

---

**F/YR22/1296/F**

**Applicant: Mr Tony Farrant  
Hawthorne Properties**

**Agent : Mr Jon Sidey  
Sidey Design Architecture**

**14 - 16 Wenny Road, Chatteris, Cambridgeshire, PE16 6UT**

**Erect 9 x dwellings (3 x 2-storey 4-bed and 6 x 3-storey 3-bed) and the formation of a new accesses, involving the demolition of existing dwelling**

**Officer recommendation: Grant**

**Reason for Committee: Number of representations received contrary to Officer recommendation**

---

## **1 EXECUTIVE SUMMARY**

- 1.1 This application seeks planning permission for the erection of 9 dwellings (6 x 3 bed units with accommodation within the roof and 3 x 4 bed units) and erection of a single garage with associated access, landscaping, storage and external alterations following demolition of existing dwelling.
- 1.2 The principle of development is acceptable, and has been established by virtue of previous planning consents for residential on this brownfield site which is situated within the existing settlement of Chatteris. Please see section 4 of this report.
- 1.3 The site is within the setting of Chatteris Conservation Area and a number of listed buildings, however the revised scheme has been carefully considered to address each of its respective streetscenes and the wider character and visual amenity of the area and also the setting of the listed buildings and the conservation area. Therefore, the proposal would be considered to enhance the setting of the conservation area and nearby listed buildings and replace this existing unattractive site with a high quality designed scheme that would be aesthetically in keeping with the area.
- 1.4 The revised scheme and the reduction in scale from 10 to 9 units along with their reorientation would ensure that the residential amenity of neighbouring occupiers is safeguarded. In addition, a CMP condition would protect neighbours during construction.
- 1.5 Concerns have also been raised regarding access of the development from Ellingham Gardens but the application site boundary has been revised as requested by CCC Highways to overcome their concern and a condition will be imposed to secure highway improvements that will enhance the quality of Ellingham Gardens to the benefit of existing and future occupiers. This proposal would be considered to take the opportunity to address existing concerns raised by local residents about the quality of this road and the proposal would be considered now to meet the aspirations of Chatteris Town Council. Subject to conditions, the proposal would improve transport and the highway network and not raise any safety concerns.

- 1.6 The proposal delivers a better more efficient use of this brownfield site for the delivery of 9 good quality homes.
- 1.7 Overall, the scheme is considered acceptable and consistent with those policies of Fenland Local Plan as set out in section 7 of this report and NPPF. Therefore, the proposal is welcomed and recommended for approval, subject to conditions.

## **2 SITE DESCRIPTION**

- 2.1 The application site is located on the southwest side of Wenny Road, Chatteris, at the corner of its junction with Ellingham Gardens. It has a gated access from Wenny Road and it is a roughly rectangular site with Ellingham Gardens running along its eastern boundary. The site is topographically slightly higher than the surrounding land and it falls towards Ellingham Gardens.
- 2.2 The site contained a vacant detached dwelling which was situated abutting the front of the site. Originally this building was the remains of a terrace of cottages. From the planning records, it would suggest that this dwelling was converted from 2 terraced cottages, but it had been modified extensively and was concrete rendered and had been in a dilapidated condition prior to its demolition.
- 2.3 The site has been largely cleared, though some outbuildings and hardstanding remain when the site was last visited. The plot is partially overgrown, but remains clearly an underutilised brownfield piece of land in the settlement.
- 2.4 The northern section of the site adjoins Chatteris Conservation Area and onsite there remains a relatively distinctive old wall that adjoins the neighbouring property to the North.
- 2.5 The site is in Flood Zone 1, which is the lowest risk of flooding.

## **3 PROPOSAL**

- 3.1 The proposal consists of erection of 9 dwellings (6 x 3 bed units with accommodation within the roof and 3 x 4 bed units) and erection of a single garage with associated access, landscaping, storage and external alterations following demolition of existing dwelling.

## 4 SITE PLANNING HISTORY

F/YR21/0642/O	Erection of up to 4no dwellings involving the demolition of existing dwelling and associated outbuildings (outline application with all matters reserved)	Granted 25/08/2022
F/YR17/1195/O	Erection of up to 4 x dwellings involving the demolition of existing dwelling and associated outbuildings (Outline application with all matters reserved)	Granted 28/11/2017

## 5 CONSULTATIONS

### 5.1 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.*

#### WASTEWATER SERVICES

##### *Section 2 - Wastewater Treatment*

*The foul drainage from this development is in the catchment of Chatteris-Nightlayer Fen Water Recycling Centre that will have available capacity for these flows*

##### *Section 3 - Used Water Network*

*This response has been based on the following submitted documents: application form, site location plan, design and access statement Development will lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. A full assessment cannot be made due to lack of information, the applicant has not identified a drainage strategy, which details the point of connection and discharge regime. We therefore request a condition requiring an on-site drainage strategy INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991.*

Contact Development Services Team 0345 606 6087. *INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.*

#### *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. The preferred method of surface water disposal would be to a sustainable drainage system SUDS with connection to the sewer seen as the last option. The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable due to no drainage strategy being included within the planning documents. We would therefore recommend that the applicant consults with Anglian Water and the Environment Agency. We request a condition be applied to the decision notice if permission is granted. The purpose of the planning system is to achieve sustainable development. This includes the most sustainable approach to surface water disposal in accordance with the surface water hierarchy. It is important to explain that the volume arising from surface water flows can be many times greater than the foul flows from the same development. As a result they have the potential to draw substantially on the public sewerage network capacity and capacity at the receiving Water Recycling Centre. If developers can avoid new surface water flows entering the public sewerage, the impact of developments on wastewater infrastructure and the risk and impact of sewer flooding can be managed effectively, in accordance with paragraph 163 of the NPPF, minimise the risk of flooding. It is appreciated that surface water disposal can be dealt with, in part, via Part H of the Building Regulations, it is felt that it is too late at this stage to manage any potential adverse effect. Drainage systems are an early activity in the construction process and it is in the interest of all that this is dealt with early on in the development process. As our powers under the Water Industry Act are limited it is important to ensure appropriate control over the surface water drainage approach is dealt with via a planning condition, ensuring that evidence is provided that the hierarchy has been followed and any adverse impacts and mitigation required can be planned for effectively.*

#### *Section 5 - Suggested Planning Conditions*

*Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.*

*Used Water Sewerage Network (Section 3) We have no objection subject to the following condition: Condition Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme. Reason To prevent environmental and amenity problems arising from flooding*

*Surface Water Disposal (Section 4)*

*No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the strategy*

## **5.2 Archaeology (CCC)**

25/08/2023 03/05/2023

*Thank you for your consultation in regards to the amendments made to the above referenced planning application.*

*We have reviewed the amendments and can confirm they do not alter the advice given by CHET previously (See attached).*

*Namely that we do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation, including archaeological historic building recording, secured through the inclusion of a negative condition, such as the example condition approved by DLUHC:*

### **Archaeology Condition**

*No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological investigation, including archaeological historic building recording, 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. Please see our website for [CHET service charges](#)*

*Please let me know if you require anything further.*

28/11/2022

*Our records indicate that the property and subsidiary outbuildings proposed for demolition occupy a plot within the historic core of Chatteris, in close proximity to the 18<sup>th</sup> century Manor House complex (Cambridgeshire Historic Environment Record reference MCB14174, DCB1744) and within 90m of the precinct boundary of the medieval Chatteris Abbey (CHER ref 03832), delineated on its south-eastern side by South Park Street and East Park Street. The 1<sup>st</sup> edition Ordnance Survey map of 1885 suggests that the property on the frontage to Wenny Road was a single dwelling by this time, although it could represent earlier cottages amalgamated into a larger dwelling, and likely dates to the second quarter of the 19<sup>th</sup> century. The majority of the outbuildings to the rear are more modern, however the 1<sup>st</sup> edition OS also indicates that structures were also present to the north-western boundary of the site in 1885 and could represent those still present, with subsequent additions and alterations. A detailed analysis of the surviving fabric would undoubtedly further our understanding of the development of this site over the last two centuries.*

*The heritage statement submitted in support of this application uses out-of-date references to the NPPF throughout, referring to section 12 for heritage (now section 16) and incorrect paragraph references, as a result of copying verbatim from the heritage statement for the previous application (by Swann Edwards Architecture) which was itself identified as out-of-date by the Conservation Officer in July 2021. This document should be revised and updated to show current legislation and current site plan and re-submitted before the application can be said to meet the requirements of paragraph 194.*

*We have commented on this site previously. We would make the same recommendation as for prior applications F/YR17/1195/O and F/YR21/0642/O within the same bounds, that is:*

*We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation, including archaeological historic building recording, secured through the inclusion of a negative condition, such as the example condition approved by DLUHC:*

*Archaeology Condition*

*No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological investigation, including archaeological historic building recording, 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:*

- e) the statement of significance and research objectives;*
- f) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- g) The timetable for the field investigation as part of the development programme;*
- h) 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. Please see our website for [CHET service charges](#)*

### **5.3 Cambridgeshire Fire and Rescue**

29/08/2023

*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.*

*The position of fire hydrants are generally agreed upon when the Water Authority submits plans to:*

*Water & Planning Manager  
Community Fire Safety Group  
Hinchingbrooke Cottage  
Brampton Road  
Huntingdon  
Cambs  
PE29 2NA*

Where a Section 106 agreement or a planning condition has been secured, the cost of Fire Hydrants will be recovered from the developer.

