

**Applicant: Mr G Brown**

**Agent: Mrs Angela Watson Swann  
Edwards Architecture Limited**

**Land East Of 52 Church Road, Christchurch**

**Erect up to 3 x dwellings involving the formation of a new access (outline application with matters committed in respect of access) including a detached garage to serve no. 52 and demolition of existing outbuildings.**

**Officer recommendation: APPROVE.**

**Reason for Committee: The Parish Council object and the proposal is for more than two dwellings.**

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## **1. EXECUTIVE SUMMARY**

- 1.1. The submitted outline planning application seeks planning permission for the erection of up to 3 dwellings (including a new detached garage), with matters committed in respect of access.
- 1.2. The application site is located on the north side of Church Road, has a road frontage and forms part of the garden of no.52 Church Road.
- 1.3. The application site is within the settlement of Christchurch which is identified within the settlement hierarchy as a `Small Village` as set out in Policy LP3. Developments in Small Villages would be limited to residential infilling.
- 1.4. When viewed within the built-up context of the area, the application site would appear as a gap site between no. 52 Church Road & no.3 Shrubbery Close within an otherwise built-up frontage. Therefore, the proposal would result in residential infilling.
- 1.5. The proposal includes two new accesses from Church Road; one would serve proposed Dwelling 1 and the other access would allow access to a shared driveway to serve proposed Dwellings 2 & 3. The Highways consultee has no objection to the proposed Means of Access. Matters such as layout, scale, appearance, and landscaping will be assessed under a reserved matters application.
- 1.6. The planning application is recommended for approval, subject to conditions.

## **2. SITE DESCRIPTION**

- 2.1. The application site is located on the north side of Church Road and forms part of the garden land of no.52 Church Road which is situated to the southwest. The site has a narrow frontage with a wider area to the rear and is occupied by two outbuildings (sheds). The site boundaries are a hedgerow to the north, post and rail to the south along the frontage, close boarded fencing to the west and an open

boundary to the east. An IDB drain borders the east boundary of the site. The plot appears as an infill site and within the village settlement of Christchurch which consists of traditional residential properties.

2.2. The site is located within flood zone 1 (low risk).

### **3 PROPOSAL**

3.1 The outline application seeks planning permission for the erection of up to three dwellings including the formation of two new access points, although one presently exists (outline application with matters committed in respect of access) including a detached garage to serve no. 52 Church Road and the demolition of the existing outbuildings (sheds) on site.

3.2 The indicative plan illustrates Dwelling 1 would be northeast of no.52 and would have a road frontage. Dwellings 2 & 3 would be positioned directly to the rear and would have a frontage to the northeast. The proposed detached garage serving no.52 would be positioned between Dwelling 1 and Dwelling 2. Regarding Means of Access, two adjacent accesses are proposed directly from Church Road and along the southeast boundary of the site. One access would serve Dwelling 1 only whilst the second access would serve Dwellings 2 & 3 to the rear of the site by way of a proposed shared access/driveway.

3.3 Illustrations have been provided outlining the proposed dwellings would be of a two-storey scale and of a traditional design (rectangular footprints, pitch roof forms etc). It is noted Dwelling 1 appears smaller in scale compared to Dwellings 2 & 3 and these dwellings would also benefit from a shared garage situated towards the northwest corner of the site.

3.4 Full plans and associated documents for this application can be found at: [F/YR23/0572/O | Erect up to 3 x dwellings involving the formation of a new access \(outline application with matters committed in respect of access\) including detached garage to serve no. 52 and demolition of existing outbuildings | Land East Of 52 Church Road Christchurch \(fenland.gov.uk\)](https://fenland.gov.uk/Planning/Planning-Applications/F/YR23/0572/O)

