
F/YR22/0783/F

Applicant: Mr S Rutterford

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

**Land North Of 20, Eastwood Industrial Estate, Eastwood End, Wimblington
Cambridgeshire**

Change of use from agricultural field to a builder's yard (B2) including the siting of a portacabin office, and erection of aggregate bays and a 2.4m palisade fence, and the formation of a swale (Part Retrospective)

Officer recommendation: Refuse

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

1. EXECUTIVE SUMMARY

- 1.1. The application site forms part of an agricultural field located within the open countryside, adjacent the established Eastwood End Industrial site. The site has been partially cleared with materials being stored on site.
- 1.2. The application seeks full planning permission for the change of use from agricultural field to a builder's yard (B2) including the siting of a portacabin office, and erection of aggregate bays and a 2.4m palisade fence, and the formation of a swale.
- 1.3. Noting the most recent appeal decision in Eastwood End a subsequent decision made by the Council to grant permission (F/YR21/0455/F) reinforced this finding and as such the principle development may be considered appropriate. This is however on the basis that the development is in keeping with and reflects the character of the area and that there are no significant issues in respect of residential or visual amenity, design, parking, highways, sustainability, flood risk or biodiversity.
- 1.4. Whilst the site is adjacent Eastwood Industrial Estate, the proposal would result in a further intrusion into the countryside due to the industrialisation of an agricultural field which would otherwise add to the rural and undeveloped character of the open countryside.
- 1.5. The proposed would be contrary to the relevant planning policies that apply to development with no prospect of mitigation to overcome impacts.
- 1.6. The scheme is therefore recommended for refusal.

2. SITE DESCRIPTION

- 2.1. The site application forms part of an agricultural field located within the open countryside, adjacent the established Eastwood End Industrial site. The site has been partially cleared with materials being stored on site, during a recent site visit the officer noted that there were large amounts of material being excavated from the plot and the presence of a mechanical digger on site.
- 2.2. The north and west boundaries are bordered by mature trees whilst there are open fields to the East. Metal palisade fencing has been erected to the southern boundary.

3 PROPOSAL

- 3.1 This application seeks full planning permission to change the use of the field to a builder's yard (Class B2 use). The change of use will entail the laying of hardstanding to the majority of the site with parking for lorries, machinery and staff/visitors on stone/gravel to the east and aggregate bays for soil/brick rubble on a concrete base to the west. A portacabin office is also proposed to the southern side of the site adjacent the access.
- 3.2 The site is proposed to be enclosed by palisade fencing with additional soft landscaping to the north and east boundaries of the compound.
- 3.3 A swale is proposed to the north of the compound accessed via a 10m wide gate from the proposed compound.
- 3.4 Full plans and associated documents for this application can be found at: [F/YR22/0783/F | Change of use from agricultural field to a builder's yard \(B2\) including the siting of a portacabin office, and erection of aggregate bays and a 2.4m palisade fence, and the formation of a swale | Land North Of 20 Eastwood Industrial Estate Eastwood End Wimblington Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR22/0783/F)

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR17/1168/F	Change of use from agricultural field to B8 (Storage & Distribution) to create lorry, trailer and mobile shredding machine storage, siting of weighbridge and erection of 2.0 metre high fencing and gates	Refuse	06/08/2018

5 CONSULTATIONS

5.1 Wimblington Parish Council

Please note Wimblington Parish Council Objections to the above application as follows:

Flood risk - in 2020 the Grade 2 Listed thatch cottage that is within close proximity to the Industrial Estate flooded, this has never happened previously.

Conservation area/Listed Building - this proposal is close enough to a listed building to have an impact as have the other businesses on the site.

Vegetation - there is no vegetation on site because this is an agricultural field that has been ploughed! The applicant states vegetation is to remain on the boundaries but the development will have an effect on the environment in which this vegetation is growing. (NPPF9 - 80)

Access - the access to Eastwood Industrial area is already heavily used by large industrial vehicles, lorries and tractors, it is not suitable for any additional use. This access is now also compromised by the fact that 9 dwellings are being erected on the southerly side of Eastwood End opposite the LIGHT Industrial

Estate Drains/Ditches - the amount of non-permeable ground on the LIGHT Industrial Estate is already causing problems with ditches/drains unable to disperse the amount of surface water, these riparian drains and ditches are overgrown, shallow and un-maintained

Fencing - one of Wimblington's touristic byways (The Woodmans Way) runs adjacent to the LIGHT Industrial Estate which already has a visual impact on the surrounding views and environment, additional fencing and lighting will further impact this area taking away the vista across the historical outlook of the Fens. The Woodmans Way, is a promoted tourist attraction, also exits onto this small country lane close to the junction with the A141. (NPPF 8 -75)

Planning History - there were many valid reasons why the previous planning application was refused, these haven't changed and, if anything, more valid reasons can be added (a number of severe fires at businesses on the Industrial Estate have put the local residents, their homes and the environment at risk)

Existing Business - it is admirable that S Rutherford & Sons Ltd are expanding their business but a small village like Wimblington and Eastwood End have had far too many Industrial businesses allowed to expand on the estate. Not one of these industrial Businesses are light industry, they all entail heavy mechanical plant machines, lorries, tractors, trailers and additional vehicles which will only cause more disruption and damage. Have S Rutherford & Sons Ltd investigated other options within the area?

Conclusion - There are a number of established businesses in the Eastwood Industrial Estate which have expanded the estate over the past 20 years to more than double its original size. Some of the established businesses have also created an unsafe environment for the local residents to live in, having experienced a number of serious fires over the past years, plus the problems with water drainage. This LIGHT industrial Estate is already overdeveloped in regards to the village environment in which it is situated.

The Flood Zone Map - this area is at risk from other sources of flooding (such as surface water). Its development would increase the vulnerability of its use. Flooding will also impact in the Woodmans Way causing a hazard for all users, walkers, runners, cyclists, horse riders, this area already suffers with excess water along the perimeter of the Industrial Estate. The drains that run on the easterly side

of the site are overgrown and shallow, hence the surface water struggles to drain off. The drains to the north of the site are already heavily overused by the fact that all the other industries in the Industrial area have large areas of non-permeable surfaces. The only land surrounding the 2 site that is undeveloped is to the north, Fengrain is to the east, the Industrial Estate is to the South and the A141 is to the west. It is now commonplace to have extreme heavy rainfalls and this has resulted in flooding in the area including sewerage. Those 'isolated patches' caused dramatic flooding in one of the villages historic Grade 2 Listed thatched cottages. To anticipate that groundwater flooding should head in a north-easterly direction is rather presumptuous, one of the businesses at the front of the Industrial Estate had their yard completely immersed in water for months.

Access improvements - the widening and improvement of the Eastwood Industrial Estate access road will conflict with the access for the proposed development of 9 dwellings on the green field south of the LIGHT Industrial Estate. It will also cause entail the removal of a pylon, cause a possible hazard by having less distance between the three electricity stations, situated on the eastern side of the present access, and heavy vehicles passing while entering/leaving the access.

Spatial Strategy - this application increases the development size of the Industrial area by approximately 50%. An application of this size should evidence local community and Parish Council support but the immediate residents of Eastwood End were not informed of this application. All support for this application are from business associates/customers of the applicant who do not live in the area or immediate vicinity.

Relevant Policies relating to the above:

LP12(a)(c)(d)(e)(i)(k)

LP12 (ii) non-dwellings

LP13

LP14 (a) suitable consideration

LP16 (b)(c)(d)(e)(j)(l)m

NPPF 4/9/10/11

5.2 Anglian Water

Having reviewed the development, there is no connection to the Anglian Water sewers, we therefore have no comments.

5.3 Cambs Constabulary

Thank you for the opportunity to comment on this application. I have viewed the documents in relation to crime, disorder and the fear of crime and have searched the Constabulary crime and incident systems for the last 2 years and consider this to be an area of low risk to crime. I also note my colleagues comments from April and June 2018.

Boundary treatments, the documentation mentions Palisade fencing and gates will be used to enclose the site, these should be security tested to LPS 1175 SR1+.