The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the “National Guidance Document on the Provision of Water for Fire Fighting” 3rd Edition, published January 2007.

Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5 Vehicle Access. Dwellings Section 13 and/or Vol 2. Buildings other than dwellings Section 15 Vehicle Access.

If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with fire mains, then aerial (high reach) appliance access is required, the details of which can be found in the attached document.

I trust you feel this is reasonable and apply our request to any consent given. Should you require any further information or assistance I will be pleased to advise.

29/11/2022

We have looked at the proposed planning consultation and can currently state that as long as there are no changes to the quantity of proposed dwellings (10) we do not require any additional Fire Hydrants installed. Should the planning proposal change and increase in the number of dwellings more than 10 we will need to have the developer install Fire Hydrants.

#### **5.4 Designing Out Crime Team**

Thank you for the opportunity to comment on this application. I have viewed the documents in relation to crime, disorder and the fear of crime and have searched the Constabulary crime and incident systems covering the above location and ward for the last 2 years. At present, I would consider this to be an area of low risk to medium to the vulnerability to crime.

Timescale: 28/11/20 – 27/11/22

<i>Wenneye Ward</i>	<i>All crime - 331</i>
<i>Criminal Damage</i>	<i>51 (Wenny Rd – 5)</i>
<i>Robbery</i>	<i>1</i>
<i>Bicycle Theft</i>	<i>4 (Wenny Rd – 4)</i>
<i>Theft from a vehicle</i>	<i>7 (Wenny Rd – 1)</i>
<i>Theft of a vehicle</i>	<i>4 (Wenny Rd – 2)</i>
<i>Public Order</i>	<i>49 (Wenny Rd – 10)</i>
<i>Burglary Dwelling</i>	<i>6 (Wenny Rd – 2)</i>
<i>Burglary Business</i>	<i>10 (Wenny Rd – 3)</i>
<i>Trafficking of drugs</i>	<i>3 (Wenny Rd – 1)</i>
<i>Possession of drugs</i>	<i>3 (Wenny Rd – 1)</i>
<i>Violence</i>	<i>144 (Wenny Rd – 40)</i>



Rowdy or inconsiderate incidents	70 (Wenny Rd - 16)
----------------------------------	--------------------

Overall, the layout and design appear to be acceptable, I also note the Designing Out Crime section on page 6 of the Design and Access statement. With your proposed security measures in mind, I have the following recommendations for your consideration.

*Boundary Treatment (Gates & Fencing) – All private gates require and self-closer and be lockable from both sides. Plot 2 – drop fence to 1.5m and add 300mm trellis to allow for some surveillance over the parking area. This will help to reduce the vulnerability to the risk of crime. All boundary fencing should be close boarded and 1.8m in height.*

*Footpath (plot 1) – There is a footpath to the rear of plot 2 allowing plot 1 to move bins. The gate should be moved to the opening of that footpath to remove the risk of attracting unwanted attention. The method of entry for most of the dwelling burglaries are via rear gardens, especially where there is little surveillance from neighbouring properties.*

*External lighting - Whilst our usual recommendation for parking courts is that they are lit by column lighting, meeting standard BS5489-1:2020, I understand this is perhaps not feasible for the parking area for plots 1 & 2. It is very important that the external house security lights are all LED dusk to dawn, especially for plots 3 & 4 to allow for some lighting at the front to illuminate the parking spaces.*

## **5.5 Environmental Health (FDC)**

*Given the scale of the proposal and close proximity to existing residents, the applicant needs to consider the potential for adversely impacting on their amenity during the development stage. We therefore ask the applicant to produce a construction management plan (CMP) that sets out how adverse impacts such as noise and dust will be mitigated in order to protect those existing sensitive uses in the area.*

*An effective CMP should include the following elements as a minimum;*

- *Notices to be posted on site to keep residents & other neighbours advised of anticipated events*
- *Letters to be hand delivered to residents in advance of noisy or other work being undertaken that may cause a disturbance*
- *No noisy work before 8am or after 5pm weekdays, or before 8am or after 1pm Saturdays or at any time on a Sunday or Bank Holiday*
- *Water suppression techniques to control dust during development*
- *Loads delivered / collected from site to be covered including use of skips*
- *Constructor to describe how noise will be minimised to prevent disruption to nearby occupiers*
- *A complaints / contact book to be kept on site & used to record details of complaints*

*As with the previous outline application submitted for this site, reference F/YR21/0642/O, it would be appropriate to put the full suite of contaminated land conditions on this decision in the event planning permission is granted in the interest of both human health and the environment. In the first instance a desk study / phase 1 contaminated land risk assessment should be submitted to*

*determine whether previous activities have impacted on the ground condition which may later be put to residential use.*

*Consequently, there are no objections to the granting of consent to this proposal as long as the above conditions are attached.*

## **5.6 Highways Development Management (CCC)**

23/06/2023

*As per my previous comments, the applicant has expanded the application boundary to encompass Ellingham Gardens which is a private street. However, the boundary does not yet include the entire extent of the proposed development. In particular the shared access to Plots 1,2 and 3 is outside the application boundary as is the dropped kerb uncontrolled pedestrian crossing on the east side of the carriageway opposite Plot 3 (included in response to prior comments). The application boundary needs to encompass the full street and the proposed works, and the LPA should be satisfied that sufficient notice has been served.*

*CCC have received neighbour complaints about the poor condition of Ellingham Gardens but as it is a private street, we are unable to intervene. However, the LPA may wish to consider the existing defects which may be exacerbated by the inclusion of additional direct accesses. These are:*

- It is unknown where the street's surface water drains to, but visual inspection has indicated that it may discharge to soakaways (or similar) which would clash with the proposed new driveways and should therefore be investigated by the applicant. There is a risk that the applicant will introduce a surface water drainage issue, exacerbated by the additional water from the proposed footway.*
- The carriageway construction has not been completed as there is no wearing / surface course.*
- There are various defects which are in need of repair.*

*I note that no inter-vehicular visibility has been provided for the shared parking court which serves Plots 1, 2 & 3. I recommend that a visibility splay of 2.4m x 25m be included, but as the street is private, this is an advisory comment only.*

*Subject to the above comments regarding the application boundary, I do not object to the principle of development on the basis that the street is private. However, the LPA may wish to consider if it would be appropriate to condition that the applicant remedy the existing defects along Ellingham Gardens in response to the proposed intensification.*

19/12/2022

*The application is not acceptable in the current form as the proposed means of access for Plots 5-10 is neither within the public highway nor the application redline boundary. Ellingham Gardens is a private street, so the street - carriageway plus footway(s) – will need to be included in the redline and notice served on the owner. It is presumed that the applicant is not the owner as the street is not shown in a blue boundary.*

*The application red boundary must include all pedestrian visibility splays, noting that the splay for Plot 10 crosses into the title of no. 20 Ellingham Gardens and is therefore outside the applicant's control.*

*Irrespective of the boundary issue, it is unclear how safe pedestrian access will be gained for Plots 5-10 as there is no opportunity to provide a continuous footway link on the west side of Ellingham Gardens to the public highway past no. 24 Wenny Road.*

*CCC have received neighbour complaints about the poor condition of Ellingham Gardens but as it is a private street, we are unable to intervene. However, the LPA may wish to consider the existing defects which may be exacerbated by the inclusion of additional direct accesses. These are:*

- It is unknown where the street's surface water drains to, but visual inspection has indicated that it may discharge to soakaways (or similar) which would*
- clash with the proposed new driveways and should therefore be investigated by the applicant.*
- The carriageway construction has not been completed as there is no wearing / surface course.*
- There are various defects which are in need of repair.*
- Changes are needed to the existing construction to bring the carriageway to an adoptable standard.*

*I would also highlight that single driveway crossovers should be between 3.1m and 3.6m, if the road were to be considered adoptable.*

*I have no objection to the proposed shared access onto Wenny Road, provided that the inter-vehicle visibility splay and pedestrian splay are within the application boundary. Due to the scale of the location plan, it is difficult to determine if this is the case.*

*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, possibly of refusal.*

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

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

*Paragraph 167 of the National Planning Policy Framework requires planning applications to be supported by a site-specific flood risk assessment. Such an assessment should include a surface water strategy and must demonstrate that the proposed development incorporates sustainable drainage systems (SuDS), unless there is clear evidence that this would be inappropriate. The SuDS should:*

- a) Take account of advice from the Lead Local Flood Authority;*
- b) Have appropriate minimum operational standards;*
- c) Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and*
- d) Where possible, provide multifunctional benefits*

