
F/YR22/1388/O

Applicant: Mr And Mrs F Lee

**Agent: Mr Gareth Edwards
Swann Edwards Architecture Limited**

151 - 153 Leverington Road, Wisbech, Cambridgeshire

Erect up to 8 x dwellings (4 x 2-storey and 4 x single-storey), involving the demolition of 2 dwellings (outline application with all matters reserved)

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to officer recommendation

1 EXECUTIVE SUMMARY

- 1.1. This application is an outline application for the erection of up to eight dwellings, with all matters reserved, involving the demolition of the existing building(s) on land at 151-153 Leverington Road, Wisbech.
- 1.2. It is considered that the proposal does not accord with the requirements of Policy LP16 in that a development of up to 8 dwellings at the site would result in overdevelopment which would conflict with and undermine the existing settlement pattern and prevailing character of the area, contrary to Policy LP16. A matter which has been highlighted in the Town Council objection to the scheme.
- 1.3. Owing to this level of overdevelopment, the resultant parking and turning layout would result in a convoluted and inconvenient arrangement that may give rise to highway safety issues, contrary to Policy LP15 of the Fenland Local Plan (2014).
- 1.4. By virtue of the above, the application is clearly contrary to policy and the recommendation should therefore be one of refusal, as set out in the below assessment.

2 SITE DESCRIPTION

- 2.1. The application site is located on the south side of Leverington Road, within the built framework of Wisbech. The existing 0.2ha (approx.) site comprises one substantial building that has been subdivided into two flats (dwellings), outbuildings, a substantial shared gravel parking/turning area to the front and garden space.
- 2.2. The rear space includes mature trees and vegetation, including a protected Cedar tree (TPO 01/2009) which has recently been granted consent to be felled and replaced elsewhere on the site (F/YR22/1161/TRTPO).
- 2.3. The site is within flood zone 3.

3 PROPOSAL

- 3.1 This application is an outline application for the erection of up to eight dwellings, with all matters reserved, involving the demolition of the existing building(s) at the site.
- 3.2 The indicative layout shows eight dwellings, in four semi-detached pairs, with a central access point leading to parking for each dwelling, and garden spaces to the rear for each dwelling. The site will be set out in tandem, with the front four plots intended as 2-storey dwellings, and the rear four plots comprising single storey dwellings. The site is proposed to include additional landscaping and a shared turning head.
- 3.3 Full plans and associated documents for this application can be found at: [F/YR22/1388/O | Erect up to 8 x dwellings \(4 x 2-storey and 4 x single-storey\), involving the demolition of 2 dwellings \(outline application with all matters reserved\) | 151 - 153 Leverington Road Wisbech Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR22/1388/O)

4 SITE PLANNING HISTORY

F/YR22/1161/TRTPO	Felling of 1x Cedar tree covered by TPO 01/2009 151 Leverington Road, Wisbech	Granted 06.12.2022
F/YR12/0614/EXTIME	Conversion of 2 flats (1 x 3-bed and 1 x 2-bed) to 4 x 2-bed houses involving 2-storey and first-floor extensions (Renewal of planning permission F/YR09/0276/F)	Granted 22.10.2012
F/YR11/0307/O	Erection of a dwelling	Refused 04.10.2011
12/00008/REF	Land South West Of 153 Leverington Road, Wisbech	Appeal Allowed 20.08.2012
F/YR09/0692/O	Erection of 4 chalet dwellings	Refused 06.02.2010
10/00025/REF	Land South West Of 153 Leverington Road, Wisbech	Appeal Dismissed 19.11.2010
F/YR09/0309/O	Erection of 5 chalet dwellings Land South West Of 153 Leverington Road, Wisbech	Withdrawn 08.09.2009
F/YR09/0276/F	Conversion of 2 flats (1 x 3-bed and 1 x 2-bed) to 4 x 2-bed houses involving 2-storey and first-floor extensions	Granted 04.09.2009

5 CONSULTATIONS

5.1 Wisbech Town Council - Object, on the basis that:

- *the erection of 9 [8] dwellings would constitute overdevelopment of the site; Wisbech Town Council is of the opinion that a reduced number of dwellings (say, 4) may be appropriate*
- *the scheme layout shown on the indicative plans would be out of keeping with the nature of the existing residential development in the locality*

5.2 Senior Archaeologist (CCC)

Our records indicate that the site lies in an area of archaeological potential, fronting the 18th century Chatteris to Wisbech toll road (Cambridgeshire Historic Environment Record reference. MCB31386). The development lies to the south of the scheduled remains of Roman Bank, a defensive sea bank constructed in the late Saxon to early medieval period (National Heritage List Entry reference. 1006887). Further scheduled remains are present to the west of the development in the form of a round barrow at Rabbit Hill (NHLE ref 1006780). Little archaeological investigation work has been undertaken in the area, however investigations further to the west have revealed medieval boundary ditches and a possible kiln (CHER ref. MCB23225).

