
F/YR23/0539/O

Applicant: Mrs S White

**Agent : Mr Lee Bevens
L Bevens Associates Ltd**

32 Wimblington Road, Doddington, March, Cambridgeshire PE15 0TJ

Erect up to 4 x dwellings (outline application with matters committed in respect of access and layout), involving the demolition of existing dwelling and storage buildings

Officer recommendation: Grant

Reason for Committee: Officers recommendation contrary to comments made by the Parish Council

1 EXECUTIVE SUMMARY

- 1.1. The application seeks outline planning permission for the erection of up to 4 dwellings involving the demolition of the existing bungalow and storage buildings with matters committed in respect of access and layout only.
- 1.2. The site is located within the settlement of Doddington and as such Policy LP3 of the Fenland Local Plan 2014 supports new residential development.
- 1.3. The site is currently occupied by a bungalow, a series of outbuildings and grassland areas. A range of mature trees are currently situated within the site and to the site's boundaries. To the west of the site is Crossway Wood, which is part of a Tree Preservation Order TPO01/2014 and has an existing pond. A newt corridor is maintained from Crossway Wood to a pond on the Larkfleet development to the south of the site.
- 1.4. The site sits within a predominantly residential area and is appropriate in terms of layout. The details such as scale and appearance have been reserved at this stage and will be required to be carefully considered should outline planning permission be granted.
- 1.5. The access has been the subject of discussion with the County Council who consider that the access is shown to be constructed to the Highway Authority's specification.
- 1.6. The layout of the proposed dwellings are not considered to give rise to unacceptable overlooking, overshadowing or overbearing impacts on neighbouring dwellings located close by the site.
- 1.7. Overall, the proposal is considered to be acceptable subject to the imposition of planning conditions.

2 SITE DESCRIPTION

- 2.1. The application site is located to the south of Wimblington Road within the settlement of Doddington.
- 2.2. The site is currently occupied by a bungalow, a series of outbuildings and grassland areas. A range of mature trees are currently situated within the site and to the sites boundary's.
- 2.3. Existing access off Wimblington Road is located at the northern boundary of the site. To the east of the site is overgrown vegetation with open fields beyond, south of the site there are 16 no. residential dwellings that were approved under planning application F/YR14/0217/F. To the west of the site is Crossway Wood, which is part of a Tree Preservation Order TPO01/2014 and has an existing pond. A newt corridor is maintained from Crossway Wood to a pond on the Larkfleet development to the south of the site approved under planning application F/YR14/0217/F.
- 2.4. The application site is situated within Flood Zone 1 and an Amber Great Crested Newts Protection Zone.

3 PROPOSAL

- 3.1. The application seeks outline planning permission for the erection of up to 4 dwellings involving the demolition of the existing bungalow and storage buildings with matters committed in respect of access and layout only.
- 3.2. Full plans and associated documents for this application can be found at: [F/YR23/0539/O | Erect up to 4 x dwellings \(outline application with matters committed in respect of access and layout\), involving the demolition of existing dwelling and storage buildings | 32 Wimblington Road Doddington March Cambridgeshire PE15 0TJ \(fenland.gov.uk\)](https://www.fenland.gov.uk/planning-and-building-control/planning-applications/outline-applications/F/YR23/0539/O)

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR14/0356/F	Removal of Conditions 1 and 2 of planning permission F/0769/83/F (Continued use of premises as residential/warehouse and distribution) to remove restrictions so that the permission does not just relate to Mr A W Turner (occupant at the time), and not to restrict business to agricultural storage (retrospective)	Finally Disposed of	08/09/2023

5 CONSULTATIONS

Local Residents/Interested Parties

5.1. **Doddington Parish Council (30/07/2023)**

Doddington Parish Council at a recent Parish Council meeting voted to object to the above planning application on the basis that the application can be classified as back land development and as such conflicts with policies LP3 and LP12.

5.2. **FDC Environmental Health (31/07/2023)**

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed scheme as it is unlikely to have a detrimental effect on local air quality.

Due to the demolition of existing structures and close proximity of noise sensitive receptors, it is recommended that the following conditions are imposed in the event that planning permission is granted:

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.

5.3. **CCC Highways (03/08/2023)**

On the basis of the information submitted, the Local Highway Authority has no objections in principle, however, the following points require attention to make the development acceptable in highway terms:

- *No details of the form of construction on the access appear to have been provided. For clarity, that area located in the public Highway must be in accordance with The County Councils Housing Estate Road Specification HERCS, with that section within the private access constructed in a bound material for at least 5m from the carriageway edge. The plan should be amended to clarify this and detail the extent of dropped kerbs to be provided.*

- *While it is indicated on plan that drainage will be provided to avoid discharge onto the public highway, its form and location has not been specified. The applicant should be invited to clarify this. It should be noted that the use of permeable surfacing is not in itself considered sufficient in this regard and further measures such as constructing the private driveway to fall away from the highway, or the provision of a separate drainage system to intercept any potential runoff from private surfaces would be required.*

- *While pedestrian visibility splays are shown on key, these are not correctly detailed. These should be located on either side of the access between the edge of the driveway and back edge of the footway. The applicant should be invited to correct this on plan.*

I note that the 2.4m by 43m vehicular visibility splays appear to be achievable fully within the highway which is therefore acceptable.

While access, parking and turning areas have not been clearly detailed (these should ideally all be comprehensively dimensioned on plan) there appears to be sufficient area in each plot to accommodate two 2.5m by 5m parking spaces. While turning out onto what appear to be a 4 - 4.5m wide shared driveway may potentially be awkward, the additional width available with the private drives should make this workable.

