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**F/YR22/0914/FDL**

**Applicant: Mr Adam Broadway  
Fenland Future Limited**

**Agent : Mr Simon Machen  
Barmach Ltd**

**Nene Parade Bedford Street, Chase Street, Wisbech, Cambridgeshire**

**Erect a care home for up to 70 apartments, commercial floorspace (Class E) up to 900 square metres and up to 60 dwellings (outline application with all matters reserved)**

**Officer recommendation: Grant**

**Reason for Committee: Fenland District Council is the landowner and applicant.**

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## **1 EXECUTIVE SUMMARY**

- 1.1 This application is in outline form with all matters reserved for a care home up to 70 apartments, commercial floorspace (Class E) up to 900square metres, and up to 60 dwellings on Fenland District Council owned land and submitted by Fenland Future Ltd. Fenland Future is a wholly owned subsidiary of FDC which has the objective of, amongst other things, maximising the return to the Council as shareholder from its asset portfolio and exploiting opportunities for acquisitions, development and commercial return from assets and to create a delivery model that operates with a degree of commerciality in line with aspirations that mirror the Council's Business Plans and Commercial Investment Strategy.
- 1.2 The site is within the Nene Waterfront and Port broad location for growth in the adopted local plan.
- 1.3 The proposal seeks regeneration of an important vacant riverside site.
- 1.4 Highways and drainage authorities support the proposal.
- 1.5 An outstanding issue with archaeology on a potentially historic sensitive site.
- 1.6 The application is in front of committee only because of it being a council application and the outstanding matter of archaeology.
- 1.7 The recommendation is to Grant consent unless the archaeology objection is not withdrawn within 4 months of this Committee meeting, in such time the application be refused being contrary to Policy LP18.

## **2 SITE DESCRIPTION**

- 2.1 The 1.78 ha site is located to the north of the town centre, near the local shops and amenities. Access is via the Freedom Roundabout/Lynn Road to Chase Street & Bedford Street. To the north-east of the site is the existing Boathouse Business

Centre, a prominent building of some design stature. Some modern houses face the site from the east on Chase Street. Older terraced housing surrounds the site from the north-east. The roads are currently one-way from the south.

- 2.2 The site is currently vacant, separated into distinct development plots by the roads. The site is adjacent to the port and Nene Parade, providing access to public realm and the riverfront. The site is somewhat unkempt and given its prominent relationship with the waterfront is perhaps in need of regeneration via redevelopment.
- 2.3 The site is largely within Flood Zone 3 around 1/3<sup>rd</sup> within Flood Zone 2.

### **3 PROPOSAL**

- 3.1 The outline application refers on the application form as 'Outline planning application (with all matters reserved) for the development of an extra care facility (up to 70 one- and two-bedroom apartments), Class E commercial units (up to 900 square metres), residential apartments and housing (up to 60 units) with associated landscaping, access and emergency works.'
- 3.2 The indicative layout shows development on the sites within and retaining much of the existing street pattern, suggesting retention of the current one-way traffic flows off Bedford Street and Chase Street.
- 3.3 Full plans and associated documents for this application can be found at:  
[F/YR22/0914/FDL | Erect a care home for up to 70 apartments, commercial floorspace \(Class E\) up to 900 square metres and up to 60 dwellings \(outline application with all matters reserved\) | Nene Parade Bedford Street Chase Street Wisbech Cambridgeshire \(fenland.gov.uk\)](#)

#### 4 SITE PLANNING HISTORY

- F/YR22/0309/F Erect 8 x residential units (1 x 3-storey block of 1-bed flats) involving demolition of existing building  
5 Bedford Street, Wisbech  
Granted 26.08.2022
- F/YR04/0036/O Residential Development and 640 sq. Metres mixed use including A1, A2, A3, B1 and D2 uses (0.79 ha)  
Land East and West Bedford Street, Wisbech  
Granted 30.04.2004
- F/YR07/0544/F Erection of a part 3-storey, part 2-storey office building comprising; meeting room, harbour master's office, washroom facilities for the river user, yacht club, cafe and offices and erection of 12.5 metre high antenna mast to roof and 15.0 metre high (to hub) wind turbine to side, provision of bin storage and car/cycle parking  
Land Fronting Silver Street/Chase Street/Russell Street /Nene Parade,  
Granted 27.07.2007
- F/YR09/0074/FDC Pedestrianisation works to Nene Parade between Russell Street and Freedom Bridge, new access road to Wisbech Police Station and signal control pedestrian facility across Freedom Bridge  
Land At Freedom Bridge and Nene Parade,  
Granted 26.11.2010
- F/YR09/0072/FDC Construction of link road between Chase Street and De Havilland Road Land Between Chase Street and De Havilland Road, Wisbech  
Granted 26.03.2012
- F/YR03/0810/O Residential Development (0.79 ha) Land East and West Bedford Street, Wisbech  
Refused 22.12.2003
- F/YR06/1129/F Erection of a part 3-storey, part 2-storey office building comprising; meeting room, harbour master's office, washroom facilities for the river user, yacht club, cafe and offices. Erection of 12.5-metre-high mast on roof of 2-storey building, provision of bin storage and car/cycle parking  
Land Fronting Silver Street /Chase Street / Russell Street /Nene Parade, Wisbech  
Granted 19.12.2006
- F/YR06/0976/F Remediation of previously developed land (incorporating excavation and back filling) and implementation of first phase of highway and landscape works including drainage infrastructure, laying of services, creation of landscaped square (Harbour Square), creation of pedestrian orientated space along Nene Parade, Silver Street / Russell Street  
Phase 1 Land Fronting Silver Street / Chase Street /Russell Street/Nene Parade,  
Granted 16.11.2006
- F/YR08/0617/FDC Remediation of the remaining land and associated ground works including the raising of the site levels to accord with the recommendations of flood risk assessment  
Land Fronting Silver Street and Chase Street And Russell Street /Nene Parade, Wisbech  
Granted 02.09.2008

#### 5 CONSULTATIONS

## 5.1 Senior Archaeologist (CCC)

*It is considered likely that important archaeological remains survive on the site and that these would be severely damaged or destroyed by the proposed development. This site lies to the north of the early medieval core of Wisbech, which was surrounded on its north and east side by the Well Stream (the former outfall of the Great Ouse until diverted in 1300) and by the canalised route of the River Nene to the west (CHER ref MCB26862). The core area contains the castle of Wisbech (Cambridgeshire Historic Environment Record reference 01926) later re-used as a prison, around which the medieval town developed. The 1st edition Ordnance Survey mapping dated to 1885 indicate that the development area was covered by timber yards, the Union Brewery, limekilns, a manure works and a foundry alongside manure works, gas works, coal works and an industrial railway. Periodic inundation of the area from overbank flooding of the pre-drainage river systems means that earlier archaeological deposits are likely to be sealed beneath silt and clay river flood deposits and, where archaeological investigations have occurred, good levels of survival of medieval and post-medieval remains have been demonstrated at sites such as Market Mews (CB14619) and Sandyland (ECB2489).*

*Owing to the archaeological character and significance of the wider landscape outside the proposal area and lacking the baseline physical evidence from the site, accordingly the application cannot be supported in its current form as this evidence is required to inform a planning decision. Consequently, we recommend that the site is subject to an archaeological evaluation, to be commissioned and undertaken at the expense of the developer and carried out prior to the granting of planning permission. The evaluation results should allow for the fuller consideration of the presence/absence, nature, extent,*

19<sup>th</sup> April

*My comments to the applicant's archaeological consultant were that they needed to produce a professional standard archaeological desk-based assessment, incorporating a heritage impact assessment, to support their planning application, as per NPPF para 194. This is not an expensive or time-consuming exercise and can be completed in a few days – it should be very straightforward for the applicant's archaeologists to produce. We had previously received a document that was well short of professional standards.*

*Once I see the updated report then we may be happy to go by condition, but the approach depends greatly on the applicant's proposed foundation design. There is high potential for significant archaeology (remains of Wisbech's medieval/post-medieval port), but this is buried at some depth, so we just need to see if the applicant's foundation design involves substantial physical impact at that depth.*

20<sup>th</sup> April

*It's about getting the applicant to have the right information/documentation in place that we can reasonably say if challenged that any planning decision has been appropriately informed in archaeological terms. I would expect the desktop survey to assess likely depth of remediation (and likely depth of archaeology). This would be particularly effective if there is any up-to-date borehole data/ground investigation data that could be incorporated. Based on the findings of that study we would probably have to choose between conditioning the foundation type/depth or requiring the applicant to do predetermination trenching and/or ground investigation. A watching brief would not be suitable. I imagine they are likely to want to pile in this location.*

*Some of the confusion with this one comes from us being sent the existing 'archaeological scoping report' directly by the applicant's archaeological consultant with no mention of it being related to this planning application, and being told that it was a very early 'scoping report' for a future planning application!*

## **5.2 Section 106 Officer**

*Commenting on the applicant's viability assessment, which concludes that if the proposal included affordable housing it would not be viable, I've reviewed the inputs and confirmed with the agent that they all seem reasonable.*

Officer Comment: The conclusion therefore is that the development is unable to provide any affordable housing for reason of viability.