#### 4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR05/0578/F	Erection of 29 dwellings comprising; 15 x 3-bed and 14 x 2-bed terraced houses with associated parking.  Land Off Church Road Christchurch Wisbech Cambridgeshire (The Croft)	Grant	15.08.2006
F/YR15/0104/F	Erection of 4no dwellings comprising of 2 x 3-storey 5-bed with detached garages and 2 x 2-storey 4/5-bed with integral garages  Site Of Former Shrub House 46 Church Road Christchurch Cambridgeshire (Shrubbery Close)	Grant	04.07.2025
F/YR16/0781/F	Erection of a 2-storey rear extension and detached garage to existing dwelling	Grant	31.10.2016
F/YR21/0685/VOC	Variation of conditions 2 (Materials), 6 (Pedestrian Visibility Splay), 7 (Drainage), 10 (Boundary Treatments) and 11 (List of Approved Plans), relating to planning permission F/YR18/0880/F (Erection of a 2-storey 4-bed dwelling with detached garage and formation of access) - to change pre-commencement conditions to compliance conditions, and amendments to proposal	Grant	02.09.2021
F/YR21/1327/VOC	Variation of condition 8 (Church Road access) and condition 12 (list of approved plans) of planning permission F/YR15/0104/F (Erection of 4no dwellings comprising of 2 x 3-storey 5-bed with detached garages and 2 x 2-storey 4/5-bed with integral garages)  Site Of Former Shrub House 46 Church Road Christchurch	Grant	28.01.2022

## 5 CONSULTATIONS

### 5.1 Christchurch Parish Council

- 5.2 *The Members of the Parish Council considered this application at their recent meeting. They expressed concern regarding the arrangements for maintenance access to the watercourse adjacent to the site. This strategic watercourse provides drainage to the whole of the village of Christchurch and is already overgrown due to the proximity of the wooden sheds on the site that inhibit access. Whilst the Middle Level Commissioners may have indicated their acceptance of the 9m access including the frontage of the properties, this will result in the annual destruction of the front gardens of dwellings 2 and 3. There are also two designated parking spaces within the 9m strip.*

*The Council does not support this type of backfill development and members expressed concerns that the granting of this proposal would set a precedent for other similar developments in the village. Members raised no objections to the proposed dwelling 1 as infill development on the established frontage.*

*Occupiers of these dwellings will be dependent on the use of private motor vehicles, contrary to the picture painted by the design and access statement. There is no village shop in Christchurch and no public transport to enable residents to access amenities elsewhere. Members resolved not to support this application.*

### 5.3 CCC Archaeologist

- 5.4 *Our records indicate that the development lies in an area of archaeological potential. The development is situated on a historically valuable area of slightly raised ground in this low-lying part of the Fen where cropmarked evidence of Roman settlement and agricultural systems appears extensively on the early roddon deposits of the silted-up meander of the Old Croft River. An extensive Roman field system is known in the areas adjacent to the development area, focused around a roddon which itself is surrounded by several ditches likely representing an attempt at water management in the area (Cambridgeshire Historic Environment Record reference 06848). Archaeological investigations to the north-east confirmed the presence of the roddon, which passes adjacent north of the development (CHER ref. MCB17930). A number of east to west ditches believed to relate to the Roman field system and activity focused around the roddon were also identified during the works. The cropmarks to the north also show a number of ring ditches (CHER ref. MCB29367). Where excavated elsewhere these ring ditches are believed to relate to medieval agricultural practices, however due to their location within the Roman field system, they may also have Roman or Iron Age origins.*
- 5.5 *Due to the archaeological potential of the site, a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. Usage of the following condition is recommended:*
- 5.6 **Archaeology Condition:** *No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that*

*has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:*

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

*Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021).*

## **5.7 CCC Highways**

**5.8** *The Local Highway Authority raises no objections to the proposed outline application. In the event that the LPA are mindful to approve the application, please append the following conditions and informative to any consent granted:*

**5.9 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.*

**5.10 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.*

**5.11 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.*

**5.12 Visibility Splays:** *Prior to commencement of the first occupation of the development hereby approved, visibility splays shall be provided on both sides of*

*the new vehicular access and shall be maintained free from any obstruction over a height of 600 mm within an area of 2.4 metres by 43 metres measured respectively along the centre of the driveway and the edge of the carriageway.*

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

**5.13 Visibility Splays:** *Prior to commencement of the 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 2 metres measured respectively along the edge of driveway and back of the footway.*

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

#### **5.14 FDC Environmental & Health Services**

**5.15** *The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposals as it is unlikely to have a detrimental effect on the local environment.*