We have commented on a previous application within the same grounds (F/YR09/0692/O and F/YR09/0309/O). As previously, we recommend that due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. Usage of the following condition is recommended:

Archaeology Condition

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) The statement of significance and research objectives;*
- b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- c) The timetable for the field investigation as part of the development programme;*
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.*

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting,

archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021).

Informatives

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

A brief for the recommended programme of archaeological works is available from this office upon request.

5.3 Environment & Health Services (FDC)

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

This service would however welcome a number of conditions in the interests of protecting the amenity of existing nearby residential properties;

Working Times

No demolition or construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 08:00 hours and 18:00 hours on Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Construction Environmental Management Statement (CEMP)

Given the scale and scope of the proposal, the issues that will be of primary concern to this service during the demolition and construction phases would be the potential for noise and dust to adversely impact on the amenity of the nearby residents.

Therefore, this service recommends the submission of a CEMP in line with the template that has recently been formulated for the assistance of developers and is now available on the Fenland DC website via the following: <https://www.fenland.gov.uk/planningforms>

Due to the demolition of existing residential properties, the following condition should also be imposed in the event that planning permission is granted:

Unsuspected Contamination

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 LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

5.4 Environment Agency

...We have no objection to this planning application, providing that you have taken into account the Flood Risk considerations which are your responsibility. We have provided additional information below.

Flood Risk

The site is located within flood zone 3 as defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding.

It is noted that the changes to the original proposal include 4 of the 8 proposed dwellings being single-storey. The updated Flood Risk Assessment undertaken by Ellingham Consulting Ltd, dated June 2023, reference: ECL0884a/Swann Edwards Architecture recommends flood mitigation measures that are in line with those of the Site Specific Flood Risk Assessment Toolkit as part of the Wisbech Level 2 Strategic Flood Risk Assessment, dated June 2012, reference: 11501501

We have no objection to the proposed development, but strongly recommend that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) by Ellingham Consulting Ltd, dated June 2023, reference: ECL0884a/Swann Edwards Architecture) and the following mitigation measures it details:

- 1. Finished Floor Level of the dwellings located in plots 1 - 4 will be no lower than 0.3m above existing ground levels;*
- 2. Finished Floor Levels of the dwellings located in plots 5-8 will be no lower than 0.5m above existing ground levels;*
- 3. Dwellings will have flood resilient and resistant construction to a height at least 0.3m above Finished Floor Levels;*
- 4. The design of all single-storey dwellings such as those in plots 5-8 will include an accessible loft with a Velux window;*
- 5. Plots of dwellings to be in line with drawing number SE-1837/PP1000 revision A dated October 2022 by Swann Edwards Architecture are fully implemented and retained for the life of the development.*

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

5.5 North Level Internal Drainage Board

The Board has no objections in principle to this development.

It is noted, however, that no details are given about surface water disposal, other than "soakaway" having been ticked on the application form.

Should you be minded to grant consent for this application, I would request you apply a condition (or conditions) requiring detailed surface water system designs and supporting information to be approved before commencement of works on site.

5.6 CCC Highways Authority

The application F/YR22/1388/O is outline with all matters reserved, so my comments solely relate to the principle of the development.

The site benefits from two existing accesses onto Leverington Road. The indicative layout indicates that the applicant wishes to remove these accesses and replace them with a single central access to be shared by up to eight dwellings. Given the proposed intensification of the site, the applicant must be able to achieve safe access, paramount to which is visibility. As Leverington

Road is subject to a signed 40mph limit, the necessary inter-vehicular visibility is 2.4m x 120m, measured to the nearside carriageway edge. While not explicitly shown on the submission, this appears achievable within the extents of public highway. In addition, 2m x 2m pedestrian visibility splays, measured to the back of footway will be needed as will a minimum access width of 5m. All of these criteria can be addressed in a future reserved matters application, so I do not object to the application.

Within the site, two parking spaces have been provided for each of the proposed dwellings, however the usability of the spaces is questionable. In particular, the first row of parking appears difficult to manoeuvre into / out of and their placement as shown may obstruct the access and in doing so temporarily be detrimental to highway safety. Should the application be approved, a revised site / parking layout will be required compared to the submitted indicative plan. Such a revision could result in loss of dwellings or reduction in their size.

I would also wish to highlight to the applicant that permeable surfacing is not accepted by the LHA as a means of surface water drainage in isolation and if used, a secondary means of surface water interception will be needed prior to the highway boundary.