## **5.3 Designing Out Crime Officers**

*Thank you for the opportunity to comment on this planning application, I have viewed the supporting documents in relation to crime, disorder, and fear of crime, and searched the constabulary crime and incident systems covering this location for the past two years - a two-year period would usually provide sufficient information however, these figures also take account of Covid-19 lockdown and restrictions. I would consider this to be an area of low/medium vulnerability to the risk of crime at present. There is no specific mention in the documents in relation to crime, disorder and the fear of crime, whilst some security measures have obviously been considered. It is important that security and crime prevention are considered and discussed at the earliest opportunity to ensure that the security of buildings, and the environment provide a safe place for employees and visitors.*

*Having looked at the proposed layout for the development this is in keeping with the local area, it appears that the residential properties will be provided with parking in curtilage to front and side of properties, some homes have back-to-back protected rear gardens which reduces the risk and vulnerability to crime and have been provided with defensible space to their front.*

*I would like to see a lighting plan including layout, lux levels and calculations once available!*

*What access control and compartmentalisation measures are being implemented for the flats/apartments?*

*Internal and external cycle/mobility scooter stores, access control fitted with self-closers, push button egress residents only!*

*Boundary treatments around the parking courts should be 1-2 meters high, well maintained in order to prevent light spill from vehicles over neighbouring properties.*

*Commercial premises security, and Curtain walling if applicable.*

*Whilst this is at an early stage in the process, I would like the above comments considered and potential conditioning.*

## **5.4 Environment & Health Services (FDC)**

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

*Having studied the content of the Noise Assessment report provided by Tetra Tech (Revision 3 / 24.06.2022), I am satisfied with the methodology and subsequent findings having regard to the appropriate acoustic standards in this scenario. This is however based on the assumption that glazing and ventilation standards will be installed in accordance with those recommended in the*

*aforementioned report. Similarly, this has relevance to external amenity areas where relevant standards appear to be met with the inclusion of a minimum height 1.8m close boarded fence.*

*In the event that planning permission is granted, I would recommend the inclusion of a condition that ensures appropriate noise mitigation measures are implemented.*

*Regarding ground contamination, I have located a hard copy of the Cognition Land & Water Limited 'Report on Remedial Works' (Ref: CLW00189) Issue status 'final' and dated June 2010. I consider this to be the most up to date information available and supersedes the September 2009 'draft' version. The main report, available in hard copy form and appendices, some of which are in hard copy form and remainder available on disc, confirms that necessary validation took place where relevant as identified during the remediation strategy. The locations in question (Plots 1 – 5) for proposed development under F/YR22/0914/FDL mirror some of the locations confirmed as validated in the aforementioned report (Validation Drawing plan ref: CLW/LS/983-1A). The report also includes a concise validation grid drawing that matches up with associated labelled (spray painted) ground/site photographs. Relevant documentation for imported/exported materials and licensed disposal certification is also available to further confirm that the validation process was indeed completed in accordance with the requirements set out in the remediation strategy. 2 Whilst the above negates the requirement for a further contaminated land assessment due to the land use remaining unchanged and vacant since the initial involvement as part of the Nene Waterfront Regeneration, this service would still welcome the inclusion of the unsuspected contaminated land condition in the event that planning permission is granted.*

*A CEMP condition is requested.*

## **5.5 CCC (Lead Local Flood Authority)**

*At present we object to the grant of planning permission for the following reasons:*

### *1. Proposed discharge rate*

*As outlined in paragraph 6.3.6 of the SPD, all new developments on greenfield land are required to discharge the runoff from impermeable areas at the same greenfield runoff rate, or less than, if locally agreed with an appropriate authority or as detailed within the local planning policies of District and City councils.*

*At present, the surface water strategy proposes to discharge surface water at a rate of 6.9 l/s which demonstrates that the peak discharge rate for all events up to and including the 1% Annual Exceedance Probability (AEP) critical storm event, including an appropriate allowance for climate change, exceeds that of the existing site. This may increase the flood risk on site and in surrounding areas.*

### *2. Impermeable area discrepancy*

*As per Tables 4 and 6 of the Flood Risk Assessment & Drainage Strategy (dated June 2022), there appears to be a discrepancy in the total proposed impermeable areas. As such, we require clarification of the correct impermeable area for the development.*

### *3. SuDS proposals*

*Although it is positive to see the inclusion of permeable paving as part of the surface water strategy, paragraph 163 of the National Planning Policy Framework requires development to incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. Despite the applicant providing a review of viable SuDS features, green roofs.*

21<sup>st</sup> February - We have reviewed the following documents:

• *Flood Risk Assessment & Drainage Strategy, Tetra Tech Limited, Ref: 784-B030853 Rev 04, Dated: 8 February 2023*

*Based on these, as Lead Local Flood Authority (LLFA) we can remove our objection to the proposed development. The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving and swales with tanked attenuation, before discharging into the adjacent main river at a rate of 1.5 l/s in all storms up to and including the 100 year including a 40% allowance for climate change. We request conditions are imposed.*

## **5.6 Anglian Water**

**Section 1 - Assets Affected** There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

**Section 2 - Wastewater Treatment** The foul drainage from this development is in the catchment of West Walton Water Recycling Centre that will have available capacity for these flows Planning Report

**Section 3 - Used Water Network** This response has been based on the following submitted documents: Flood Risk Assessment & Drainage Strategy 784-B030853 Jun 22; The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network, they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

**Section 4 - Surface Water Disposal** The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. Anglian Water has reviewed the submitted document Flood Risk Assessment & Drainage Strategy 784-B030853 Jun 22 and can confirm that the proposed surface water drainage strategy is acceptable as outlined in section 4.5.3 Existing and Proposed Discharge Rates, proposing an agreed upon discharge rate of 6.9l/s. It is required that these documents be listed as approved plans/documents if permission is granted. Note to applicant – Surface Water Hierarchy evidence will need to be submitted at 106 application stage. We note the applicant states the SuDS scheme will be adopted in part by Anglian Water. As yet the applicant has not engaged with us, therefore we cannot comment, at this stage, on the SUDS proposal's suitability. Anglian Water encourage the use of SuDS and if the developer wishes us to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry, please contact [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

## 5.7 Wisbech Town Council

That the application be supported.

## 5.8 Cambridgeshire County Council Highways Authority

6<sup>th</sup> September 2022

Transport Assessment Group

*The application as submitted does not include sufficient information to properly determine the highway impact of the proposed development. Were the above issues addressed the Highway Authority would reconsider the application.*

*The Highway Authority therefore requests that this application not be determined until such time as the additional information above has been submitted in the form of a revised Transport Assessment or Addendum and reviewed*

11<sup>th</sup> November

*The document reviewed is the Transport Statement Addendum dated October 2022 prepared by Tetra Tech to accompany the planning application for the mixed-use development comprising a Care Home for up to 70 apartments, a 900sqm commercial unit (Class E), and up to 60 dwellings on land at Nene Waterfront, Wisbech.*

*The development site forms part of the LP8 Strategic Allocation for around 300 new homes, and leisure and retail uses identified within the Fenland Local Plan (2014).*

*Public Transport Accessibility*

*The development site is situated within acceptable walking distance to Wisbech Bus Station. It is noted highway improvements are proposed at the Bus Station as part of the Wisbech.*

*Access Study.*

*Development Proposal*

*The proposals comprise the development of a Care Home for up to 70 apartments, a 900sqm commercial unit (Class E), and up to 60 dwellings.*