Sufficient turning appears to have been provided at the southern extent to accommodate turning for visiting cars and moderately sized delivery vehicles and is therefore acceptable from a highway perspective. It is less clear however whether the turning head would be sufficient for a fire appliance as would be required to comply with Part B5 of the Building regulations 2010. The applicant should be invited to provide appropriate vehicle swept path to demonstrate appropriate turning independent from any parking spaces.

Please let me know if the applicant is unwilling or unable to amend the application or provide additional information as outlined above, so I may consider making further recommendations.

5.4. CCC Highways (16/08/2023)

The Local Highway Authority raises no objections to the proposed development.

The access is shown to be constructed to the Highway Authority's specification. While this strictly need only apply to the highway extents, I have no objections in this regard.

I note that the pedestrian visibility spays have been amended and are now acceptable.

Suitable turning for a fire appliance has also been described at the southern turning head.

Please append the following conditions and informative to any permission granted:

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 10 metres measured from the near edge of the highway carriageway and thereafter maintained in perpetuity.

Reason: In the interests of highway safety and in accordance with Policy LP15 of the Fenland Local Plan 2014.

Closure of Access: Prior to the commencement of the development hereby approved a scheme for the permanent and effective closure of the existing access Wimblington 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.

Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.

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.

Reason: To prevent surface water discharging to the highway in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014.

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;

Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.

Parking/Turning Area: Prior to the first occupation of the development the proposed on-site parking/turning area shall be laid out in accordance with the approved plans, surfaced in a bound material and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).

Visibility Splays: 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 metres x 2m metres measured along respectively the back of the footway

Reason: In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.

Informative:

Works in the Public Highway

This development may involve work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

5.5. FDC Tree Officer (18/08/2023)

The proposed development requires a significant loss of canopy cover to provide the necessary space for the new dwellings. Whilst a number of trees are Cypress species, with a limited role in biodiversity, they do provide nesting opportunities for birds. The loss of fruit trees is a reduction in foraging opportunities for wildlife.

The majority of the trees are noted as being Category C and I have no objection to this classification, many have limited visibility outside the site.

The proposal also includes the removal of one tree within a protected woodland (TPO 01/2014).

The proposal does not include landscape proposals and I cannot approve the development proposal without confirmation that trees will be replanted to mitigate the losses.

5.6. FDC Tree Officer (31/08/2023)

I can confirm that I have no further objection to the application based on the new tree planting as shown on the drawing.

Local Residents/Interested Parties

5.7. 3 letters neither objecting to or supporting the application from residents of Doddington been received, they are summarised as follows:

- Suitable care and planning needs to be given to the boundary with Crossway Wood due to the presence of a supposed newt colony
- Several trees along the boundary line are in need of surgery to make them safe for residents
- Removal of storage buildings needs to be approached with care, due to the use of asbestos in their construction. Also removal of contaminated ground surrounding the storage buildings
- The proposed plans do not show fencing fully limiting access into Crossway woods which are private woodlands
- The application form states that there is no contaminated land on site; the site has been used for light industrial use and has been used for open burning of toxic and waste materials
- Negative impact on wildlife in and around the site due to the removal of a large amount of trees
- Where will cars be parked for the house that is proposed to run directly behind my property as there does not appear to be a garage or driveway and I am concerned this could affect the privacy of our bedrooms at the back of the house
- Trees will be removed that provide shade and host nature, removal of trees could impact privacy and view
- Fully in favour of a new 6 ft fence being erected at the other side of the newt corridor to ensure privacy. We would also appreciate if trellis could be included at the top of the 6 ft fence to further promote privacy
- As there will be a substantial loss of trees what are the biodiversity net gain plans as we understand there to be great crested newts on the site, and we have also personally witnessed water voles, squirrels, blue tits, great tits, doves, muntjac deer and can hear a woodpecker

5.8. Objectors

2 letters of objection have been received from 2 addresses within Woodside Close, Doddington (x1) which raised the following summarised concerns:

- Building 4 houses on a small plot of land displacing a vast amount of wildlife and close to the existing newt trail
- Loss of privacy and associated disturbance due to the close proximity of the house(s) to our house, garden and neighbouring properties
- The choice to purchase and live in the area / current location was made due to the privacy the property had and the surrounding habitat

- Whilst I am not against development on the land or in general I do feel that 4 properties and the proximity and view to existing dwellings is wholly inappropriate
- In addition to this the lack of availability in the local school and the challenges with local amenities and infrastructure also causes concern with regular developments continuing to be permitted without development of these facilities
- The windows of all of the properties have been omitted meaning we cannot determine how many windows look onto the neighbouring properties of Woodside Close
- The positioning of both Plots 3 and 4 will obstruct the late afternoon / evening sunlight that enters our garden (4 Woodside Close) which will cause loss of light and shadowing to our rear garden
- Overlooking impacts from Plot 4 into Woodside Close
- The removal of trees also poses a big risk to the existing properties in Woodside Close with the potential for property damage when trees are felled
- One of the outbuildings to be demolished contains asbestos and which poses health risks
- Wildlife uses the existing trees and shrubbery surrounding 32 Wimblington Road

5.9. **Supporters**

14 letters of support have been received from 14 addresses within Doddington (x13) and March (x1) which made the following summarised comments:

- New housing is drastically needed in the local area
- This site already benefits from the vehicle access needed for a development of 4 houses
- The site already has multiple buildings that are frankly ready for demolition the re-development decision should not be hindered by the fact they will be demolished
- What was once a well maintained property and business is now overgrown and seemingly derelict it would be good to see the site used effectively for housing and would improve the street scene on the South side of this part of Wimblington Road
- The site is large enough to accommodate multiple units which seem to be well laid out within the site - it is far too big for a single unit especially given the potential maintenance for so much garden if it were only one property
- I note that there have been comments about back land development for this site - a visit to Wimblington Road will confirm that back land development has been positively supported on a number of sites on the north side of the road and mainly single properties with one driveway
- Minimal disruption to wildlife
- The proposed site layout looks to have considered trees and wildlife in the local area
- Happy to see the village continue to grow

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)

Para 2 – Applications to be determined in accordance with the development plan unless material considerations indicate otherwise

Para 11 – A presumption in favour of sustainable development

Para 47 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise

Para 130 – Achieving well-designed places

7.2. National Planning Practice Guidance (NPPG)

7.3. National Design Guide 2021

Context

Identity

Built Form

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

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

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP19 – The Natural Environment

7.4. 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

LP5: Health and Wellbeing

LP7: Design

LP8: Amenity Provision

LP20: Accessibility and Transport

LP22: Parking Provision

LP27: Trees and Planting

LP28: Landscape

LP32: Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Design, Layout and Residential Amenity**
- **Access and Highway Safety**
- **Flood Risk and Drainage**
- **Trees/Arboricultural**
- **Ecology**

9 ASSESSMENT

Principle of Development

- 9.1. Policy LP3 of the Fenland Local Plan 2014 designates Doddington as a Growth Village within the settlement hierarchy. Development within the existing urban area or as small village extensions will be appropriate in Growth Villages albeit of a considerably more limited scale than that appropriate to Market Towns. The principle of development is therefore acceptable subject to further policy considerations set out below.

Design, Layout and Residential Amenity

- 9.2. Policy LP16 expects to deliver and protect high quality environments throughout the district, and only allows development which makes a positive contribution to the local distinctiveness and character of the area, and enhances its local setting, responding to and improving the character of the local built environment.
- 9.3. The dwellings along Wimblington Road are varied in terms of appearance and scale. The appearance and scale of the proposed dwellings are reserved details at this stage, however, as outlined within the applicants Design and Access statement the maximum scale would be two storeys, this would reflect the nearby developments of Witchford Close and Woodside Close.
- 9.4. Whilst the character of Wimblington Road is mainly of frontage development, there are other 'at depth' developments within the immediate area such as Dexter Close, Witchford Close and Woodside Close. Accordingly, in terms of general character and the core shape of the village the proposal is considered to comply with Policy LP12 of the Fenland Local Plan 2014.
- 9.5. Given the location of the proposed development in relation to existing residents, specifically Woodside Close, the proposal is not considered to give rise to concerns regarding neighbouring amenity. Plot 4, which would be located to the south of the site, would be the closest to the existing dwellings at Woodside Close. Plot 4, in respect of its closest point to each of the dwellings at Woodside Close, would be located approximately 20m from the existing dwelling at no. 1 Woodside Close, 18.5m from the existing dwelling at no. 3 Woodside Close and 28.5m from the existing dwelling at no. 4 Woodside Close. This level of distance is considered acceptable and would not cause any significant issues in relation to overlooking, overshadowing or overbearing impacts.
- 9.6. The layout of the proposed dwellings are not considered to give rise to unacceptable overlooking, overshadowing or overbearing impacts.
- 9.7. The proposed dwellings (subject to detailed design) would achieve good levels of surveillance and where necessary it will be important that windows to the ground floor can achieve surveillance over their respective/neighbouring parking areas.

- 9.8. Overall. It is considered that the proposed development layout is acceptable and subject to the detailed design would not have a detrimental impact upon the amenities of existing properties adjacent to the site and would achieve appropriate standards of amenity within the scheme itself. The proposal therefore complies with Policy LP16 of the Fenland Local Plan 2014.

Access and Highway Safety

- 9.9. Policy LP15 aims to ensure that new development provides a good designed, safe and convenient access. Access is committed as part of this application and the submitted site plan details a new 5-metre-wide access for 10m from the highway boundary and visibility splays of 2.4m by 43m in both directions along Wimblington Road. The committed layout demonstrates parking for a least three vehicles for each unit in the form of driveways and garages. A communal turning area is proposed to the south side of the site to ensure vehicles can enter and exit the site in a forward gear.
- 9.10. A bin collection point for the proposed dwellings has been provided to the west side of the shared private drive.
- 9.11. The Highways Officer has commented on the submitted application and raised no objection to the proposed development stating the access is shown to be constructed to the Highway Authority's specification. The Highways Officer has asked for conditions to be appended to any grant of permission and the proposed conditions are considered to be appropriate, these conditions would relate to the access road details, closure of the existing access, highways drainage, restriction on gates, parking/turning area and visibility splays.
- 9.12. Overall, the proposed development demonstrates a safe and convenient access and accordingly the proposal complies with Policy LP15 of the Fenland Local Plan 2015.

Flood Risk and Drainage

- 9.13. The application site falls within Flood Zone 1 (low risk) 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 mitigation measures. Issues of surface water will be considered under building regulations; accordingly, there are no issues to address in respect of Policy LP14.