External lighting – it is essential that good lighting is installed to ensure safety and security of staff and visitors, whilst also taking into consideration the rural location of this industrial area and the ecological awareness of wildlife habitat there are however lighting shields to prevent excess light spill are available for the welfare of wildlife and ecology. Column lights for access roads, parking and loading areas, designed to BS5489-1:2020, BS EN 13201-2:2015. There should be dusk to dawn bulkhead lighting above all entrances and around the building line of each building

of the portacabin. I would like to see a copy of the lighting plan including calculations and lux levels when available.

5.4 Lead Local Flood Authority

We have reviewed the following documents:

- Flood Risk Assessment & Sustainable Drainage Strategy, MTC Engineering, Ref: 2885 – FRA & DS, Dated: May 2022*
- Proposed Swale Section, Morton & Hall Consulting Limited, Ref: H7964/06, Dated: June 2022*
- Response to LLFA, MTC Engineering, Ref: SEC/2885, Dated: 12 August 2022*

Based on these, as Lead Local Flood Authority (LLFA) we are able to 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 a basin and swales, restricting surface water discharge to 2.4 l/s.

The LLFA is supportive of the use of basins and swales as in addition to attenuating surface water in order to restrict discharge rate, they can also provide surface water treatment, biodiversity, and amenity benefits within the site.

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

5.5 CCC Highways

Highways is concerned about the number of trips this site is likely to have on the area. Additionally, the size of vehicles are likely to be HGVs as represented in the swept path drawing and the reason for the proposed widening of the carriageway at the junction of Eastwood End. This is likely to lead to an intensification of use of the access onto Eastwood End.

This application is a change of use from agricultural field to a builder's yard (B2). The site area is 27861.72sqm. This falls into the requirement for a Transport Assessment and Travel Plan. The threshold for a B2 General Industrial use is 2,500 – 4,000sqm for a Transport Statement, and greater than 4,000sqm for a Transport Assessment and Travel Plan. Please provide the above documents and our Transport Assessment team will review them.

The submission of the proposed off-site highway works is appreciated. However, the widening of the access would not be possible. The highway boundary does not extend into the access road and the red line boundary shows that the land is not in your ownership. Is there intension to purchase that land or have you had discussions with the landowner?

Thank you for the swept path analysis submitted. However, you have only provided manoeuvres to the west of Eastwood End. Please provide the manoeuvres to east of Eastwood End.

5.6 CCC Archaeology

Our records indicate that the site lies in an area of archaeological potential, located within a landscape containing cropmark and pottery scatter evidence of Roman

and Iron Age activity (for example, Cambridgeshire Historic Environment Record references 10006, 10006A, 11037. A surfaced trackway/road, almost certainly of Roman origin, runs on an east-west alignment across the northern part of the site and possibly originally linked with the causeway connecting March Island and Stonea (CHER ref 08984). This road also has further cropmarks associated with it, indicative of settlement enclosures and related activity. The proposed development plot lies to the north of Bridge Lane, where archaeological evaluations undertaken in advance of development in 1993-1994 produced evidence for occupation from the Iron Age through to the Medieval period (CHER ECB576), and the Roman routeway may have remained in usage as a trackway residual to the original layout of the Shrunken Medieval Village of Eastwood End (11416B).

We have commented on this site previously. We would make the same recommendation for an archaeological standard condition to be placed on the development as was included on permission granted to prior application F/YR17/1168/F within the same bounds, that is:

Archaeology Condition

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include: a) the statement of significance and research objectives; b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; c) The timetable for the field investigation as part of the development programme; d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

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

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI. A brief for the recommended programme of archaeological works is available from this office upon request. Please see our website for CHET service charges

5.7 CCC Waste and Minerals

It is noted that the proposed development is located within the Waste Consultation Area for the safeguarded waste site known as Hook Lane, Wimblington as identified under Policy 16 (Consultation Areas) of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021). This site undertakes plastics recycling operations.

Policy 16 seeks to safeguard waste management facilities. It states that development within a CA will only be permitted where it is demonstrated that the development will not prejudice the existing or future use of the area, i.e. the waste management site for which the CA has been designated; and not result in unacceptable amenity issues or adverse impacts to human health for the occupiers or users of such new development, due to the ongoing or future use of the area for which the CA has been designated.

It is noted that the proposed development is for a change of use to a Class B2 use. The MWPA is of the view that proposed use is generally considered to be compatible with the nearby waste management land use. Consequently, subject to the applicant confirming to the Local Planning Authority that they are aware of the site and are satisfied that the proximity to the waste site will not affect their operations, the MWPA has no objection to the proposal.

5.8 PCC Wildlife

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

While it is acknowledged that the proposed development is unlikely to create new direct impacts on the neighboring habitats, there is still high potential for the site to create new biodiverse habitats within it. The landscaping conditioned above could create valuable new habitats for declining species in the Fenland area.

5.9 FDC Environmental Health

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 local air quality, the noise climate, or be affected by ground contamination.

5.10 Local Residents/Interested Parties

Objectors

9 letters of objection have been received from 5 addresses within Wimblington (x5), March (x2) and Manea (x2) which raised the following summarised concerns:

- The proposal would have an impact on listed building located close by
- The applicant states vegetation is to remain on the boundaries but the development will have an effect on the environment in which this vegetation is growing
- The access to Eastwood Industrial area is already heavily used by large industrial vehicles, lorries and tractors, it is not suitable for any additional use
- This small country lane, that vehicles access from the A141, is already suffering from the unprecedented amount of heavy vehicles using it
- Previous planning application at the site was refused
- Site is out of the boundaries of other developments and adjacent to the Woodmans Way leaves it open to the prospect of criminal activity
- The development increases the size of the Industrial area by approximately 50% and does not commensurate the size of the settlement in which it is sited
- Overdevelopment of the Eastwood Industrial Estate
- Increases light, noise and visual pollution
- This is a small community that's getting overpopulated by the industrial industry
- Adverse impact on wildlife and trees

- Flooding has become a major concern and with more development the risk will only increase

5.1 Supporters

14 letters of support have been received from 14 addresses within March (x9), Wimblington (x4) and Chatteris (x1) which made the following summarised comments:

- Support local business expansion potentially creating employment
- No room for expansion of existing site location of the business
- Further expansion of an existing industrial zone
- Additional traffic generated will be minimal increase in existing traffic
- Ideal site as it is well screened for this type of development
- Site is ideal as in Flood Zone 1
- Site selection is of merit due to its proximity and access onto the A141

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide 2021

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 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

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

LP3: Spatial Strategy for Employment Development

LP4: Securing Fenland's Future

LP5: Health and Wellbeing
LP7: Design
LP15: Employment
LP20: Accessibility and Transport
LP22: Parking Provision
LP24: Natural Environment
LP25: Biodiversity Net Gain
LP27: Trees and Planting
LP28: Landscape
LP32: Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Character and Appearance**
- **Access and Highway**
- **Flood Risk**
- **Biodiversity**
- **Heritage Assets**
- **Other considerations**

9 BACKGROUND

- 9.1 The previous application sought planning permission for a change of use from agricultural field to B8 (Storage & Distribution) to create lorry, trailer and mobile shredding machine storage, siting of weighbridge and erection of 2.0-metre-high fencing and gates. This application was refused on 6 August 2018 as the application did not include sufficient supporting justification to show how the benefits of the business expanding into the open countryside weighed against the significant detrimental impacts of this intrusion in terms of visual impact and the impact on the character and appearance of the area.

10 ASSESSMENT

Principle of Development

- 10.1 Eastwood End has been the subject of several appeals in recent years, all of which have considered the matter of the status of the settlement with regard to the settlement hierarchy set out in policy LP3 of the Fenland Local Plan (2014).
- 10.2 Four appeal decisions are of particular note stretching back to 2014 and the adoption of the current development plan. Each considered the matter of the status of Eastwood End with regard to the settlement hierarchy. Two of the decisions (both dismissed) considered that Eastwood End is an 'Elsewhere' location as identified within Policy LP3, where development requires special justification, and that Eastwood End was an unsustainable location. A third appeal (also dismissed) similarly concluded that Eastwood End was an 'Elsewhere' location requiring special justification for development, but, noted that some journeys may be undertaken by means other than the private car to the nearby settlement of Wimblington. The final appeal (allowed) concluded that as Eastwood End was not defined as a separate settlement in its own right under policy LP3, its status was a matter of judgement. The Inspector concluded that Eastwood End was in fact an outlying part of the larger settlement of Wimblington and not a distinct entity. Subsequent to this appeal decision the Council granted F/YR21/0455/F, an application for three dwellings which effectively endorsed the view of the latest

Inspector regarding the status of Eastwood End in the settlement hierarchy and has then granted several further permissions for residential development consolidating the view that Eastwood End forms part of the wider settlement of Wimblington.