Please append the following Conditions and Informatives to any permission granted:

Conditions

Access Road Details: Prior to the commencement of the use hereby approved the access road shall be constructed to a minimum width of 5 metres for a minimum distance of 8 metres measured from the near edge of the highway carriageway and thereafter maintained in perpetuity.

Closure of Access: Prior to the commencement of the development hereby approved a scheme for the permanent and effective closure of the existing access(es) to Leverington Road, including reinstatement of the footway/highway verge as appropriate shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in accordance with the approved details within 28 days of the bringing into use of the new access.

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

Gates/Enclosure/Access Restriction: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, amending or re-enacting that order) no gates or other means of enclosure shall be erected across the vehicular access hereby approved.

Visibility Splays (amended): Prior to commencement of the use/or first occupation of the development hereby approved, visibility splays shall be provided on both sides of the new vehicular access and shall be maintained

free from any obstruction over a height of 600 mm within an area of 2.4 metres x 120 metres measured along respectively the edge of the carriageway and an area of 2 metres x 2 metres measured along respectively the back of the footway.

5.7 Wildlife Officer

I have had a chance to read through the documentation of F/YR22/1388/O. I support your comments within your email on the 20th of January ("To Agent RE Concerns"). That the documents submitted do not appear to fully discuss the potential negative impacts of removing the trees on site or present evidence that removal of these trees will result in No new negative impacts on ecological constraints.

Analysis of the potential of the trees to be used by protected species such as bats and nesting birds is necessary as to ensure that the proposal will not result in net negative impacts on ecological constraints.

5.8 Local Residents/Interested Parties

7 letters of support were received for the application from various addresses within Leverington and Wisbech. One of the letters of support stated no reasons. The remaining letters included the below summarised reasons:

- Will bring affordable homes to a growing town.
- Would be a positive for Wisbech to have some new affordable housing added to the area.
- Great location, and a much better use of the area.
- The existing building on the site is rundown and an eyesore. To see it replaced with 8 new houses would be good for the area.
- We could really do with more housing locally for families.
- It will provide affordable housing which we are in desperate need of. Also the current dwellings are looking in need of repair/updating so I can only see this development as a positive thing for the surrounding areas.

One letter of objection has been received in respect of the scheme from a neighbouring resident of Leverington Road. The reasons for objection can be cited as:

We fully support Wisbech Town Council's objection to the above mentioned application. Living next door to the proposed development, this would involve a massive and unacceptable disruption to our daily life regarding not only noise and intrusion into our privacy but also the amount of dust and dirt associated with the demolition of existing structures and construction of new ones.

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF) July 2021

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

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

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

Para 119: Promote effective use of land, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Para 124: Supporting efficient use of land, taking into account the: (d) desirability of maintaining an areas prevailing character and setting; and (e) the importance of securing well-designed, attractive and healthy places.

Para 130: achieving well-designed places

7.2 National Planning Practice Guidance (NPPG)

Determining planning applications

Flood Risk and Coastal Change

7.3 National Design Guide 2019

Context

Identity

Built Form

Homes and Buildings

7.4 Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP14 – Responding to Climate Change and Managing the Risk of Flooding

LP15 – Facilitating the Creation of a More Sustainable Transport Network

LP16 – Delivering and Protecting High Quality Environments

LP19 – The Natural Environment

7.5 Emerging Local Plan

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

LP1 – Settlement Hierarchy

LP2 – Spatial Strategy for the Location of Residential Development

LP7 – Design

LP8 – Amenity Provision

LP20 – Accessibility and Transport

LP22 – Parking Provision

LP24 – Natural Environment

LP32 – Flood and Water Management

- 7.6 Supplementary Planning Documents/Guidance**
Flood Risk Sequential Test Methodology (28 February 2018)
Wisbech Level 2 SFRA
Delivering and Protecting High Quality Environments (2014)

8 KEY ISSUES

- **Principle of Development**
- **Design and Character**
- **Impact on Amenity**
- **Parking and Access**
- **Flood Risk**
- **Biodiversity**
- **Other Matters**

9 BACKGROUND

- 9.1 Initially, the scheme proposed up to 9 dwellings on the site. It was assessed by the planning officer upon examination that a maximum of 9 dwellings would not achieve the minimum residential amenity standards as required by Annexe A of the Fenland Local Plan and that it was unlikely that any reserved matters application would be viewed favourably because of this as the indicative scheme as submitted would amount to overdevelopment. Additionally, Wisbech Town Council objected to the original proposal in principle for similar reasons, and expressed a desire for the proposal to be reduced to a 4 unit development.
- 9.2 Consequently, a revised scheme was put forward by the applicant for 8 units, as considered herein.