*As a surface water strategy containing the above information has not been submitted there is insufficient information in order for us to determine the impacts of the proposal.*

## **5.8 NHS - Premises and Estates Team, Primary Care**

30/08/2023

*Thank you for the re-consult letter in regards to the above referenced planning application. We note the number of dwellings has been reduced to 9.*

*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, and are further to our previous consultation response on this application, sent to you by e-mail on 05/12/2022.*

*The proposed development is likely to have an impact on the services of the GP Practice operating within the vicinity of the application Wisbech Practices: George Clare Surgery. This practice supports a list size of 12,114 patients (w.e.f 01/04/2022) and this development of 9 dwellings would see an increase patient pressure of 21 new residents which would require additional GP/Nurse / (Admin support) workforce to support potential increase in appointments : GP = 0.01 / Nurse = 0.01 and Admin = 0.02 with a resulting increased demand on physical estate of 1.41 sqm net internal area (NIA) using standard planning formula 1,750 patients = 120sqm of space (NIA)*

*A developer contribution will be required to mitigate the impacts of this proposal.*

*The ICB has recently sought advice from its NHS partner, NHS Property Services Ltd, on recent costs benchmarks for healthcare developments for a single storey extension to an existing premises and refurbishment. This equates to £5,224 per m<sup>2</sup> (once adjusted for professional fees, fit out and contingency). Having rebased this cost to Fenland using BCIS Tender Price Index, the cost remains the same at £5,224 per m<sup>2</sup>.*

*CAPICS therefore advises that the level of contribution required in regards to this development is £7,382.86.*

*CAPICS therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission.*

*In its capacity as the healthcare provider, CAPICS has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development. The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development. Assuming the above is considered in conjunction with the current application process, CAPICS would not wish to raise an objection to the proposed development. Otherwise, the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.*

*The terms set out above are those that CAPICS deem appropriate having regard to the formulated needs arising from the development. CAPICS are satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.*

05/12/2022

*Cambridgeshire & Peterborough Integrated Care System (ICS)*

*The proposed development is likely to have an impact on the services of the GP Practice operating within the vicinity of the application Wisbech Practices: George Clare Surgery. This practice supports a list size of 12,114 patients (w.e.f 01/04/2022) and this development of 10 dwellings would see an increase patient*

*pressure of 24 new residents which would require additional GP/Nurse / (Admin support) workforce to support potential increase in appointments : GP = 0.01 / Nurse = 0.01 and Admin = 0.02 with a resulting increased demand on physical estate of 1.65 sqm net internal area (NIA) using standard planning formula 1,750 patients = 120sqm of space (NIA)*

*A developer contribution will be required to mitigate the impacts of this proposal. CAPICS advises that the level of contribution required - calculated using the East Anglia Region figures from the BCIS Public Sector Q1 2020 price & cost Index, adjusted for professional fees, fit out and contingencies budget of £3,652/m<sup>2</sup> - to be £6,010.15.*

*CAPICS therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission.*

*In its capacity as the healthcare provider, CAPICS has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development. The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development. Assuming the above is considered in conjunction with the current application process, CAPICS would not wish to raise an objection to the proposed development. Otherwise, the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.*

*The terms set out above are those that CAPICS deem appropriate having regard to the formulated needs arising from the development. CAPICS are satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.*

## **5.9 Town Council**

30/08/2023

*Support the proposal.*

23/11/2022

*Support on the condition that the roadway in Ellingham Gardens is made up to an adoptable standard because at present it is not suitable for more vehicular movements.*

## **5.10 Local Residents/Interested Parties**

### **Objectors**

A total of 7 objections were received to previous consultations (three from Wenny Road, two from Ellingham Gardens and one each from Wenny Court and Wood Street). They raised the following summarised concerns below, however no further objections have been raised following reconsultation of the revised scheme from 10 to 9 units and proposals that would include improvements to Ellingham Gardens:

- Inadequate access and use of unadopted road

- Overdevelopment of the site
- Drainage issues
- Local infrastructure unable to cope with the demand
- Noise
- Overlooking/loss of privacy and outlook to neighbours
- Poor relationship with neighbouring properties
- Proximity to property
- Shadowing/loss of light
- Visual impact on the character of the area and dominance
- Parking arrangements
- Impact on trees and in particular affect on their roots
- General environmental concerns
- Devaluing of property
- Construction methods
- Impact on traffic in the area
- Loss of a view

*Officer's response: The comments by neighbours have been noted and considered in more detail in the main body of this report. However, it is important to appreciate that the proposal has been revised since these comments were received and many of the concerns have been addressed. Specifically, the relationship with neighbouring properties and how the proposal would sit within the plot. The development has been reduced by 1 unit and that has made a significant difference to the density and character of the overall proposal. In addition, the current revised scheme would include enhancements to Ellingham Gardens to be secured by condition. For more details, see below in this report.*

## **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).
- 6.2 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 6.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting.
- 6.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 6.5 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

## **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

### **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

LP10 – Chatteris

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 are being 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.

## **8 KEY ISSUES**

- **Principle of Development**
- **Heritage, design considerations and impact on the visual amenity of the area**
- **Residential Amenity/Health and Wellbeing**
- **Transport**
- **Flooding and Drainage**
- **Ecology, Biodiversity, Tree and Landscaping**
- **Other matters**

## **9 BACKGROUND**

9.1 This site has a number of applications for residential development granted on it. There is an extant outline application for 4 houses under permission ref: F/YR21/0642/O. However, it would appear that there could be a more efficient use of the site, subject to finding an acceptable design. This application initially sought to provide 10 new homes, however the layout was contrived and it simply represented a cramped form of development that was overdevelopment. The scheme has been revised taking account of the consultee responses and the latest proposal for 9 dwellings is considered to sit comfortably within the site and its design would ensure that it would respect the character and appearance of the area and residential amenity of neighbours. For more consideration of its acceptability in terms of planning policy, please see below within the assessment section.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 The adopted Fenland Local Plan (2014) sets out the Council's objectives for the development of housing within the district during the Local Plan period of 20 years. In respect of Chatteris which is one of the four principal market towns in Fenland three broad locations for growth have been identified to the north, south and east.
- 10.2 Chatteris is identified within the Settlement Hierarchy as a Market Town; Market Towns are identified within Policy LP3 of the Fenland Local Plan 2014 as the focus for housing growth. As such the principle of development is acceptable, this is however on the basis that the development is in keeping with and reflects the character of the area and that there are no significant issues in respect of residential or visual amenity, heritage, design, parking, highways, flood risk, drainage or ecology.
- 10.3 As indicated above in the background section of this report, the principle of redevelopment of this site for up to 4 dwellings has already been established.
- 10.4 Subject to an acceptable design, making more efficient use of this residential brownfield site for the delivery of residential dwellings is acceptable in principle and supported by adopted policies LP1, LP2, LP3, LP4, LP5, LP10, and LP13 of the Fenland Local Plan and the National Planning Policy Framework.

### **Heritage, design considerations and visual amenity of area**

- 10.5 Cambridgeshire County Council Archaeology have advised that the site lies within the historic core of Chatteris and that structures indicated on the 1st edition of OS maps in 1885 could represent those still present. As such they consider that the site should be subject to a programme of archaeological investigation, including archaeological historic building recording, which can be secured via condition. The site is located immediately adjacent to the Chatteris Conservation Area and in proximity to a number of listed buildings: Nos. 2, 4 and 6 Wenny Road, and No. 19 East Park Street, and No. 1 Wood Street. However, due to subsequent development, the site is not within, or certainly would not affect the setting of those listed buildings identified, except the proposed replacement dwellings at No. 16, and the adjacent dwelling which directly fronts on to Wenny Road. Nevertheless, these dwellings would sit comfortably within the streetscene. Therefore, the further development of this site if well designed and appropriate materials used, will not impact on or detract from the character or appearance of the conservation area.



- 10.6 No. 16 Wenny Road is to be demolished and replaced with 2 replacement dwellings which are approximately located on the old footprint of the original 2 dwellings/cottages on the site.
- 10.7 The property rebuilt on this site and the adjacent house will have the greatest impact on the character and appearance of the conservation area, and would lie within the setting of listed buildings on Wenny Road, as they are viewed together along the line of the road.
- 10.8 However, these dwellings are to be subtly set back from the main building line in order to allow the buildings of significance to be better revealed and appreciated. Yet, they will also fill this gap in the streetscene and their uniformity in appearance will disassociate them from the more eclectic designs found amongst the heritage properties.
- 10.9 The site runs alongside Ellingham Gardens and this scheme unlike previous schemes addresses this streetscene as well which is considered an improvement in design terms. Overall, the proposal is considered to make efficient use of this brownfield sustainable location and deliver 9 well designed new homes that would respect the character of the area and would enhance the setting of the adjacent conservation area.

