
F/YR23/0995/O

Applicant: Mr & Mrs Hamilton

**Agent: Mr Ian Gowler
Gowler Architectural**

Land East Of 1, Wimblington Road, Doddington, Cambridgeshire

Erect up to 3 x dwellings involving the formation of an access (Outline application with all matters reserved)

Officer recommendation: Grant

Reason for Committee: Parish Council comments contrary to Officer recommendation.

1 EXECUTIVE SUMMARY

- 1.1. This application seeks outline planning approval, with all matters reserved, for the erection of up to 3 dwellings involving the formation of a new access on land east of No 1 Wimblington Road, Doddington.
- 1.2. The below assessment considers the matters relating to principle of development, character and amenity, access, biodiversity, and site constraints are considered acceptable, subject to the imposition of relevant conditions or further information to be submitted during the reserved matters stage.
- 1.3. The Parish Council concerns with respect to the application appear unfounded when considered against the evidence and the relevant policies of the Fenland Local Plan 2014. Accordingly, refusal of the scheme on the basis of the issues raised within the comments received is unjustified in this case and thus, the application is recommended for approval.

2 SITE DESCRIPTION

- 2.1. The site constitutes part of the side garden of No 1 Wimblington Road, a detached property set within substantial grounds. This property and its garden marks the northern-eastern edge of the settlement of Doddington along the northern side of Wimblington Road. Mature hedging/ trees mark the boundary of the site which is clearly differentiated from the adjacent agricultural land to the east.
- 2.2. The site measures approximately 0.17ha and is mainly grass, but includes some mature trees to the south of the site with a drain to the eastern boundary.
- 2.3. The site is within Flood Zone 1 and a Mineral and Waste (Sand and Gravel) safeguarding area.

3 PROPOSAL

- 3.1. This application seeks outline planning approval, with all matters reserved, for the formation of up to 3 dwellings involving the formation of a new access. The indicative layout has been amended during the processing of the application in response to consultee/officer comments.
- 3.2. The submitted indicative site plans do not depict the scale, layout or appearance of the intended dwellings (as these are reserved matters), but merely depicts the subdivision of the site showing the potential curtilages for the dwellings, along with the access (and associated visibility splays) to be constructed leading to a shared private roadway to serve the dwellings.
- 3.3. The submitted plans depict the retention of the existing mature trees to the south of the site.
- 3.4. Full plans and associated documents for this application can be found at: [F/YR23/0995/O | Erect up to 3 x dwellings involving the formation of an access \(Outline application with all matters reserved\) | Land East Of 1 Wimblington Road Doddington Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR23/0995/O)

4 SITE PLANNING HISTORY

F/YR22/0396/RM	Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale pursuant to outline permission F/YR18/0024/O to erect 13 x dwellings (2 x 2-storey 3-bed, 4 x 3-storey 5-bed & 7 x 3-storey 6-bed) Land North And East Of 1-3 Wimblington Road, Doddington	Withdrawn 06.06.2023
F/YR22/3032/COND	Details reserved by Conditions 4 (Foul Water Strategy), 7 (Maintenance), 12 (Sustainable Drainage) of planning permission F/YR18/0024/O Land North And East Of 1-3 Wimblington Road, Doddington	Withdrawn 06.06.2023
F/YR18/0024/O	Erection of up to 13 dwellings involving the formation of a new access and the demolition of existing shed (Outline application with all matters reserved) Land North And East Of 1-3 Wimblington Road, Doddington	Granted 26.02.2019

5 CONSULTATIONS

- 5.1. **Cambridgeshire County Council Highways Authority – 15.01.2024**

Recommendation

Based on the information submitted, I have no objection in principle, to the development in highway terms.

Comments

As this is an outline application with all matters reserved, I have refrained from providing comments on the indicative layout, and the need for adequate provision for parking and vehicle turning area including Refuse vehicles. Regarding the 40mph speed limit to the east of the application site, the applicant should demonstrate an inter-vehicular visibility splay of 2.4m x 120m in that direction. I also advise (should the application be permitted), the applicant should consult CCC's General Principles for Development when preparing any future reserve matters for the above application.

