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**F/YR23/0206/F**

**Applicant: Mr L Russell  
Seagate Homes**

**Land North Of Stoneleigh 22A, Eaton Estate, Wimblington, Cambridgeshire**

**Erect 48 dwellings involving demolition of existing dwelling and outbuildings.**

**Officer recommendation: Grant subject to conditions and completion of S106 agreement**

**Reason for Committee: Parish Council comments and number of representations contrary to Officer recommendation.**

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## **1 EXECUTIVE SUMMARY**

- 1.1 Application in Wimblington, a 'Growth Village' where development and new service provision can be appropriate. Previously an outline permission for 30 dwellings was permitted June 2020.
- 1.2 The proposal abuts existing housing on 3 sides. It is considered similar in character and in separation distances to existing neighbouring housing.
- 1.3 Objections received from residents and the Parish Council.
- 1.4 The proposal provides 20% affordable and infrastructure contributions in accordance with Fenland's current position.
- 1.5 The proposal is considered to accord with relevant planning policies and is recommended for approval subject to conditions and signing of a Section 106 Agreement.

## **2 SITE DESCRIPTION**

- 2.1 The application site is situated within the settlement of Wimblington and comprises approximately 1.46ha of agricultural/paddock land directly adjacent to the north side of the Eaton Estate. Public Footpath 5(Wimblington) runs to the east of the site. However, a former route crosses the southern section of the site. As this route was built over by the development of Hassock Way and Eaton Estate, the current actual line of the footpath lies outside the site and the proposal will not impact on the route of the existing footpath which links to existing footways, in particular the footway running across the northern boundary of the site connecting to Lily Way.
- 2.2 The application site comprises an L-shaped parcel of land situated to the north of Eaton Estate. Access to the main body of the site is via an existing access, between Nos. 22 and 23 Eaton Estate. This access presently serves a bungalow property (Stoneleigh), and the site comprises land historically associated with that property. The dwelling is incorporated into the application site (the outline planning

permission excluded it) and is proposed for demolition as part of the development. Set to the east of the site, and enclosed by the two arms of the site is Hassock Way, a relatively recent development of semi-detached and terraced dwellings and bungalows served from Eaton Estate. To the west the site is Lily Avenue, a recently developed estate of approximately 70 dwellings served from March Road to the west.

2.3 The site is situated within Flood Risk Zone 1.

### **3 PROPOSAL**

3.1 This application seeks full planning permission for the erection of 48 dwellings involving demolition of the existing dwelling and outbuildings.

3.2 This application was revised and reduced in scale from 54 units. The changes to the scheme also include amendments to the access, road and building layout and provision of more garden and open space.

3.3 The access arrangement provides a 5m wide vehicular access with a 1.8m wide footpath along its western side leading into the site and linking with the existing highway, Eaton Estate. Tactile paving provides pedestrian crossing points across the access.

3.4 The application proposals an estate-road northward from Eaton Estate, running centrally through the south-north running arm of the site, and then turning eastwards to run through the centre of the west-east running arm. Dwellings are set alongside the estate road. At the northeastern section between plots 25 and 26/27, a footpath link will connect to Footpath No 5 which continues to the north to Bridge Lane. At the junction of the two arms of the site, an open space area is proposed, incorporating a SUDS drainage area. To the south of the open space area a spur runs eastwards, with dwellings set on the south side of the spur, overlooking the open space area. Further to the south, a second spur is proposed serving further properties, on that portion of the site that did not form part of the original consent, and which is presently occupied by Stoneleigh.

3.5 The development would provide affordable housing that accords with the Council's current position constituting 20% of the new homes. This comprises 7 affordable rented homes and 3 affordable ownership properties which are to be located in the north-eastern section of the site.

### **4 SITE PLANNING HISTORY**

4.1 F/YR19/0945/O – Erect up to 30 dwellings (outline application with matters committed in respect of access) –Granted 15/6/2020.

### **5 CONSULTATIONS**

#### **5.1 Anglian Water**

Several responses have been provided during the course of the application essentially repeating the same comments. The most recent response is included below:

19/09/2023

## *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 Doddington 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: Preliminary Drainage Strategy DR-REP-0249 date 20/09/2022, Drainage plan reference 0249-JCE-00-SI-SK-C-9030, and 0249-JCE-00-SI-SK-C-9010 and 0249-JCE-00-SI-SK-C-9000 Based upon the above reference documents, the proposed connection is acceptable. We do not require a condition in planning for foul water. If the developer wishes to connect to our sewerage network, they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. 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 sewer sector guidance, design, and construction guidance 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 applicant has indicated on their application form that their method of surface water drainage is via SuDS. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Design Strategic Assessment (PDSA). The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals. We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off. We please find below our SuDS website link for further information.*  
<https://www.anglianwater.co.uk/developers/drainage-services/sustainable-drainage-systems>

## **5.2 Definitive Map Team**

05/04/2023

*The legal line of Public Footpath 5, Wimblington runs through the Stoneleigh site, which also has a Definitive Map Modification order against it (M072). To view the location of the public footpath, and Definitive Map Modification Order, please view our interactive map online which can be found at*  
<http://my.cambridgeshire.gov.uk/myCambridgeshire.aspx>.

*Until such a time that the Definitive Map Modification Order to delete the affected part of the public right of way has been completed, the legal route of Wimblington Footpath 5 would be permanently obstructed by the new development. The definitive Map Team therefore objects to the planning application.*

24/08/2023

*We have no further comments beyond our previous response.*

The applicant amended the proposal to exclude a footpath link in the north-east corner. The Definitive Map Team have been reconsulted having the following comments:

12/01/2024

I wish to Withdraw our objection for the proposed site.

Whilst the Definitive Map Team has no objection to this proposal, the footpath must remain open and unobstructed at all times. Please note, that Wimblington, Public Footpath 5 has no legally defined width. As the dimensions are not known, we cannot guarantee that the applicant would not be encroaching upon the highway. The applicant therefore would proceed with any development that might affect the highway at their own risk.

Informatives

Should you be minded to grant planning permission we would be grateful that the following informatives are included:

Public Footpath 5, Wimblintgon must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

The Public Footpath must not be used to access the development site unless the applicant is sure they have lawful authority to do so (it is an offence under S34 of the Road Traffic Act 1988 to drive on a Public Footpath without lawful authority) No alteration to the Footpath's surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).

Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges, and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

Furthermore, the applicant may be required to temporarily close public rights of way whilst construction work is ongoing. Temporary Traffic Regulation Orders (TTROs) are processed by the County Council's Street Works Team and further information regarding this can be found on the County Council's website at <https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-and-pathways/highway-licences-and-permits/>

### 5.3 Designing Out Crime Team

05/04/2023

*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. I have searched the Constabulary crime and incident systems covering location and ward for the last 2 years. I would consider the proposed location to be an area of low risk to the vulnerability to crime.*

*The proposed layout appears to be acceptable in relation to crime prevention and the fear of crime providing reasonable levels of natural surveillance from neighbouring properties with many of the homes facing each other along with defensible space to the front. Pedestrian and vehicle routes are aligned together, is well overlooked and pedestrian safety has been considered. This should encourage some level of territoriality amongst residents.*

*I have read the documents and have the following comments for your consideration.*

*\* External lighting – Our recommendation for external lighting is that all adopted and un-adopted roads, private roads, shared drives, footpaths, and parking areas/courts, should be lit with columns to BS5489:1 2020. Care should be taken in relation to the location of lighting columns with the entry method for most dwelling burglary being via rear gardens, especially where there is little surveillance from neighbouring properties as they can be used as a climbing aid if positioned too close to the fence/wall. Home security lights to the front and rear of the properties should be dusk to dawn LED bulkhead lights, including car ports & FOG. Please note: Bollard lighting should be used as wayfinding only and not as a*

*main source of lighting. I would like to see the lighting plan, including lux levels and calculations when available please.*

*\* Boundary Treatment – Rear Garden access footpaths – Shared gate for plots, 17/18/19 - (shared gate 17 to serve 18 & 19), 38/39 - (shared gate between 40 & 41 to serve 38 & 39) 46/47 - (shared gate between 44 & 45 to serve 46 & 47). A private gate should be positioned between 10 & 11 & 51 & 54 – as close to the front building line as possible. All private gates should have a self-closer and be lockable from both sides and shared gates should have a self-closer.*

*\* Cycle storage - Will there be any cycle storage provisions in place, such as a shed in the rear garden? Our recommendation for cycle storage sheds within accessible locations in rear gardens are provided with a ground anchor fixed to a concrete sub-base to allow the resident to secure their bike/s. We also recommend a solid secure, gold rated hasp and lock for the door.*

*\* Parking – There are many parking bays that have good natural surveillance from active windows. However, there are plots that do not allow some residents to see their own vehicles – for example, plots that are allocated bays within parking courts (plots 16 – 19). See above advice regarding external lighting for parking courts.*

*\* Landscaping - Consideration should be given to the planting of trees too close to fencing as they can also act as a climbing aid to gain entry to rear gardens. It is also important to ensure that there is a management plan in place to maintain and ensure tree crowns are raised above 2m in height and ground planting and hedging is kept to a minimum of 1 – 1.2m in height, this will allow for ongoing natural surveillance across the development, open spaces, and footpaths and to reduce possible conflict with lighting.*

*\* Link to existing footpath (east of the site) - I believe this link is to allow movement to the other proposed developments in the area. However, by opening the link, it doesn't allow access to all the community facilities, such as bus stops, shops and schools which are at the southern end of the village. This is only a small village and there are other current routes available, I'm concerned that this link will only increase the opportunity for crime leaving the properties / residents vulnerable.*