Trees/Arboricultural

- 9.14. The applicant has submitted an Existing and Proposed Tree Plan, Tree Survey and Arboricultural Impact Assessment and Preliminary Method Statement detailing the impact on the tree population and methodology for the safe removal and retention of trees on the site and in relation to the TPO adjacent the site Corpse Wood TPO01/2014.
- 9.15. The Tree Officer has reviewed the proposal and accompanying documents outlining no objection to the scheme, following additional information submitted by the agent relating to replanting of trees onsite.
- 9.16. A landscape scheming will be required at submission of any Reserved Matters application stage. This can be controlled via a condition, for any approval of the application.

Ecology

- 9.17. The site is situated within an Amber Great Crested Newts Protection Zone and a newt corridor is maintained from Crossway Wood to a pond on the Larkfleet development to the south of the site.
- 9.18. The applicant has submitted a Preliminary Ecological Appraisal to accompany the application that was undertaken at the site in May 2023. The appraisal details that ponds located close to the site were subject to a Great Crested Newt presence/absence survey. The survey findings detail that the ponds that were surveyed are considered to be 'probably absent' of any Great Crested Newts. It is also included within the appraisal that the site and adjacent Corpse Woodland to the west of the site were devoid of standing water habitat suitable for breeding amphibians. Overall, the survey concludes that Great Crested Newts appear to be absent from the site as a result of waterbody management neglect over the last 10 years and the proposed development is considered unlikely to result in significant harm to Great Crested Newts.
- 9.19. The submitted Preliminary Ecological Appraisal also details that there was no evidence of bats present within any of the buildings/built structures within the site and all buildings were assessed as possessing negligible bat roost suitability. Furthermore, the single weeping willow at the north of the site was assessed as possessing low overall bat roost suitability in accordance with its size. The garden land within the site has also been considered likely to be used by small numbers of bats for foraging purposes, but the most valuable habitat for feeding bats is likely to be Corpse Wood to the west of the site.
- 9.20. It is considered that further Ecology matters can be controlled via appropriate conditions in relation to any forthcoming Reserved matters application.

10 CONCLUSIONS

- 10.1. Overall, it is considered the proposal creates a development which responds to the opportunities and constraints of the site and to relevant planning policies. The development is not considered to have a detrimental impact upon the neighbouring dwellings located close by the site and is acceptable in terms of highway safety and flood risk/drainage matters providing a good quality residential environment. The proposal also does not have an unacceptable impact of tree or ecology. The proposal does not conflict with any policies of the Fenland Local Plan 2014 or the NPPF. There are no material planning considerations which would lead to the conclusion that the proposed development is unacceptable. It is therefore recommended that outline permission is granted subject to conditions.

11 RECOMMENDATION

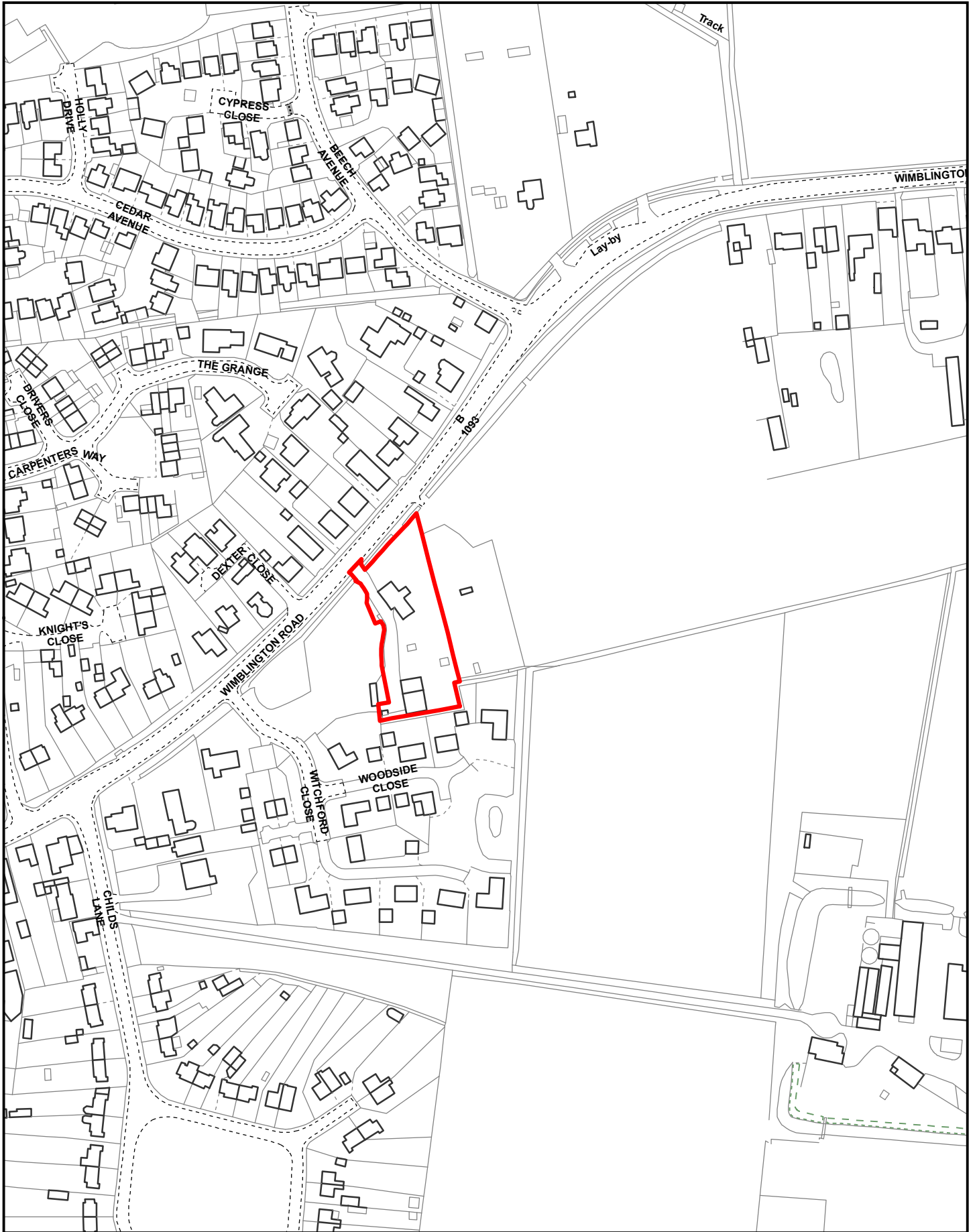
Grant, subject to the following conditions:

1	Approval of the details of: i. the scale of the building(s); ii. the external appearance of the building(s); iii. the landscaping (hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).
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	Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.
2	<p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990</p>
3	<p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4	<p>No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ul style="list-style-type: none"> i. the parking of vehicles of site operatives and visitors ii. site compound & storage areas. iii. loading and unloading of plant and materials iv. storage of plant and materials used in constructing the development v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate vi. wheel washing facilities vii. measures to control the emission of dust and dirt during construction viii. a scheme for recycling/disposing of waste resulting from demolition and construction works <p>Reason - To prevent harm being caused to the amenity of the area in accordance with the provisions of Policies LP2 and LP16 of the Fenland Local Plan (Adopted May 2014).</p>
5	<p>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 10 metres measured from the near edge of the highway carriageway and thereafter maintained in perpetuity.</p> <p>Reason: In the interests of highway safety and in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
6	<p>Prior to the commencement of the development hereby approved a scheme for the permanent and effective closure of the existing access Wimblington 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.</p> <p>Reason: To minimise interference with the free flow and safety of traffic on the</p>

	adjoining public highway and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.
7	<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: To prevent surface water discharging to the highway in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014.</p>
8	<p>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;</p> <p>Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
9	<p>Prior to the first occupation of the development the proposed on-site parking/turning area shall be laid out in accordance with the approved plans, surfaced in a bound material and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).</p> <p>Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
10	<p>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 metres x 2m metres measured along respectively the back of the footway.</p> <p>Reason: In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
11	<p>If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the 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.</p> <p>Reason - To ensure that the development complies with approved details in the interests of the protection of human health and the environment in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
12	<p>No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:</p> <p>a) Summary of potentially damaging activities.</p>

	<p>b) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site.</p> <p>c) The location and timing of sensitive works to avoid harm to biodiversity features.</p> <p>d) The times during construction when specialist ecologists need to be present on site to oversee works.</p> <p>e) Responsible persons and lines of communication.</p> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason - To enhance biodiversity in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
13	<p>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.</p> <p>Reason - In the interest of neighbouring amenity in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
14	<p>Development in accordance with approved plans.</p>



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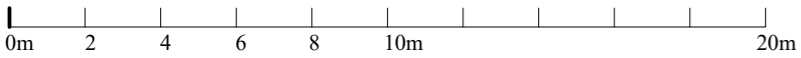
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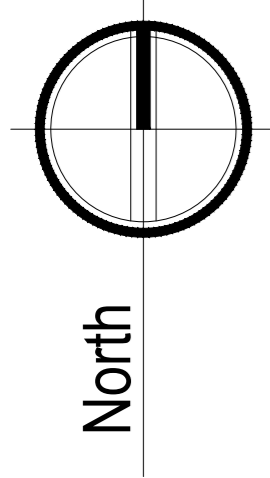