### **Residential Amenity/Health and wellbeing**

- 10.10 The Healthy People, Healthy Lives: our strategy for public health in England White Paper published by the coalition government in November 2010, highlights the influence of the environment on people's health. While the White Paper was released by a previous government, it is still useful to consider the objectives it sets out as many of them are still relevant.
- 10.11 This includes:
- Creating healthy places to grow up and grow older in.
  - Seeing active travel and physical activity becoming the norm in communities
  - Creating an environment which supports people in making healthy choices and which makes these choices easier.
- 10.12 Also, Chapter 8 of the NPPF refers to '*Promoting healthy and safe communities*'. Paragraph 92 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
- a) Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for each pedestrian and cycle connection within and between neighbourhoods, and active street frontages;
  - b) Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
- Enable and support healthy lifestyles, especially where this would address identified local health and well being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking cycling.

- 10.12 National Planning Practice Guidance (NPPG) further strengthens the relationship between health and planning.
- 10.13 Policy LP2 of the adopted Fenland Local Plan (2014), called Facilitating Health & Wellbeing of Fenland Residents, sets out a range of areas and actions where development proposals can contribute to health and wellbeing.
- 10.14 The proposal given its scale will have limited health benefits, however the provision of good quality new homes in itself does provide better living conditions often for residents by providing greater choice. Also, the visual amenity of the site and its surroundings will be improved, which can also have wider benefits.
- 10.15 In terms of the quality of the proposed accommodation, the Government's national space standards contained in the Technical Housing Standards set out the minimum floor areas required for proposed residential units in order to ensure that they provide an adequate standard of living for future occupiers.
- 10.16 The development will exceed the minimum internal floor space standards of Technical Housing Standards.
- 10.17 Given the nature of the proposed dwellings, all of the units would be dual aspect and all of the habitable rooms would have access to adequate outlook and daylight. Building Regulations would ensure accessible level entrances to all of the new homes and the internal spaces are generally spacious.
- 10.18 The proposed internal accommodation is considered to be of a high standard to the benefit of future occupiers, in accordance with Fenland's Local Plan, and national technical housing standards.
- 10.19 With regards to external amenity, all properties benefit from good sized associated private amenity spaces in the form of gardens.
- 10.20 The proposed buildings are now positioned away from neighbouring properties so would not appear dominant or overbearing from their prospective. Their position would also ensure that they would not result in adverse overlooking or loss of privacy to neighbours. The new properties are set appropriately away from neighbours with good separation distances that are consistent with the setting. The properties along Ellingham Gardens would be positioned relatively close to the existing properties on this private road, however this relationship is not unusual or unexpected for housing facing each other on a typical street. Therefore, the proposal would not cause undue harm to the residential amenity of these neighbours.
- 10.21 In terms of the relationship with the existing neighbours to the northwest, the new dwellings would be positioned in a way to ensure there are no new habitable room windows would directly face neighbouring properties.
- 10.22 The Council's Environmental Health team have requested that a contaminated land condition is imposed to establish whether previous activities have had any adverse effects on the ground condition which may later be put to residential use, and if so, how this will be remediated. They have also requested a working hours condition as previously imposed, however given the location and constraints of the site it is considered that a proportionate Construction Management Plan would be required. A suitable refuse collection strategy would also be required, and a condition will be imposed in this regard.

- 10.23 Given the site layout and the use of a small parking court which is reasonably well overlooked, it will also be necessary to condition further details of external lighting to ensure appropriate lighting is provided.
- 10.24 A number of local residents raised concerns regarding the condition of Ellingham Gardens and the impact from new dwellings using it for vehicular access. The scheme has been revised since it was initially submitted. The application site boundary has been revised to incorporate the whole of Ellingham Gardens up to Wenny Road. This ensures that appropriate controls and mitigation measures can be put in place to safeguard and improve this private road. This application will be only acceptable provided highway improvements have been secured and delivered to enhance this access for existing and future residents.
- 10.25 Subject to a range of conditions, the proposal would not harm the residential amenity of existing neighbours and it would provide good quality of accommodation for future occupiers. Therefore, the proposal is considered acceptable in this regard.

### **Transport**

- 10.26 This application has been revised since it was submitted to include changes to the access.
- 10.27 The proposal now seeks to remove the existing vehicular access onto Wenny Road and be served entirely via the existing private road known as Ellingham Gardens.
- 10.28 Firstly, the removal of a vehicular access point onto Wenny Road will likely improve highway safety and improve traffic flow.
- 10.29 In terms of the new accesses, these will be from Ellingham Gardens which is private road and a cul de sac in character. Vehicle speeds are inherently slow given its nature and scale and it is not considered that the use of this road for access would raise significant highway safety concerns.
- 10.30 6 of the new semi detached residential houses will be served by 4 new dropped kerbs whilst a new parking court will be provided with another access to serve the 3 new dwellings at the front of the site.
- 10.31 CCC Highways Team have commented on the application and highlighted that they have received a number of neighbour complaints about the poor condition of Ellingham Gardens. However, as it is private, there is limited opportunity for the Highway Authority to improve its condition. This application provides an opportunity to secure improvements to this private road. Specifically, Highways have stated that:

*'the LPA may wish to consider the existing defects which may be exacerbated by the inclusion of additional direct accesses. These are:*

- It is unknown where the street's surface water drains to, but visual inspection has indicated that it may discharge to soakaways (or similar) which would clash with the proposed new driveways and should therefore be investigated by the applicant. There is a risk that the applicant will introduce a surface water drainage issue, exacerbated by the additional water from the proposed footway.*

- *The carriageway construction has not been completed as there is no wearing / surface course.*
- *There are various defects which are in need of repair.*

10.32 Highways also confirmed that they would not raise an objection provided the above was addressed and the application boundary was amended to address these issues with regards to the proposed access.

10.33 It is worth mentioning that the revised site plan does provide more detail on the existing and proposed drainage of the private road, however, further improvements are considered necessary to overcome the general access concerns raised by Highways and Chatteris Town Council. Therefore, subject to condition to secure a 'Highway Improvement Scheme', the proposal would be considered to provide acceptable accesses in terms of highways.

10.34 Given the scale of the development, it not considered to raise any traffic issues on the existing transport network.

10.35 In terms of parking, each of the new dwellings would have 2 off street parking spaces. This is considered to be acceptable and in accordance with Fenland Local Plan.

10.36 Servicing and refuse collection is expected to take place from Ellingham Gardens and its general layout is considered adequate to allow for safe manoeuvring of a refuse vehicle and allow collection at appropriate drag distances. Nevertheless, a condition to secure more precise details will be imposed to any planning permission.

10.37 In transport terms, the proposal would be considered to comply with the Fenland Local Plan and NPPF subject to appropriate safeguarding conditions.

### **Flood Risk and Drainage**

10.38 The site falls within Flood Zone 1 (low risk) and is at a low risk of surface water flooding and as such the proposal is considered to be appropriate development and does not require the submission of a flood risk assessment or inclusion of specific mitigation measures. However, a drainage strategy has been provided which will ensure some appropriate measures are taken. This is considered appropriate given there has been known to be issues with surface water flooding on Ellingham Gardens. For that reason, it is also considered appropriate to impose a surface water drainage condition to safeguard against the further risk of flooding.

10.39 The LLFA had raised an objection to this proposal however they are not a statutory consultee on this application and for the reasons explained above and appropriate conditions as recommended by Anglian Water, the proposal would appropriately manage flood risk and drainage.

### **Ecology, Biodiversity, Tree and Landscaping**

10.40 The Council's Wildlife Officer has not provided any comments on this latest application, but comments have been provided on previous applications and the applicant has submitted an Ecological Impact Assessment.

10.41 The Ecological Impact Assessment sets out a range of enhancement measures which will deliver ecological and biodiversity improvements. Previously, the

Council's Wildlife Officer recommended subject to conditions to safeguard ecology and to deliver these benefits, they would have no objection and the proposal would be acceptable in this regard.

10.42 In addition, an Arboricultural Impact Assessment has been submitted in support of this application. It sets out how trees of value will be protected during construction. It explains that 6 category C trees would require removal to facilitate this development, as well as some pruning to other trees. These are not considered to be of significant amenity or ecological value and replacement trees could be secured through a landscape strategy and plan to be secured by condition. On this basis, the impact on trees would be considered acceptable.

10.43 Subject to these conditions, the proposal would safeguard ecology and trees of amenity value, enhance biodiversity and improve landscaping and the visual amenity of the site, in compliance with the Fenland Local Plan and NPPF.

### **Other Considerations**

10.44 The Designing Out Crime Team has recommended external lighting for the parking court. These details can be secured by condition. Subject to this condition and a condition to secure details of refuse/cycle storage, the proposal would be considered to satisfy Secure by Design objectives.