*If I can be of further assistance, please do not hesitate to contact me.*

21/09/2023

*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. I note the amendments to the design and layout. All previous comments provided still stand and I have nothing further to add at this stage. If I can be of further assistance, please do not hesitate to contact me.*

#### **5.4 Environmental Health Team (FDC)**

28/03/2023

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

*In the event that planning permission is granted, it is recommended that the following matters are addressed by way of condition.*

#### **NOISE/DUST/VIBRATION IMPACT**

*In the interests of protecting the amenity of existing nearby residents during the construction phase, this service welcomes the submission of a Construction Environmental Management Plan (CEMP). This should be in accordance with the template now available on the Fenland District Council website via the following link: <https://www.fenland.gov.uk/planningforms>*

#### **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 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.*

23/08/2023

*The Environmental Health Team note and accept the information submitted in respect of the above re-consultation and have 'No Objections' to the latest content. Previous comments from this service on 28.03.23 therefore still apply.*

19/09/2023

*The Environmental Health Team note and accept the latest revisions to the above application and have 'No Objections' to the proposals. Previous comments from this service on 28.03.23 are therefore still relevant.*

### **5.5 Environmental Services Operations Management (FDC)**

19/09/2023

- With the change in the site layout an updated version of the access arrangements (drawing SHL-1671-01-GA-001 P1) to demonstrate access in the northwest corner of the site (plots 26 - 31) will be required.*
- Should the main estate roads not be adopted (appears some indication from highways) then indemnity would be required from landowners or future management company against any potential damage to the road surface etc. which may be caused during vehicle operations.*
- Shared bin collection point for plots 40-45 suitable, new residents will require notification of collection and storage details by the developer before moving in and the first collection takes place.*
- Refuse and recycling bins will be required to be provided as an integral part of the development.*

### **5.6 Fire Authority**

*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.*

*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.*

## **5.7 Highway Development Management (CCC)**

20/04/2023

*In order to make an informed decision in respect of the submitted application, further information is required. For ease of review my response has been divided into key headings.*

### Access

*The access onto Eaton Estate is broadly consistent with that approved under F/YR19/0945/O with the key difference being the swapping of the footway from the eastern to western side of the carriageway. While this change reduces impacts on the neighbouring driveway, it results in the carriageway moving further east, which in turn impacts upon the inter-vehicular visibility splays.*

*The splay to the east is now offset from the carriageway edge where it previously was not and the splay to the west crosses over the opposing recreation grounds land, which is not part of the public highway. While it may be unlikely that the splay will be obstructed given the current use of the land, the applicant is unable to guarantee that the splay can be kept free from obstruction in perpetuity. The access needs to be amended so that the necessary inter-vehicular visibility splays are fully contained within the application boundary and / or the public highway.*

*The drawing SHL-1671-01-GA-001 has multiple different lines overlaid on top of each other which could lead to ambiguity. I would like to request the applicant provide greater distinction between the existing base mapping and proposals. I would also like to request the drawing be suitably dimensioned.*

*Due to the restricted width within the application boundary, it may not be possible to construct the access without impacting on neighbouring properties. For this reason, I recommend the access be design upon a topographical base map to ensure the proposals are in fact feasible.*



### Layout

*It is strongly recommended that new residential roads be designed so that they are self-enforcing of a 20mph limit, and it is a CCC adoption requirement that a 20mph enforceable limit be put in place prior to any adoption taking place. To achieve a self-enforcing 20mph design speed, a traffic calming feature<sup>1</sup> is needed at least every 80m length. The layout is not in keeping with this requirement so should it be approved; it would fall short of CCC's adoption criteria and would therefore need to remain private. If the internal roads are to remain private, you will need to consult FDC's waste team regarding refuse collection arrangements from the private streets.*

*Footways must be provided on both sides of the carriageway throughout. A continuous footway is needed between plots 36 and 42, including around the perimeter of the turning heard.*

*Shared private drives and access to parking courts must be at least 5m wide to accommodate two cars passing.*

*Three parking spaces are provided for the house type C400. While this aligns with FDC parking standards, I recommend that three spaces not be placed in tandem as it will result in excessive manoeuvring of vehicles, the impracticalities of which are likely to discourage use of the off-street parking and instead increase the quantum of vehicles parked on-street where they are at greater risk of obstructing other road users.*

*Parking for Plots 26, 34, 45 & 46 are unacceptable as they require vehicles to manoeuvre linearly across a footway to gain access where they are at increased risk of colliding with pedestrians. As with the site access, a dimensioned plan would help expediate further reviews.*

### Visibility

*The applicant has not demonstrated that the internal layout can achieve appropriate levels of visibility. Additional information is required to demonstrate the following:*

- 2.4m x 25m inter-vehicular visibility splays at all internal priority junctions, including shared private drives.*
- 2m x 2m pedestrian visibility splays, measured to the back of footway, for each drive which fronts onto a road proposed for adoption.*

*Visibility splays must be free from obstruction from a height of at least 600mm above carriageway or footway surface level.*

### Vehicle Tracking

*The applicant has only provided vehicle tracking for the site access. Tracking for a refuse vehicle and fire tender is needed to demonstrate the internal roads and turning areas are suitably sized. In absence of this information, I cannot provide certainty the site is safely laid out.*

*Vehicle tracking is also needed to demonstrate space for turning for a modestly sized delivery vehicle (e.g., panel or box van) for the shared private drive serving Plots 37- 41. Absence of suitable turning may result in excessive reversing distances.*

### Drainage

*The attenuation basin must be lined to prevent infiltration into the sub-soils due to the proximity of the basin to the internal roads.*

*The LHA does not accept permeable paving as a suitable means of surface water drainage in isolation. The maintenance requirements are onerous and practical experience has demonstrated that there is a tendency for such surfacing to quickly fail. Where permeable paving is proposed for private drives, they must be graded to fall away from the roads proposed for adoption. If this cannot be achieved, a secondary means of surface water interception is needed e.g., a channel drain.*

### Conclusion

*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.*

**29/08/2023**

*The revised submission has suitably addressed my previous comments, so I do not object to this application.*

*However, I would advise that the raised table between Plots 43 and 52 be extended fully to the end of the road where it transitions to a shared private parking court. Extending the raised table will aid driver comfort, but the current proposal is not unsafe.*

*I would like to reiterate the following advisory comments to the applicant as they may impact upon adoption and construction:*

- Due to the restricted width within the application boundary, it may not be possible to easily construct the access without impacting on neighbouring properties. The applicant will need to take extreme care to avoid impacting upon no. 23 Eaton Estate which sits outside of the application boundary.*
- The LHA does not accept permeable paving as a suitable means of surface water drainage in isolation. The maintenance requirements are onerous and practical experience has demonstrated that there is a tendency for such surfacing to quickly fail. Where permeable paving is proposed for private drives, they must be graded to fall away from the roads proposed for adoption. If this cannot be achieved, a secondary means of surface water interception is needed e.g., a channel drain. Failure to comply will prohibit the LHA's ability to adopt internal roads.*

*Please append the following conditions and informatives to any permission granted:*

#### *Conditions*

*Binder Course: Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County Road in accordance with the details approved on EEW-SH-PD-SL-1001 D.*

*Management of Estate Roads: Prior to the occupation of the first dwelling/use hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be*

*submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.*

*Wheel Wash Facilities: Development shall not commence until fully operational wheel cleaning equipment has been installed within the site. All vehicles leaving the site shall pass through the wheel cleaning equipment which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The wheel cleaning equipment shall be retained on site in full working order for the duration of the development.*

*Non-standard condition: Prior to occupation of a dwelling, the pedestrian visibility splay pertaining to its access, as shown on the drawing SHL-1871-01-GA-001 P1, shall be maintained free from obstruction from a height of 600mm above the adjoining footway surface.*

**30/09/2023**

*The changes made to the site layout in the latest submission are all acceptable in principle bar two exceptions.*

- The raised table located in front of Plots 24 and 25 needs to be placed further west away from the turning head so that vehicles hit the ramp in a perpendicular direction rather than when they are still turning.*
- The driveway for Plot 25 needs to be amended so that it is not accessed across the corner radius of the turning head (a location where pedestrians are expected to cross the road).*

*The previously submitted drawing SHL-1671-01-GA-001 P1 will need to be updated to reflect the latest arrangement to evidence that acceptable visibility and vehicle turning is achievable.*

Officer Note.

The further layout accords with the above request and the LHA confirms the proposal to be acceptable.