10 ASSESSMENT

Principle of Development

- 10.1 The settlement of Wisbech is one of the district's primary market towns where it is accepted that the majority of growth will be directed. Accordingly, the scheme aligns with the general settlement policies; subject to other policy considerations which include visual amenity and character (LP16), residential amenity (LP2 & LP16), highway safety (LP15), flood risk (LP14) and biodiversity and landscape (LP19). Within the emerging local plan, the policies which would be enacted for this well located and sustainable site align with the current policies of the adopted development plan.

Design and Character

- 10.2 Scale, Layout, Appearance and Landscaping similarly fall to be considered as reserved matters not forming part of this outline application for formal consideration. However, an indicative layout drawing was submitted showing how up to 8 dwellings could be provided on the site with parking, turning and garden spaces, with an application description for 'up to 8 dwellings'.
- 10.3 The submitted plans offer an indicative street scene, based upon the view from Leverington Road, which will see four semi-detached, 2-storey dwellings

essentially fronting the road and following the general building line of the dwellings to the east. The character within the vicinity of the site is mixed, with varying scales, materials and design details. The rearmost plots, as single storey dwellings, will likely not be particularly apparent within the street scene. Thus, in respect of the visible street scene, it is considered that the proposals are likely to be acceptable in terms of design, subject to submission of the reserved matters.

- 10.4 The proposal will see tandem development within the plot that could be considered as backland, and thus contrary to the existing frontage development building form along Leverington Road. However, the site itself is differing in character to the development to the east, and as such forms a transition point from the more linear frontage development to its east and more in-depth development patterns to its west. To the east of the site, ending at No.149 Leverington Road, the built form is typically linear frontage development, however, beyond the site to the west No.153b Leverington Road is set between frontage development of No.155 Leverington Road to its north and 24 – 26 Pickards Way to its south. Furthermore, the arrangement of development further west along Rose Walk results in a depth of development in the vicinity of the site. As such, the proposed tandem (or backland style) development at the site is considered appropriate given the immediate development pattern.
- 10.5 Notwithstanding, the development of 8 units on the approximately 0.2ha site, would result in a development density of 40 units per hectare, which is a much greater density than that of surrounding development along Leverington Road and Pickards Way, which is circa 25 units per hectare. Comparatively, the density of the existing dwellings on the site equates to approximately 10 units per hectare, which is a much lower density, and acknowledged as essentially out of character with the grain of development surrounding the site. Moreover, a development of 4 units, as suggested by Wisbech Town Council in their objection to the scheme, would result in a density of 20 units per hectare; much more in keeping with the surrounding development density.
- 10.6 Thus, whilst it is acknowledged that the site is acceptable for development in principle and that the application is outline in nature (and hence the number of units could be reduced at reserved matters stage), consideration of the scheme must be on the basis of the greatest number of units proposed within the application, in this case 8. As such, it is considered that, notwithstanding matters that would be considered at reserved matters stage, the proposed development of up to 8 units at the site would essentially amount to overdevelopment and would not be in keeping with the existing settlement pattern, contrary to Policy LP16 (d).

Impact on Amenity

- 10.7 The indicative site plan suggests that generally, the proposed dwellings will be adequately distanced from both existing surrounding dwellings and the dwellings themselves, so as to not cause detrimental impact on neighbouring residential amenity by way of overlooking or overshadowing.
- 10.8 There may be some limited impacts owing to the proposed positioning of indicative plots 3 and 4, that will see development brought closer to the

adjacent No.149 Leverington Road than exists currently. Given that these plots are proposed as two storey, this may give rise to overlooking from upper floor windows to the garden space of No.149. Further consideration should be given to the orientation/positioning of these plots to mitigate amenity impacts. However, it is considered that the site, subject to detailed design could accommodate residential development in principle without unacceptable impacts to residential amenity.

- 10.9 The submitted indicative plan depicts that all of the dwellings would technically meet the required amenity space and parking standards for a 2-3 bedroomed housing development, despite the overdeveloped density at the site discussed earlier.
- 10.10 Matters of refuse collection will need to be addressed at detailed design stage and a refuse collection strategy should be secured for the site, noting that the bin travel distances for the rearmost plots will exceed the recommendations of the RECAP Waste Guidance.