- 10.3 Policy LP6 of the Fenland Local Plan seeks to concentrate new employment land around the four main market towns of Wisbech, March, Chatteris and Whittlesey by encouraging job growth in all sectors, but focusing on the appropriate provision of land for industrial, office and warehousing uses in sustainable locations to meet the needs of the businesses. In terms of the rural economy the Local Plan supports appropriate proposals that meet the criteria as set out in Policy LP12.
- 10.4 Consequently, the broad principle of development in this location may be deemed as being acceptable. This is however on the basis that the development is in keeping with and reflects the character of the area and that there are no significant issues in respect of residential or visual amenity, design, parking, highways, sustainability, flood risk or biodiversity.

Character and Appearance

- 10.5 Policy LP12 of the Fenland Local Plan (2014) Part A highlights that new development will be supported where it contributes to the sustainability of the settlement and does not harm the wide-open character of the countryside. To ensure this there are a number of criteria expressed in this policy namely (a) - (k). These criteria, in summary, seek to achieve compliance with the settlement hierarchy in terms of amount of development, whilst also ensuring that development responds to the existing built form and settlement character, retains and respects existing features of the site and the locality, respects biodiversity and ecology and provides appropriate servicing etc.
- 10.6 Notwithstanding the unauthorised works which have taken place, the existing land is currently an agricultural field, with trees and hedgerows along its boundaries and with agricultural fields to the north, east and west. When viewed from across open fields, there would be a natural demarcation line between the natural landscaping of the fields and the existing industrial land adjacent the southern boundaries of the adjacent fields. Whilst the site is adjacent the industrial estate, the proposal would result in a further intrusion into the countryside due to the industrialisation of an agricultural field which would otherwise add to the rural and undeveloped character of the open countryside. Furthermore, the proposal would introduce alien and synthetic features into this landscape which would create a juxtaposition with the natural landscape.
- 10.7 Furthermore, it is established that there would be a need for external lighting as per the recommendations of Cambs Constabulary in the interest of safety and security. The introduction of lighting in this area would further erode the character of the countryside.
- 10.8 Overall, the introduction of a B2 land use as proposed within the area would detrimentally change the character of the land from an agricultural to an industrial setting which expands the boundaries of the existing industrial area beyond its existing confines and develops beyond the existing line of development. The detrimental impact on the natural character and appearance of the existing site would conflict with Policy LP12 of the Fenland Local Plan 2014.

- 10.9 Policy LP2 of the Fenland Local Plan 2014 encourages high levels of residential amenity, promotes healthy lifestyles and the provision of good access to health, leisure and recreation facilities.
- 10.10 Policy LP16 of the Fenland Local Plan 2014 requires development proposals to deliver and protect high quality environments throughout the district. Proposals must demonstrate 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.
- 10.11 It is noted that the publicised, and therefore presumably well-used, walking route known as The Woodman's Way runs past the site and substituting the agricultural field with an industrial use would hinder the enjoyment of the walk around the village of Wimblington. The fields can currently be viewed from the wider landscape with a backdrop of trees. The expansion of the industrial use of land into the existing agricultural area would create a more perfunctory visual character to the remaining fields and would spoil the visual quality of the area, and reduce the amenity enjoyed by those using the footpath. This would further emphasise the harm to the character and appearance of the countryside identified above.

Access

- 10.12 Public concerns included the size and numbers of vehicles using Eastwood End and that the proposed development would further increase this unprecedented amount of heavy vehicle traffic.
- 10.13 Highways have pointed out their concern in relation to the number of trips the site is likely to have on the area therefore leading to an intensification of use of the access onto Eastwood End. In order to properly assess the impacts on the highway, a Transport Statement has been requested alongside a swept path analysis for manoeuvres to the east of Eastwood End. The applicant has not submitted this information.
- 10.14 Highways also outlined that the widening of the existing access to the south of the site at Eastwood End would not be possible. This is because the highway boundary does not extend into the access road and the red line boundary shows that the land is not within the ownership of the applicant. The Highways officer however confirmed that the existing road arrangements are suitable for turning movements for the HGVs and vehicles. The applicant therefore instructed that the widening of the access along Eastwood End should be disregarded.
- 10.15 No further Highways comments have been received since their initial consultation response.

Flood Risk

- 10.16 The site is within Flood Zone 1, an area of lowest risk, nevertheless given the high proportion of hardstanding concerns were raised regarding the potential for surface water flooding. However, through the submission of additional information, it has been demonstrated that the surface water displaced by the development can be suitably addressed on site and therefore there are no objections to the development on this basis. Furthermore, the LLFA confirm that that have no objections with regards to surface water.

Biodiversity

- 10.17 The most northern and the west boundaries are bordered by mature trees which are shown as being retained.
- 10.18 A TPO area lies to the south of the site however, given the intervening ditch and separation distance to the hardstanding, the proposal is unlikely to result in harm to these trees.
- 10.19 The Wildlife officer has reviewed the application and confirmed that the proposed development is acceptable subject to the inclusion of suitable conditions relating to soft landscaping and ecological enhancements, mitigation and compensation as recommended within the Preliminary Ecological Appraisal submitted to accompany the application. The Wildlife officer indicated that while it is acknowledged that the proposed development is unlikely to create new direct impacts on the neighbouring habitats, there is still high potential for the site to create new biodiverse habitats within it. The landscaping conditions outlined could create valuable new habitats for declining species in the Fenland area.

Heritage Assets

- 10.20 There are no heritage assets in the immediate vicinity however, it is noted that reference has been made to No. 13-15 Eastwood End which is a Grade II Listed Building. The application site is circa 450m northwest of the Listed Building and given the intervening industrial units, the proposal is not considered to impact the setting of the Listed Building. Overall, the proposed development would have a neutral impact on any heritage assets.