## **5.8 Historic Environment Team (Archaeology)**

Comments received on 22/09/2023, 20/03/2023 and 18/08/2023 stating the following:

*Thank you for the re-consultation with regards to the archaeological implications of the above reference planning application. We have reviewed the amended plans, but the changes to the scheme do not alter our previously issued advice, due to the archaeological potential of the site although we do not object to development proceeding at the location, we consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG.*

*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 2019).*

*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.*

## **5.9 Housing Strategy (FDC)**

12/09/2023

*Please find my consultation comments below for F/YR23/0206/F for 48 dwellings at Land North of Stoneleigh 22A Eaton Estate Wimblington Cambridgeshire.*

*I note that the earlier Design and Access/ Planning Statement stated, “The proposed development comprises an affordable housing scheme, with all units falling within relevant definition of affordable housing” has been superseded with a revised statement that reads “The proposed development incorporates policy compliant affordable housing”. Therefore, please find below the requirement for affordable housing within the development.*

*Fenland Local Plan*

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

<b>On sites of</b>	<b>Level of affordable housing</b>
Minor developments (5-9 dwellings)	Nil affordable housing
Major developments (10 or more dwellings)	25% affordable housing (rounded to the nearest whole dwelling)
Tenure Mix	70% affordable housing for rent (affordable rent tenure) and 30% other affordable routes to home ownership tenure (shared ownership housing)

*The Fenland Viability Report (March 2020) To inform the preparation of Fenland's emerging Local Plan, a Viability Assessment was undertaken which looked at the cost of building new homes and the costs associated with the policies in this Local Plan.*

*This report concluded that viability in Fenland is marginal and varies between localities in the district. The assessment indicates that 20% affordable housing is likely to be the maximum level of provision that can be achieved through planning obligations. In response to the report, the Council has confirmed that finding of the viability assessment will be taken into account when determining planning applications from May 2020 onwards.*

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

*Since this planning application proposes the provision of 48 number of dwellings, our policy seeks to secure a contribution of 25% affordable housing which equates to 12 affordable dwellings in this instance.*

*Based on the provision of 20% affordable housing 10 affordable dwellings would be required in this instance.*

*The current tenure split we would expect to see delivered for affordable housing in Fenland is 70% affordable rented tenure and 30% affordable ownership. This would equate to the delivery of 8 affordable rented homes and 4 affordable ownership based on the provision of 25% affordable housing or 7 affordable rented homes and 3 affordable ownership based on the provision of 20% affordable housing.*

*We ask that Strategic Housing is included in early discussions regarding the house types and sizes by tenure for the affordable provision at the next stage of this application.*

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

12/04/2023

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

### **1. Water Quality Issue**

*The applicant has stated that pollution mitigation for the adopted road will be provided by the attenuation basin. However, in the drainage plan the attenuation basin appears to be offline, meaning that low level flows will bypass the attenuation basin and flow straight into the water course via the flow*

*control. Only when this section of pipe backs up will the water flow into the attenuation basin. This can be rectified by changing the attenuation basin to an online system or providing other means of surface water treatment for runoff from the access road.*

**2. Climate Change Allowances**

*The applicant has not included climate change allowances for the 3.3% annual exceedance rainfall event. As the site lies in the Old Bedford and Middle Level Management Catchment the 1 in 30-year storm event calculations should include a 35% climate change allowance.*

**23/08/2023**

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

*1. Water Quality The applicant has stated that pollution mitigation for the adopted road will be provided by the attenuation basin. However, in the drainage plan the attenuation basin appears to be offline, meaning that low level flows will bypass the attenuation basin and flow straight into the water course via the flow control. Only when this section of pipe backs up will the water flow into the attenuation basin. This can be rectified by changing the attenuation basin to an online system or providing other means of surface water treatment for runoff from the access road.*

*2. Climate Change Allowances The applicant has not included climate change allowances for the 3.3% annual exceedance rainfall event. As the site lies in the Old Bedford and Middle Level Management Catchment the 1 in 30-year storm event calculations should include a 35% climate change allowance.*

**26/09/2023**

*We have reviewed the following documents:*

- Preliminary Drainage Strategy, Jackson Consulting Engineers, Ref: DR-REP-0249, Rev: 01, Dated: 20th September 2022*
- Proposed Drainage Strategy, Jackson Consulting Engineers, Ref: 0249-JCE-00-SI-SK-C-9000, Rev: P01, Dated: 1st September 2023*
- Proposed Flood Exceedance Routes, Jackson Consulting Engineers, Ref: 0249-JCE-00-SI-SK-C-9020, Rev: P01, Dated: 1st September 2022*
- Proposed Map of Drainage Maintenance Details, Jackson Consulting Engineers, Ref: 0249-JCE-00-SI-SK-C-9030, Rev: P01, Dated: 1st September 2022*

*Based on these, as Lead Local Flood Authority (LLFA) we have no objection in principle to the proposed development.*

*The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving and attenuation basin discharging into the existing watercourse via flow control, restricting surface water discharge to greenfield equivalents. Maintenance and adoption of these drainage features have been outlined in a maintenance plan.*

*Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.*

*We request the following conditions are imposed:*

### *Condition 1*

*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 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.*

*The scheme shall be based upon the principles within the agreed Preliminary Drainage Strategy, Jackson Consulting Engineers, Ref: DR-REP-0249, Rev: 01, Dated: 20th September 2022 and shall also include:*

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events.*
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;*
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);*
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections).*
- e) Site Investigation and test results to confirm infiltration rates.*
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants.*
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems.*
- h) Full details of the maintenance/adoption of the surface water drainage system;*
- i) Permissions to connect to a receiving watercourse or sewer.*
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water*

### *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.*

### *Condition 2*

*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.*

### *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.*

#### *Informatives - IDB Consent*

*Part or all of your proposed development area falls within the Middle Level Commissioners (MLC) catchment and that of the March East IDB whose consents are managed by the MLC. All increased discharges proposed to enter watercourses directly or indirectly or any works affecting watercourses or access to or along them for maintenance if the site is within the Board's district will require MLC/IDB consent. It is therefore recommended that you contact the IDB/MLC to discuss their requirements. Further information is available at:*

*<https://middlelevel.gov.uk/>*

#### *Pollution Control*

*Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.*

#### *Riparian Ownership*

*A considerable number of houses border the existing water course to the west of the site. It appears that there has been a strip of land left for maintenance of the water course, however it may be necessary to confirm the size of this buffer strip to ensure there is sufficient access. The site layout should account for the existing drainage infrastructure, ensuring clear access for maintenance of the ditches by a management body. This should include a suitable easement for any maintenance equipment that may be required for future maintenance works on the ditch.*

### **5.11 NHS (East of England Ambulance Service)**

*Further to a review of the application details the following comments are made in regard to the provision of ambulance services and are in addition to the request from Cambridgeshire and Peterborough ICS.*

#### *Existing Healthcare including Emergency Ambulance Service Provision Proximate to the Planning Application Site*

*As an essential social infrastructure provider EEAST has an important role to play in contributing to the achievement of sustainable new places (and along with its health and blue light partners) creating the conditions for healthy, safe, and cohesive communities.*

*EEAST are in a unique position that intersects health, transport and community safety and does not have capacity to accommodate the additional growth resulting from the proposed developments combined with other developments in the vicinity. This development is likely to increase demand upon existing constrained emergency ambulance services and blue light response times (Table 1).*



*Table 1 AmbSYS 2021-22 data shows EEAST response times outside the quality indicator response times\*:*

Response Category	Mean Average (Minutes)	Actual 2021-22 (Minutes)	90th centile (Minutes)	Actual 2021-22 (Minutes)	AmbSYS indicator
C1 Life-threatening	< 7	9:50	≤ 15	18:01	A25, A26

*The proposed development will have an impact on the March Ambulance Station which no longer fit for modern ambulance facilities/Make Ready Services as defined under the Lord Carter Report (2018) and requires modernisation or relocation to a more suitable site.*

*The proposed development will have an impact on the March Ambulance Station Response Post: at least one additional ambulance response post is required in the vicinity of the application site in order to achieve the Category 1 (life-threatening) call 7-minute mean time taken for an ambulance to arrive. Using the Shape Atlas, the rush hour drive time is around 15 minutes from the March ambulance station to the development site (NB this is a standard reference point and does not mean ambulances come from this location in order to respond to calls or under blue light conditions).*

*The age profile is important for EEAST as people at both ends of the age spectrum consume a disproportionately large quantity of healthcare services and resource. Over 75s are most likely to have multiple long-term conditions and complex care needs. Analysis of EEAST activity from 2019/20 indicates residents aged 65 years and over account for over 1/3 (35%) of Category 1 ambulance activity and 52% of all activity. Those aged 2-18 years account for 15% of Category 1 activity and 8% of all activity.*

#### *Assessment of Development Impact on Existing Healthcare and Ambulance Service Provision*

*The capital required through s106/CIL would provide financial resources for EEAST to absorb the additional patient growth and demand generated by this development on emergency ambulance health services. Funding, in agreement with the local council would be used to support one or more of the following:*

- Redevelopment or relocation of existing ambulance stations to a more suitable location to meet the increased local demand arising from housing development.*
- Increasing the number of ambulances required to meet the expanded demand in order to maintain contractual response times to prevent the application of contractual fines.*
- Provision of additional medical, pharmacy & IT equipment/digital software to manage the increased number of incidents arising from the growing population in order to maintain mandated ambulance response times and treatment outcomes. The range of equipment includes stretchers, carry chair, tracks, power chair, scoop, spine board, power load, wheelchair, Corpuls (patient monitoring units with integrated defibrillator/pacemaker, ECG etc)*
- Recruiting, training, and providing new equipment for additional Community First Responders (CFRs) to support the proposed development and the community as a whole.*

*Table 1 shows the population likely to be generated from the proposed development. The capital required to create additional ambulance services to*

support the population arising from the proposed development is calculated to be £15,360.