10.45 CCC's Senior Archaeologist has commented that their records indicate that the property and subsidiary outbuildings proposed for demolition occupy a plot within the historic core of Chatteris, in close proximity to the 18<sup>th</sup> century Manor House complex. The 1<sup>st</sup> edition Ordnance Survey map of 1885 suggests that the property on the frontage to Wenny Road was a single dwelling by this time, although it could represent earlier cottages amalgamated into a larger dwelling, and likely dates to the second quarter of the 19<sup>th</sup> century. The majority of the outbuildings to the rear are more modern, however the 1<sup>st</sup> edition OS also indicates that structures were also present to the north-western boundary of the site in 1885 and could represent those still present, with subsequent additions and alterations. A detailed analysis of the surviving fabric would undoubtedly further our understanding of the development of this site over the last two centuries. Therefore, the Archaeologist has recommended that a condition be imposed that would require the submission of a Written Scheme of Investigation which would include a programme of archaeological investigation and historic building recording. Should this application be approved, an appropriately worded condition would be added.

10.46 FDC's Environmental Health Team has recommended a full suite of conditions in relation to contamination given the history of the site. The same contamination conditions that were imposed on previous consents will similarly be required should this application be approved in order to protect future occupiers of the development.

10.47 The NHS were also consulted as part of this application. They explain that the proposal would lead to an increase in patient pressure of approximately 21 new residents which will add to increased appointments at the George Clare Surgery. They explain that a developer financial contribution will be required to mitigate the impacts of this proposal. They have requested a sum of £7,382.86, however, the scheme has been revised in scale from 10 units to 9 since these comments were received. It is not standard practice to seek financial contributions of this nature from minor planning applications as they are not considered to justify that level of mitigation given their small nature. As such and in this circumstance, it would not

be justifiable in planning terms to request such a contribution and the proposal is not considered to raise any concerns with regards to its impact on health provision locally.

## 11 CONCLUSIONS

- 11.1 The principle of development is acceptable, and has been established by virtue of previous planning consents for residential on this brownfield site which is situated within the existing settlement of Chatteris.
- 11.2 The site is within the setting of Chatteris Conservation Area and a number of listed buildings, however the revised scheme has been carefully considered to address each of its respective streetscenes and the wider character and visual amenity of the area. Therefore, the proposal would be considered to enhance the setting of the conservation and nearby listed buildings and replace this existing unattractive site with a high quality designed scheme that would be aesthetically in keeping with the area.
- 11.3 A number of objections have been raised, but the revised scheme and the reduction in scale from 10 to 9 units along with their reorientation would ensure that the residential amenity of neighbouring occupiers is safeguarded. In addition, a CMP condition would protect neighbours during construction.
- 11.4 There has been also been concerns raised regarding access of the development from Ellingham Gardens but the application site boundary has been revised as requested by CCC Highways to overcome their concern and a condition will be imposed to secure highway improvements that enhance the quality of Ellingham Gardens to the benefit of existing and future occupiers. This proposal would be considered to take the opportunity to address existing concerns raised by local residents about the quality of this road and the proposal would be considered now to meet the aspirations of Chatteris Town Council. Subject to conditions, the proposal would improve transport and the highway network and not raise any safety concerns.
- 11.5 Technical considerations such as flooding, drainage and ecology have all been considered and the proposal would be acceptable. Given the current contaminated nature of the site, this proposal will see the land remediated and brought back into an environmentally sustainable use with an enhanced level of biodiversity and soft landscaping provided.
- 11.6 The proposal delivers a better more efficient use of this brownfield site for the delivery of 9 good quality homes.
- 11.7 Overall, the scheme is considered acceptable and consistent with the Fenland Local Plan and NPPF. Therefore, the proposal is welcomed and recommended for approval, subject to conditions.

## 12 RECOMMENDATION

**Grant;** subject to the following conditions

1	Time limit
2	Prior to the construction above damp proof course, a scheme for on-site

	<p>foul water drainage works shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out and completed in accordance with the approved scheme.</p> <p>Reason: To prevent environmental and amenity issues arising from flooding, in accordance with policy LP 14 of the Fenland Local Plan.</p>
3	<p>No development shall take place above slab level until a Landscape Environmental Management Scheme which includes full hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of levels across the site. Subsequently, these works shall be carried out as approved. The soft landscaping shall be carried out in the first planting season and any loss of plants thereafter shall be replaced within 5 years of first occupation of the development.</p> <p>Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area in accordance with Policy LP16, 18 and 19 of the Fenland Local Plan 2014.</p>
4	<p>Prior to occupation, a lighting plan with full details of external lighting and its management, including to the parking court area shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved.</p> <p>Reason: The lighting of this site is required in order to protect and enhance the existing visual character of the area and in the interests of safety and safeguarding wildlife, in accordance with policies LP16, 17, 18, and 19 of the Fenland Local Plan 2014.</p>
5	<p>No development shall take place above slab level until details of external materials for the development have been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved.</p> <p>Reason: The external materials are required in order to protect and enhance the existing visual character of the area and setting of the listed buildings in accordance with policies LP16 and 18 of the Fenland Local Plan 2014.</p>
6	<p>Prior to commencement of the development, a construction environmental management plan shall be submitted to and approved in writing by the Local Planning Authority. The details and management arrangements thereby approved shall thereafter be followed and carried out as agreed, unless otherwise agreed by the Local Planning Authority. This plan shall include:</p> <ul style="list-style-type: none"> <li>- An appropriate construction access,</li> <li>- Adequate turning and off loading facilities for delivery/construction vehicles,</li> <li>- An adequate parking area clear of the highway for those employed in developing the site,</li> <li>- Method of prevention of mud and detritus being carried onto the highway,</li> <li>- Method of suppressing dust arising from demolition and</li> </ul>

	<p>construction activities,</p> <ul style="list-style-type: none"> <li>- Hours of operation,</li> <li>- Delivery times,</li> <li>- Removal and management of material which remains on site following the demolition of the pre-existing building,</li> <li>- Details of construction hoarding/ screening to protect adjacent neighbouring amenity.</li> </ul> <p>Reason: A construction environmental management plan is required to safeguard the amenity of local residents, in accordance with policy LP14 of the Fenland Local Plan.</p> <p><b>A pre-commencement condition is necessary in order to ensure construction would not commence until appropriate management is in place to safeguard amenity.</b></p>
7	<p>Prior to the commencement of the development hereby approved a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme and timetable shall then be implemented on site. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:</p> <ol style="list-style-type: none"> <li>1. A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to and approved in writing by the Local Planning Authority. IF during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the desk study. If a desk study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:</li> <li>2. A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until: (i) A desk-top study has been completed, satisfying the requirements of paragraph (1) above. (ii) The requirements of the Local Planning Authority for site investigations have been fully established, and (iii) The extent and methodology have been submitted to and approved in writing by the Local Planning Authority. A report on the completed site investigation shall be submitted to and approved in writing by the Local Planning Authority. Planning Decision Notice F/YR21/0642/O Town and Country Planning Act 1990 Fenland District Council 6 of 12 Following written LPA approval of the Site Investigation the LPA will require:</li> <li>3. A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.</li> </ol>