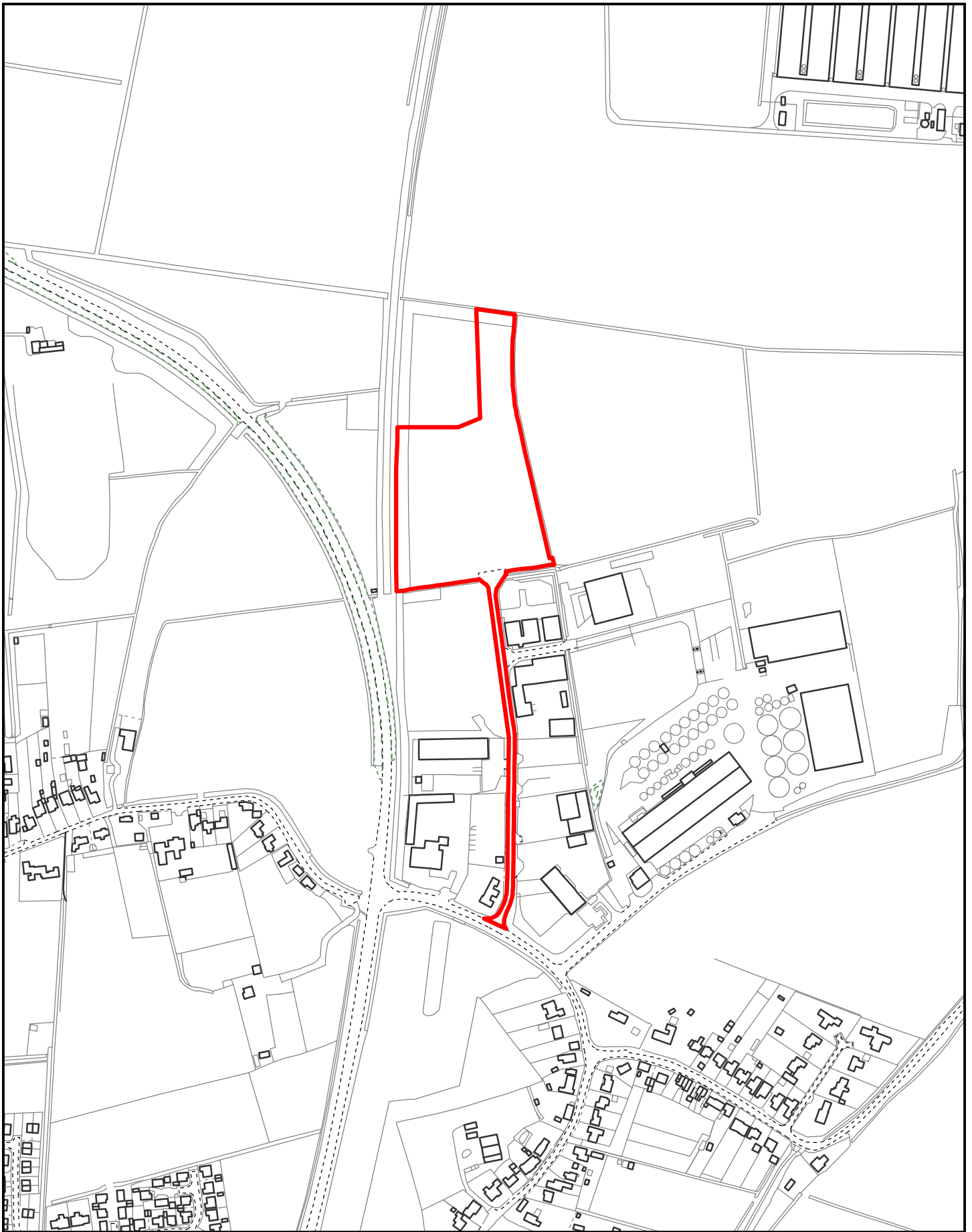
11 CONCLUSIONS

- 11.1 The introduction of a B2 use within this area would detrimentally change the character of the land from an agricultural to an industrial setting, expanding the boundaries of the existing industrial area beyond its confines and existing line of development. This would have a detrimental impact on the natural character and countryside appearance of the existing site and the proposal is therefore considered to be contrary to LP12 of the Local Plan.

12 RECOMMENDATION

Refuse; for the following reason:

1	Policy LP12 of the Local Plan states new development will be supported where it contributes to the sustainability of that settlement and does not harm the wide-open character of the countryside. The introduction of a B2 land use within this area would detrimentally change the character of the land from an agricultural to an industrial setting, expanding the boundaries of the existing industrial area beyond its confines and existing line of development. This would have a detrimental impact on the natural character and countryside appearance of the existing site and the proposal is therefore considered to be contrary to LP12 of the Local Plan.
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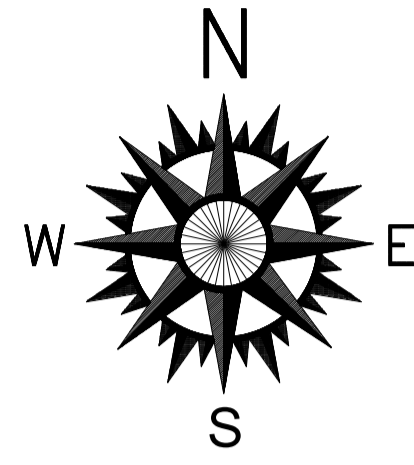
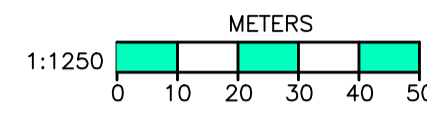
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F/YR22/0783/F

Scale = 1:5,000



EXISTING SITE PLAN
(1:1250)



LEGEND:

- SITE ENVELOPE
- PAVEMENT
- PERMEABLE TARMAc
- GRAVEL
- GRASS
- EXISTING DWELLINGS
- SURFACE WATER DRAINAGE
- VEGETATION
- LAUREL
- WASTE BINS



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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	UPDATED RED LINE	JUN 2022
A	UPDATED DRAWING	MAR 2022
	REVISIONS	DATE

MORTON & HALL CONSULTING LIMITED
CONSULTING STRUCTURAL ENGINEERS

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E-mail: info@mortonandhall.co.uk Website: www.mortonconsultingengineers.co.uk

Fenland District Council Building Design Awards winner
Building Excellence in Fenland

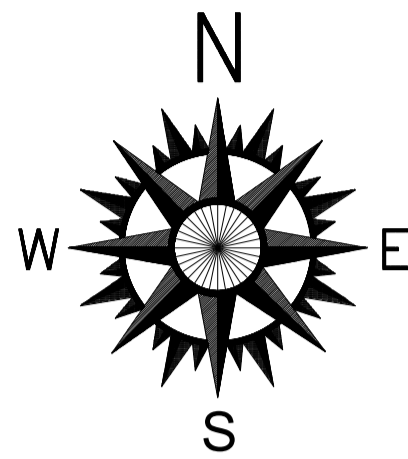
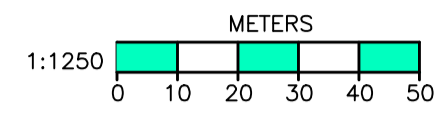
CLIENT
Mr S Rutterford

PROJECT
Land North of 20 Eastwood Industrial Estate Wimlington PE15 0QH

TITLE
Existing Site Plan

DRAWN G. Boreham	DATE OF ISSUE
CHECKED	
DATE Nov 2021	DRAWING NUMBER H7964/01 _B
SCALE As Shown	

PROPOSED SITE PLAN
(1:1250)



LEGEND:

- SITE ENVELOPE
- PAVEMENT
- PERMEABLE TARMAC
- GRAVEL
- GRASS
- EXISTING DWELLINGS
- SURFACE WATER DRAINAGE
- VEGETATION
- LAUREL
- WASTE BINS



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

D	RED LINE UPDATED	JUN 2022
C	UPDATED DRAWING	JUN 2022
B	UPDATED DRAWING	MAR 2022
A	UPDATED DRAWING	MAR 2022
REVISIONS		DATE

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CONSULTING STRUCTURAL ENGINEERS

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Tel: 01354 655454, Fax: 01354 660467, E-mail: info@mortonandhall.co.uk, Website: www.mortonconsultingengineers.co.uk

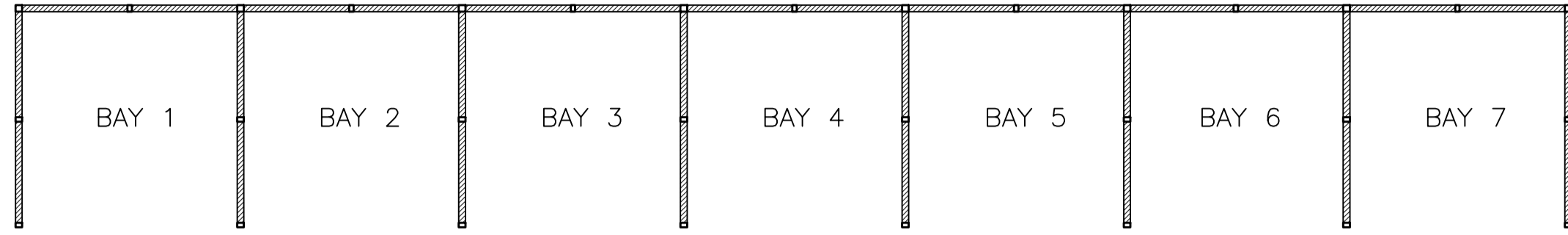
LABC Fenland District Council Building Design Awards winner Building Excellence in Fenland