*Access and Servicing*

*A new 2m wide footway will be delivered on the western side of Chase Street along the eastern frontage of the site. It is noted, pedestrian drop kerb crossing points will be installed along this footway to link to the existing provision on the eastern side of Chase Street to connect this footway to the existing provision on Lynn Road. Given part of these works would fall outside the red line boundary of the site, the crossing points will need to be secured through a planning condition. The works can be accommodated within both land within the applicant's control and land within the highway boundary. It is noted new 2m wide footways will also be delivered on both sides of Bedford Street within the application site. Two connections will be delivered as part of the proposals to the shared space along the waterfront. These connections are anticipated to facilitate cycle trips. It is noted prior to the highway works proposed at the Freedom Bridge roundabout as part of the Wisbech Access Study, the traffic circulations on Chase Street, Bedford Street, and Russell Street will remain as existing.*

*Site access and servicing details should be agreed with Highways Development Management who will provide separate comments.*

*Trip Generation*

*Multi-modal trip generation has been determined using TRICS software. The total*



*development is anticipated to generate 29 vehicle trips in the AM peak and 31 vehicle trips in the PM peak.*

#### *Traffic Impact*

*The proposed development is not anticipated to cause detriment to the operation of the surrounding highway network.*

#### *Conclusion*

*The Highway Authority do not object the proposals subject to recommended conditions.*

#### *CCC Highways DM Group 9<sup>th</sup> May*

*As this is an outline application with all matters reserved, my comments relate to the principle of development only, which is broadly acceptable. However, the following points require attention to make the development acceptable in highway terms:*

- While the proposed site layout is indicative, the access to the car park between Plot 5 and Cambridgeshire Constabulary is not accepted. The existing spur road is public highway and serves as a means of access for emergency service vehicles. A footway must be retained around the perimeter of the carriageway as the road is not suited for safe shared use by virtue of the quantum and nature of anticipated use. Furthermore, while new accesses onto this road are permissible, it cannot be integrated into a parking court, where manoeuvring vehicles are likely to conflict with Police vehicles.*

*Below are comments which largely relate to future reserved matters applications, but some will necessitate changes to the Design and Access Statement:*

- It is proposed to pedestrianise Russell Street between Nene Parade and Bedford Street and introduce a surrounding landscaped public realm. Public highway should not account towards public open space, and it may be beyond the resource capability of the Local Highway Authority to maintain certain soft landscaped proposal. Should the application be permitted pre-app with the LHA is recommended in advance of preparing a reserved matters submission. The applicant may wish to pursue stopping up of part of Russell Street via Section 247 of the Town and Country Planning Act 1991 in order to maximise opportunities along this stretch; a path for pedestrians, cyclists and / or emergency vehicles serves a highway function, which surrounding public realm may not. But this may be complicated by the presence of public sewers along the road. While I don't object to this in principles, such a stopping up order must be granted by the Secretary of State.*
- The treatment to the existing highway within the application boundary (Chase Street, Russell Street, Bedford Street) will need to conform with CCC's General Principles for Development, a copy of which can be found at the link below. While details will be agreed as part of any future reserved matters applications, consideration will be needed for pedestrian / cycle provision, visibility splays and vehicle tracking. The applicant should note that the LHA will not adopt linear on-street parking along Bedford Street and instead a continuous footway adjacent to the carriageway must be maintained.*
- Direct access on Russell Street between Plots 12 and 16 as shown on the indicative layout is not appropriate. The placement between two sharp bends*

*means that road users would have insufficient forward visibility to a vehicle turning into / out of a parking space.*

- *The drainage strategy for the site utilises permeable surfacing for private drives. The LHA does not accept permeable surfacing in isolation and where such areas fall towards public highway, a secondary means of surface water interception is required.*

*If the applicant is unwilling or unable to amend the application or provide additional information as outlined above, please advise me so I may consider making further recommendations.*

Officer comments: These comments are noted. The highway spur into the police station is likely to impact upon the space for and development of Plot 5 perhaps reducing the developable footprint. Similarly, the potential pedestrianisation of the western spur of Russel Street as indicatively shown within the TA documents would be matters for the future developer of the site. These concerns will be attached as informatives, and it will be incumbent of any future developer to address these. However, at present no details are submitted for determination and whilst clear constraints for the future, cannot be used to refuse the matter at this time.

## **5.9 Environment Agency**

*The submitted FRA, dated June 2022 and referenced 784-B030853, does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:*

- o consider how people will be kept safe from the identified flood hazards*
- o Provide enough information relating to finished floor levels or drawings of floor plans/elevations*

*The FRA has acknowledged the residual flood risk from tidal breach and overtopping, however, has not defined the breach hazard and overtopping hazard by mapping depth bands on site.*

*It is unclear which topographical levels for each plot the FRA is considering when calculating the levels in Table 2.1 and 3.1. Detailed drawings of floor plans and elevations for each plot should also be provided. We agree that there should be no ground floor sleeping across the site.*

*All finished floor levels must be stated in mAOD for each area of development. It is insufficient to state finished floor levels will be set 'by disabled access requirements based on surrounding levels'. All finished floor levels must be above the maximum breach depths for the 0.5% scenario (if 2 storeys.) It is not known whether the flood risk mitigation measures proposed to address flood risk for the lifetime of the development are adequate to make the development resilient to the expected flood depths arising from a breach in the defences during a flood that has a 1% fluvial / 0.5% tidal chance of occurring in any one year up to 2115. We request finished floor levels must be set 1m-1.6 (depth band) above ground level, with flood resilient construction to a height of 300mm above the predicted flood depth. For two-storey development, proposals must use the 0.5% 2115 depth scenario. For single storey development, proposals must use the 0.1% 2115 depth scenario.*

1<sup>st</sup> November

*We have reviewed the submitted flood risk assessment undertaken by Tetra Tech For Fenland Future Limited (dated June 22, ref: 784-B030853) and are satisfied to remove our holding objection.*

*We have set out our position in the flood risk section below.*

#### *Flood Risk*

*To assist you in making an informed decision about the flood risk affecting this site, the key points to note from the submitted FRA are:*

- Finished floor levels of Plot 3 to be set no lower than 5.2mAOD and dwellings must be 2 storey*
- Finished floor levels of Plot 2 to be set no lower than 5.1mAOD and dwellings must be 2 storey*
- Finished floor levels of ground floor commercial Plot 1 to be set no lower than 4.8mAOD with safe refuge to higher floors provided*
- Finished floor levels of the first floor residential Plot 1 to be set no lower than 5.4mAOD*
- Finished floor levels of plot 4 will be set no lower than 5.4mAOD with safe refuge provided to higher floors of the apartments*
- Finished floor levels of Plot 5 will be set no lower than 5.5mAOD with no ground floor sleeping*
- All buildings will have flood resilient construction of 300mm above the FFL*

*These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.*

#### *Safety of Inhabitants – Emergency Flood Plan*

*We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.*

*Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to 'Flood risk emergency plans for new development' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 167 of the NPPF and the guiding principles of the PPG.*

*We have considered the findings of the FRA in relation to the likely duration, depths, velocities and flood hazard rating against the design flood event for the development proposals. This indicates that there will be:*

- A danger for all people (e.g., there will be danger of loss of life for the general public and the emergency services).*

*We remind you to consult with your Emergency Planners and the Emergency Services on the evacuation proposals.*

*Advice to LPA/applicant*

*The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application, we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.*

- Adequacy of rescue or evacuation arrangements*
- Details and adequacy of an emergency plan*
- Provision of and adequacy of a temporary refuge*
- Details and adequacy of flood proofing and other building level resistance and resilience measures*
- Details and calculations relating to the structural stability of buildings during a flood*
- Whether insurance can be gained or not*
- Provision of an adequate means of surface water disposal such that flood risk on and off-site isn't increased*

*Environmental permit*

*The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:*

- on or within 8 metres of a main river (16 metres if tidal)*
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)*
- on or within 16 metres of a sea defence*
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert*
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission*

*The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.*

Officers note. Despite the advice given regarding emergency evacuation measures, the Environment Agency offers no objection and states it is not responsible for the above matters. Nevertheless, appropriate conditions are attached.

## **5.10 Cambridgeshire County Council (Growth & Economy)**

The County Council gave justification for the following contributions:

- Early Years see formula in appendix 3, at £18,187 per place, expected to be 18 places in Wisbech.
- Primary school not required as capacity exists.
- Secondary (see formula in appendix 3) Expected 15 secondary school places generated at a cost of £26,366 per place, Thomas Clarkson Academy (Secondary school).
- Libraries £8,850 Wisbech Library
- Monitoring £150

Background context is given based upon the indicative scheme submitted in support of the application.