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Existing Site Layout



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DRAWING STATUS	PRELIMINARY	CONSTRUCTION
	PLANNING	FILE COPY

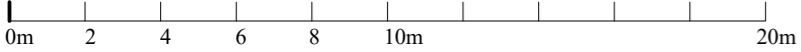
CLIENT
Mrs S White

PROJECT
32 Wimblington Road, Doddington, Cambridgeshire

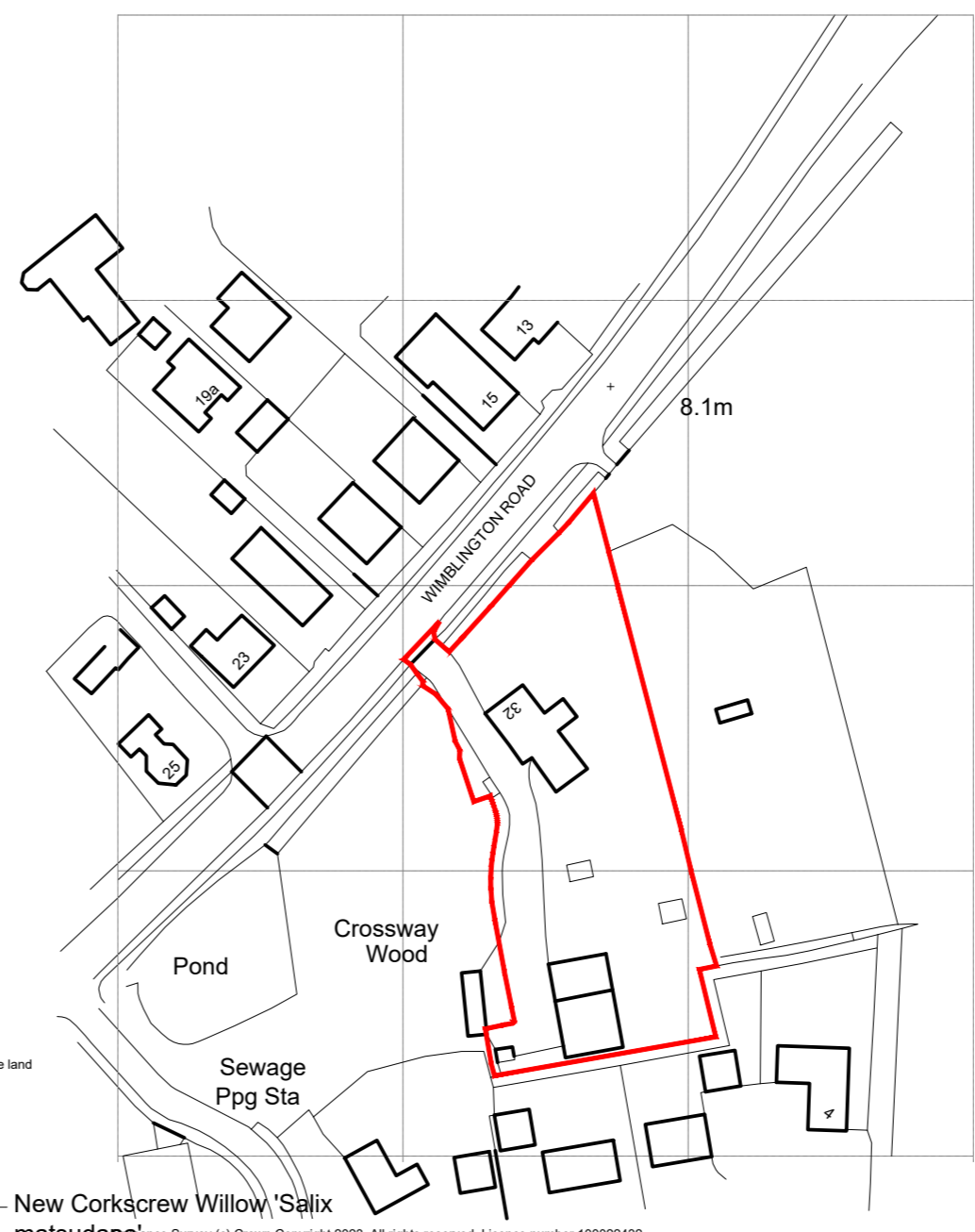
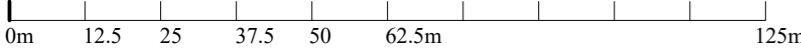
DRAWING TITLE
Existing Site Layout

SCALE	DATE	DRAWN	CHECKED
1:200 @ A1	March 2023	LB	
DRAWING NUMBER	REVISION		
CH22/LBA/624/EX-1-100			

Scale: 1:200



Scale: 1:1250



Location Plan 1:1250

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KEY TO SYMBOLS

SURFACING

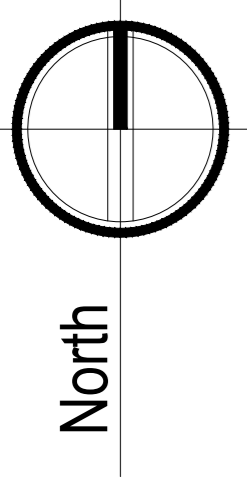
- New 5m wide access road with drainage to avoid discharge onto public highway
- Bin Collection Point.
- Indicative paths and patios
- Entrance visibility splay to be 2.4m x 43m vehicle to vehicle splay. All planting that falls within visibility splay to be a maximum of 600mm high
- 2m x 2m pedestrian to vehicle visibility splay.

INDICATIVE SOFT LANDSCAPING

- Existing trees to be retained/ off-site trees.
- Existing trees to be carefully removed shown dotted.
- Root Protection Zones. (Refer to Hayden's Arboricultural Consultants Tree Report and AIA)
- Proposed new tree planting

All proposed new trees to be a minimum nursery stock size of Selected Standard with a stem diameter of 10-12cm at 1m above ground level.

All proposed new trees to be a minimum nursery stock size of Selected Standard with a stem diameter of 10-12cm at 1m above ground level.

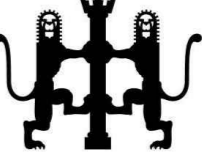


ACCOMMODATION SCHEDULE

Private housing

Plot 1	4 bedroom house	190 sq.m
Plot 2	4 bedroom house	165 sq.m
Plot 3	4 bedroom house	165 sq.m
Plot 4	4 bedroom house	190 sq.m
Overall Total	4 No	

- Rev B Aug. 2023 Additional tree planting added to address concerns raised by tree officer on 18.08.23
- Rev A Aug. 2023 Highway amendments made to accord with comments received from Andre Chabot on 03.08.23



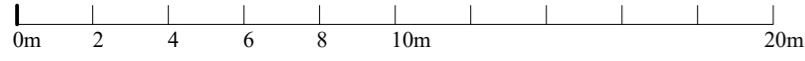
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DRAWING STATUS	PRELIMINARY	CONSTRUCTION
	PLANNING	FILE COPY
CLIENT	Mrs S White	
PROJECT	32 Wimlington Road, Doddington, Cambridgeshire	
DRAWING TITLE	Proposed Site Layout Location Plan	