Parking and Access

- 10.11 Matters in respect of access fall to be considered as reserved matters not forming part of this outline application for formal consideration. Notwithstanding, Policy LP15 and LP16 require development schemes to be safe, and well designed.
- 10.12 The existing development includes two accesses from Leverington Road; the proposals will seek to reduce these to one shared central access point, leading to parking and a turning head.
- 10.13 The Highways Authority were consulted in respect of the proposals, and returned no objection. Given the established use of the site, it is accepted that the access may be acceptable in principle, subject to conditions and a detailed design submitted at reserved matters stage.
- 10.14 Whilst the scheme proposes an appropriate level of parking, meeting the required standards in respect of a 2-3 bedroomed housing development, there are concerns that the current arrangement is inconvenient and may give rise to temporary negative impacts on highway safety (particularly in respect of the plots fronting Leverington Road) when vehicles attempt to manoeuvre into the provided spaces. In addition, the tandem arrangement for each plot does not offer a convenient parking solution for occupants of each dwelling.
- 10.15 Again, notwithstanding matters that would be considered at reserved matters stage, the inherent overdevelopment of the site results in an inconvenient parking/turning arrangement which will likely impact on residential amenity and highways safety, contrary to Policies LP15 and LP16.

Flood Risk

- 10.16 The site falls within Flood Zone 3 (high risk). Flooding is considered an identified risk to both people and property. Both national and local policy seeks to steer new development to areas with lesser flood risk, where appropriate, to ensure areas at lower risk of flooding are developed before

those at a higher risk. The NPPF advises that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas of lower risk of flooding (paragraph 158). Accordingly, there are other sites within Wisbech which are located within lower flood risk areas and therefore it is unlikely that the proposal would pass the sequential test.

10.17 However, recent guidance set out within the Flood Risk Sequential Test Methodology (28 February 2018), a report resulting from Fenland District Council's Planning Committee meeting on discussions regarding the Council's approach to flooding (Appendix 1, para 4) concluded that:

About one half of Wisbech currently falls within flood zones 2 and 3. For the re-development of sites for residential purposes within these areas it may not always be possible to pass the Sequential Test. The council recognises the need to prevent widespread areas suffering blight from flood risk restrictions, and seeks to ensure that Wisbech retains its constituency and vibrancy.

As a result it will normally be the case that for sites within the existing built up urban area of the town which fall within flood zones 2 and 3 and where the proposal is for the redevelopment of a site last used for Use Classes A, B C or D the council accepts that the Sequential Test will normally be [considered] passed.

10.18 The proposal seeks to redevelop an existing residential site. Thus, given the site accords with the above criteria, it is not necessary for a Sequential Test to be submitted and is thus considered passed.

10.19 The application was supported by a site specific Flood Risk Assessment (FRA). The FRA outlined the likely maximum flood depths, ranging from between 0.25m to the front of the site and 0.5m to the rear. In this respect the FRA included the following proposed mitigation measures:

- the finished floor level of the dwellings in plots 1-4 set to 0.3m above ground level;
- the finished floor level of the dwelling in plots 5-8 set to 0.5m above ground level;
- the single storey dwellings in plots 5-8 have accessible loft with a Velux window;
- there is 0.3m of flood resilient construction above finished floor level; and
- occupants will register to receive flood warnings.

10.20 The Environment Agency offered no objection to the scheme, subject to the development's compliance with the above mitigation measures.

10.21 It is considered that given the circumstances of the proposal and the above mitigation measures, the proposed change of use will not result in an increase in flood risk to the site or others and thus is considered acceptable with regard to Policy LP14, subject to conditions.

Biodiversity

- 10.22 It is noted that there has been a recent approved application to fell the Cedar tree covered by TPO 01/2009 (F/YR22/1161/TRTPO), however a condition of this approval required a replacement tree to be situated on the site (although this condition is yet to be discharged). The submitted indicative site plan suggests the removal of this tree, but does not allow sufficient space or suggest where its replacement may be situated.
- 10.23 In addition, there are considerable numbers of trees/hedging that will be required to be removed as part of this application. Whilst these trees are not specifically protected, they do afford visual amenity and ecological habitat for wildlife.
- 10.24 These matters were raised with the applicant and additional information was provided in respect of the intention to replace the felled TPO tree, and included provision of bat and bird boxes to each dwelling. However, given that this application is in outline form, it was proffered that this information will be finalised as part of the reserved matters.
- 10.25 Consequently, as part of any reserved matters scheme, it would be necessary to ensure that the proposal will not result in net negative impacts on ecological constraints in accordance with Policy LP19.

Other Matters

- 10.26 It is acknowledged that several letters of support suggested development at the site would benefit the community by providing affordable housing. The scheme is for the development of up to 8 dwellings at the site, and as such falls below the threshold for the developer to provide affordable housing. As such, the scheme is for market housing only (as stated on the submitted application form) and any proposed units cannot be considered as affordable.