**5.16** *Although current and historic land use does not suggest the site has been left in a contaminated state, I would however recommend that the following condition is imposed in the event that planning permission is granted:*

**5.17 Unsuspected Contamination:** *If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with. Where the site is likely to import soils for the development of garden spaces it is requested that a condition is applied to ensure the source, condition and sampling of the soil has been undertaken in accordance with relevant guidance.*

**5.18** *Due to the close proximity of this development to existing residential properties this service would also welcome a condition requiring on construction working times, with the following considered reasonable:*

**5.19 Working Time:** *No construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.*

#### **5.20 Middle Level Commissioners**

*No comments received.*

#### **5.21 Natural England**

*No comments received.*

#### **5.22 Representations**

5.23 **Cllr Dal Roy** - *Having visited the site and noted the comments about this being an area of archaeological interest, I wish for it to be noted that I would object to this current application. The development is next to a main drain that serves Christchurch and I have noted that in other areas of the district, potential backfill developments have tended to allow rubble to enter the watercourses and cause flooding.*

#### 5.24 **Local Residents/Interested Parties**

5.25 Six letters have been received in support of the application which are summarised below.

- Good use of the land

5.26 Four letters objecting to the application has been received which are summarised below:

- Impact on amenity
- Impact on roadway
- Out of character and impact on countryside
- Impact on IDB drain next to the site
- Proposed garage to close to neighbouring property

## 6 **STATUTORY DUTY**

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

## 7 **POLICY FRAMEWORK**

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

### **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP12 – Rural Areas Development Policy

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

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP19 – The Natural Environment

### **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan.

Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy

LP2: Spatial Strategy for the location of residential development

LP4: Securing Fenland's Future

LP7: Design

LP8: Amenity Provision

LP19: Strategic Infrastructure

LP22: Parking Provision

LP28: Landscape

LP32: Flood and Water Management

## **8 KEY ISSUES**

- **Principle of Development**
- **Visual Amenity**
- **Residential Amenity**
- **Means of Access (Impact on Highways)**
- **Ecology & Biodiversity**
- **Other Matters**

## **9 BACKGROUND**

- 9.1 An amended plan has been received. The amendments include a slight realignment of the access and the removal of an indicative hedge to the front of Plot 1 (dwelling 1). Furthermore, the applicant has submitted evidence of the IDB approval to allow development within their 9m easements strip.
- 9.2 The applicant has also submitted an ecology report.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 The site is located within the settlement of Christchurch which is identified within the settlement hierarchy as a `Small Village` as set out in Policy LP3. In Small Village settlements, development will be considered on its merits but will normally be of a very limited nature and normally be limited in scale to residential infilling or a small business opportunity.
- 10.2 When viewed within the built-up context of the area, the application site appears as a gap site between no. 52 Church Road & no.3 Shrubbery Close within an otherwise built-up frontage. Therefore, the proposal would result in residential infilling.
- 10.3 Policy LP12 is also relevant which outlines the criteria to be met for supporting developments in villages. Policy LP12, Part A (d) requires that new developments are of a scale and in a location that is in keeping with the core shape and form of the settlement and will not adversely harm its character and appearance amongst other criteria. The proposal would introduce three dwellings onto a site with development at either side and directly opposite the site therefore, the site is broadly within the core shape of Christchurch. It should be noted that this point of



general principle is subject to broader planning policy and other material considerations which are discussed in more detail in the following sections of this report.

- 10.4 The proposal is considered to be in accordance with Policy LP3 of the Fenland Local Plan 2014.