CLIENT
Mr S Rutterford

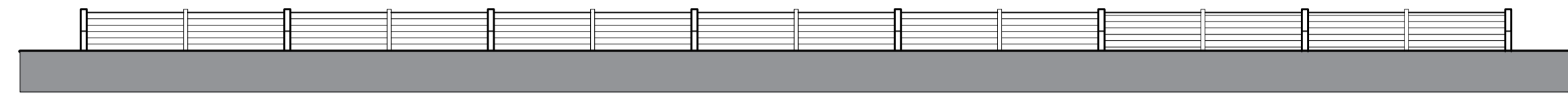
PROJECT
Land North of 20 Eastwood Industrial Estate Wimlington PE15 0QH

TITLE
Proposed Site Plan

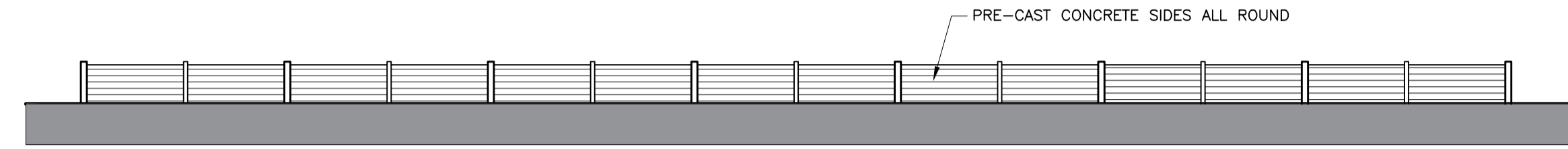
DRAWN G.Bohram	DATE OF ISSUE
CHECKED	
DATE Nov 2021	DRAWING NUMBER H7964/03 _D
SCALE As Shown	



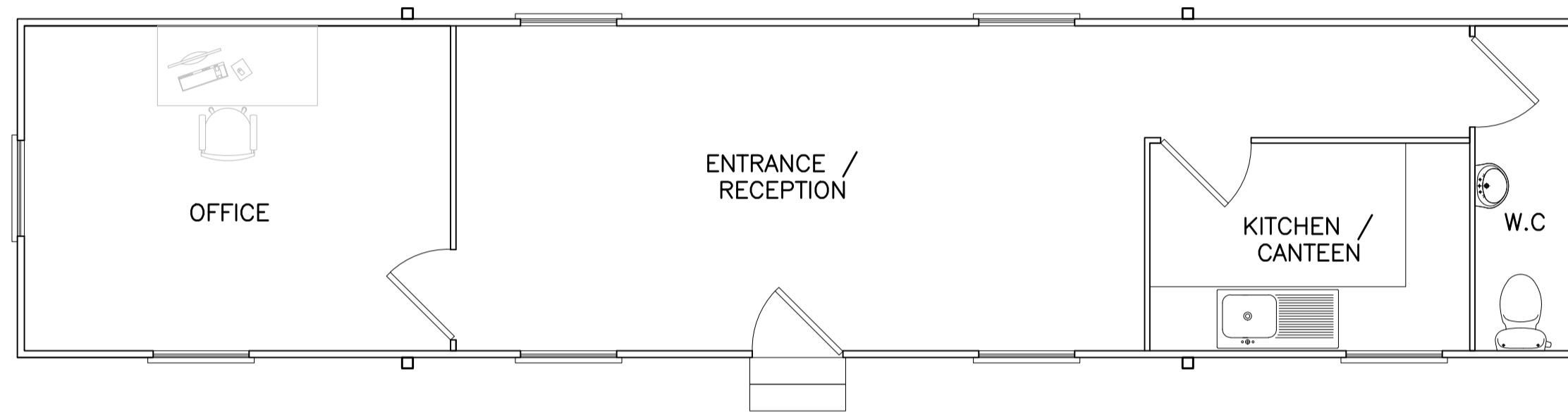
PROPOSED AGGREGATE BAYS PLAN
(1:500)
(TOPSOIL, BRICK RUBBLE, CRUSHED CONCRETE)



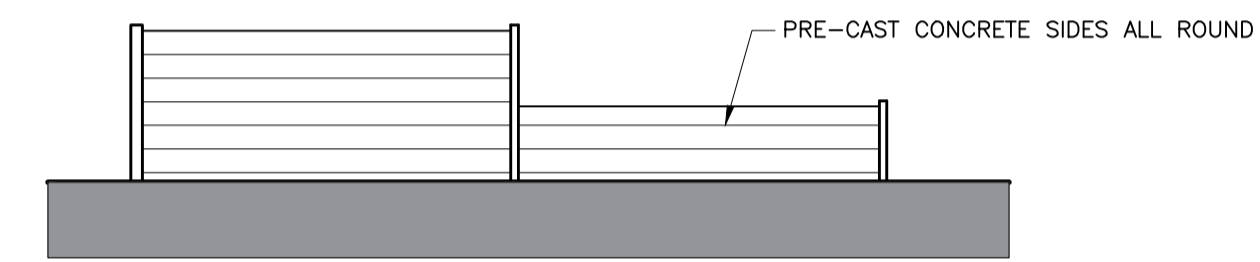
PROPOSED AGGREGATE BAYS FRONT ELEVATION
(1:500)



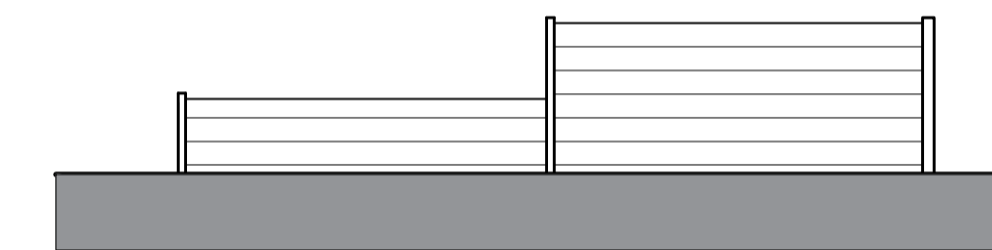
PROPOSED AGGREGATE BAYS REAR ELEVATION
(1:500)



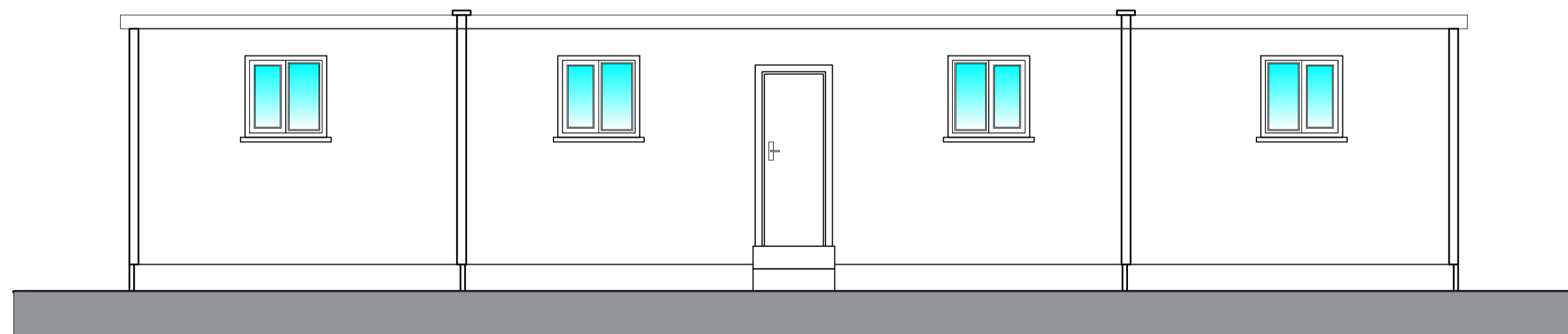
PROPOSED PORTABLE CABIN PLAN
(1:50)



