and therefore the appreciation, of Eastwood Hall resulting in a significantly detrimental impact on its setting and significance.

The proposal is therefore contrary to the aforementioned policies.



Created on: 15/11/2022

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F/YR22/1242/F

Scale = 1:2,500





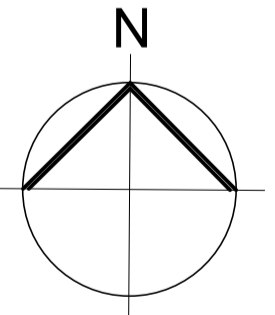
Existing Site Plan 1:1250



Proposed Site Plan 1:1250



Proposed Street Scene 1:500



A - REVISIONS

JOB NO.	PAPER SIZE	DATE
6539/01E	A1	MARCH 2022

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CLIENT
 MRS P KNOWLES

PROJECT
 PROPOSED DWELLING

SITE
 LAND ADJACENT 'EASTWOOD HALL'
 MARCH ROAD
 WIMBLINGTON
 CAMBS
 PE15 0RN

DRAWING
 PLANNING DRAWING 1

PETER HUMPHREY ASSOCIATES

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Proposed Front Elevation 1:100



Proposed Side Elevation 1:100



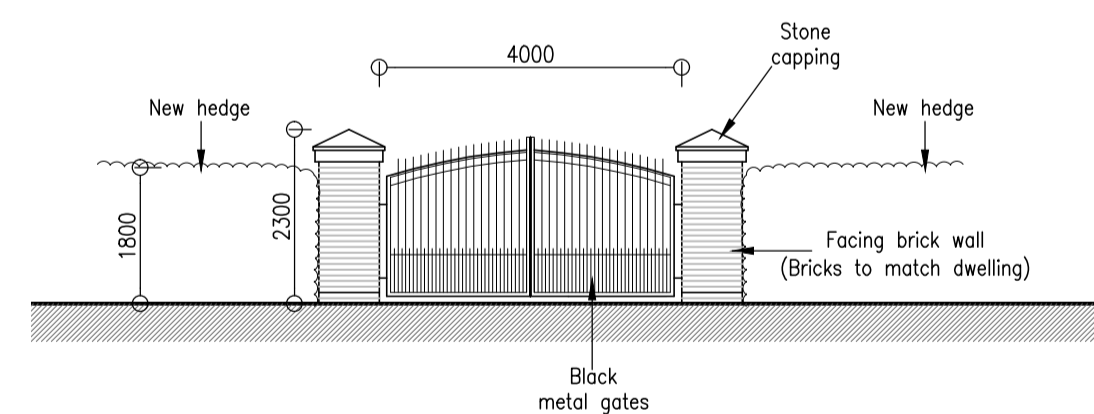
Proposed Rear Elevation 1:100



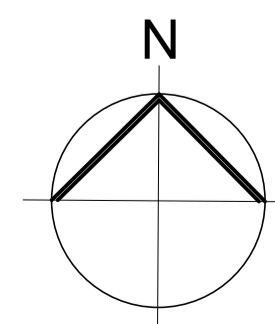
Proposed Side Elevation 1:100



Location Plan 1:2500



Proposed Entrance Gates 1:100



A - REVISIONS		
JOB NO.	PAPER SIZE	DATE
6539/02D	A1	MARCH 2022

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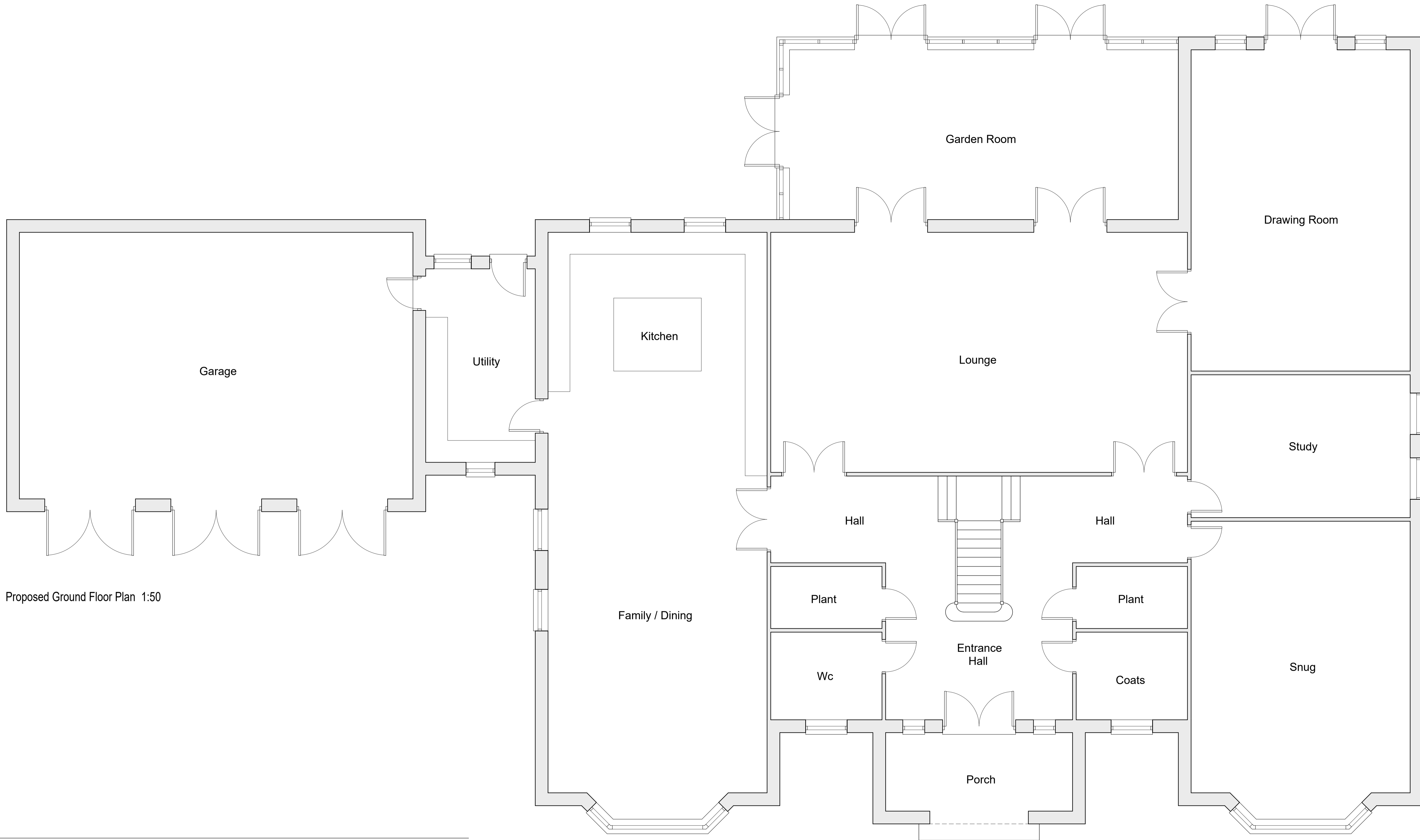
PROJECT
 PROPOSED DWELLING

SITE
 LAND ADJACENT 'EASTWOOD HALL'
 MARCH ROAD
 WIMBLINGTON
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DRAWING
 PLANNING DRAWING 2

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Proposed Ground Floor Plan 1:50