### **Character & Visual Amenity**

- 10.5 Policy LP12, Part A (c) states that proposals should not have an adverse impact on the character and appearance of the surrounding countryside and farmland, (d) the proposal in a location that is in keeping to the core shape and form of the settlement and (e) proposals would not extend existing linear features of the settlement.
- 10.6 Policy LP16 (part d) requires proposals to make a positive contribution to the local distinctiveness and character of the area and not to have an adverse impact on the settlement pattern or the landscape character of the surrounding area.
- 10.7 Layout details would be part of the reserved matters application and are not for consideration at this stage however, the submitted plan outlines an indicative site layout in which the proposed dwellings would extend to the rear and into the countryside. Whilst this is noted, it is also acknowledged the in-situ dwellings to the northeast consisting of Shrubbery Close (approved ref: F/YR15/0104/F) and The Croft (approved ref: F/YR05/0578/F), both within 35-40m meters of the site, represent an existing form of linear development extending further into the countryside than this application. Therefore, the proposal's linear layout would not appear at odds nor incongruous with the core shape and form of the settlement and would not have an adverse impact on the countryside or the settlement pattern.
- 10.8 The comments received from the Parish Council regarding the proposal would be a type of backland development and would set a precedent have been acknowledged. However, considering the residential developments of Shrubbery Close and The Croft, the indicative linear arrangement of dwellings would not appear adversely above and beyond what already exists in the settlement. Although the site plan is indicative and layout details are reserved matters, it is likely the most appropriate way for three, detached dwellings to occupy the site is in a linear arrangement and this on balance is acceptable. Although the proposal could set a precedent each planning application is assessed on its own individual merits.
- 10.9 The scheme is for the construction of up to three, detached dwellings and the indicative site plan demonstrates the site can accommodate three dwellings with sufficient space for parking and private amenity space. It is acknowledged this part of Church Road is characterised by detached two-storey dwellings and whilst scale, appearance and landscaping are reserved matters are not for consideration at this stage, the indicative two-storey design (roof, eaves etc) would not appear at odds with the streetscene of Church Road or the landscape character of the area. Furthermore, the indicative front building line serving Dwelling 1 would be in-keeping with no.52 Church Road and would respond positively to the built environment.

10.10 It is accepted that the quantum of development proposed could be accommodated within the site without adverse harm to the character and visual amenity of the area.

### **Residential Amenity**

10.11 Policy LP16 (e) requires new developments to not adversely impact on the amenity of neighbouring users, through noise, light pollution, loss of privacy and loss of light.

10.12 A reserved matters application will fully assess the impact of matters such as overlooking, overshadowing and loss of privacy, both in relation to the proposed dwellings and neighbouring properties. The scale of the proposed dwellings has been outlined as traditional two-storey which is unlikely to result in an adverse impact such as loss of light given the set-back positions of neighbouring properties.

10.13 . The rear elevations of Dwellings 2 & 3 would front to the southwest and adjacent the boundary serving no.54 (approved F/YR18/0880/F). However, the rear garden depth of no.54 is 20 meters (approx.), a similar arrangement to no.52 therefore, Dwellings 2 & 3 would not directly overlook the garden of no.54.

10.14 Whilst proposed habitable bedroom windows have not been confirmed, any forthcoming design/layout would have to be sensitive to the front elevations of nos. 1& 2 Shrubbery Close and the rear elevations of nos. 5-8 The Croft. However, it is acknowledged these properties are set-back by 35-40 meters.

10.15 It is accepted that the quantum of development proposed could be accommodated within the site without adverse harm to the residential amenity of the area.

### **Means of Access (Impact on Highways)**

10.16 Policy LP15 of the Fenland Local Plan 2014 requires development schemes to provide well designed, safe and convenient access.

10.17 Some third-party objections have been received regarding parking. However, parking arrangement details (layout) will be assessed under a reserved matters application. Notwithstanding this, there appears to be sufficient space within the site to accommodate the parking provision required under Appendix A of the Fenland Local Plan 2014.

10.18 Regarding accesses, the Highways consultee has reviewed the application and has no objection, subject to conditions.

10.19 The proposed accesses would be adequately positioned away from the boundaries of no. 52 & 54 Church Road and the dwellings to the north-east along Shrubbery Close. As such, the means access would not prejudice the amenity of neighbouring properties in terms of noise.