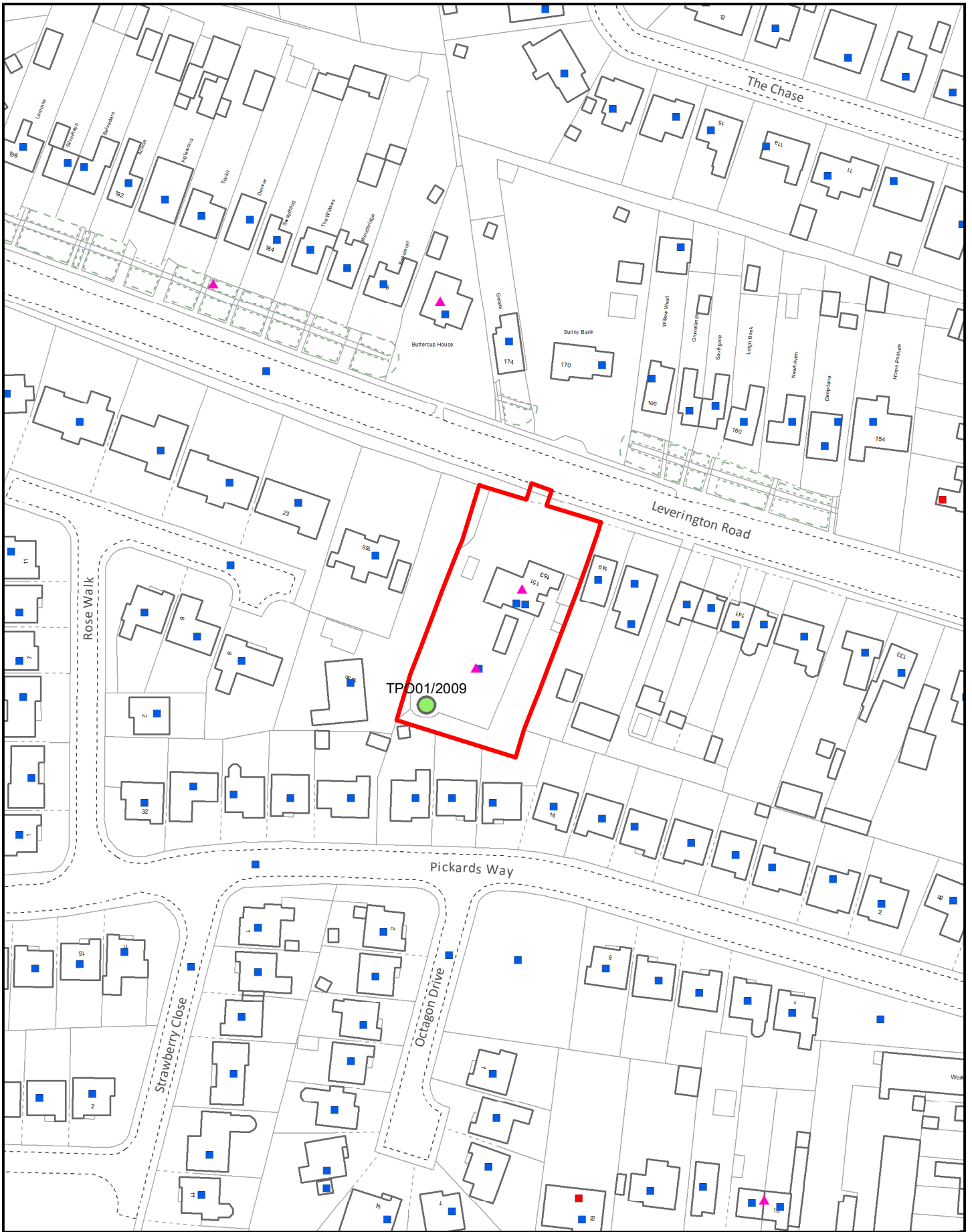
11 CONCLUSIONS

- 11.1 This application is an outline application for the erection of up to eight dwellings, with all matters reserved, involving the demolition of the existing building(s) at the site.
- 11.2 Notwithstanding matters that can be resolved at Reserved Matters stage, it is considered that the proposal does not accord with the requirements of Policy LP16 in that a development of up to 8 dwellings at the site would result in overdevelopment which would conflict with and undermine the existing settlement pattern and prevailing character of the area, contrary to Policy LP16. Consequently, by virtue of the overdevelopment, the resultant parking and turning layout would result in a convoluted and inconvenient arrangement that may give rise to highway safety issues, contrary to Policy LP15 of the Fenland Local Plan (2014). As such, the application is recommended for refusal.