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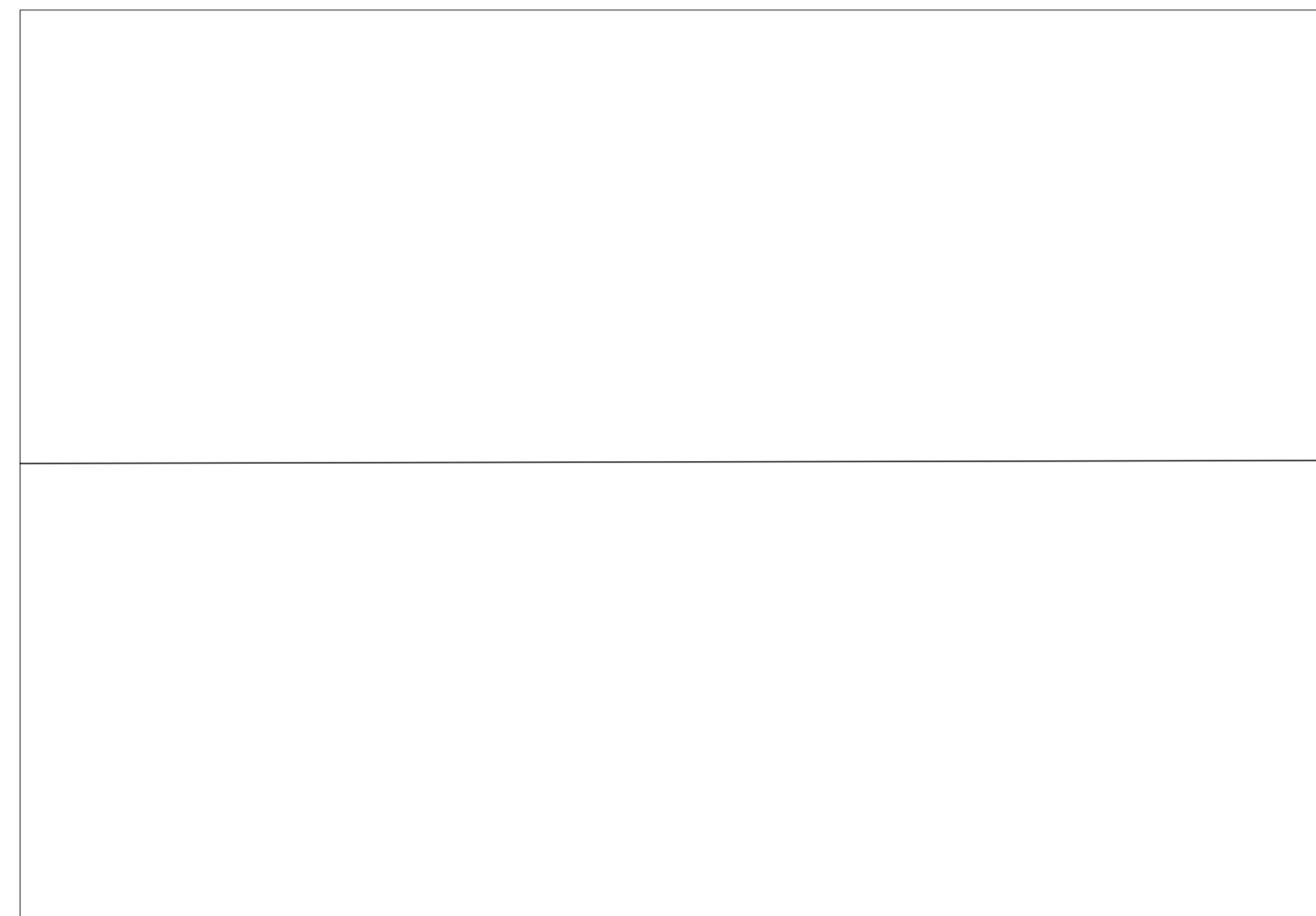
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PROJECT
PROPOSED DWELLING