### **Ecology & Biodiversity**

10.20 Policy LP19 seeks to conserve, enhance and promote biodiversity within Fenland.

- 10.21 This site lies within a green zone for Great Crested Newts (GCN) which is acceptable.
- 10.22 The planning application includes the removal of two outbuildings. The applicant submitted an ecology report titled, Ecological Impact Assessment, prepared by Glaven Ecology, ref: 347-2200-GE-SE, dated Oct 2023. The survey work was completed by Carolyn Smith MSc, BSc. (Hons) MCIEEM on 23rd October 2023.
- 10.23 The report outlined no further surveys for protected species are required. Mitigation measures recommended include:
- Tree protection as per guidelines within BS 5832 (2012)
  - Diverse grass planting.
  - Good working practices.
  - External lights associated with the development should use warm white lights at <2700k.
- 10.24 Based on successful implementation of mitigation and enhancement measures and other safeguards, no significant adverse effects are predicted as a result of the proposal. Enhancements recommended for the site include the installation of integrated bat boxes and bird boxes.
- 10.25 Mitigation/enhancements are detailed within the ecology report (sections 6 & 7), in order to mitigate the impacts on the development on ecology and to enhance the biodiversity of the site. As such, subject to implementing the mitigation/enhancement strategy, it is anticipated that the proposal will not result in any adverse impacts protected species.
- 10.26 Subject to the measures outlined in sections 6 & 7 of the ecology report, the proposal is considered to comply with Policy LP19 of the Fenland Local Plan 2014.

### **Other Matters**

- 10.27 Regarding developments within or on the edge of a village, Policy LP12 Part A (i) requires development that increases the number of dwellings by 10% or more to provide demonstrable evidence of clear local community support for the scheme, generated through a proportionate pre-application community consultation exercise.
- 10.28 The latest figures, dated November 17<sup>TH</sup> 2023, show that the established threshold in Christchurch is 23 dwellings and the number of new dwellings built or committed (as of November 17<sup>TH</sup> 2023) is 28. It is considered the threshold has been exceeded, therefore, in accordance with Policy LP12 Part A, the application would require local community support, demonstrated through a Pre-Application Community Consultation or a Neighbourhood Plan exercise. As no evidence of a Consultation or Neighbourhood Plan exercise has been submitted, it cannot be established if there is clear local community support for the scheme, therefore, the application fails this requirement.
- 10.29 The scheme fails to address the requirements of Policy LP12 insofar as it relates to community support/engagement. However, the LPA is mindful of a 2017 appeal

decision (APP/D0515/W/17/3182366) where a Planning Inspector considering an appeal which was solely based on the failure of a scheme to achieve support under Policy LP12, found that the failure to achieve community support in accordance with Policy LP12 should not render an otherwise acceptable scheme unacceptable.

- 10.30 Against this backdrop it is not considered that the scheme could be refused on the grounds of the Policy LP12 threshold considerations and therefore the principle of development is acceptable.
- 10.31 Regarding the proposed detached garage, its indicative location is not objected to. Its proposed scale has not been outlined however, careful consideration should be made regarding its potential impact on no.52 however, it is also noted this property is under the ownership of the applicant.
- 10.32 There were third-party concerns the proposed development would impact the IDB access to the drain to the northeast. The indicative plans suggest the dwellings would be positioned 9m away from the bank of the drain to allow for IDB access. The proposal would also involve the demolition of the existing outbuildings on site which will be of significant benefit to the IDB as currently these buildings are positioned too close to the drain to allow access for maintenance. The applicant has also outlined consent from the IDB to allow works within the 9m easements strip has been received. Further, the applicant has submitted evidence of the IDB approval for the proposed works which is accepted by the LPA.
- 10.33 The site is within a Flood Zone 1 which is low risk and is therefore a sequentially preferable location for residential development. No additional measures are recommended.
- 10.34 No foul water details have been provided. Additionally, no surface water details have been provided other than a soakaway (outlined on the application form), but these can be controlled via a condition. Building Regulations would also require details on this matter outside the scope of planning.
- 10.35 The comments received from the Parish Council regarding Christchurch having limited amenities and there are no public transport links in the area is noted. However, the assessment of the location of development (principle) is subject to the considerations within Policies LP3 & LP12 in which is considered acceptable.

## **11 CONCLUSIONS**

- 11.1 The application is made in outline, with matters committed in respect of access with all other matters reserved for later approval therefore any details submitted alongside the proposals are indicative only.
- 11.2 Although the Local Planning Authority must satisfy itself that a development of the number of dwellings proposed can be satisfactorily accommodated within the site, the detailed design of such a scheme is reserved for later consideration.
- 11.3 The application has demonstrated that an appropriate access to the site can be provided. The details also indicate that subject to careful design and layout of the proposal to protect amenities of the surrounding properties there is no evidence to suggest that the level of development proposed could not be satisfactorily accommodated within the site.