### **5.11 County Development, Minerals & Waste Planning Group**

*The proposed development is partially located within the Consultation Area for the safeguarded Transport Infrastructure Area (TIA) known as Wisbech Port as identified under Policy 16 (Consultation Areas) of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) (MWLP).*

*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 Port 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 the development of a care home including 70 apartments a commercial unit (Use Class E), and 70 dwellings. The maps indicate the site is approximately 220 metres south-east of the TIA, and only the northern most part of the site is within the CA. Several industrial buildings are located between the Port and the proposed site. It is further noted, that whilst the Port can be accessed from the south via Silver Street, the main entrance to the port appears to be via Mount Pleasant Road. The Planning, Heritage and Viability Statement (PHVS) does make reference to the MWLP in respect of minerals safeguarding, which as it notes is not relevant in this instance, but it does not address the safeguarded TIA.*

*To demonstrate that the proposal will not prejudice the use of the Port and therefore meet the requirements of Policy 16, the MWPA requests that the Applicant provides a brief addendum to the PHVS. This addendum should identify if there are any conflicts between the industrial nature of the port and the proposed development, and where those may occur, propose appropriate mitigation. Depending on the relationship between a port and a development site, common of conflict can include noise, dust, traffic (both vehicle and pedestrian), and light.*

### **5.12 Cambridgeshire Fire & Rescue Service**

With regard to the above application, should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.

### **5.13 NHS England (East)**

*I refer to the above planning application and advise that, further to a review of the applicants' submission, the following comments are with regard to the primary healthcare provision on behalf of CAPICS.*

*1. The proposed development is likely to have an impact on the services of the GP Practice operating within the vicinity of the application site Wisbech Practices: Trinity Practice, North Brink and Clarkson. A contribution will be required to mitigate the impacts of 60 dwellings of £36,060.89.*

*2. A 70 bed care home would require a mitigation of £85,893.25. CAPICS calculates a total NHS mitigation of £121,954.14. Payment should be made before the development commences.*

### **5.14 Wildlife Officer**

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

*While I acknowledge that it is unlikely that the proposal will create new negative impacts for protected species outside of nesting birds, there is potential for a large removal of habitat and no assessment of the potential loss to biodiversity has been provided. The PEA proposes several recommendations in order to minimize this impact and I am confident that with the appropriate investigations a no net loss of biodiversity can be found. The conditions above ensure that no net loss of biodiversity will be achieved, and all recommendations folded into the proposal documentation.*

*It is noted that Japanese rose (Rosa Rugosa) was discovered on site, please note that this is a Schedule 9 species and should be removed from the site with all appropriate safeguards against spreading. These details should be included within the CEMP. Please note that the protection of the River Nene is of utmost importance in regard to this development. Any and all negative environmental and ecological impacts both during construction and operation should be mitigated for and clearly demonstrated within the above documentation.*

## **5.15 Housing Strategy (FDC)**

### *Fenland Local Plan Policy LP5 Requirements*

*Policy LP5 of the Fenland Local Plan (adopted May 2014) seeks 25% affordable housing on developments where 10 or more homes will be provided.*

*I note that the proposed care home, to be delivered on plot 5 of the site, is proposed as an extra care scheme in the Design & Access agreement submitted as part of this application. The proposal consists of:*

*48 x 1 bed flats at 56sqm each*

*12 x 2 bed flats at 71sqm each*

*The 60 dwellings are across the remaining 4 plots but with no detailed information about the unit types proposed for these dwellings at this stage.*

### *The Fenland Viability Report (March 2020)*

*To inform the preparation of Fenland's emerging Local Plan, a Viability Assessment was undertaken which looked at the cost of building new homes and the costs associated with the policies in this Local Plan. This report concluded that viability in Fenland is marginal and varies between localities in the district. The assessment indicates that 20% affordable housing is likely to be the maximum level of provision that can be achieved through planning obligations. In response to the report, the Council has confirmed that finding of the viability assessment will be considered when determining planning applications from May 2020 onwards.*

*Consequently, while the Council aims to deliver policy compliant 25% affordable Housing provision on qualifying schemes where possible, it is acknowledged that a reduced percentage of affordable housing via planning obligations to a maximum of 20%, will be achievable in most instances.*

*The current tenure split we would expect to see delivered for affordable in Fenland is 70% affordable rented tenure and 30% shared ownership. In the event that Planning considers the dwellings proposed as extra care fall into class use C3(a), we would expect 20% to be delivered as affordable housing. We would also seek that 20% of the other residential dwellings across plots 1-4 are provided as affordable housing.*

## **5.16 Local Residents/Interested Parties**

## **Objectors**

4 letters of objection received regarding the following:

- A land agent objected considering to permit a council application would set a precedent. “The applicant is Fenland Futures Ltd which is based at Fenland Hall, being Funded by tax-payers money via Fenland District Council and yet the planning application is being determined by Fenland District Council own planning department. In the interests of transparency something does not seem right here”.

Residents of Chase Street and Ogden Gardens objected on the following matters:

- The roads are over congested, needs improving, could one-way be reversed, emergency vehicles cannot access, traffic will be further generated from new housing,
- Is there a need for a care home,
- The land has been vacant for years, could it be a small park or additional public open space
- Overdevelopment
- Does not comply with policy, no accompanying viability report
- Concerns of an existing resident overlooking a car park,
- Concerns of what possible commercial uses might occur, not policy compliant

## **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**

Context

Identity

Built Form

Movement

Nature

Public Spaces

Uses

Homes and Buildings

Resources

Lifespan

**Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021**  
Policy 16 (Consultations Area)

**Fenland Local Plan 2014**

- LP1 – A Presumption in Favour of Sustainable Development
- LP2 – Facilitating Health and Wellbeing of Fenland Residents
- LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside
- LP4 – Housing
- LP5 – Meeting Housing Need
- LP6 – Employment, Tourism, Community Facilities and Retail
- LP7 – Urban Extensions
- LP8 – Wisbech

This area to the east of River Nene and north of the town centre and its continuing development is key to the regeneration of the town. The southern most part to include sites around the boathouse will be a mix of residential(300 houses) retail and leisure uses.

- LP13 – Supporting and Managing the Impact of a Growing District
- LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland
- LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland
- LP16 – Delivering and Protecting High Quality Environments across the District
- LP17 – Community Safety
- 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 Location of Residential Development
- LP5 Health and Well being
- LP7 Design
- LP8 Amenity provision
- LP11 Community safety
- LP12 Housing need
- LP16 Town Centres
- LP17 Culture, Leisure, Tourism and community facilities
- LP19 Strategic Infrastructure
- LP20 Accessibility and Transport
- LP22 Parking provision
- LP23 Historic Environment
- LP24 Natural Environment
- LP25 Biodiversity Net Gain
- LP27 Trees and Planting
- LP28 Landscaping
- LP29 Green Infrastructure
- LP31 Open Space
- LP32 Flood and water management.
- LP33 Contamination
- LP34 Air Quality
- LP35 Regeneration Wisbech.



## 8 KEY ISSUES

- **Principle of Development**
- **Character of the Area**
- **Affordable Housing**
- **Residential amenity**
- **Highway safety**
- **Flood Risk and Climate Change**
- **Archaeology**
- **Other – Minerals and Waste**

## 9 BACKGROUND

- 9.1 The Nene Waterfront SPG was produced prior to the adoption of the Local Plan. Policy LP8 of this relates to Wisbech and makes reference to the Nene Waterfront and Port broad location for growth and consequently the SPG, advising that updated guidance is to be produced, but in the meantime the SPG forms part of the policy framework and its requirements are to be applied flexibly taking account of current market conditions. No updated guidance has been produced to date and as such the SPG remains a relevant consideration.
- 9.2 The application is submitted by Fenland Future, which is a wholly owned subsidiary of FDC which has the objective of, amongst other things, maximising the return to the Council as shareholder from its asset portfolio and exploiting opportunities for acquisitions, development and commercial return from assets and to create a delivery model that operates with a degree of commerciality in line with aspirations that mirror the Council's Business Plans and Commercial Investment Strategy. The application site involves land owned by the District Council.