12 RECOMMENDATION

Refuse, for the following reasons;

1	Policy LP16 of the Fenland Local Plan (2014) requires development to deliver high quality environments that make a positive contribution to the local distinctiveness and character of an area, enhancing their setting and responding to and improving the character of the local built environment. The proposed development of up to 8 dwellings at the site would result in overdevelopment which would conflict with and undermine the existing settlement pattern and prevailing character of the area, contrary to Policy LP16 of the Fenland Local Plan (2014) and DM3 of the High Quality Environments SPD (2014).
2	Policy LP15 of the Fenland Local Plan (2014) requires that developments provide "well designed, safe and convenient access for all". By virtue of the level of overdevelopment at the site, the proposed parking and turning layout would result in a convoluted and inconvenient arrangement that may give rise to highway safety issues, contrary to Policy LP15 of the Fenland Local Plan (2014).



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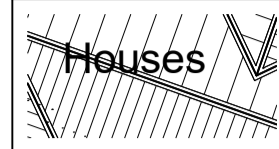


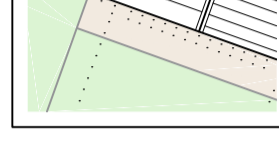
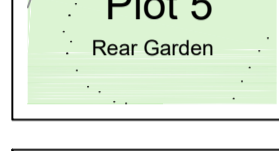
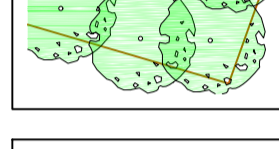


DWELLING TYPE

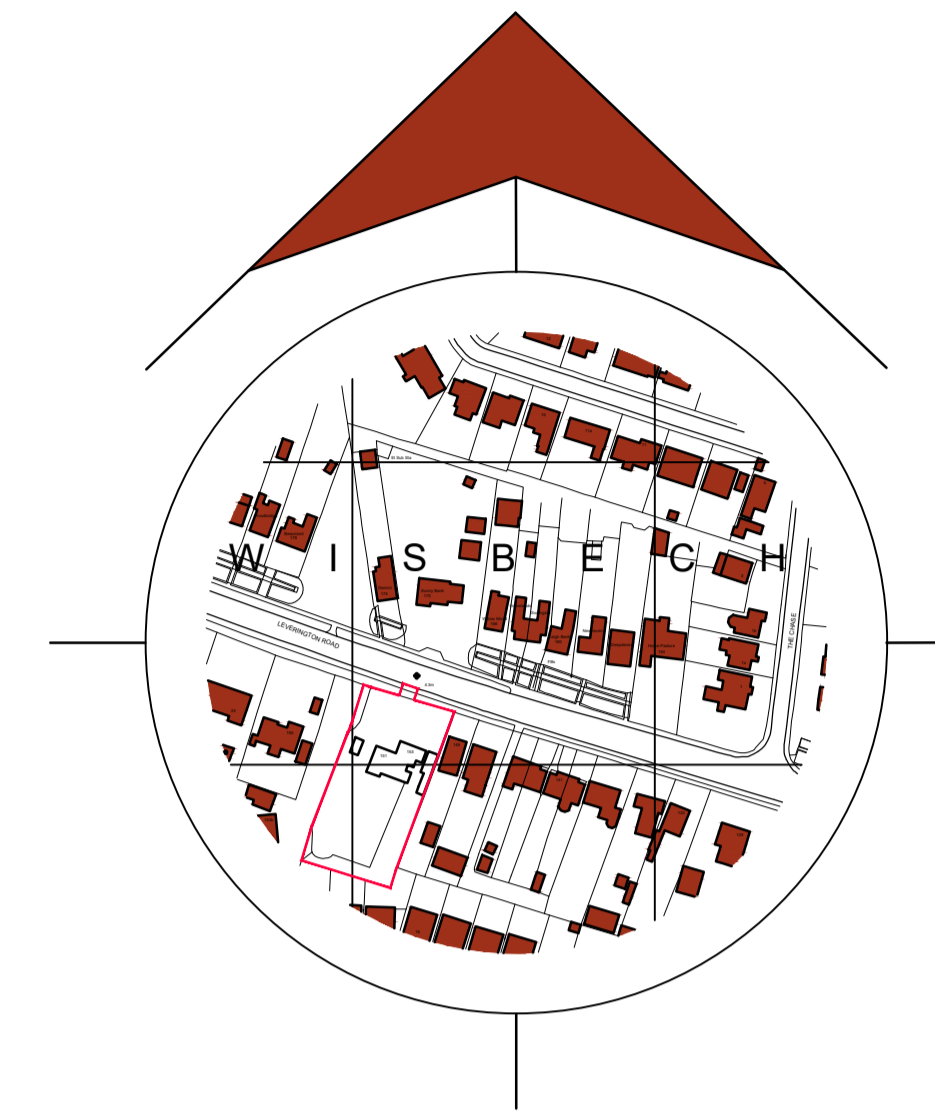
Dwelling Types to be 2 storied 3 bed houses to Plots 1-4 and single storied 2 bed bungalows to Plots 5-8 with roof light from roof space for safe refuge during flooding