## 12 RECOMMENDATION

**Approve**, subject to conditions.

<b>1</b>	<p>Approval of the details of:</p> <ul style="list-style-type: none"><li>i. the layout of the site</li><li>ii. the scale of the building(s);</li><li>iii. the external appearance of the building(s);</li><li>iv. the landscaping</li></ul> <p>(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).</p> <p>Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.</p>
<b>2</b>	<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>
<b>3</b>	<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>
<b>4</b>	<p>The residential elements of the development shall not exceed three dwellings (Use Class C3).</p> <p>Reason - For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
<b>5</b>	<p>The details submitted in accordance with Condition 01 of this permission shall include:</p> <ul style="list-style-type: none"><li>a) existing and proposed site levels including those on adjacent land.</li><li>b) means of enclosure ensuring that adequate gaps are provided under any new fencing to allow for the passage of hedgehogs.</li><li>c) car parking, vehicle and pedestrian access and circulation areas (which shall be of a bound material)</li><li>d) hard surfacing, other hard landscape features and materials</li><li>e) planting plans, including specifications of species, sizes, planting centres number and percentage mix, a range of native tree and shrub species should be included.</li></ul>

	<p>f) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife.</p> <p>g) existing trees, hedges or other soft features to be retained, including those on adjoining land and a tree survey is required to ensure the proposal will not have an adverse impact on the trees.</p> <p>h) timing of landscaping works</p> <p>All works shall then be carried out in accordance with the approved details.</p> <p>Reason - To ensure the appearance of the development is satisfactory and contributes to the visual character and amenity of the area and to protect the character of the site and enhance biodiversity in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
6	<p>Details of the location, height, design and materials of all screen walls and fences shall be submitted to and approved in writing by the Local Planning Authority before commencement of the relevant parts of the work. The approved scheme shall be implemented concurrently with the erection of the dwelling(s) fully in accordance with the agreed details prior to occupation and thereafter retained in perpetuity.</p> <p>Reason - To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area, and to ensure that the private areas of the development are afforded an acceptable measure of privacy in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
7	<p>Prior to the commencement of any works above ground level, a scheme and timetable for the provision and implementation of foul and surface water drainage shall be submitted and approved in writing by the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme and thereafter retained in perpetuity.</p> <p>Reason - To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of flooding in accordance with Policy LP14 of the Fenland Local Plan 2014.</p>
8	<p>No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared 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 - In order to protect birds in accordance with Policy LP19 of</p>

	Fenland Local Plan 2014.
<b>9</b>	<p>All works shall be carried out in accordance with the details contained in sections 6 &amp; 7 Ecological Impact Assessment (Glaven Ecology, 347-2200-GE-SE, October 2023) hereby approved.</p> <p>Reason: To ensure compliance with the Wildlife and Countryside Act and to protect features of nature conservation importance and in order to protect biodiversity of the site in accordance with Policy LP19 of Fenland Local Plan 2014.</p>
<b>10</b>	<p>If the development hereby approved does not commence within 2 years from the date of the planning consent, the approved ecological measures secured through the condition above (condition 9) shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to establish if there have been any changes in the presence and/or abundance of breeding birds, owls or bats; and identify any likely new ecological impacts that might arise from any changes.</p> <p>Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.</p> <p>Reason: To ensure compliance with the Wildlife and Countryside Act and to protect features of nature conservation importance in relation to any on-site changes in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>
<b>11</b>	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:</p> <ol style="list-style-type: none"> <li>a. The statement of significance and research objectives;</li> <li>b. 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>c. The timetable for the field investigation as part of the development programme;</li> <li>d. The programme and timetable for the analysis, publication &amp;</li> </ol>

	<p>dissemination, and deposition of resulting material and digital archives.</p> <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 in accordance with Policies LP16 &amp; LP18 of the Fenland Local Plan 2014.</p>
<b>12</b>	<p>If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority (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. The development shall then be carried out in full accordance with the amended remediation strategy.</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>
<b>13</b>	<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>
<b>14</b>	<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 interest of highway safety and in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
<b>15</b>	<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 2014.</p>
<b>16</b>	<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</p>