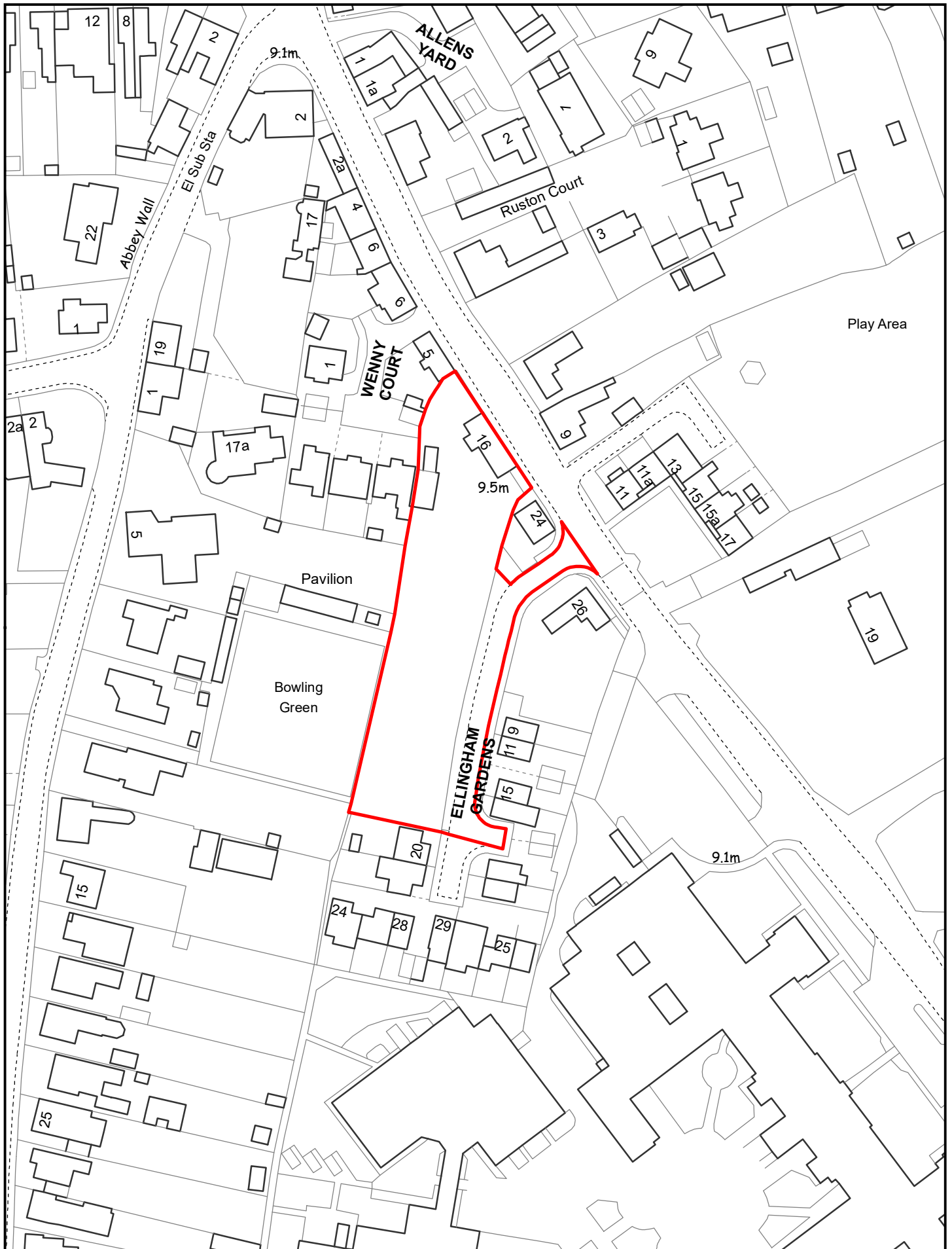


	<p>4. The provision of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.</p> <p>Reason - To control pollution of land or water in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 183 and 184, and Policy LP16 of the Fenland Local Plan 2014.</p> <p><b>Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full. The additional information required by this condition is considered necessary to make the development acceptable in planning terms.</b></p>
8	<p>No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site and its management has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.</p> <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, in accordance with policy LP 14 of the Fenland Local Plan.</p> <p><b>A pre-commencement condition is necessary in order to ensure appropriate drainage is secured.</b></p>
9	<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, in accordance with policy LP 14 of the Fenland Local Plan.</p> <p><b>A pre-commencement condition is necessary in order to ensure</b></p>

	<b>appropriate drainage is secured.</b>
10	<p>Prior to the first occupation of the development hereby approved a refuse collection strategy including details of bin stores shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse collection strategy shall be implemented in accordance with the agreed details in full and thereafter be retained in perpetuity unless otherwise agreed in writing.</p> <p>Reason: To ensure a satisfactory form of refuse collection and compliance with Policy LP16 of the Fenland Local Plan 2014.</p>
11	<p>Prior to first occupation of the development, 2m x 2m pedestrian visibility splays, measured to the back of footway, shall be provided and retained free from at least a height of 0.6m where a private driveway crosses a footway. Such splays need to be retained free in perpetuity.</p> <p>Reason: In the interests of highway safety and to ensure compliance with policies LP15 and LP16 of the Fenland Local Plan.</p>
12	<p>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.</p> <p>Reason: In the interests of highway safety and to ensure compliance with policies LP15 and LP16 of the Fenland Local Plan.</p>
13	<p>Prior to first occupation of the development, an Ellingham Gardens Road Improvement Scheme with details of how this road will be improved to serve the new accesses shall be submitted to and approved in writing. This shall include details of the surfacing of the complete extent of Ellingham Gardens with the missing wearing course. Thereafter, the approved details shall be carried out prior to first occupation of plots 1 and 2 of the development.</p> <p>Reason: In the interests of highway safety and to ensure compliance with policies LP15 and LP16 of the Fenland Local Plan.</p>
14	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological investigation, including archaeological historic building recording, 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:</p> <ul style="list-style-type: none"> <li>• the statement of significance and research objectives;</li> <li>• The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;</li> <li>• The timetable for the field investigation as part of the development programme;</li> </ul>

	<ul style="list-style-type: none"> <li>The programme and timetable for the analysis, publication &amp; dissemination, and deposition of resulting material and digital archives.</li> </ul> <p>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).</p> <p><b>A pre-commencement condition is necessary in order to ensure appropriate measures for the protection of archaeology.</b></p>
15	<p>Prior to the first occupation of the development hereby permitted, a Biodiversity Enhancement Scheme that includes enhancement measures as prescribed in the Ecological Impact Assessment approved shall be submitted to and approved in writing. These measures will thereafter be delivered and retained in perpetuity prior to first occupation of the development.</p> <p>Reason - to secure the long-term protection of the nesting bird potential, in accordance with Policy LP19 of the Fenland Local Plan 2014.</p> <p><b>Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full. The additional information required by this condition is considered necessary to make the development acceptable in planning terms.</b></p>
16	<p>No removal of nest on building, hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the vegetation is cleared or building disturbed and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.</p> <p>Reason - Protected species are a material concern for Local Planning Authorities as per the National Planning Policy Framework and Fenland Local Policy. The disturbance of protected species may be an infraction as described within the Wildlife and Countryside Act 1981.</p>
17	<p>No development shall take place above slab level until details of fire hydrants have been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved.</p> <p>Reason: To provide adequate security and safety to residents and users of the open space, in accordance with policy LP 17 of the Fenland Local Plan.</p>

18	<p>Prior to first occupation of any dwelling, the car parking as approved for that dwelling shall be provided in accordance with the approved plans and retained for that purpose thereafter.</p> <p>Reason: In the interests of highway safety and to ensure compliance with policies LP16 of the Fenland Local Plan.</p>
19	<p>The development shall be carried in accordance with approved drawings:</p>



Created on: 25/08/2023

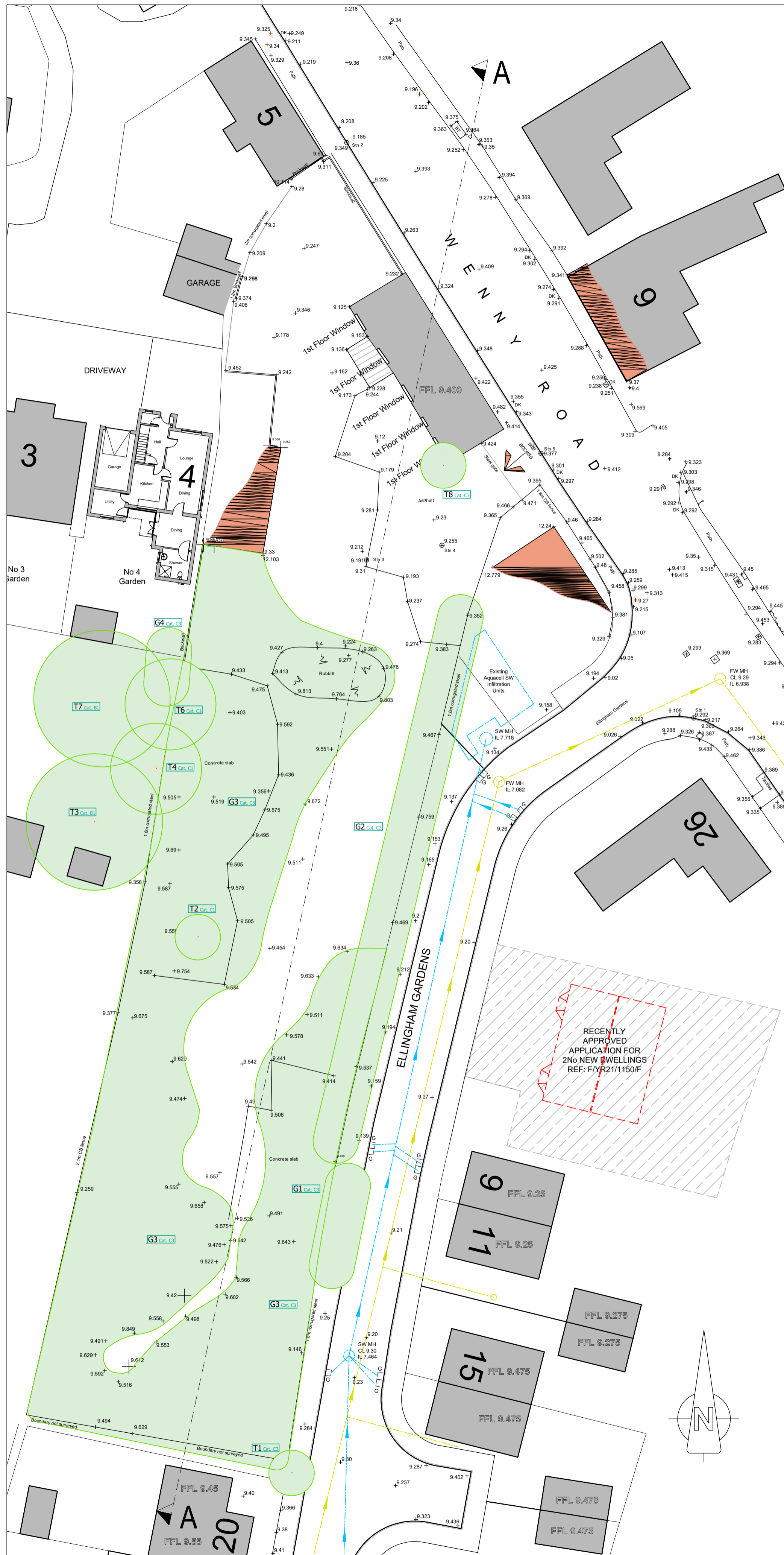
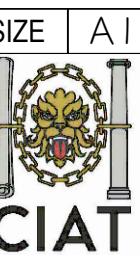
© Crown Copyright and database rights 2023 Ordnance Survey 10023778