*Table 1 Capital Cost calculation of additional health services arising from the development proposal.*

<i>Additional Dwellings</i>	<i>Ambulance Cost<sup>1</sup></i>	<i>Total</i>
<i>48</i>	<i>£320</i>	<i>£15,360</i>

*1 Calculated pro-rata assuming 2.4 persons for each dwelling average - EEAST ambulance callout 'discounted' cost as per IDP Submission of £300 per 2.2 persons per dwelling (2022)*

*EEAST notes the Health Impact Assessment, but this does not take into consideration the impact of the development on emergency ambulance services.*

*EEAST notes the development site is fully in Flood Zone 1, at low risk of flooding.*

*EEAST notes Transport Statement CrashMap data for the latest available five-year period (2017-2021) indicates that there has been a total of nine collisions in the study area three slight accidents and one serious were recorded and no road modifications are suggested.*

### *Conclusion*

*In its capacity as the healthcare provider, EEAST has identified the development will give rise to a need for additional emergency ambulance 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, EEAST 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 EEAST deem appropriate having regard to the formulated needs arising from the development. This request is in addition to s106/CIL requests from Cambridge and Peterborough Integrated Care System (CAPICS) for GP Practices.*

*EEAST is 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.*

## **5.12 NHS (Integrated Care System)**

**06/04/2023**

*Thank you for consulting Cambridgeshire and Peterborough Integrated Care System (CAPICS) on the above referenced, and attached, planning application. 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.*

*The proposed development is likely to have an impact on the services of the nearest GP Practice operating within the vicinity of the application: Fenland Group Wimblington Surgery. This Practice does not have any capacity to take on additional patients, and this development of 54 dwellings would see an increase patient pressure of circa 124 new residents (calculated using the average population per household figure for Fenland of 2.3 (based on 2011 ONS Household data). This would require additional whole time equivalent GP / Nurse / Admin workforce to support increase in appointments as follows: GP = 0.06 / Nurse = 0.04 and Admin = 0.12 with a resulting increase on estate demand of 8.52 sqm net internal area.*

*The ICB has 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>.*

*A developer contribution will therefore be required to mitigate the impacts of this proposal. CAPICS calculates the level of contribution required, in this instance to be £44,508.48 (8.52sqm at £5224 per sqm). Payment should be made before the development commences. CAPICS therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission - in the form of a Section 106 planning obligation – with the proposal that the sum be used to fund a project which increases clinical capacity at one of the GP Practices in the vicinity of the development.*

*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.*

26/09/2023

*Further to the revision of 48 dwellings, our revised mitigation is as follows:*

*The development of 48 dwellings would see an increase patient pressure circa 110 new residents.*

*CAPICS calculates the level of contribution required, in this instance to be £39,547.17 (7.57sqm at £5224 per sqm).*

## **5.13 Minerals and Waste Planning Authority (CCC)**

*Thank you for consulting Cambridgeshire County Council, in its role as the Minerals and Waste Planning Authority (MWPA), on the above application.*

*Having reviewed the available documentation, the MWPA wishes to make the following comments:*

*The site lies within a Sand and Gravel Mineral Safeguarding Area which is safeguarded under Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021). This policy seeks to prevent mineral resources of local and/or national importance being needlessly sterilised. Policy 5 sets out a number of exemptions (criteria (a) – (h)), for when Policy 5 is not applicable, none of which relevant in this case. It then goes on to set out that that development will only be permitted in certain circumstances (criteria (i) – (k)). The application documentation does not appear to make any reference to the safeguarded minerals, or Policy 5. Consequently, compliance with criteria (i) – (k) has not, at this time, been demonstrated.*

*The MWPA notes that this is an application for the development of 51 dwellings and the Site Layout includes a SUDS pond. The site is 1.69 hectares in area and is bounded by existing dwelling to the west, south and east. Consequently, there is only a small proportion of the site that is more than 50 metres from a sensitive receptor. In this context, the MWPA is satisfied that prior extraction is unlikely to be practical but given the likelihood of sand and gravel within the site, that there may be potential for incidental extraction.*

*Should the Planning Authority be of the view that there is an overriding need for the development, the MWPA will be content that Policy 5 has been addressed, subject to the following informative being included in any permission:*

*“The site lies within a Sand and Gravel Mineral Safeguarding Area, which indicates that there may be an underlying sand and gravel resource. In this instance, the Planning Authority considers that prior extraction is unlikely to be feasible and that there is an overriding need for the development. Prior extraction of the resource has, therefore, not been required in this instance. However, the applicant is encouraged to make best use of any sand and gravel that may be incidentally extracted as part of the development.”*

*For reference, the Cambridgeshire and Peterborough Minerals and Waste Local Plan can be found on our website at:*

*<https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/adopted-minerals-and-waste-plan>. If you have any questions regarding this response, please contact me on the details above.*

#### **5.14 Wildlife Officer (PCC)**

22/03/2023

*Recommendation:*

*Recommend refusal of application on grounds that there is insufficient information to make a recommendation.*

*Recommended condition(s)/Reason(s) for refusal:*

*The documents provided within F/YR23/0211/F do not provide sufficient information to ensure that all biodiversity material concerns for the Local Planning Authority can be safely discounted.*

*Following issues require resolution before determination can be provided.*

- 1. The Ecological Impact Assessment (Seagate Homes, September 2022) does not recommend adequate mitigation and compensation for the scale of biodiversity loss present. No attempt to quantify the scale of loss using the Biodiversity Metric 3.1 (soon to be Biodiversity Metric 4.0 on the 24th) has been made. Due to the quality and variety of habitats I recommend that this is completed before granting permission, as I currently cannot see how onsite net gain is possible and no offsite solutions have been suggested.*
- 2. The EclA states that “there is little chance of bats roosting due to inappropriate materials and lack of roosting facilities on site.” I would like to confirm that the walkover in August of 2022 included a new evaluation of the buildings not previously within the development footprint. The survey data for these buildings (and associated surrounding habitats) should be included within the survey report, as they would not have previously been included.*

*At this stage without further information on the habitats and species potentially using the site the Local Planning Authority cannot make a decision on the application without risking contravening the NPPF, Local Plan and the Wildlife and Countryside Act 1989.*

*Please note the presence of a protected species is a material consideration when a planning authority is considering a development proposal (para 98, ODPM circular 06/2005). It is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the proposed development is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.*

*Required amendments/information:*

*I would therefore recommend that:*

- A Biodiversity Metric (possibly 4.0) is completed detailing the net biodiversity loss of the site and a plan is created demonstrating at least no net loss of biodiversity though either on site or off-site contributions.*
- The EclA is updated to include missing data within the newly surveyed area. This EclA should then be reassessed by the Local Planning Authority to ensure that all protected species protections are maintained.*

*Recommendations for mitigation and compensation of the negative impacts of the proposal should then be incorporated into the application documents as described within the ecologist’s reports. All recommended site licenses should be applied for.*

*Assessment/Comment:*

*Incorporation of recommendations from survey reports into the proposal will significantly reduce the requirement for pre and post commencement conditions on the granted application. It is possible that these recommendations may have to*

*be included within a Construction and Environment Management Plan (CEMP) this possibility should be discussed with your ecologist. It is highly likely that a CEMP will be requested as a pre-commencement condition in relation to this development. The creation of this document and submission to the proposal will significantly reduce proposal conditions further down the line.*

*Please note that many ecological surveys are constrained by seasonal restrictions, it is highly recommended that the recommended surveys are completed as soon as possible to avoid any significant delays to development. Please see the PEA and your consultant ecologist for survey timings.*

*Incorporation of recommendations from survey reports into the proposal will significantly reduce the requirement for pre and post commencement conditions on the granted application.*

## **5.15 CCC Ecology**

The Applicant submitted a Biodiversity Metric calculation which was forwarded to the CCC Ecology Officer for assessment. However, CCC Ecology has made no comment to date.

## **5.16 Wimblington Parish Council**

**12/04/2023**

*Further to last night's Parish Council meeting, Councillors wish to object to the above application as follows:*

*Object – The initial planning application F/YR19/0945/0 was for 30 dwellings on 1.39 Hectares, which Parish Council supported.*

*The original agreement from Parish Council and conclusion from Cambs ACRE housing needs survey (which identified that 27 affordable houses was appropriate for Wimblington) was to erect 30 affordable houses. There is now another smaller application for 14 affordable houses on Doddington Rd Wimblington which would bring the total of affordable houses in Wimblington, including the 22 to be built on the Bellway's site, to 91, way in excess of identified needs. The above application is for 54 dwellings on 1.69 Hectares which Parish Council object to. Is there a strong, acceptable reason to demolish Stoneleigh Cottage?*

*An increase of 0.3 of a hectare for an additional 24 dwellings is not acceptable, this is an over development of the site. Dwellings will be too close, resident's amenities will be limited, noise, light and visual effects will be detrimental to those living on and around the estate. (LP7, LP16, promote high levels of residential amenity) The UK Land Directory's comments on building plots: The average estate house these days is built on approximately 1/12th - 1/10th of an acre about 38ft x 95ft (11.5m x 29m). This size plot may not allow for a very large garden or very good access around the house.*

*Calculation: 1.69 hectares = 4.18 acres x 12 plots per acre = maximum of 50 plots. What isn't included in this equation is the roads, green space, parking facilities etc therefore this application far outreaches the acceptable number of dwellings within the site area. (LP3, LP4, LP5, creating sufficient and the right mix of homes to meet people's needs) Three of the proposed dwelling have an immediate effect on one of the properties in Eaton Estate, light, noise, and privacy, LP16 (e).*

*Other issues:*

*The public footpath is there for local residents' safety, the increase in vehicle movement from the proposed development will pose possible congestion around the Eaton Estate where there is a central child's playing area. This playing area, which is used regularly, means that children inevitably have to cross the road, increased traffic will be a hazard. (LP16 avoiding adverse impact)*

*The probability of flooding associated with blockages in the IDB drainage system is low due to the maintenance standards already achieved and managed by the IDB.*