ECOLOGY

Each dwelling is to have a bird box and bat box fitted

SITE PLAN KEY

-  Proposed dwellings
-  Un-surveyed buildings taken from OS map
-  Indicates site accesses to Cambs CC Highways specification
-  Structures to be demolished
-  Plot 5 Rear Garden
-  Proposed trees and planting
-  Proposed permeable drive and parking
-  Proposed footpaths



Location Plan
Scale: 1:2500
0 25 50 75 100 metres

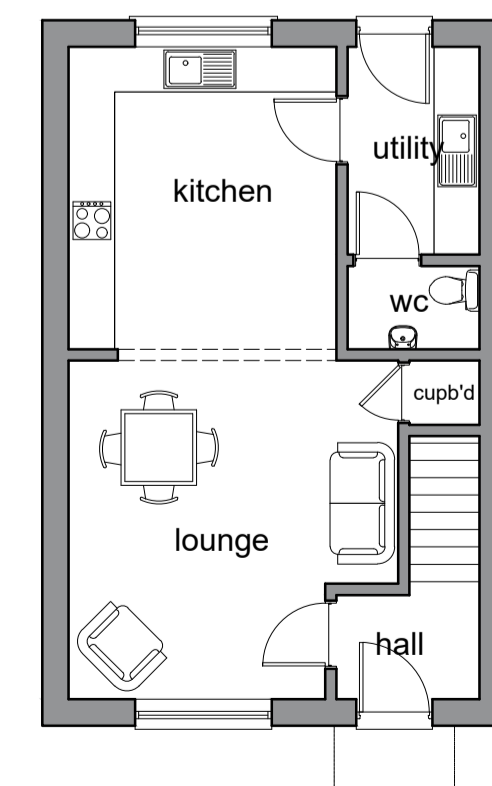


Indicative Site Plan
Scale: 1:200
0 2 4 6 8 metres

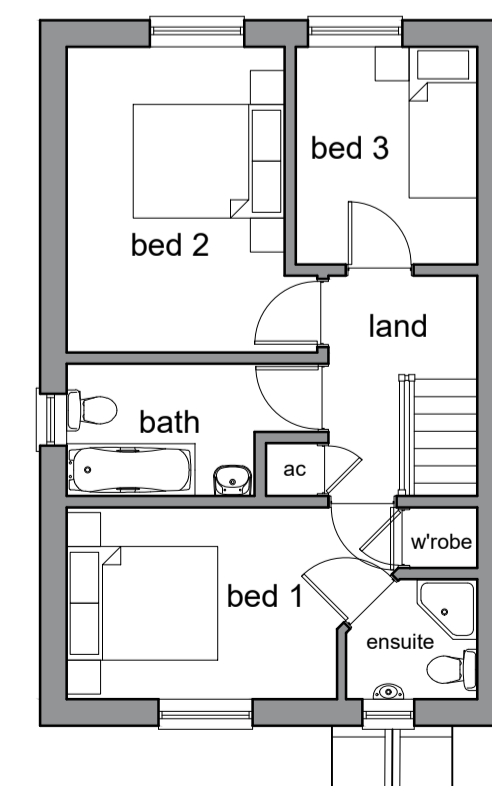
Indicative Typical House Plan & Elevations (Plots 1-4)



Indicative Street Scene
Scale: 1:100
0 1 2 3 4 metres



Indicative Ground Floor Plan
Scale: 1:100



Indicative First Floor Plan
Scale: 1:100
0 1 2 3 4 metres

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

CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015

The following information must be read in conjunction with the project Risk register. This drawing highlights significant design related Health & Safety Risks present during Construction phase, and Residual Risks which remain post completion. Other Health & Safety Risks associated with Construction Activities may be present, and must be identified by the Principal Contractor prior to works commencing. Design Risks relating to specialist design items must be identified by the relevant specialist designers/ consultants and issued to the Principal Designer.

Status
FOR APPROVAL



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Job Title Proposed Residential Development 151-153 Leverington Road Wisbech, Cambs For: Mr & Mrs Lee	Date October 2022	Drawn by G.E.	Checked by R.S.
Drawing Title Outline Planning Drawing Site Plan, Location Plan Typical Floor Plans and Elevation	Job No. SE-1837	Sheet Size A1	Revision A