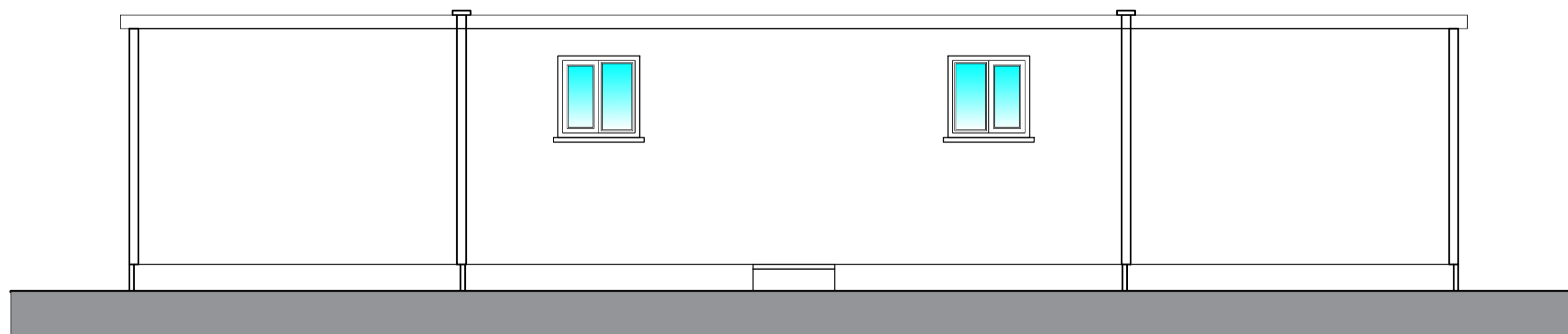
PROPOSED AGGREGATE BAYS LHS ELEVATION
(1:200)



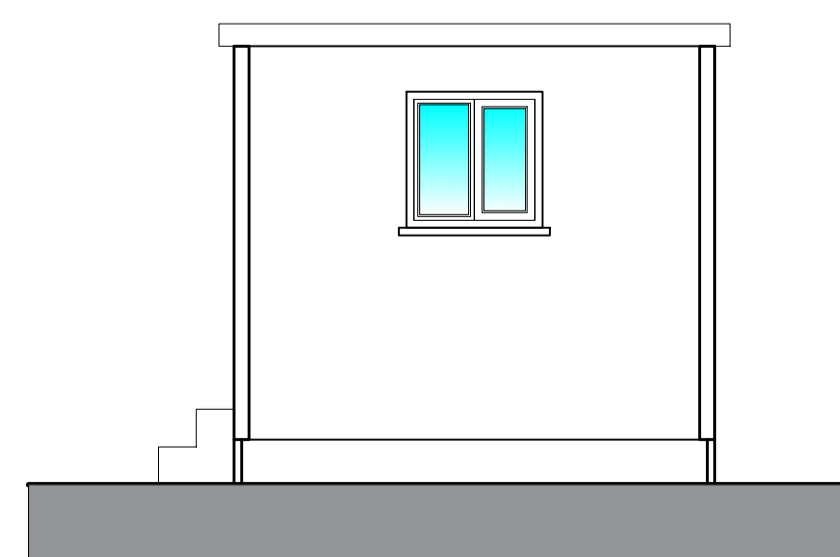
PROPOSED AGGREGATE BAYS RHS ELEVATION
(1:200)



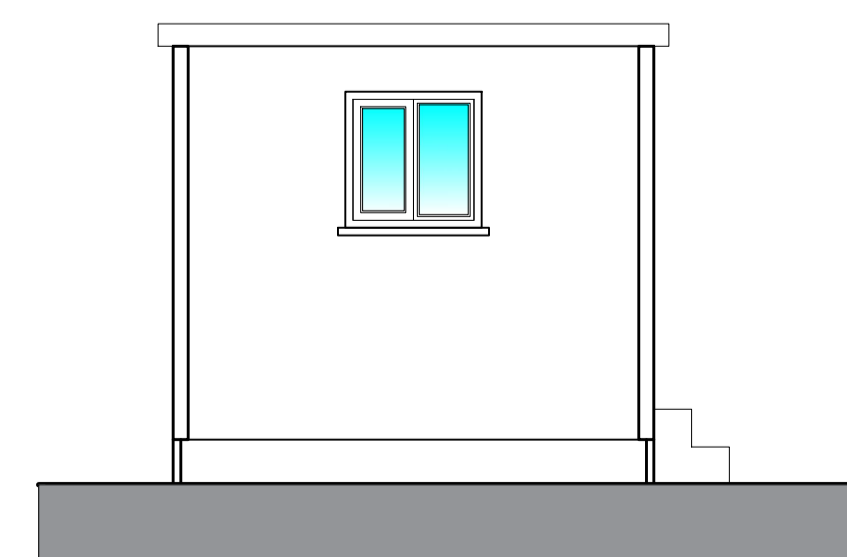
PROPOSED PORTABLE CABIN FRONT ELEVATION
(1:50)



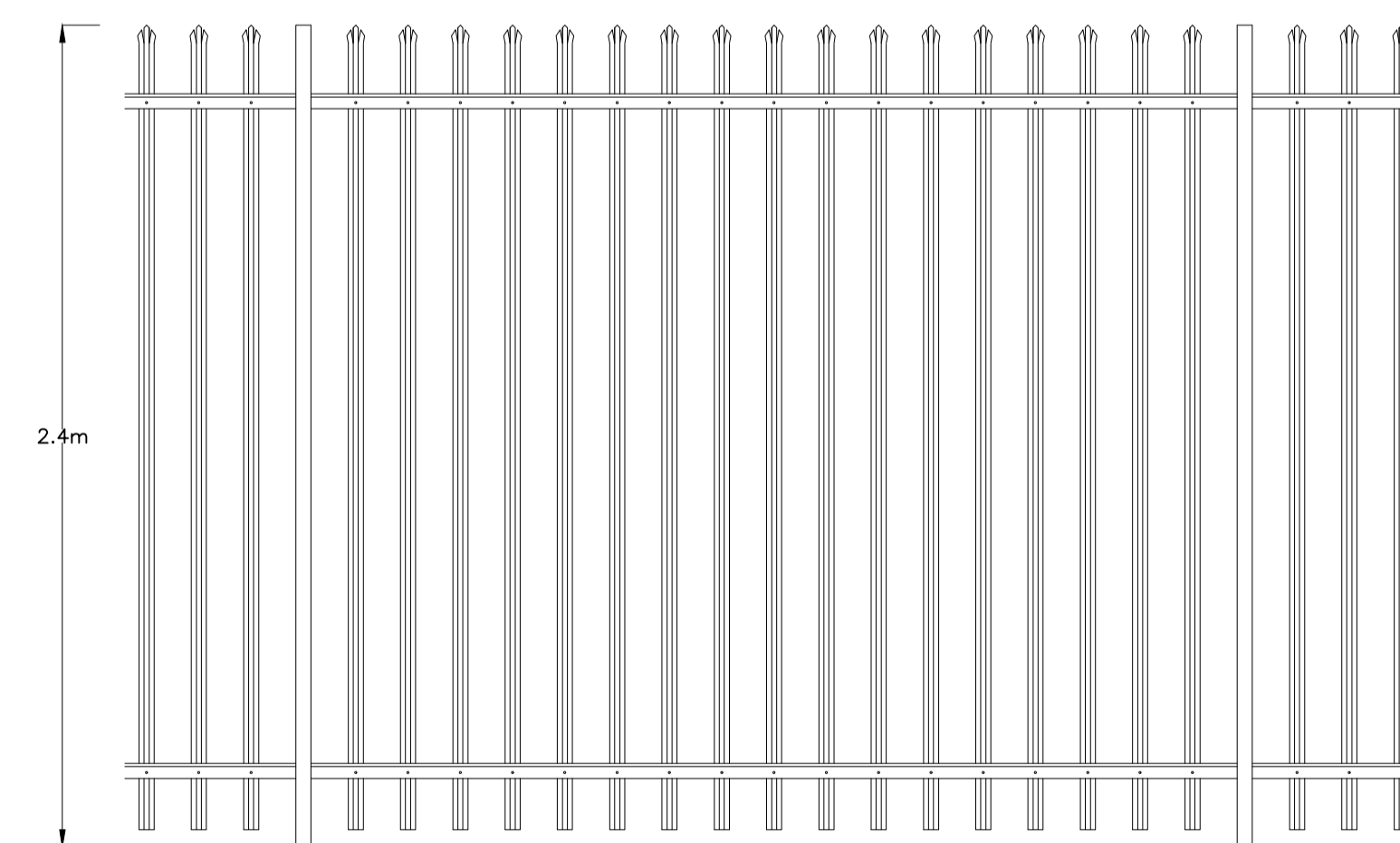
PROPOSED PORTABLE CABIN REAR ELEVATION
(1:50)