*This statement is flawed because Eaton Estate have already had flooding associated with blockages and drainage. There are serious concerns about drainage/sewage as many parts of Wimblington has seen flooding in recent years and it is well known that the Doddington sewage treatment plant is beyond breaking point, with several lorries moving raw sewage every day from that site.*

*The eastern part of the site is at risk of surface water flooding with depths up to 0.3m during the 1% annual probability (1 in 100 chance each year) event with climate change. The proposed development increases the impermeable area and therefore there is an increased volume of surface water that has the potential to increase flood risk.*

*The developers plan to raise the dwelling 0.3m in order to avoid flooding, (of that site only) the increase of impermeable areas will impact other residential properties not just the new development. (LP14B)*

22/09/2023

*The initial planning application F/YR19/0945/0 was for 30 dwellings on 1.39 Hectares, which Parish Council supported. The above application is for 48 dwellings on 1.69 Hectares to which Parish Council object.*

*An increase of less 0.3 of a hectare to accommodate a further 18 dwellings is not acceptable, the density of dwellings means close, small residential homes and amenities. The overpopulated area could emit excessive, noise, light and the visual effects will be detrimental to those living on and around the estate. (LP7, LP16, promote high levels of residential amenity)*

*The UK Land Directory's comments on building plots:*

*The average estate house these days is built on approximately 1/12th - 1/10th of an acre about 38ft x 95ft (11.5m x 29m - this represents approximately 333.5 sq m).*

*This size plot may not allow for a very large garden or very good access around the house.*

*Calculation: 1.69 hectares = 4.18 acres x 12 plots per acre = maximum of 50 plots. What isn't included in this equation is the acreage taken up by the attenuation pond, the small play area, roads, green space, parking facilities etc therefore this application far outreaches the acceptable number of dwellings within the site area. Taking away the possible 30% of acreage required for the above this would represent an average square meter of 230 sq. m per plot, as shown above the average estate house should be approximately 333.5 sq. m. (LP3, LP4, LP5, creating sufficient and the right mix of homes to meet people's needs)*

*The applicant has stated that the site density is not considered to represent the most efficient and effective use of the site. It is considered that a target density range for a site in this location and context is approximately 25-35 dw/ha, instead of the recommended 20.5 dw/ha.*

*What this doesn't represent is a healthy, wellbeing environment especially with the lack of open/green spaces to accommodate the local residents. Although the applicant states, the site incorporates sizeable open space areas, this is not supported on the site plan. (LP2 - Facilitating Health and Wellbeing of Fenland Residents)*

*Public spaces should support social interaction, be open and accessible to all, connected to the movement network and appeal to different groups. The proposed play area is not easily accessible, an attenuation pond to the west raises concern of safety both for residents, animals, and wildlife, it is also proposed that the area has hedging on the south edge.*

*this development is NOT positively contributing to creating a healthy, safe, and equitable living environment (built and social) in which communities can flourish - promoting high levels of residential amenity (LP7 and LP16)*

*Three of the proposed dwelling have an immediate effect on one of the properties in Eaton Estate, light, noise and privacy and the access road will also impact on two of the properties adjacent. LP16 (e).*

*Other issues:*

*The legal line of Public Footpath 5, Wimblington runs through the Stoneleigh site, which also has a Definitive Map Modification order against it (M072) Until such time that the Definitive Map Modification Order to delete the affected part of the public right of way has been completed, the legal route of Wimblington Footpath 5 would be permanently obstructed by the new development. The definitive Map Team therefore objects to the planning application.*

*The public footpath is there for local residents' safety, the increase in vehicle movement from the proposed development will pose possible congestion around Eaton Estate where there is a central child's playing area. This playing area, which is used regularly, means that children inevitably must cross the road, increased traffic will be a hazard. (LP16 avoiding adverse impact)*

*Flooding*

*The probability of flooding associated with blockages in the IDB drainage system is low due to the maintenance standards already achieved and managed by the IDB.*

*This statement is flawed because Eaton Estate have already experienced flooding associated with blockages and drainage, both water and sewerage. The field to the east of the proposed site also floods causing flooding in the two bungalows in Bridge Lane to the north. Anglian Water and the Highways have also expressed concerns regarding surface water and drainage to the attenuation pond. Highways have highlighted the fact that permeable paving has a tendency to quickly fail. The proposed site, as stated in the Design and Access Statement, has Hassock Way to the east, Eaton Estate to the south and Lily Avenue to the west, are these areas to be subjected to increased flooding? Additionally, a new development of 88 houses is presently being constructed to the northwest of the proposed site.*



*The eastern part of the site is at risk of surface water flooding with depths up to 0.3m during the 1% annual probability (1 in 100 chance each year) event with climate change. The proposed development increases the impermeable area and therefore there is an increased volume of surface water that has the potential to increase flood risk.*

*The developers plan to raise the dwelling 0.3m in order to avoid flooding, the increase of impermeable areas will impact other residential properties not just the new development. (LP14B). LLFA have made objections to this proposal and Anglian Water requested that the applicant liaise with LLFA. There are matters concerning the ditch to the west of the site and a buffer strip that needs to remain to assist in maintenance of the ditch, this lessens the acreage even more and impacts on the garden area of the dwelling west of the site and possible north of the site.*

*Highway issues:*

*The access point runs adjacent to two homes on the Eaton Estate and is to incorporate a pedestrian way to the west. The narrow access has been agreed by Highways but there seems to be little attention made to the visibility splays on all the access points at the entrance and within the site. There are limited parking spaces for each dwelling, 2 per household, and none for visitors, delivery vehicles, refuse collectors and more importantly emergency vehicles. All parking spaces require either reversing into or out of, this is a potentially hazard for other road users, pedestrians, and cyclists, more so in such a compact estate. The fact that other non-residents vehicles will inevitably be parked on the roadside also creates a hazard with the visibility splay from the access points. Free flow access for refuse and emergency vehicles could be seriously impeded due to parked vehicles. Narrow access points of 5 metre are a concern. Even on the Eaton Estate access there are vehicles parked on the roadside close to the access point, this is even more of a hazard due to the play park being circumnavigated by the Eaton Estate road. There is little to no public transport available in Wimblington and so most residents will use a vehicle regularly possibly twice a day therefore the traffic movement on a daily basis could reach 90/100 at peak times.*

*Sustainability*

*The healthcare agency CAPICS and East of England Ambulance Service NHS Trust raised concerns with the lack of medical care available for a further increase in population from this development, possibly 124 new patients. Both have requested a S106 contribution, would this go towards helping the situation within in Wimblington itself or be dispersed to other FD areas?*

*Compact, dense estates do not reflect high quality local design or make a valuable contribution to the RURAL character of the village.*

## **5.17 Local Residents/Interested Parties**

### **Objectors**

21 responses were received in total from 16 objectors. The main summarised concerns were as follows:

- Overdevelopment of the site
- Out of keeping with the character of the area
- Impact on existing infrastructure, especially sewers and public services

- Construction disruptions such as odour, noise, dust, and safety from construction vehicles
- Loss of privacy and overlooking
- Proximity of houses to site boundaries and neighbours
- Access is not adequate for the number of homes.
- Exacerbation of traffic on local roads and road safety concerns
- Insufficient parking, especially for visitors that will cause parking stress on street and obstruct the free flow of traffic.
- Impact on flooding and drainage
- Lack of public open space for children
- Loss of PROW
- Environmental concerns including impact on ecology and biodiversity.
- Poor access for so many houses
- Air pollution
- Loss of trees
- Impact on property values
- The site is not well maintained.
- Unclear how access to future culverts around and in the site would be accessed for maintenance.
- Concern that the attenuation basin will not be delivered or maintained properly.
- The children's play space is located unsafely close to the attenuation basin.
- Already sufficient housing delivery in the area and district

## **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)**

*123. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.*

#### *Achieving appropriate densities*

*128. Planning policies and decisions should support development that makes efficient use of land, taking into account:*

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.*
- b) local market conditions and viability.*
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use.*
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) the importance of securing well-designed and beautiful, attractive and healthy places.*

## **National Planning Practice Guidance (NPPG)**

### **National Design Guide 2021**

Context

Identity - Where the scale or density of new development is very different to the existing place, it may be more appropriate to create a new identity rather than to scale up the character of an existing place in its context.

Built Form

Movement

Nature

Uses

Homes and Buildings

Resources

Lifespan

### **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

LP12 – Rural Areas Development Policy

LP13 – Supporting and Managing the Impact of a Growing District

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

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP18 – The Historic Environment

LP19 – The Natural Environment

### **Emerging Local Plan**

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

Policy LP1 – Settlement Hierarchy

Policy LP2 – Spatial Strategy for the Location of Residential Development

Policy LP4 – Securing Fenland's Future

Policy LP5 – Health and Wellbeing

Policy LP7 – Design

Policy LP8 – Amenity Provision

Policy LP11 – Community Safety

Policy LP12 – Meeting Housing Needs

Policy LP20 – Accessibility and Transport

Policy LP22 – Parking Provision

Policy LP24 – Natural Environment

Policy LP25 – Biodiversity Net Gain

Policy LP27 – Trees and Planting

Policy LP28 – Landscape

Policy LP29 – Green Infrastructure  
Policy LP31 – Open Space and Recreational Facilities  
Policy LP32 – Flood and Water Management  
Policy LP50 – Residential site allocations in Wimblington – allocated for 30 homes.