## 10 ASSESSMENT

### **Principle of Development**

- 10.1 The site is part of the Nene Waterfront and Port broad location for growth identified in Policy LP8 of the adopted Local Plan. The policy refers to an updated guidance document being produced however this has not occurred.
- 10.2 The site has good access to services and amenities and considered a sustainable location. The principle of largely residential (including an extra care facility as significantly residential in character) accords with the general emphasis of the Broad location for growth and policy LP8. The vacant site is in need of redevelopment.
- 10.3 The proposal indicates it seeks to retain existing street patterns. The County Council Minerals and Waste officer refers to the proposed development is partially located within the Consultation Area for the safeguarded Transport Infrastructure Area (TIA)). The policy 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 Port. Given minimal changes to the

access arrangements being proposed, it is difficult to see any negative aspects resulting from the proposal and in that context the principle is acceptable subject to considerations of other policies.

### **Character of the Area**

- 10.4 No details are proposed other than indicative demonstration of blocks on existing plots. The site is currently vacant land. Whilst a significant redevelopment is likely to change to the character of the area, it is considered desirable and likely to lead to some regeneration benefits. Careful consideration at the detailed stage is advisable. It is hoped a similar impact will take place as occurred with the Boathouse Business Centre, which has had a positive outcome. Consideration of any detailed scheme would benefit from a pre-application approach to officers to address design and landscaping particularly considering the waterside aspect.
- 10.5 An indicative storey height drawing is included which refers to plots varying between 2.5 storeys to 4 storeys, but this is not for approval, with all details reserved. Attention should be given to development that faces existing housing on Chase Street in order not to overwhelm the existing housing. Nevertheless, at this stage no harm to the character of the area is considered likely and therefore currently accords with policy LP16.

### **Affordable Housing and Infrastructure.**

- 10.6 Following the Council's own viability assessment as part of the evidence base for the new draft local plan, the Council accepted a position that 20% affordable housing south of the A47 with £2000 per dwelling infrastructure contributions, and 10% provision of First Homes north of the A47 and no infrastructure contributions would be a generally viable level of contribution for sites to deliver. However, the applicant has submitted a case specific viability assessment which confirms no affordable housing will be delivered due to the viability position of the site.

### **Residential Amenity**

- 10.7 Consideration needs to be given to the storey heights of the indicative Plots 1 where the buildings may directly face existing two-storey housing (a condition is recommended). The indicative storey heights plan indicates Plot 1 to be 3.5 storeys. This directly faces housing on Chase Street. A direct relationship of 2 storey facing 3.5 is unlikely to be acceptable. The layout will need to consider appropriate amenity for both immediate neighbours and future occupiers, but this is not a matter for current determination. Conditions regarding construction nuisance are attached. Currently the proposal is not considered to harm the amenity of residents and therefore accords with Policy LP16(e)

### **Highway Safety**

- 10.8 The County Council Transport Assessment Team has considered the application and has no objection subject to attached conditions. It is considered that parking should be provided in accordance with current standards.
- 10.9 The Development Management section of CCC Highways raise concerns particular regarding detailed design of the existing access road to the police station on what is highway land, and possible pedestrianisation of part of Russel Street. But also, compliance with the LHA standards and the use of permeable paving. However, the DM section has sought to address indicative layouts and even an indicative layout within the TA document. None of these carry any weight in the current application being for indicative purposes only. The applicant and any future developer should take note of the LHA's concerns as these matters

may need to be addressed (dependant on which scheme comes forward at the reserved matters stage).

- 10.10 There are no highway safety reasons on which to refuse this application given that no details are being proposed. Care should be taken with submission of reserved matters taking on board the LHA concerns attached to this decision.

### **Economic Growth**

- 10.11 The retail elements are small in overall scale but give an opportunity to both provide some degree of local amenity and provide an active frontage and uses less vulnerable than residential sat ground floor in areas of flood risk. Mixed retail or commercial uses are welcomed in or near town centres. The actual mixes and juxtaposition to residential needs to be considered at the detailed layout stage. Nevertheless, such proposals accord with Policy LP6.

### **Flood Risk and Climate Change**

- 10.12 The site is approximately 2/3<sup>rd</sup> within Flood Zone 3 around 1/3<sup>rd</sup> within Flood zone 2 as such development is in areas not recommended due to high flood risk. Therefore, normally the application would be required to pass the sequential test. However, as this site is allocated in the adopted local plan it is considered to have passed the sequential test.
- 10.13 The applicant has amended the Flood Risk Assessment as requested by the LLFA which includes guidance on finished floor levels. Requested conditions are attached and the LLFA and Anglian Water has no objection. The Environment Agency makes detailed reference to concern regarding levels and to the need for evacuation routes and to address with emergency services and emergency planning facilities. However, the EA stresses it is not the responsible organisation. The emergency services make no reference at all to evacuation or safety matters other than the need to request fire hydrants. The Council does not have emergency planning service that comments on planning applications. However, the development as it comes forward with the reserved matters application will be required to accord with the approved FRA and thereby accord with the EA's wishes. No single storey housing will come forward and any development below permitted finished floor levels will not be of a vulnerable use without accommodation above. A planning condition is attached seeking provision of satisfactory evacuation routes. In this context it seems the sensitive area in which the application is situated has been considered and will need to be brought forward in accordance with the approved FRA document. It will then have reasonably addressed developing in a high risk of flooding area and therefore accords with policy requirements.
- 10.14 It would be welcomed if the detailed development address sustainable construction issues, for example the use of grey water, particularly relevant in Fenland and in areas of high flood risk, and/or photovoltaics, heat source pumps, or measures over and above the building regulations. A nearby affordable development on the edge of Wisbech is currently providing photovoltaics to all dwellings suggesting therefore some measure that address climate change could be provided.

### **Archaeology**

- 10.15 This site is located on an area of archaeological sensitivity. The County Archaeologist had previously confirmed the potential for important archaeological remains to survive on the site. It lies to the north of the early medieval core of Wisbech which was surrounded on its north by the 'Well Stream' and by the

canalised route of the Nene to the west. The 1<sup>st</sup> edition OS map indicates the area was covered by timber yards, the Union Brewery, limekilns, manure works, a foundry, industrial railway etc. Therefore, the Archaeologist considers earlier archaeological remains may be sealed beneath silt with possible medieval and post-medieval remains. Therefore, further evidence is necessary in order to proceed.

- 10.16 The applicant is of the view that a planning condition should be attached, and further work be undertaken beyond this decision. However due to the sensitivity involved the County Archaeologist advises the LPA against this action. Until greater degree of knowledge is obtained the appropriate course of action cannot be determined. Therefore, the application arrives at this point. However, the applicant has requested the application comes to committee. The County Archaeologist has requested appropriate assessment since September 2022. However, due to delays with the remediation data (previous application included remediation works due to contamination) the applicant submitted an archaeological scoping assessment. However, the current information is inadequate and further work is required. Therefore, to bring this matter to a head it is suggested that a further period of 4 months is given to comprehensively address the archaeological assessment required. The Senior Archaeologist considers this adequate time to resolve matters in a satisfactory manner. However, the recommendation is to refuse the application if the outcome has not been resolved after the 4 months. It is recommended the applicant urgently communicates with the County Archaeologists in order to proceed.

### **Other Considerations**

#### Minerals and Waste

- 10.17 The applicant has responded to the County Planning Officers comments. The development is not considered likely to impact on the use of the Port and Waste facilities. The Port was consulted but made no representation. This is not considered likely to result in any negative impact on the Minerals and Waste plan.

#### Gas pipeline

- 10.18 There is a gas pipeline on the eastern edge of the site which the applicant is aware of. Any application should address this constraint at the detailed stage.

#### Issues of Probity

- 10.19 Concerns have been raised of the appropriateness of the Council determining applications submitted by Fenland Futures a development company owned by Fenland District Council. However, providing the application is dealt with in the normal way that any application be dealt with, (i.e. appropriately publicised, and determined in accordance with the Development Plan unless material planning considerations indicate otherwise) and providing the committee determining the application has no land management function (the Planning Committee does not) then the Council can determine the planning application. The report demonstrates that the application accords with the adopted Local Plan and the applicant will be required to comply with a significant amount of planning conditions including design quality and the provision of an access to the land to

the south (with no ransom strip) to enable connectivity to the wider BCP, and a unilateral agreement ( to be rigorously tested by the Council's legal support). Therefore, it is considered the determination of this application demonstrates normal local planning authority procedures have been followed regardless of the applicant being owned by the council. Therefore. it is appropriate to determine the application.