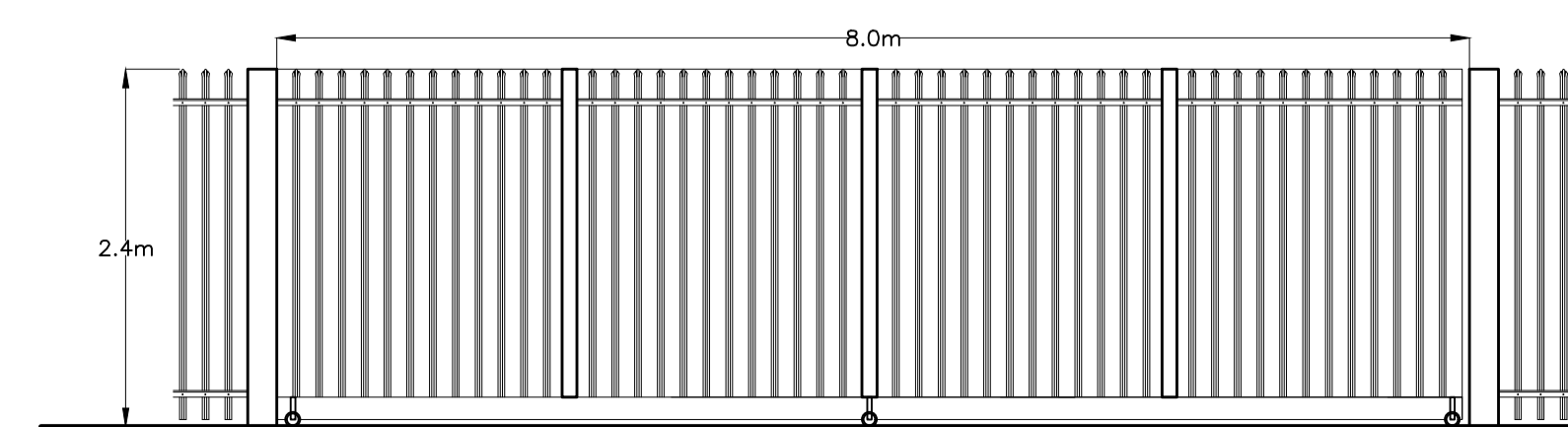
PROPOSED PORTABLE CABIN RHS ELEVATION
(1:50)



PROPOSED PORTABLE CABIN LHS ELEVATION
(1:50)



PROPOSED PALISADE SECURITY FENCING DETAIL
(1:20)



PROPOSED PALISADE SECURITY GATE DETAIL
(1:50)

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C	PLANNERS COMMENTS	JUN 2022
B	UPDATED DRAWING	MAR 2022
A	UPDATED DRAWING	MAR 2022
	REVISIONS	DATE

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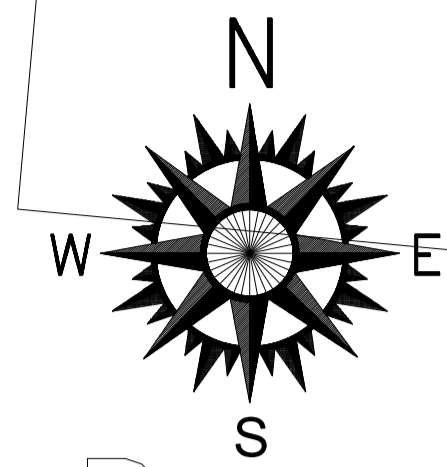
CLIENT
Mr S Rutterford

PROJECT
Land North of 20 Eastwood Industrial Estate Wimlington PE15 0QH

TITLE
Proposed Office Cabin & Aggregate Bays, Plans & Elevations & Fence Detail

DRAWN	G.Bohram	DATE OF ISSUE	
CHECKED		DRAWING NUMBER	H7964/04 _c
DATE	Nov 2021	SCALE	As Shown

PROPOSED ENTRANCE
(1:200)



LEGEND: Depot

- SITE ENVELOPE
- PAVEMENT
- PERMEABLE TARMAC
- GRAVEL
- GRASS
- EXISTING DWELLINGS
- SURFACE WATER DRAINAGE
- VEGETATION
- LAUREL
- WASTE BINS

Eastwood Farm

6.7m

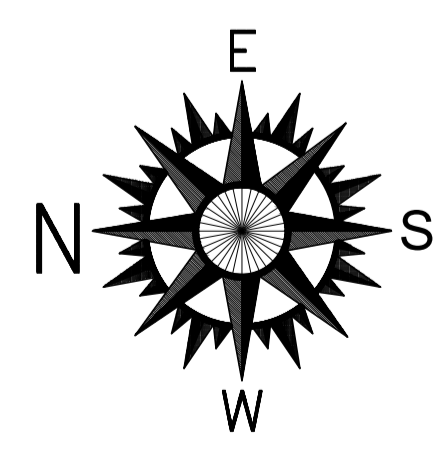
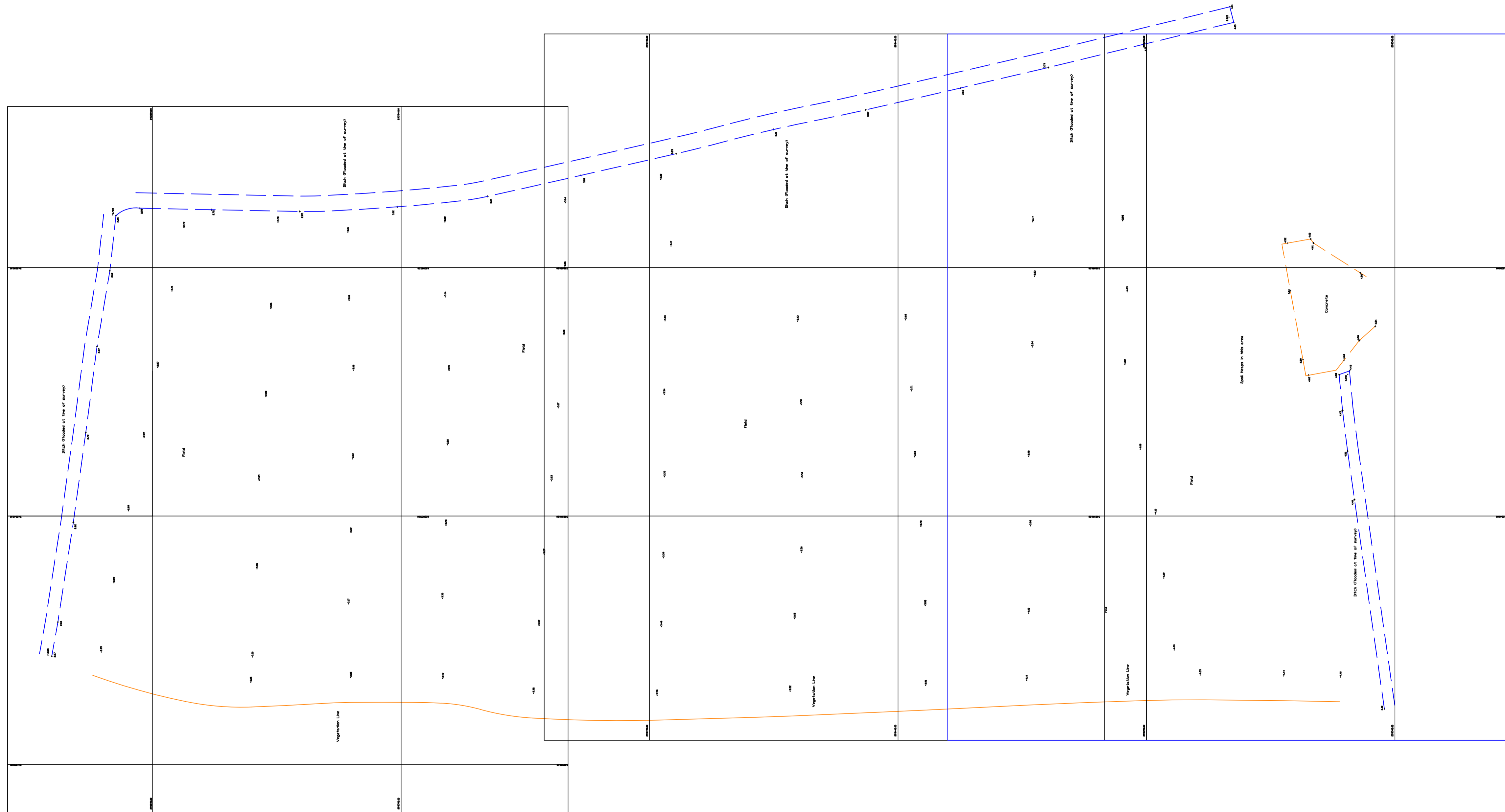
ACCESS TO BE WIDENED
OUT IN AREAS SHOWN
TO ALLOW TURNING OF
18.5m ARTICULATED
LORRIES