## **Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021).**

Policy 5 Mineral Safeguarding Areas

### **8 KEY ISSUES**

- **Principle of Development**
- **Economic Growth**
- **Impact on the Character of the Area**
- **Residential Amenity for Future Occupiers**
- **Impact on Neighbours**
- **Air Quality**
- **Noise**
- **Contamination**
- **Flooding and Drainage**
- **Archaeology**
- **Biodiversity and Ecology**
- **Trees and Landscaping**
- **Transport**
- **Designing Out Crime**
- **S106/obligations**

### **9 BACKGROUND**

- 9.1 This application follows approval of an outline planning application ref: F/YR19/0945/O for up to 30 new dwellings on this site. This previous application offered an affordable housing contribution of 25%. This latest proposal seeks an uplift of homes to a total of 48 (amended from the originally submitted 54) with a 20% affordable housing contribution.

### **10 ASSESSMENT**

#### **Principle of Development**

- 10.1 Policy LP3 defines Wimblington as a 'Growth Village' where development and new service provision either within the existing urban area or as small village extensions will be appropriate albeit of a considerably more limited scale than that appropriate to the Market Towns. The site, although forming an undeveloped area of open countryside is considered to be within the existing built footprint of the village adjacent to both the established Eaton Estate and Hassock Way development as well as the new Matthew Homes development which has been completed recently and is situated to the West.
- 10.2 Policy LP12 (Part A) supports development which contributes to the sustainability of the settlement and does not harm the wide, open character of the countryside and satisfies all of criteria (a) to (k) covering matter such as; relationship and scale to the settlement and neighbouring settlements, retention and respect of; natural

boundaries, heritage assets, ecology and biodiversity features, loss of agricultural land, exposure to identified risk and infrastructure provision. These are considered below in greater detail and form the general assessment of policies. The site comprises open countryside and any development of this land will result in some landscape harm. This level of harm needs to be balanced with the public benefits of the scheme.

- 10.3 It is also appreciated that the site previously had outline planning permission for up to 30 dwellings (F/YR19/0945/O) on what was a slightly smaller site, and Policy LP 50 of the emerging Local Plan has identified the site for the provision of 30 new dwellings based on that decision. Therefore, it is accepted that the loss of the existing agricultural land had previously been established. However, the quantum and form of development is different. Therefore, although the general principle of developing this site for residential has been accepted, the delivery of 48 new homes needs to be considered.

### **Health and wellbeing**

- 10.4 National Planning Practice Guidance (NPPG) further strengthens the relationship between health and planning and recommended the use of HIAs where there are expected to be significant impacts on an area. Emerging Local Plan Policy LP5 'Health and wellbeing' and 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. It requires the submission of a Health Impact Assessment for development of this scale. This application is supported by a Health Impact Assessment (HIA) which sets out the potential health effects associated with this proposed development.
- 10.5 The proposal will provide the existing community with a new area of open space. The proposal also provides 9 affordable homes which is welcomed. The proposal is considered to accord with Policy LP2.

### **Economic Growth**

- 10.6 The proposed development involves the construction of 48 dwellings with landscaping, access paths and open space. The construction phase of up to 2 years will create temporary employment in the construction sector and elsewhere through multiplier effects. The proposal will make a contribution to temporary and permanent employment in the village and district and the economic benefits should be welcomed.

### **Impact on the Character of the Area**

- 10.7 The proposal amended from 54 to 48 units, results in gross density of 29 dwellings per hectare (site area 1.65 hectares). The neighbouring Hassock Way area has a gross density of approximately 30 dwellings per hectare. The site abuts suburban housing on 3 sides, some with large, detached housing on average to small plots, and some with semi-detached and some terraces. The proposal provides 19 pairs of semi-detached houses 3 detached and 7 terraced houses. The neighbouring developments on Hassock Way and Eaton Estate have similar properties, mainly semi-detached with occasional detached and terraced houses. The previous outline approval for up to 30 dwellings had an indicative layout which included 30 large, detached dwellings with larger built footprints. The two proposals have the same access and similar extent of open

space/attenuation areas. The additional parcel of land accommodates 11 dwellings. This application provides 3 detached, 38 semi semi-detached and 7 terraced houses. The current application has more space around the dwellings and provides 150 new trees (approximately 3 times that of the previous indicative scheme). Therefore, whilst the number of houses has increased, the impact on the character of the area is arguably an improvement in terms of spaciousness and landscaping. Therefore it is possible to have more houses, in this case smaller, but achieve acceptable impact on the character of the area.

- 10.8 The separation standards and space around the houses appear to mirror distances normally considered to be acceptable. Similar separation/rear gardens and parking provision exist on the neighbouring developments. As such the proposal is not considered to represent overdevelopment of the area. Proposed tree-planting and landscaping is similar to, or an improvement on, recent neighbouring sites. Therefore, it is considered the proposal accords with Policy LP16 (d) in that it will not result in adverse impact on the character of the area.

### **Residential Amenity**

- 10.9 The proposed layout results in rear gardens of 10 metres or more in depth apart from plots 1, 46 and 47. Plot 1 has a substantial side garden area at the back of the parking area. Its western aspect does not face a neighbouring property. Its southern aspect has only a landing window at first floor level which will be required to be obscure glazed by an attached condition. The rear façade of the house to the south (No 22 Eaton Estate) is approximately 26 metres distant which far exceeds acceptable separation standards. Plots 46 and 47 fall slightly below 10 metre rear gardens but have a rear aspect which faces a car parking area having no overlooking impact. Plot 43 has a side gable that faces No 9 Hassock Way (9-15 Hassock Way have rear gardens around 9 metres long). The separation between the side gable of Plot 43 and the rear elevation of No 9 Hassock Way is approximately 14.3metres. Plot 43 (housetype C202) will have a blank side gable and therefore there are no overlooking issues resulting. The side gable is set back 4 metres from the rear garden boundary of No 9 Hassock Way. The relationship of the side gable and the rear aspect is not considered to result in overdominance. Similarly, No. 22 Hassock Way, on the north of the turning head of this road, has a separation of 13.5metres to a blank gable of Plot 31, again this housetype has no windows in the side gable and therefore no overlooking or overdominance is considered to occur.
- 10.10 It is noted that the previously permitted scheme (F/YR19/0945/O) the indicative layout for 30 larger detached dwellings had rear-to-side separations of 13.1 and 11.8 to No's 19 and 21 Hassock Way), i.e. slightly closer. Properties on Lily Way have rear to rear separation of 31 to 40 metres.
- 10.11 Finished floor levels are included on the Drainage Strategy drawing Rev P03. There are no proposed houses that exceed 0.35 metres above existing levels. Such raised levels are not considered likely to result in concerns of overdominance or overlooking.
- 10.12 It is considered that there are no instances where separation distances, and therefore loss of privacy /overlooking, could sustain a reason for refusal. Therefore, in this instance the proposal is considered to accord with Policy LP16(e).
- 10.13 The Parish Council comments reference the UK Land Directory and it's density guidance. It should be noted that the UK Land Directory is a private service given

to landowners. It does not provide guidance on planning applications, nor is its guidance considered to be consistent with the 'planning' consideration of development schemes.

### **Air Quality, Noise and Contamination**

- 10.14 The application included Air Quality report. The Environmental health officer raises no concerns other than to request a Construction Management Plan (CEMP) condition to address possible nuisance during construction, which is attached. A precautionary condition is added regarding unexpected contamination. Therefore, the proposal is considered to accord with Policy LP16(I).

### **Flood Risk**

- 10.15 The site is within Flood Zone 1 where the risk of flooding is considered to be minimal and development accords in principle with the NPPF and Policy LP14. As such no sequential test is necessary. The application included a Flood Risk Assessment and Drainage Strategy. The drainage strategy indicates surface water gravity system that flows to the central attenuation basin then will outflow to a headwall into the nearby drain to the west. The Foul drainage will link to an existing public sewer to the north of the site. No pumping stations are required. Anglian Water has no objection and requests no planning conditions. The Lead Local Flood Authority has no objection but requests conditions regarding detailed design and consideration of drainage during construction. These conditions are added. The Middle Level IDB was consulted but no comments have been received.
- 10.16 There is not considered to be any reason to sustain a refusal based on flood risk or drainage issues. Therefore, the proposal is considered to comply with policy LP14 in terms of flood Risk.

### **Archaeology**

- 10.17 The County Archaeologist identifies potential for archaeological remains and requests a condition be imposed seeking a programme of works. The applicant accepts the requirement of the condition. The necessary condition is attached and therefore the proposal is considered to accord with Policy LP18 of the Local Plan.

### **Biodiversity and Ecology**

- 10.18 The Wildlife Officer (Peterborough City Council) originally objected on grounds of insufficient information. However further data has been submitted including a Biodiversity Metric which indicates a Biodiversity Net Gain (BNG) of 3.07%. At the time of submission, the proposal was only required to prove no net harm (i.e. there was no requirement to achieve a 10% gain. A consultation to Cambridgeshire Ecology has been sent however at the time of writing no comments have been received. Nevertheless, as it appears the submission accords with the council's position on BNG at the time of submission and despite Officers best efforts to obtain Ecology advice, it is therefore considered to be acceptable and accord with Policy LP19.

### **Trees and Landscaping**

- 10.19 There are 7 existing trees retained on the western boundary. The recent amended layout includes approximately 150 new trees and proposed shrubs/hedges. Planning conditions attached seeks the details of the landscaping

to be submitted, implemented, and managed and maintained. As such the proposal is considered to accord with policy LP16(i).