## 11 CONCLUSIONS

- 11.1 The principle of development accords with adopted policy. This part of Wisbech is in need of regeneration/redevelopment. The supporting documents may have some merit however no details are being submitted for determination and therefore it is only the principle being determined. Highway concerns can be considered at the time of the reserved matters. However due to the sensitive nature of the archaeology, this needs to be addressed pre-determination. Therefore, whilst recommending the application be Granted this is subject to the archaeology be satisfactorily addressed within 4 months of this committee. After that the committee delegate responsibility to the Head of Planning to refuse the application as detailed below.

## 12 RECOMMENDATION

**It is recommended to grant planning permission with delegation to the Head of Planning to finalise conditions, unless the County Council Archaeologist has failed to confirm removal of their objection within 4 months of the date of this committee in which case the application be refused for the following reason:**

Insufficient information relating to the potential impact that the development may have on buried non-designated heritage assets of archaeological interest has been provided. The application is therefore contrary to NPPF para 194, which requires an applicant to describe the potential impact of any proposal on the significance of heritage assets, and policy LP18 of the Fenland Local Plan (2014).

An initially suggested list of proposed conditions is as follows;

1	<p>Approval of the details of:</p> <ul style="list-style-type: none"> <li>i. the layout of the site</li> <li>ii. the scale of the building(s);</li> <li>iii. the external appearance of the building(s);</li> <li>iv. the means of access thereto;</li> <li>v. the landscaping</li> </ul> <p>(hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority prior to the commencement of development.</p> <p>Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.</p>
2	<p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p>

	Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990
3	<p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4	<p>No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts and in accordance with Policy LP 14 of the Fenland Local Plan 2014.</p>
5	<p>Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority, and in accordance with Policy LP 14 of the Fenland Local Plan 2014.</p> <p>Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development.</p>
6	<p>The submission of a details as required by condition No 1, shall include an Emergency Evacuation Plan to address the following requirements:</p> <p>Adequacy of rescue or evacuation arrangements  Details and adequacy of an emergency plan  Provision of and adequacy of a temporary refuge  Details and adequacy of flood proofing and other building level resistance and resilience measures</p> <p>Reason: In the interests of safety of future residents and accordance with Policy LP14 of the Fenland Local Plan adopted 2014.</p>
7	<p>Prior to occupation of the development, the developer shall be responsible for the provision of Welcome Travel Packs to be delivered to each new</p>

	<p>household prior to first arrival. Welcome Travel Packs should comprise a bus voucher (4-weeks travel on local routes free of charge) and a cycle voucher (money off the price of a bike at a local shops). Details to be agreed with the Local Planning Authority.</p> <p>Reason: In the interest of sustainable forms of travel and in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
8	<p>Prior to occupation of the development, the developer shall deliver pedestrian drop kerb with tactile paving crossing provision between the new footway to be delivered on the west side of Chase Street and the existing footway on the east side of Chase Street. Details of the works to be submitted to and agreed with the Local Planning Authority.</p> <p>Reason: In the interest of improved pedestrian facilities and in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
9	<p>A noise mitigation scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall be in accordance with details set out within the Tetra Tech Noise Assessment Report (Revision 3 / 24.06.2022) and shall have regard to the internal and external noise levels as stipulated in British standard 8223:2014 Guidance on sound insulation and noise reduction for buildings and the World Health Organisation (WHO) Guidelines for Community Noise.</p> <p>The noise mitigation scheme shall confirm final details of:</p> <p>a) the acoustic insulation performance specification of the external building envelope of the residential properties having regard to the building fabric, glazing and ventilation.</p> <p>b) mitigation measures to reduce the level of noise experienced internally, as well as confirmed external mitigation details such close boarded fencing and its confirmed height as a minimum of 1.8m</p> <p>The scheme shall be carried out as approved before the residential properties are occupied and shall be retained as such.</p> <p>Reason in the interests of residential amenity and in accordance with Policy LP16 of the Fenland Local Plan 2014</p>
10	<p>Prior to the commencement of the development a scheme and timetable for the provision of fire hydrants shall be submitted to, and agreed in writing by, the Local Planning Authority in consultation with the Chief Fire Officer and provision of the fire hydrants shall be made in accordance with the scheme and timetable.</p> <p>Reason - To ensure a satisfactory form of development.</p>
11	<p>Prior to the commencement of development, including any site clearance, groundworks or construction, a Construction Environmental Management Plan (CEMP) to manage the impacts of construction during the life of the works shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The CEMP shall include:</p> <p>a) Identification of best practice measures to be used to control fugitive dust from demolition, earthworks and construction activities.</p> <p>b) Identification of best practice measures to be used to control noise from demolition, earthworks and construction activities.</p>

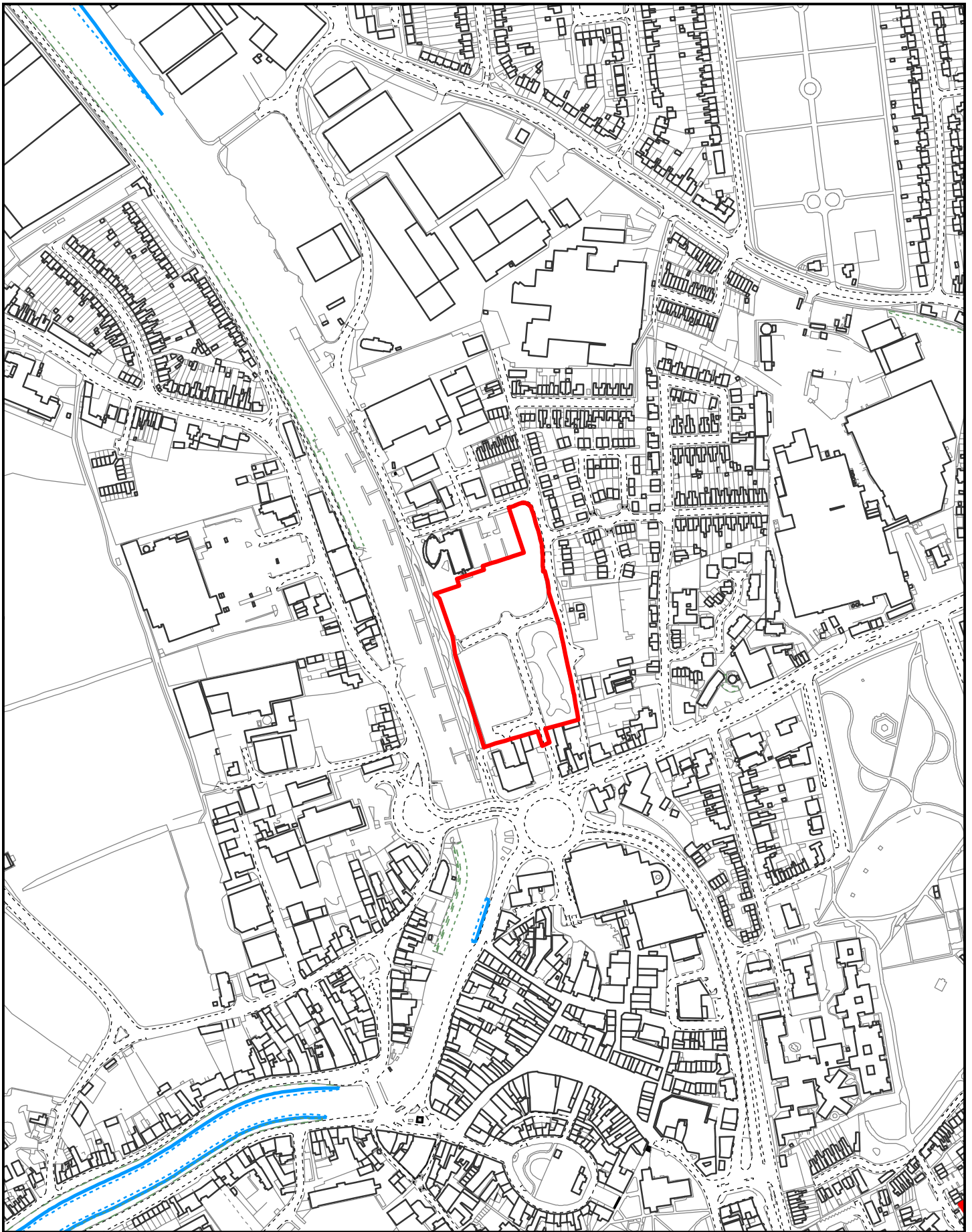
	<p>c) Identification of best practice measures to be undertaken if any material suspected to be contaminated is found at the site.</p> <p>d) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites</p> <p>e) A complaints procedure - detailing how complaints will be received, addressed and recorded. including contact details (including a telephone number which will be staffed and charged during site operational hours) for a point of contact for the site - and confirmation of how these details will be made available to local residents.</p> <p>The details approved shall be complied with in full and monitored by the applicants to ensure continuing compliance during the construction of the development.</p> <p>Reason: In the interest of the amenity of nearby occupiers and in accordance with Policy LP16 of the Fenland Local Plan (2014)</p>
12	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.</p> <p>Reason - To control pollution of land and controlled waters in the interests of the environment and public safety and in accordance with Policy LP16 of the Fenland Local Plan.</p>
13	<p>The details required in condition No 1 shall include a scheme of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development. The development shall be carried out and thereafter retained in accordance with the approved details.</p> <p>Reason To ensure that the precise height of the development can be considered in relation to adjoining dwellings/buildings and for the visual appearance of the finished development in accordance with policy LP16 of the fenland Local Plan (2014).</p>
14	<p>The details required in condition No 1 shall include a Lighting Impact Assessment regarding lighting generated by the development and its impact upon the amenity of adjacent occupiers and biodiversity. This should be undertaken by a suitably qualified professional, and the accompanying report would be required to demonstrate to what levels the residential properties will be potential affected and any protected species likely to be harmed by the proposed scheme and what mitigation measures are considered necessary. The report must include an Iso contour plan and demonstrate that any proposed lighting will be within parameters set in accordance with the Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01:2011, having regard to the relevant Environmental Zone, being (E3) Suburban areas.</p> <p>The assessment shall also;</p> <p>a) identify those areas/features on site that are particularly sensitive for protected species and the features that are likely to cause disturbance in or around their breeding sites and resting places or along important routes</p>