**F/YR22/1296/F**

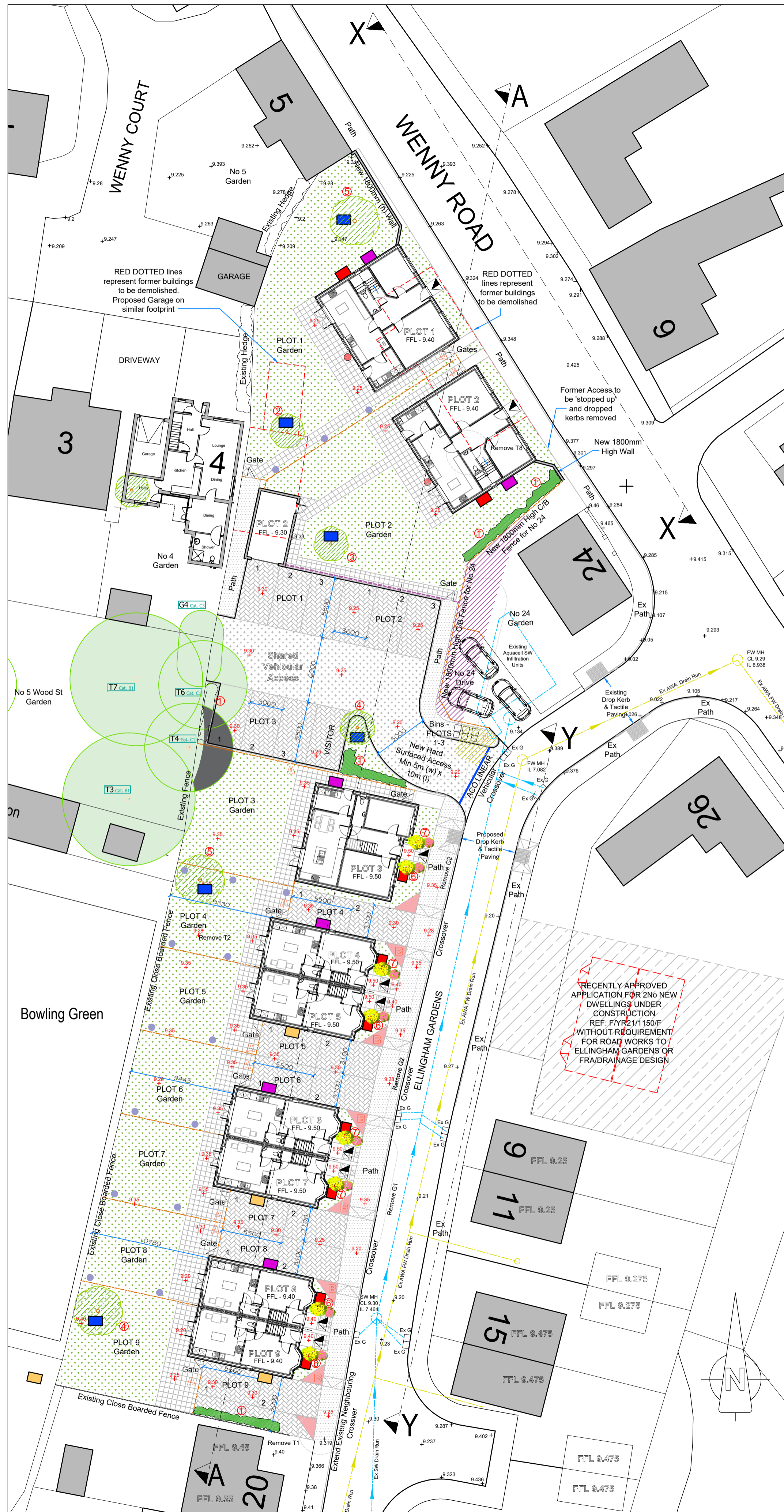
Scale = 1:1,250



IT IS THE CLIENTS AND/OR PRINCIPAL CONTRACTORS RESPONSIBILITY TO ENSURE ASBESTOS IS IDENTIFIED... SIDEY DESIGN WILL ASSUME THE ROLE OF 'PRINCIPAL DESIGNER' THROUGH PRE-CONSTRUCTION PHASE UNDER CDM REGULATIONS...

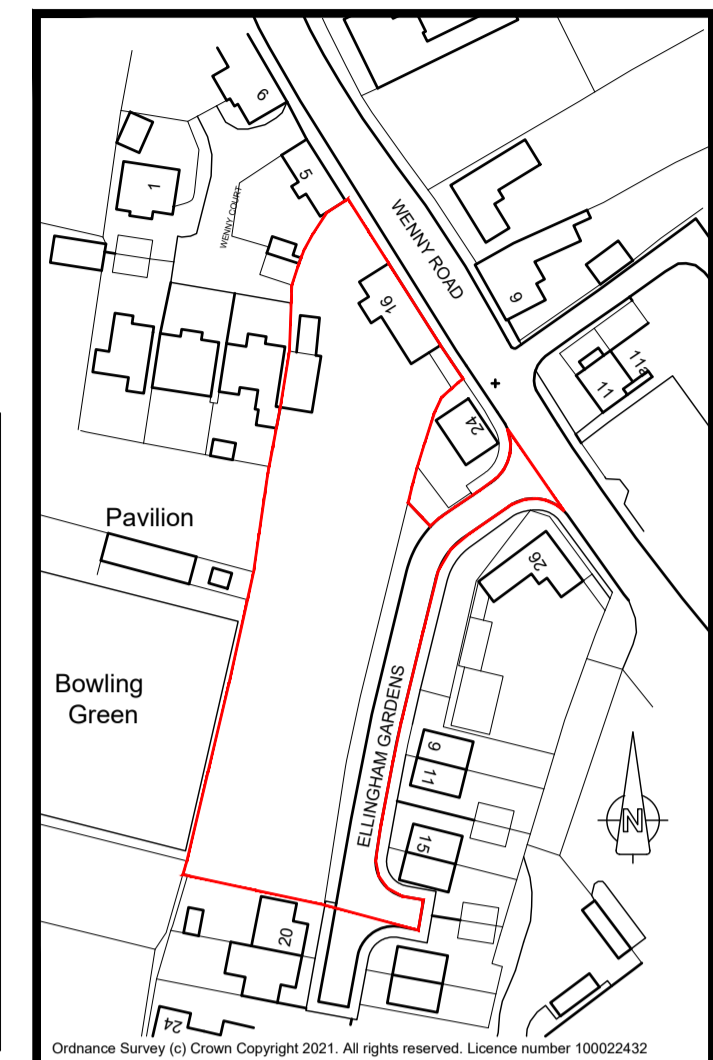


Existing Site Plan Scale 1:250



Proposed Site G.A Plan Scale 1:250

- Parking Schedule**  
 PLOT 1 - 3 (4 Beds) - 3No Spaces  
 PLOT 4 - 9 (3 Beds) - 2No Spaces
- Dwelling Schedule**  
 PLOT 1 & 2 4Bed 7 Person - 2 Storey Dwelling  
 Gross Internal Area - 157m<sup>2</sup> (1690sq ft)  
 PLOT 3 4Bed 7 Person - 2 Storey Dwelling  
 Gross Internal Area - 139m<sup>2</sup> (1500 sq ft)  
 PLOT 4 - 9 3Bed 5 Person - 3 Storey Dwelling  
 Gross Internal Area - 99m<sup>2</sup> (1065sq ft)
- ECOLOGY ENHANCEMENTS**
- 15cm Holes to Base of New Fencing
  - Install two bat access tiles onto the eastern or southern aspect of each new property (to give access to crevice dwelling bats in between the tile and the lining). Something similar to the Bat Access Tile Kit would be suitable. Alternatively, two ridge access points can be created by using a spacer to create gap 20mm x 50mm in size in the mortar under the tiles.
  - Install min 4No bird boxes (six shown) on trees or within vegetation around the site boundaries. Suitable boxes include the Schwegler 1B nest box and the robin and wren FSC nest box.
  - Manthorpe Swift Nest Box (on gables or under eaves overhangs)
  - 1No integrated Bat Tube to be installed onto the Southern or Eastern aspect of each dwelling (where possible). Use the 'Vivara Pro Build-In Woodstone Bat box