### **Highway impact.**

- 10.20 The access is proposed between No's 23 and 24 Eaton Estate. This was amended to satisfy LHA requirements. The roads include raised tables providing traffic calming with detailed amendments to ensure access from car parking spaces are not compromised. Proposed parking accords with Local Plan requirements. The LHA has no objections to the amended layout.
- 10.21 The Definitive Map Team has withdrawn its objection which related to the historic line of Public Footpath 5. However, as this route was built over by Hassock Way and Eaton Estates the current actual line of the footpath lies outside the site and the proposal will not impact on the existing footpath. The Definitive Map Team requested informatives be attached to any grant of permission.
- 10.22 It is considered therefore that the proposal accords with Policy LP15.

### **Designing Out Crime**

- 10.23 The Officer's comments are noted and a condition seeking detailed drawings to address concerns of boundary treatment, cycle storage, surveillance, and landscaping concerns in the interest of designing out crime is included along with informatives. However, the proposed pedestrian link to the north-east which will be overlooked by the occupiers of plots 27/27, is considered an important link in the interest of pedestrian permeability and will be retained.

### **Infrastructure contributions**

- 10.24 The following contributions were requested:
- NHS (East of England Ambulance Service) request £15,360
  - NHS £39,547.17 sum be used to fund a project which increases clinical capacity at one of the GP Practices in the vicinity of the development.

The County Council was consulted but no request for contributions towards Education were received.

- 10.25 Due to The Council's own viability assessment in support of the Emerging Local Plan, the Council considers that as part of the evidence base weight be given to the results. Therefore, any scheme to the south of the A47 that accords with the provision of 20% affordable housing and provides infrastructure contributions to the value of £2000 per dwelling, will be acceptable. Therefore, in this instance the contribution towards the East of England Ambulance service of £15,360, together with NHS£39,547.17 to increase clinical capacity at one of the GP Practices in the vicinity of the development can be provided.

### **Affordable Housing**

- 10.26 The application indicates 7 affordable rent properties and 3 shared ownerships constituting 20% which accords with the Housing Officer requirements and the Councils current position. These will be safeguarded by the Section 106 agreement.

### **Other Considerations**

- 10.27 The Council's Environmental Services team have referred to the access arrangement drawings that demonstrate access to plots at the end of the cul-de-sac. A condition is attached requiring a refuse collection strategy be submitted.



10.28 The County council's Minerals and Waste Team (MWWPA) identify that the site lies within a Sand and Gravel Mineral Safeguarding Area. This policy seeks to prevent mineral resources of local and/or national importance being needlessly sterilised. No exemptions to the policy apply or have been demonstrated. However, the MWWPA point out that the site is relatively small in scale and is bounded by existing housing on 3 sides. Therefore, achieving a safeguard separation of 50 metres to nearby residential properties would leave very little area for extraction, and this would be impractical. Therefore, the MWWPA consider the requirements of the safeguarding policy have been addressed and there is no objection. The MWWPA requests information regarding the applicant being encouraged to make best use of any sand and gravel that may be incidentally extracted as part of the development. The proposal is therefore considered to accord with the Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021).

10.29 Regarding other objections received there are the following comments:

- No objections were received from infrastructure providers including Anglian Water, there is not considered to be a reason on which to refuse the application.
- Regarding construction nuisance a CEMP condition is proposed.
- The LHA has no objection regarding the access. A similar access was previously permitted.
- Parking accords with current standards and is similar to neighbouring developments.
- The Drainage authorities do not object and therefore there are no grounds to refuse on flooding,
- An area of open space is provided.
- No objection is made regarding loss of public footpath.
- Significant tree planting is proposed.
- Management of the attenuation basin is addressed in attached condition. A safety fence alongside the attenuation area, is requested as part of the landscaping condition.
- There remains a need for housing, and affordable housing in Fenland.

## **11 CONCLUSIONS**

11.1 It is considered that a development, which is in a Growth Village is a sustainable location, can be considered to be acceptable in principle with the adopted local plan subject to compliance with other relevant policies. The objections raised and summarised in this report, have been considered. The proposal of 48 dwellings will benefit housing supply, the continued provision helps Fenland retain an ongoing supply, and meet much needed affordable housing need. Matters of Flood Risk, Highway safety, impact on infrastructure provision, residential amenity, density, and character of the area have been considered in detail and it is concluded the application accords with policy requirements. Other issues regarding loss of trees and biodiversity are not considered to merit refusal of the application.

## **12 RECOMMENDATION**

- 1 That the Committee delegates authority to finalise the planning conditions and terms of the S.106 unilateral agreement to the Head of Planning, and

- 2 Following completion of the S106 obligation to secure the necessary affordable housing and open space and infrastructure contributions as detailed in this report, F/YR22/0062/O application be granted.

Or

- 3 Refuse the application in the event that the S.106 unilateral agreement referred to above has not been completed within 4 months and that the applicant is unwilling to agree to an extended period of determination to accommodate this, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

An initially proposed list of conditions is as follows:

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<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 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>The scheme shall be based upon the principles within the agreed Preliminary Drainage Strategy, Jackson Consulting Engineers, Ref: DR-REP-0249, Rev: 01, Dated: 20th September 2022 and shall also include:</p> <ul style="list-style-type: none"> <li>a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;</li> <li>b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;</li> <li>c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);</li> <li>d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);</li> <li>e) Site Investigation and test results to confirm infiltration rates.</li> <li>f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants.</li> <li>g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;</li> </ul>

	<p>h) Full details of the maintenance/adoption of the surface water drainage system;  i) Permissions to connect to a receiving watercourse or sewer;  j) Measures taken to prevent pollution of the receiving groundwater and/or surface water.</p> <p>The development shall take place in accordance with the approved details.</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.</p>
3	<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.</p>

4	<p>Prior to the commencement of development, a Construction Environmental Management Plan (CMP), shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include the consideration of the following aspects of construction:</p> <ul style="list-style-type: none"> <li>a) Site wide construction programme.</li> <li>b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring, and enforcement measures, along with location of parking for contractors and construction workers,</li> <li>c) Construction hours and delivery times for construction purposes</li> <li>d) Maximum noise mitigation levels for construction equipment, plant, and vehicles</li> <li>e) Dust suppression management including <ul style="list-style-type: none"> <li>1, identification of person responsible for air quality and dust issues,</li> <li>2, the recording of dust and air quality complaints</li> <li>3, to undertake appropriate measures to reduce emissions in a timely manner</li> <li>4, An agreement for dust deposition, dust flux, or real-time particulate matter monitoring locations with the Local Authority including baseline monitoring before work commences,</li> <li>5, machinery and dust causing activities to be located away from receptors</li> <li>6, The provision of Wheel washing measures to prevent the deposition of debris on the highway and the general environment which shall be operated and retained for the duration of the development, and the use of road sweepers to clean highways that suffer from mud generated by the development.</li> </ul> </li> <li>f) Site lighting</li> <li>g) Location of Contractors compound and method of moving materials, plant, and equipment around the site.</li> <li>h) Details and locations of hoardings</li> </ul> <p>The Construction Environmental Management Plan shall be implemented in accordance with the agreed details unless minor variations are otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of safe operation of the highway and protection of residential amenity in accordance with policy LP15 and LP16 and LP19 of the Fenland Local Plan, 2014.</p>
5	<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.</p> <p>Reason: In the interest of the protection of the amenity of future occupiers of the development in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>

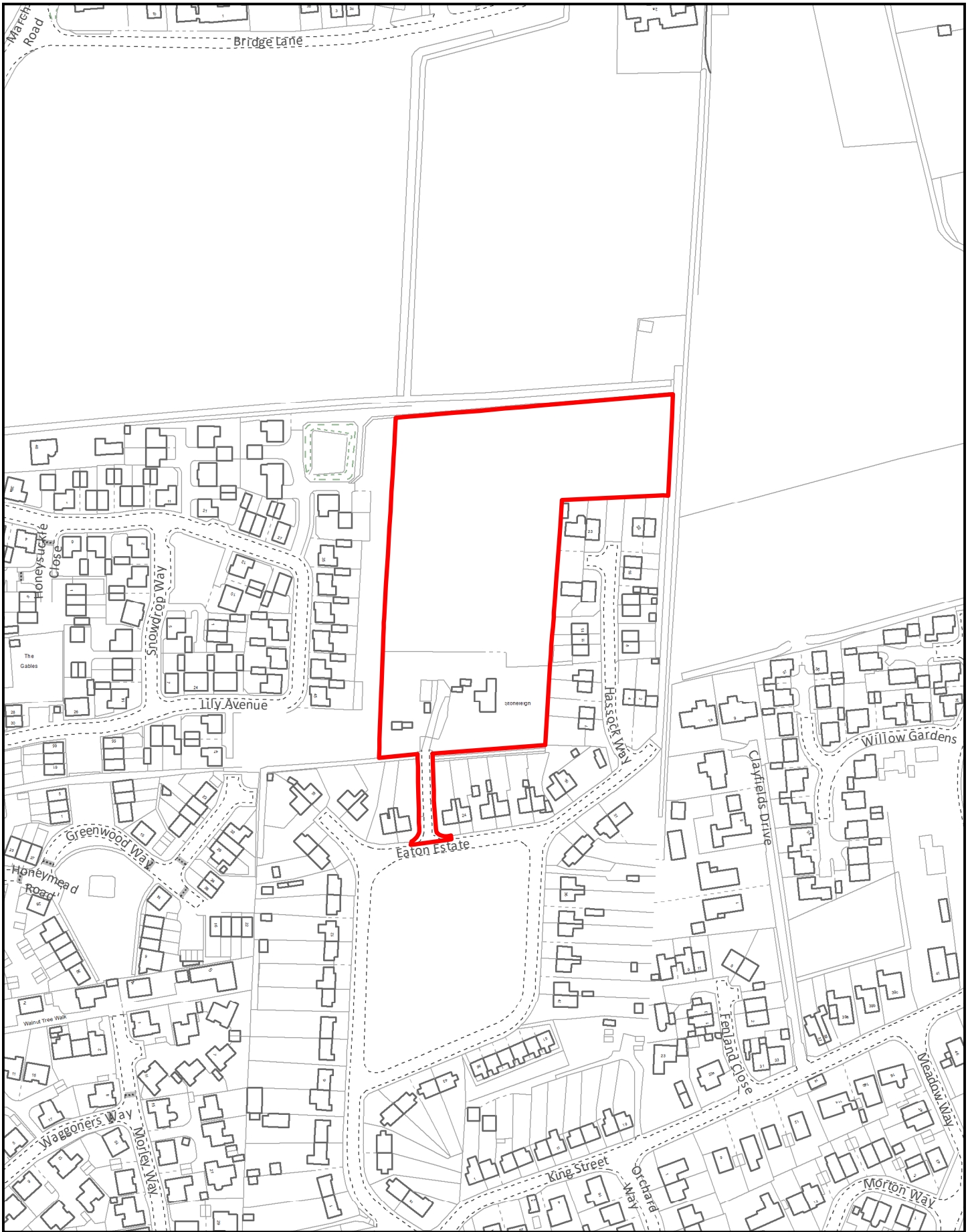
6	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that 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> <ul 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; 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 2019).</p>
7	<p>Prior to the commencement of the development hereby approved full details of the materials to be used for the external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved particulars and retained in perpetuity thereafter.</p> <p>Reason: To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
8	<p>Prior to the occupation of the first dwelling/use hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.</p> <p>Reason: In the interest of satisfactory development and highway safety in accordance with Policy LP15 of the Fenland Local Plan (2014).</p>