HIGHWAY TO BE WIDENED
OUT IN AREA SHOWN TO
ALLOW TURNING OF
18.5m ARTICULATED
LORRIES, DETAILS TO BE
APPROVED BY
CAMBRIDGESHIRE COUNTY
COUNCIL

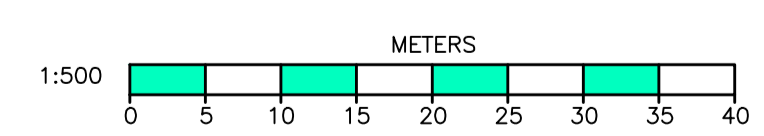
Drain

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CLIENT	
Mr S Rutterford	
PROJECT	
Land North of 20 Eastwood Industrial Estate Wimlington PE15 0QH	
TITLE	
Proposed Improvements To Existing Access	
DRAWN G.Bohram	DATE OF ISSUE
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DATE Jun 2022	DRAWING NUMBER H7964/05
SCALE As Shown	



EXISTING TOPOGRAPHICAL SURVEY
(1:500)



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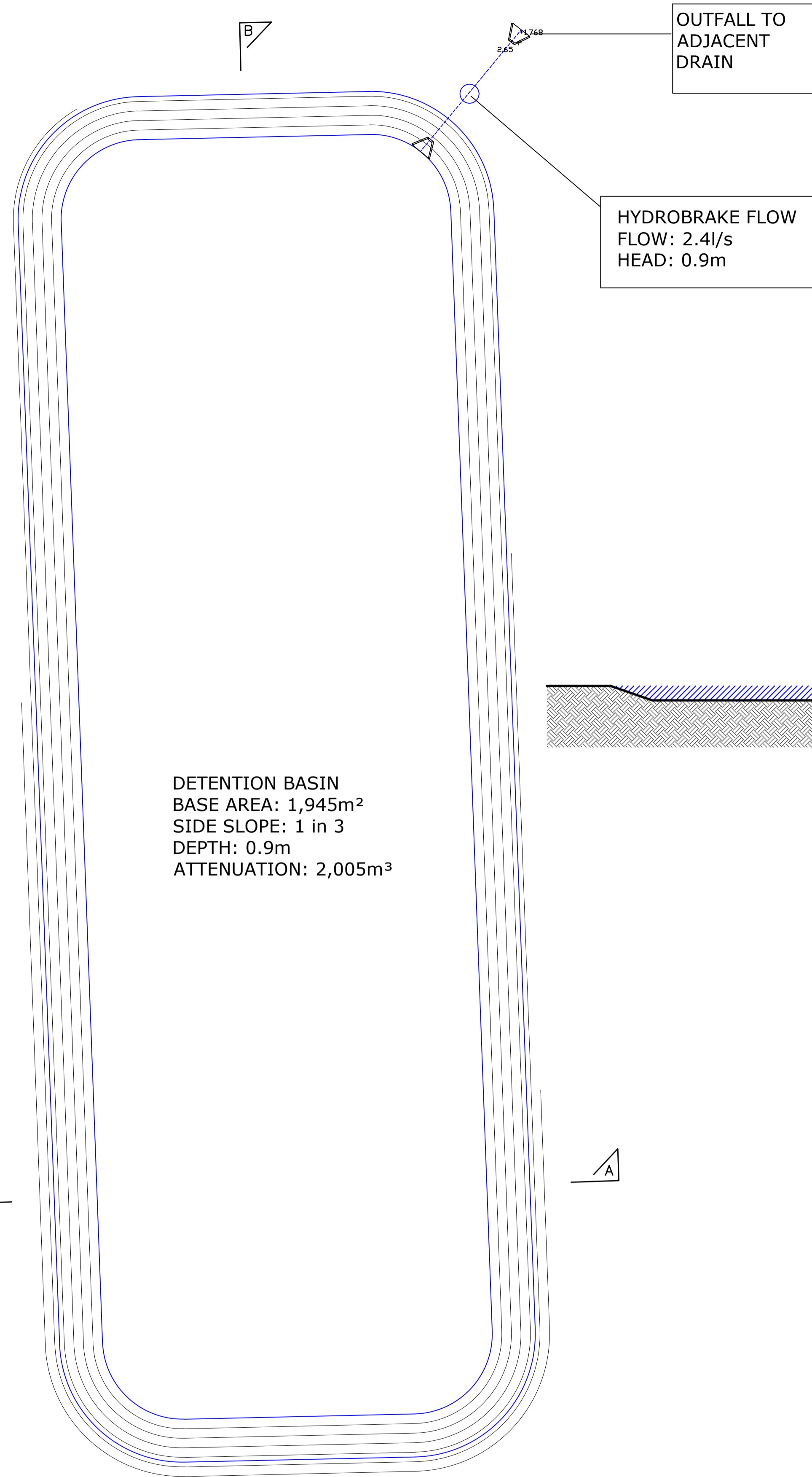
CLIENT
Mr S Rutterford

PROJECT
Land North of 20 Eastwood Industrial Estate Wimlington PE15 0QH

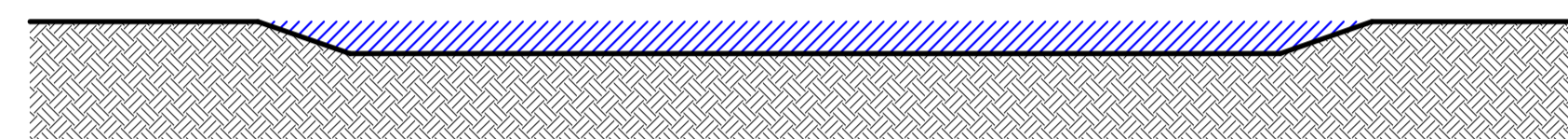
TITLE
Existing Topographical Survey

DRAWN G. Boreham	DATE OF ISSUE
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DATE Mar 2022	DRAWING NUMBER H7964/00
SCALE As Shown	

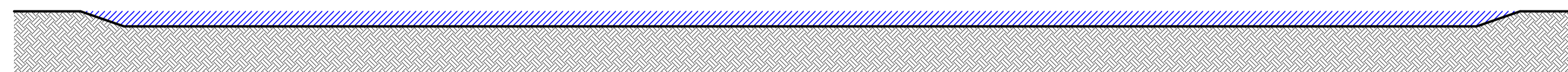
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PROPOSED SWALE PLAN (1:200)



PROPOSED SWALE SECTION A-A (1:200)



PROPOSED SWALE SECTION B-B (1:200)

REVISIONS	DATE

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Fenland District Council Building Design Awards winner

CLIENT
 Mr S Rutterford

PROJECT
 Land North of 20 Eastwood Industrial Estate Wimlington PE15 0QH

TITLE
 Proposed Swale Sections

DRAWN G. Boreham	DATE OF ISSUE
CHECKED	
DATE Jun 2022	DRAWING NUMBER H7964/06
SCALE As Shown	