Location Plan Scale 1:1250 Site Area - 2521m<sup>2</sup>

- DRAWING LEGEND**
- Principle Entrance To Dwelling
  - New Permeable Private Vehicular Access laid over min 350mm Dot Type 3 sub-base (Hard Surfaced at least for First 10m)
  - Private Permeable Hard Surfaced Parking Areas laid over min 350mm Dot Type 3 sub-base
  - New Hard Surfaced 450 or 600mm<sup>2</sup> Paviments (Permeable)
  - New Grassed Garden Areas
  - New 1800mm High Close Boarded Fence. Fencing provided with 15cm holes at bottom at regular centres
  - New 1500mm High Close Boarded Fence + 300mm outtop for surveillance.
  - Existing Trees Locations
  - Proposed New Trees Locations
  - Proposed New Low Native Hedging
  - New Flower Planting/ Soft Landscaping
  - Bin Location During The Week
  - Bin Location On Collection Day
  - Wall Mounted LED Dwelling Security Lighting with Dusk Till Dawn Sensor
  - Outline of Buildings To be Demolished.
  - 2m x 2m Pedestrian Visibility Splays
  - Proposed Ground Levels

- LANDSCAPING LEGEND**
- Mixed Native Hedging consisting of
    - 50% Hawthorn (*Crataegus monogyna*)
    - 10% Bird Cherry (*Prunus padus*)
    - 10% Field Maple (*Acer campestre*)
    - 10% Dog Rose (*Rosa canina*)
    - 10% Hazel (*Corylus avellana*)
    - 10% Blackthorn (*Prunus spinosa*)
  - Planted as bare root plants as 40-60cm high at a density of 5-7 plants per linear metre
  - New Hazel Tree 'Corylus Columna'  
Planted as a single stem tree from a 10L pot at approx 1500-1800mm High and a girth of circa 12-14cm
  - New Purple Beech 'Fagus Sylvatica Purpurea'  
Planted as a single stem tree from a 10L pot at approx 1500-2000mm High and a girth of circa 12-14cm
  - Ornamental Cherry - Prunus 'Pink Shell'  
Planted as a single stem tree from a 10L pot at approx 1200 - 1500mm High and a girth of circa 12-14cm
  - New Hornbeam 'Carpinus Betulus'  
Planted as a single stem tree from a 10L pot at approx 1500-2000mm High and a girth of circa 12-14cm
  - Mixed Low Planting consisting of
    - 'Lonicera nitida 'Baggesen's Gold' planted at 20/30cm high from 2L pots
    - Skimmia japonica 'Rubella' Shrub planted at 20/30cm high from 2L pots
    - Hebe albicans 'Red Edge' planted at 15/20cm high from 2L pots
  - All planted at a density of 3-5 plants per linear metre
  - Mixed Low Planting consisting of
    - 'Soapwort' *Saponaria officinalis* planted at 20/30cm high from 9cm pots 30cm apart
    - Sweet Rocket *Hesperis matronalis* planted at 20/30cm high from 9cm pots 30cm apart
    - Evening primrose *Oenothera biennis* planted at 15/20cm high from 9cm pots 30cm apart

Area of Land to be transferred to 'No 24 Wenny Road' ownership

Area of Land to be transferred from 'No 24 Wenny Road' ownership and added to Site Red Line

PLOT Number	PLOT Area (m <sup>2</sup> )	Amenity Area (m <sup>2</sup> )	Plot to Amenity Percentage (%)
1	345	238	68.98%
2	354	243	68.65%
3	243	128	52.67%
4	170	77	45.30%
5	169	76	45.00%
6	167	77	46.10%
7	172	78	45.30%
8	178	85	47.70%
9	224	112	50.00%

Rev E: Red line updated. General updates S.C 12-06-23  
 Rev D: Scheme updated S.C 26-04-23  
 Rev C: Updates made in accordance with Arboricultural Report & Ecology Report. S.C 06-03-23  
 Rev B: Red line updated & levels added. 1No dwelling removed. Site layout adjusted. Schedule added 17-01-23  
 Rev A: FFL's added. Site Section A-A & Streetscene X-X Lines Added. S.C 23-06-22

Client: Hawtorne Properties  
 Title: Proposed Residential Development on land at 16 Wenny Road, Chatteris Cambridgeshire, PE16 6UT  
 Drawing: Existing Site Plan, Proposed Site Plan, Location Plan & Drawing Legends

Drawing Status: PLANNING

Date	Drawn	Checked	Scale	Drawing No.	Rev.
Apr '23	SC		As Stated	21-169-01	E

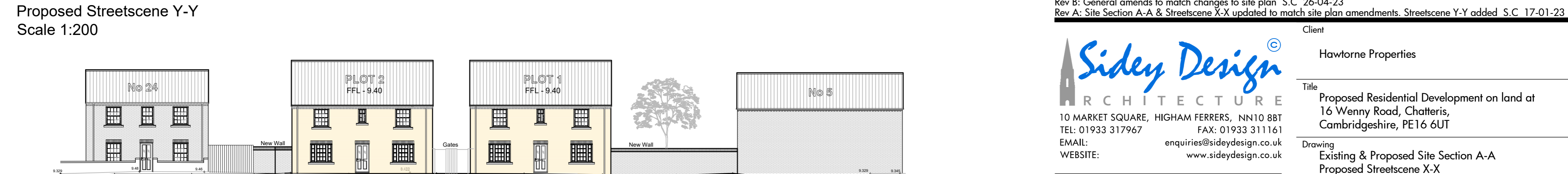
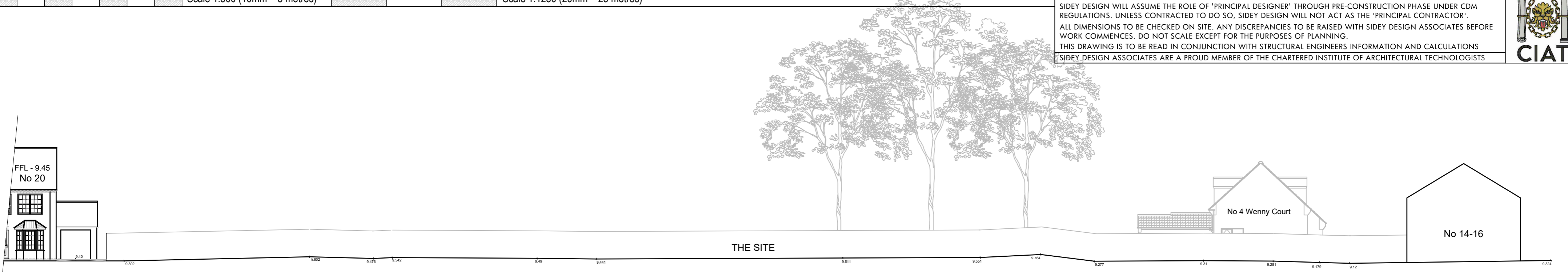
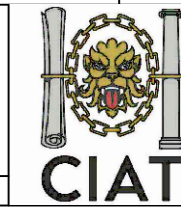
NOTES :

IT IS THE CLIENTS AND/OR PRINCIPAL CONTRACTORS RESPONSIBILITY TO ENSURE ASBESTOS IS IDENTIFIED. SIDNEY DESIGN WILL ASSUME THE ROLE OF 'PRINCIPAL DESIGNER' THROUGH PRE-CONSTRUCTION PHASE UNDER CDM REGULATIONS. UNLESS CONTRACTED TO DO SO, SIDNEY DESIGN WILL NOT ACT AS THE 'PRINCIPAL CONTRACTOR'.

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE RAISED WITH SIDNEY DESIGN ASSOCIATES BEFORE WORK COMMENCES. DO NOT SCALE EXCEPT FOR THE PURPOSES OF PLANNING.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS INFORMATION AND CALCULATIONS.

SIDNEY DESIGN ASSOCIATES ARE A PROUD MEMBER OF THE CHARTERED INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS



Rev C: General amendments made S.C 13-06-23  
 Rev B: General amends to match changes to site plan S.C 26-04-23  
 Rev A: Site Section A-A & Streetscene X-X updated to match site plan amendments. Streetscene Y-Y added S.C 17-01-23

**Sidey Design**  
 ARCHITECTURE  
 10 MARKET SQUARE, HIGHAM FERRERS, NN10 8BT  
 TEL: 01933 317967 FAX: 01933 311161  
 EMAIL: enquiries@sideydesign.co.uk  
 WEBSITE: www.sideydesign.co.uk

Client  
 Hawtorne Properties

Title  
 Proposed Residential Development on land at  
 16 Wenny Road, Chatteris,  
 Cambridgeshire, PE16 6UT

Drawing  
 Existing & Proposed Site Section A-A  
 Proposed Streetscene X-X  
 Proposed Streetscene Y-Y

Drawing Status

**PLANNING**

Date	Drawn	Checked	Scale	Drawing No.	Rev.
Apr '23	SC		1:200	21-169-07	C