9	<p>Prior to commencement of development full details of both hard and soft landscape works, including the Public Open Space and the timing of the delivery of this, and details of future management and maintenance arrangements, shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-</p> <ul style="list-style-type: none"> <li>a) hard surfacing, other hard landscape features and materials</li> <li>b) existing trees, hedges or other soft features to be retained</li> <li>c) planting plans, including specifications of species, sizes, planting center's number and percentage mix</li> <li>d) railed safety fencing adjacent to the proposed attenuation area</li> </ul> <p>Reason - The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts and for safety reasons of the development hereby permitted in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
10	<p>All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
11	<p>Prior to the occupation of the development, a landscape management and maintenance plan, including details of measures to protect and enhance existing flora, fauna and habitats within the development site shall be submitted to and approved by the Local Planning Authority in writing. The landscape management and maintenance plan shall be carried out as approved in accordance with the specified schedule contained therein.</p> <p>Reason - To protect the visual amenity value of the landscaping, and the biodiversity value of the habitat within the site in accordance with policy LP16 of the Fenland Local Plan, 2014.</p>
12	<p>The first-floor landing window in the south; elevation of Plot 1 hereby approved shall be glazed with obscure glass and shall be top opening only, and so maintained in perpetuity thereafter.</p> <p>Reason - To safeguard the amenities currently enjoyed by the</p>

	occupants of adjoining dwellings.
13	<p>Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2012. Moreover, measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.</p> <p>Reason - To ensure that retained trees are adequately protected.</p>
14	<p>Prior to the commencement of the development hereby approved, details of the location and design of the refuse bin and recycling materials storage areas and collection points shall be submitted to and approved by the Local Planning Authority. This should include provision for the storage of three standard sized wheeled bins for each new property with a collection point no further than 25 metres from the public highway. Where the refuse collection vehicle is required to go onto any road that road shall be constructed to take a load of 26 tonnes. The refuse storage and collection facilities and vehicular access where required shall be provided prior to the first occupation of the units to which they relate and shall be retained in the approved form thereafter.</p> <p>Reason - To meet the District Council requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability.</p>
15	<p>Prior to the commencement of the development a scheme and timetable for the provision of fire hydrants shall be submitted to, and agreed in writing by, the Local Planning Authority in consultation with the Chief Fire Officer and provision of the fire hydrants shall be made in accordance with the scheme and timetable.</p> <p>Reason - To ensure a satisfactory form of development.</p>
16	<p>Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County Road in accordance with the details approved on EEW-SH-PD-SL-1001 J.</p> <p>Reason. In the Interest of highway safety and in accordance with Policy LP15 of the Fenland Local Plan (2014)</p>

17	<p>Before commencement of construction above slab level, details of measures for the safety and security of future residents of the development hereby permitted shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved plans.</p> <p>Reason: In the interest of designing out crime in accordance with policy LP 16(j).</p>
18	<p>All dwellings shall be built to the finished floor levels detailed in drawing ref 0249-JCE-00-SI-SK-C-9000 Rev P03 Proposed drainage strategy.</p> <p>Reason: To ensure the dwellings are constructed to acceptable levels in the interest of neighbouring amenity and for the avoidance of doubt.</p>
19	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p>





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**F/YR23/0206/F**

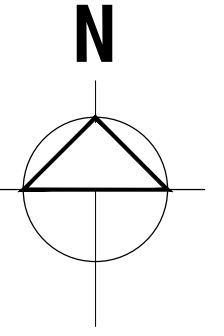
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 Fenland  
CAMBRIDGESHIRE  
Fenland District Council

# EATON ESTATE, WIMBLINGTON

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**LEGEND**

- Application Site Boundary
- Proposed Housing
- Existing Surrounding Buildings
- Private Rear Garden Area
- Private Front Garden Area
- Public Open / Green Space
- Private Drive
- Car Parking Spaces
- Block paving on adoptable road
- Adoptable road/ Footpaths
- Private Footpaths
- Proposed Tree Planting
- Proposed Hedge
- Proposed Shrubs
- Bin Collection points (SUDDS grey paving slabs to be used)
- Existing Trees / Hedges

**House Type Schedule**

Type	Beds	No	Plots
Type C200 (79.4m <sup>2</sup> )	2	8	8, 9, 10, 32, 33, 34, 35, 47
Type C201 (79.4m <sup>2</sup> )	2	1	46
Type C202 (70m <sup>2</sup> )	2	16	2, 3, 15, 16, 20, 21, 26, 27, 28, 29, 30, 31, 40, 41, 42, 43
Type C203 (79.4m <sup>2</sup> )	2	2	44, 45
Type C300 (85.5m <sup>2</sup> )	3	15	4, 5, 6, 7, 11, 12, 13, 14, 17, 18, 22, 23, 24, 36, 39
Type C301 (87.8m <sup>2</sup> )	3	4	1, 25, 37, 38
Type C400 (128m <sup>2</sup> )	4	2	19, 48
<b>Total = 48</b>			

**AFFORDABLE HOUSING PROVISION**  
 ● 50% AFFORDABLE RENT PLOT (7 No)  
 ● 50% SHARED OWNERSHIP PLOT (2 No)

Rev	Notes	Date	By
J	Affordable housing provision identified	17.01.24	MD
H	House type change to plot 1. Existing right of way indicated on plan. Plot 48 moved back to enable additional tree planting to front. Hard and Soft landscaping updated to suit changes, along with house type legend.	20.11.23	MD
G	Tabletop repositioned south of plots 23/24, driveway to plot 25 adjusted, tabletop at 13/14 adjusted.	13.10.23	LR
F	Minor amendment to layout following highways comments. Hard and soft landscaping updated to suit.	30.08.2023	MD
E	Site density has been reduced, house type adjustments, open space area has been increased as well as the plot amenity areas also increased	22.08.23	AC
D	Layout amended following comments received from CCC Highways. Slight adjustment made to estate road into the site. Visibility splays added, parking spaces/drives updated, small turning areas added to private roadways, private drives to be 5.0m min width, adoptable footpath incorporated to south part of road between plots 36 & 42, adopted highway reduced in length adj plot 25, attenuation basin re-aligned to match drainage strategy, table top change in materials incorporated to adoptable highway to reduce traffic speed, house type substitution to plots 23 & 24. Existing buildings omitted from this plan and now indicated on separate plan (to avoid confusion). Hard and soft landscaping updated to suit changes. Legend updated.	26.06.23	MD
C	Demolished buildings indicated, Legend updated	28.09.22	MD
B	Existing Hedge retained on North East Boundary	16.09.22	MD
A	Layout Completed	13.09.22	MD



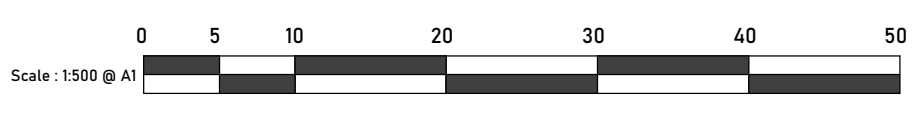
Project: **PROPOSED RESIDENTIAL DEVELOPMENT  
EATON ESTATE, WIMBLINGTON, MARCH, CAMBS**

Drawing: **SITE LAYOUT**

Drawn: **MD** Date: **06.09.2022**

Status: **PLANNING** Scale: **1:500 @A1**

Drawing Number: **EEW-SH-PD-SL-1001 J**







A-A VIEW (1:200)



B-B VIEW (1:200)



SITE PLAN (1:1250)