	<p>shall be erected across the vehicular access hereby approved.</p> <p>Reason - In the interest of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan 2014.</p>
<b>17</b>	<p>Prior to commencement of the first occupation of the development hereby approved, visibility splays shall be provided on both sides of the new vehicular access and shall be maintained free from any obstruction over a height of 600 mm within an area of 2.4 metres by 43 metres measured respectively along the centre of the driveway and the edge of the carriageway.</p> <p>Reason - In the interest of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
<b>18</b>	<p>Prior to commencement of the 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 2 metres measured respectively along the edge of driveway and back of the footway.</p> <p>Reason - In the interest of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
<b>19</b>	Approved Plans

### **Informative(s)**

<b>1</b>	The Local Planning Authority has worked positively and proactively with the applicant to seek solutions to problems arising from the application and as such planning permission/consent is granted.
<b>2</b>	Prior to the occupation of a dwelling a bin charge is payable in accordance with the leaflet found at: <a href="https://www.fenland.gov.uk/newbins">https://www.fenland.gov.uk/newbins</a> Please contact <a href="mailto:environmentalservicerequests@fenland.gov.uk">environmentalservicerequests@fenland.gov.uk</a> for further information.
<b>3</b>	You are reminded that this project may require approval under Building Regulations prior to work commencing. It is recommended that you make enquiries in this respect direct to CNC working in partnership with the Local Authority Building Control Team (0808 1685041 or E-mail: <a href="mailto:enquiries@cncbuildingcontrol.gov.uk">enquiries@cncbuildingcontrol.gov.uk</a> ).
<b>4</b>	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.
<b>5</b>	Where it is intended to create semi-natural habitats, all species used in the

	landscaping schedules shall be locally native species of local provenance.
<b>6</b>	For monitoring purposes, the development is considered to be in or adjacent to the settlement as set down in Policies LP4, LP6 and LP12 of the Fenland Local Plan 2014.