	<p>used to access key areas of their territory, for example, for foraging; and</p> <p>b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.</p> <p>The development shall be implemented in accordance with the approved Lighting Assessment.</p> <p>Reason: In the interest of the amenity of neighbouring occupiers and occupiers of the development and in accordance with policy LP16, and in the interest of biodiversity and policy LP19 of the Fenland Local Plan 2014.</p>
15	<p>No development shall take place until an ecological design strategy (EDS) addressing the creation of mitigation and compensation habitat both on and off site has been submitted to and approved by the Local Planning Authority. The EDS shall include the following:</p> <ul style="list-style-type: none"> <li>a) Purpose and conservation objectives for the proposed works.</li> <li>b) Review of site potential and constraints, including a biodiversity metric assessment using the Biodiversity Metric 3.1.</li> <li>c) Detailed design(s) and/or working method(s) to achieve stated objectives.</li> <li>d) Extent and location/area of proposed works on appropriate scale maps and plans.</li> <li>e) Type and source of materials to be used where appropriate, e.g., native species of local provenance.</li> <li>f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.</li> <li>g) Persons responsible for implementing the works.</li> <li>h) Details of initial aftercare and long-term maintenance.</li> <li>i) Details for monitoring and remedial measures.</li> <li>j) Details for disposal of any wastes arising from works.</li> </ul> <p>The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.</p> <p>Reason: In the interests of biodiversity and in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>
16	<p>No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:</p> <ul style="list-style-type: none"> <li>a) Summary of potentially damaging activities.</li> <li>b) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site (Such as the Rosa Rugosa identified within the PEA).</li> <li>c) The location and timing of sensitive works to avoid harm to biodiversity features.</li> <li>d) The times during construction when specialist ecologists need to be present on site to oversee works.</li> <li>e) Responsible persons and lines of communication.</li> <li>f) The role and responsibilities on site of an ecological clerk of works</li> </ul>

	<p>(ECoW) or similarly competent person.</p> <p>g) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: In the interests of biodiversity and in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>
17	<p>The development shall not exceed 70 extra care home apartments, 900sq metres commercial (Class E) floorspace or 60 C3 dwellings. No evidence is given to acceptable capacity beyond the details proposed.</p> <p>Reason: In the interest of the amenity of future occupiers and in order to accord with the application and for the avoidance of doubt.</p>
18	<p>The submission of a detailed layout as required by condition No 1, shall include the following:</p> <p>A detailed design of the surface water drainage of the site. The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy prepared by Tetra Tech Limited (ref: 784-B020853 Rev 04) dated 8 February 2023 and shall also include:</p> <ul style="list-style-type: none"> <li>a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;</li> <li>b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;</li> <li>c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);</li> <li>d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);</li> <li>e) Site Investigation and test results to confirm infiltration rates;</li> <li>f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants.</li> <li>g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non statutory technical standards for sustainable drainage systems;</li> <li>h) Full details of the maintenance/adoption of the surface water drainage system;</li> <li>i) Permissions to connect to a receiving watercourse or sewer;</li> </ul> <p>Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts, and in accordance with Policy LP 14 of the Fenland Local Plan 2014.</p>

19	<p>Prior to the occupation of the first dwelling hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets (if any are not already adopted) within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.</p> <p>Reason: In the interest of achieving a satisfactory development and in accordance with Policy LP15 of the Fenland Local Plan (2014).</p>
20	<p>Prior to the first occupation of the development any new roads, and footways shall be constructed to at least binder course surfacing level from the development to the adjoining County Road in accordance with the details approved in writing by the Local Planning Authority.</p> <p>Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan (2014).</p>
21	<p>Notwithstanding the indicative layout submitted with the application, the submission of a detailed layout as required by condition No 1, shall include an assessment of the layout, scale, appearance and landscaping against the sections within the National Design Guide (those relating to relevant residential developments of this type). This is in order to demonstrate and achieve high quality development in accordance with the conclusion within the Design and Access Statement submitted with this application.</p> <p>Reason: In the interest of satisfactory development and in accordance with Policy LP16 of the Fenland Local Plan (2014) and paragraphs 129-134 of the NPPF.</p>
22	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents</p>



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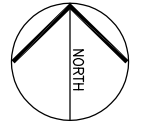
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DATE	REVISION	REV	DRW	CHK
20.05.2022	DRAFT OUTLINE PLANNING APP	P01	LM	SB
13.06.2022	RED LINE AMENDS	P02	LM	SB
20.06.2022	UPDATED FOR SUBMISSION	P03	LM	SB
02.08.2022	BOUNDARY NOTE AMENDED	P04	LM	SB