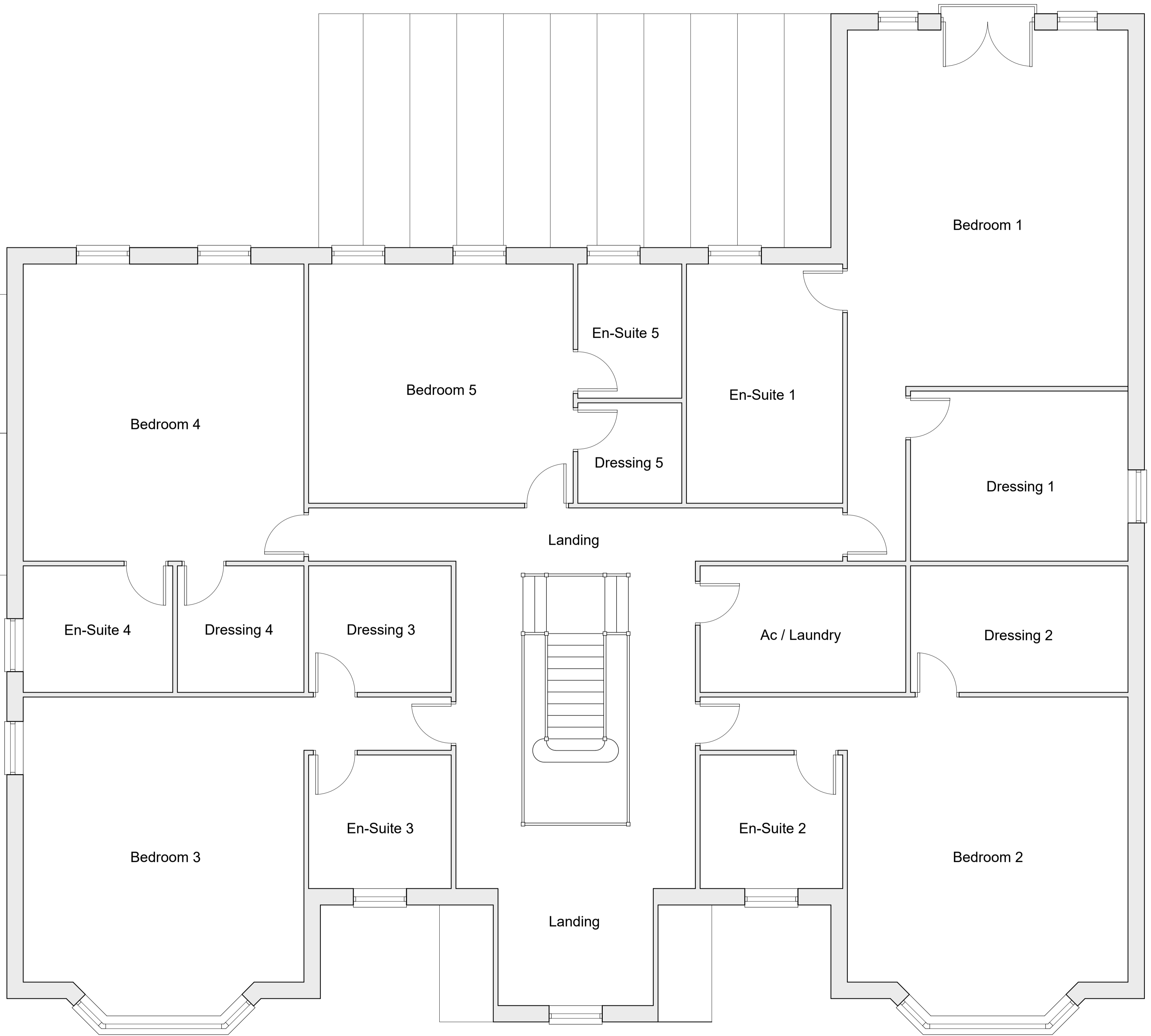
SITE
**LAND ADJACENT 'EASTWOOD HALL'
 MARCH ROAD
 WIMBLINGTON
 CAMBS
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DRAWING
PLANNING DRAWING 3

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Proposed First Floor Plan 1:50



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MRS P KNOWLES

PROJECT
PROPOSED DWELLING

SITE
**LAND ADJACENT 'EASTWOOD HALL'
 MARCH ROAD
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DRAWING
PLANNING DRAWING 4

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