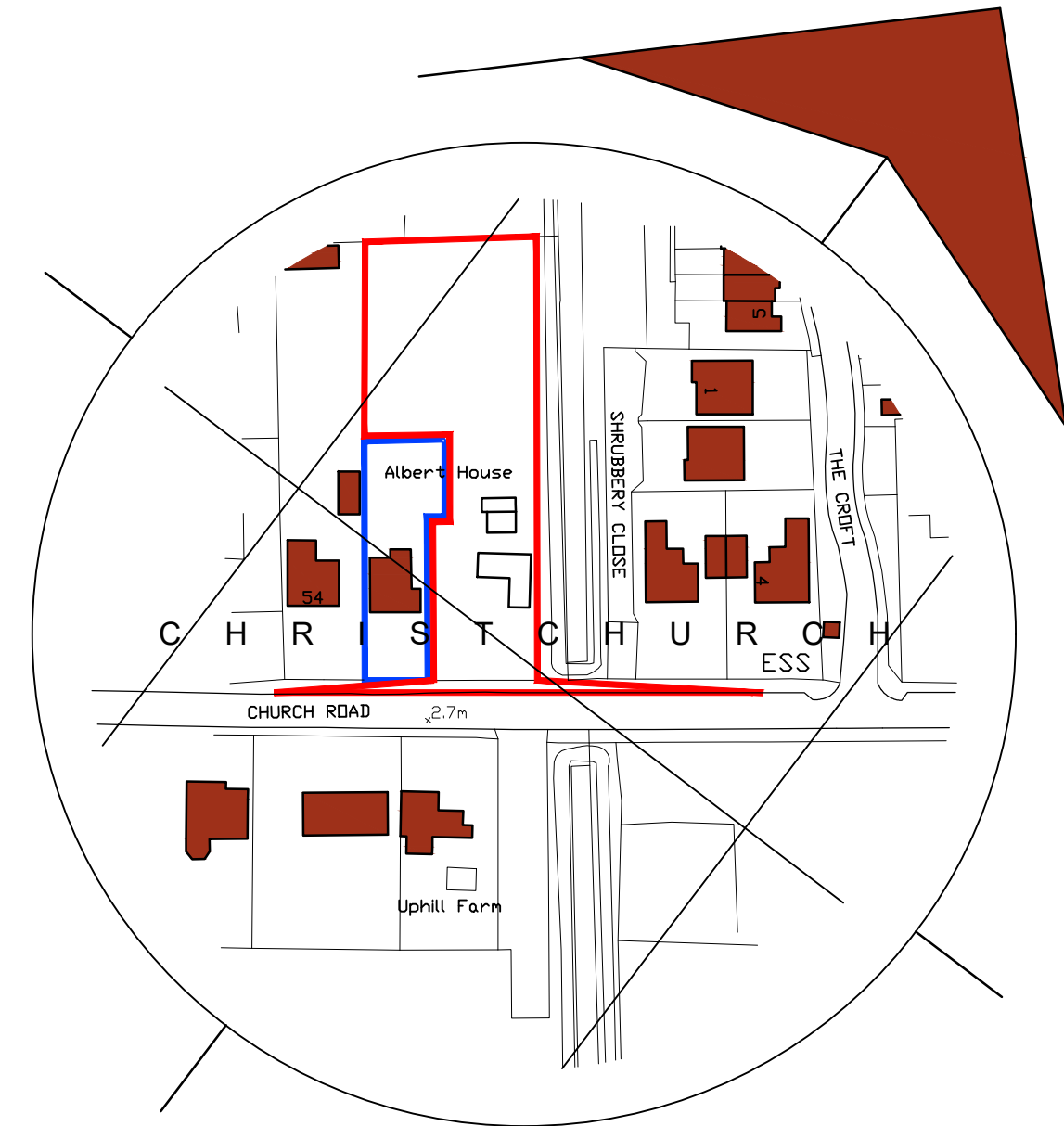
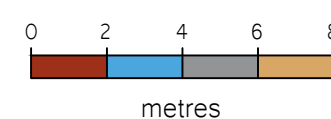




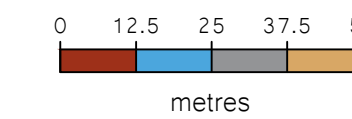
Site Plan Is Indicative With Access Committed



Site Plan With Indicative Layout  
Scale: 1:200



Location Plan  
Scale: 1:1250

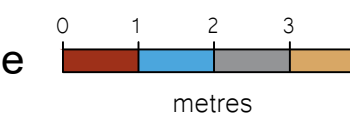


SITE PLAN KEY

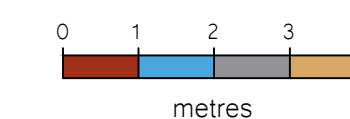
- Indicates existing surveyed buildings
- Indicates un-surveyed buildings taken from OS map
- Indicates proposed indicative dwellings
- Indicates site access
- Indicates position of existing surveyed trees and hedges
- Indicates 2x2m pedestrian visibility splay
- Indicates features to be demolished
- Indicates 5m easement strip for open drain maintenance
- Indicates rapid change in level
- Indicates proposed gravel drive  
Shared private drive to adoptable standards
- Indicates proposed grass
- Indicates 5m sealed and drained into site access to CC highways specification



Indicative Principle Elevation/Street Scene  
Proposed Dwelling 1 - Scale 1:100



Indicative Principle Elevation  
Proposed Dwellings 2 & 3 - Scale 1:100



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

**CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015**

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

Revisions

A	Jun 2023	Committed access note added following comments from validation officer.
B	July 2023	Plot 1 hedge revised following comments from MLC.
C	Sept 2023	Site Plan revised following comments from Highways.

PLANNING

**SWANN EDWARDS ARCHITECTURE**

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Job Title	Date	Drawn by
Residential Development	May 2023	BR
Land Adjacent, 52 Church Road, Christchurch, PE14 9PQ		Checked by
For: Mr G Brown		MC
Drawing Title	Job No.	Sheet Size
Outline Planning Drawing Site Plan, Location Plan & Indicative Elevations	SE-1932	A1
	Dwg No.	Revision
	PP1000	C