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Drawn	Date
LM	20.05.2022

Checked	Date
SB	20.05.2022

Project Name  
**NENE WATERFRONT DEVELOPMENT**

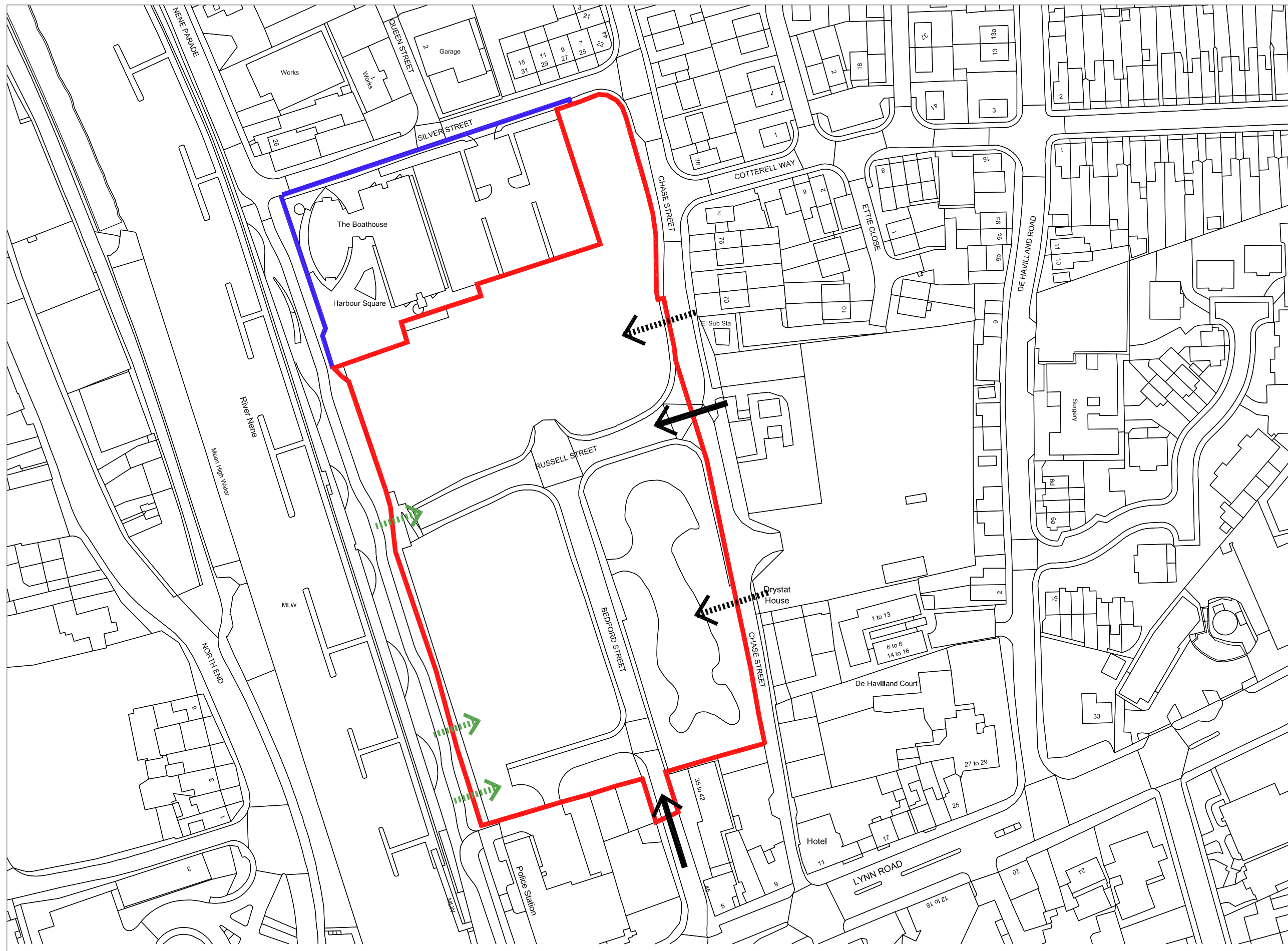
Drawing Title  
**SITE LOCATION PLAN**

Scale **1:1250 @ A3**

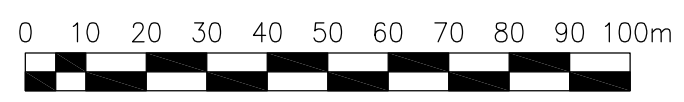
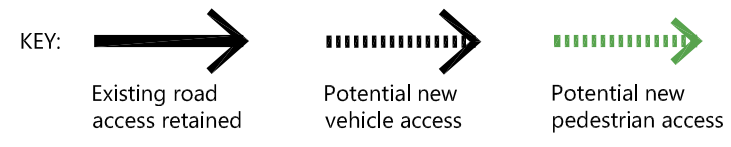
Sheet Status **PLANNING**

Project No. **IANC20-0113**

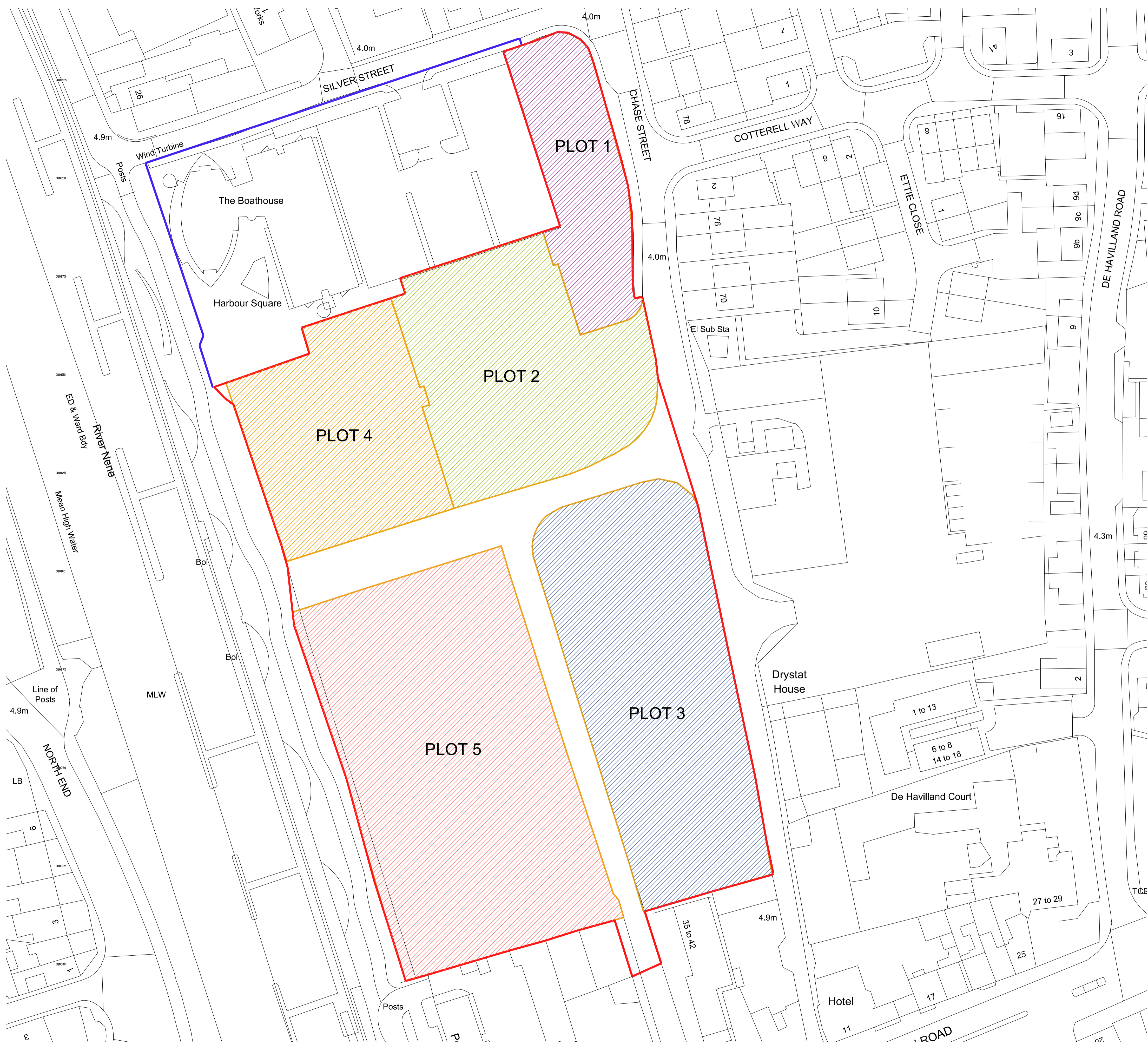
Drawing No. **XX-DR-A-90001** Rev. **P04**



Note: Red line boundary is the planning boundary based upon title information provided by the client body regards their own ownership







- KEY:**
- Land under FDC ownership
  - Red line boundary
  - Plot outline
  - PLOT 1 - Commercial / Offices & Apartments
  - PLOT 2 - Residential Housing
  - PLOT 3 - Residential Housing
  - PLOT 4 - Residential Apartments
  - PLOT 5 - Residential Extra Care & Commercial

DATE	REVISION	REV	DRW	CHK
20.05.2022	DRAFT OUTLINE PLANNING APPLICATION	P01	LM	SB
20.06.2022	UPDATED FOR PLANNING SUBMISSION	P02	LM	SB
02.08.2022	PLANNING BOUNDARY NOTE AMENDED	P03	LM	SB

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Keyplan

North Arrow	Detail Symbol

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Client  
**FENLAND FUTURE LTD**

Project  
**NENE WATERFRONT DEVELOPMENT**

Drawing Title  
**PARAMETER PLAN**  
**ILLUSTRATIVE DEVELOPMENT PLOTS**

Sheet Status  
**PLANNING**

Project No.  
**IANC20-0113**

Drawing No.  
**NWF-NOR-XX-XX-DR-A-90011**

Rev.  
**P03**

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