SCALE	DATE	DRAWN	CHECKED
1:200 & 1:1250 @ A1	March 2023	LB	
DRAWING NUMBER	REVISION		
CH22/LBA/624/OP-1-100	B		

Proposed Site Layout

Scale: 1:200



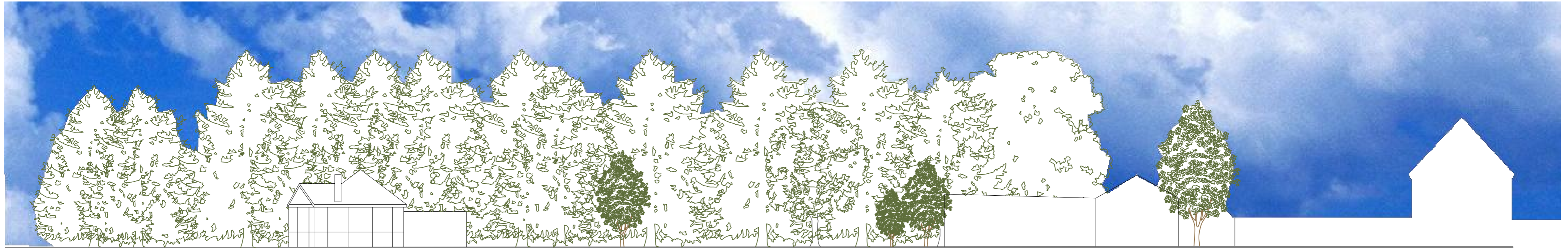
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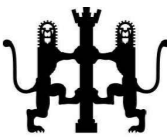
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Existing Site Section A-A



Indicative Site Section A-A



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DRAWING STATUS: PRELIMINARY CONSTRUCTION
PLANNING FILE COPY

CLIENT: Mrs S White

PROJECT: 32 Wimblington Road, Doddington, Cambridgeshire.

DRAWING TITLE: Existing Site Section A-A
Indicative Site Section A-A

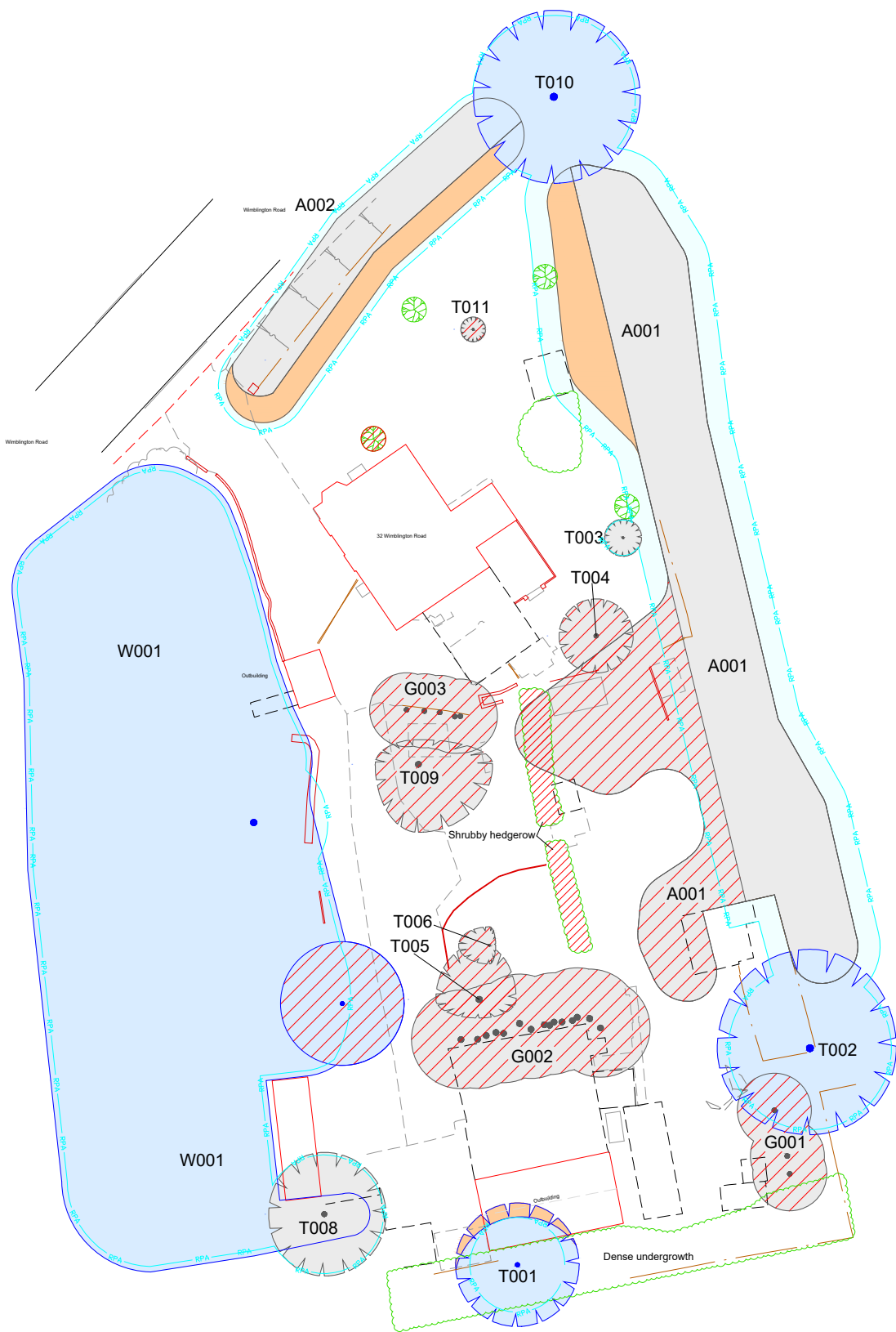
SCALE: 1:200 @ A2 DATE: March 2023 DRAWN: LB CHECKED:

DRAWING NUMBER: CH22/LBA/624/OP-1-101 REVISION:

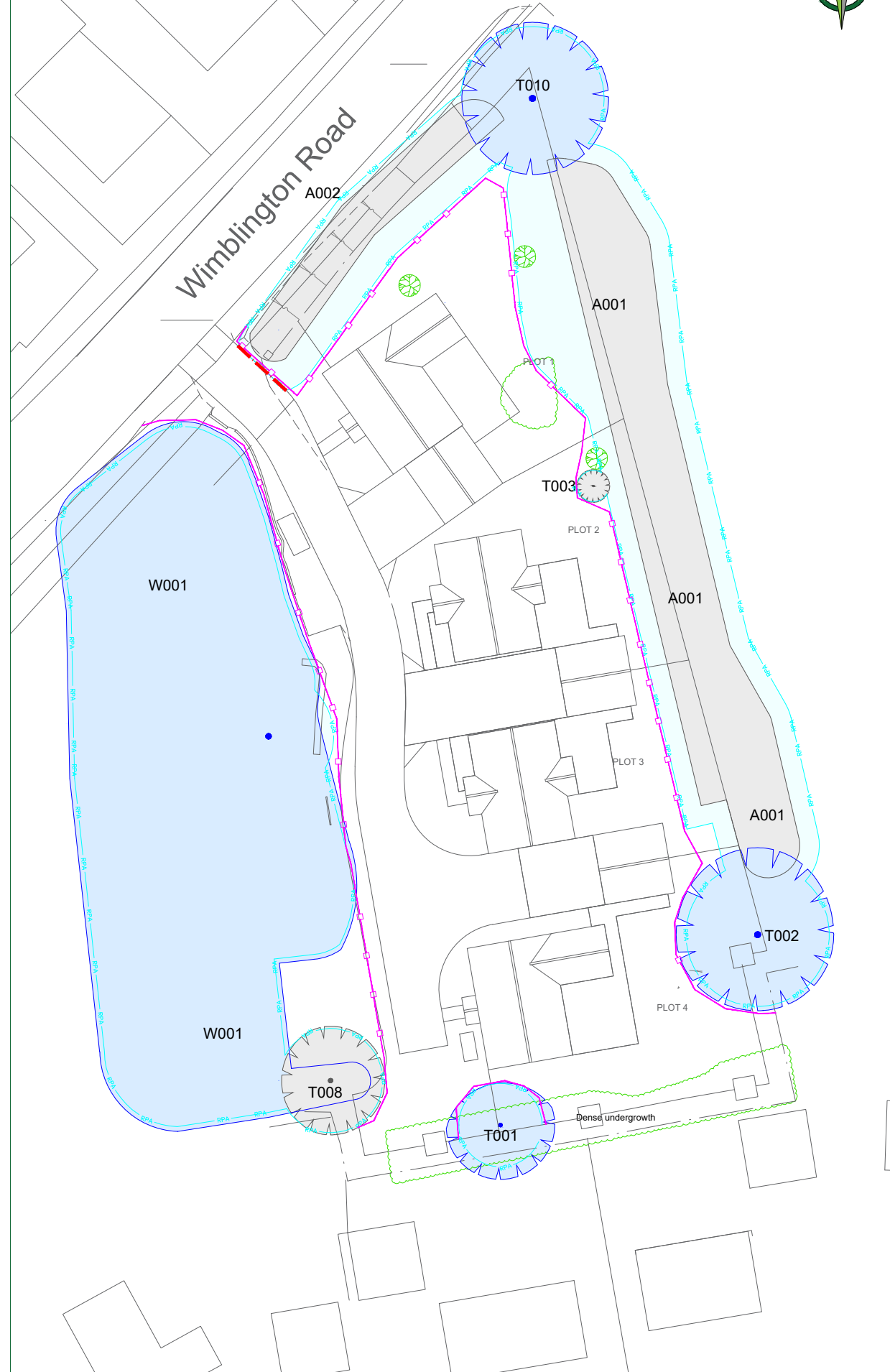
NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

Existing Site Plan



Proposed Site Plan



CATEGORY AND DEFINITION

Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

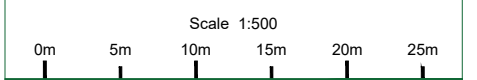
LEGEND

	Existing Tree/Feature BS 5837:2012 Category B
	Trees which require crown reduction to facilitate the prospective development
	Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category B
	Existing Tree/Feature BS 5837:2012 Category C
	Trees which require crown reduction to facilitate the prospective development
	Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category C
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Additional feature which doesn't meet BS 5837:2012 categorisation but is included for reference
	Additional feature which doesn't meet BS 5837:2012 categorisation to be removed for development
	Line of proposed temporary protective barrier
	Line of proposed Root Pruning

17/04/2023 CM Based on Topographical drawing & L Bevens Associates Architects Ltd Proposed site layout drawing no.CH22/LBA/624/OP-1-100

The position, condition, and dimensions of the trees are based on a site survey undertaken on 09/12/2022

"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"



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Client: L. Bevens Associates Ltd. Drawing Title: TS & AIA

Site: 32 Wimlington Road, Doddington, March, PE15 0TJ

Date: 17/04/2023 Drawn By: CM Cad File Ref: C:\Pro\9979-D-AIA.dwg

Scale: 1:500 (A3) Checked By: SHO Drawing No: 9979-D-AIA Rev: -