In the event that the LPA, be mindful to approve the above application, please append the following conditions and informative to any permission granted.

Conditions

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

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

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

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

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

Visibility Splays: *Prior to commencement of the use/or first occupation of the development hereby approved, visibility splays shall be provided on both sides of the new vehicular access and shall be maintained free from any obstruction over a height of 600 mm within an area of 2 metres x 2 metres measured along the back of the footway.*

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

Construction Facilities: *Prior to the commencement of the development hereby approved adequate temporary facilities area (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.*

Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policy LP15 of the Fenland Local Plan 2014

I would be able to comment further on this application should it progress to the full application stage.

5.2. Cambridgeshire County Council Highways Authority – 06.02.2024

In response to my comments dated 15/01/2024, the revised drawing no. 587-P01 Rev C superimposed with the inter-vehicle visibility splay (submitted by the applicant) is now acceptable from the highways perspective.

I therefore have no further comments to make on the above issue.

5.3. Arboricultural Officer (FDC)

I have no objection to the proposed design layout.

Three trees are shown retained and protected to the front of the proposed development (T1 to T3) including 2 Horse Chestnut and 1 Oak.

The submitted arboricultural assessment states that these trees will be protected by Heras fencing panels.

It is likely that some soft landscaping will take place within the RPAs of the retained trees and therefore a method statement will be required detailing how these operations will be carried out without impacting on the long-term health of the retained trees.

5.4. Senior Archaeologist (CCC)

Our records indicate that the site lies in an area of high archaeological potential, located to the east of the historic core of Doddington. To the south of the development area lies the remains of a medieval moated site and the former residence of the Bishops of Ely (Cambridgeshire Historic Environment Record reference 01063). The moat survives as an earthwork of national importance, as is designated as a scheduled monument (National Heritage List Entry reference. 1019547). Cropmarks to the south of the development area show evidence for possible settlement associated with Medieval Doddington (CHER ref. 01063a) and its utilisation for agricultural practices (CHER refs. MCB19680 and 09676). An archaeological evaluation carried out to the south-west of the site and bordering Wimblington Road in 2014 revealed evidence of Roman occupation activity truncating earlier Bronze Age deposits (CHER ref. ECB4301) and extensive multi-period settlement activity focused on the area east of Doddington village around Wimblington Road is strongly suggested from the results of archaeological

investigations associated with the construction of the March to Chatteris pipeline carried out in 2005-6 (CHER ref. ECB2090). The pipeline follows the course of the March to Chatteris branch of the Great Northern and Great Eastern Joint Railway where it passes to the east of Doddington village, and the excavations revealed a high density of archaeological remains spanning the Neolithic/Bronze Age to post medieval periods (CHER refs. MCB17560, MCB17561, MCB17562). Further Roman remains have been identified to the north-west where a series of ditches were present, some of which containing Roman pottery (CHER ref. MCB26752).

Due to the archaeological potential of the site, a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. Usage of the following condition is recommended:

Archaeology Condition

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

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

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

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

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

5.5. **Environment & Health Services (FDC)**

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development as it is unlikely to have a detrimental effect on local air quality, the noise climate or be affected by ground contamination.

5.6. **Doddington Parish Council**

Doddington Parish Council considered the above planning application at its meeting last night and voted to lodge an objection to the application on the following grounds:

- a. Members considered that the proposed development is ribbon development in an area that abuts a natural open space between Doddington and the village of Wimblington. It will have an adverse impact on the character of the local countryside and as such would be contrary to policy LP12*
- b. Members have serious concerns relating to highway safety in that the entrance into and out of the site is very close to the existing entrance to number 1 Wimblington Road. Vehicles travelling along Wimblington Road in either direction and signalling to enter the development may give misleading information to other drivers of their intention on where they wish to go. In addition, members consider that traffic entering or leaving the development and crossing a formal layby could result in a danger to traffic parking or trying to park in or leave the layby.*

5.7. **Local Residents/Interested Parties**

The Council have received nine letters of support for the scheme from seven addresses within Doddington (Manor Estate, Primrose Hill, Hospital Road, Kingsland close and High Street). The reasons for support are cited below:

- Would be nice to see more houses for families instead of large unaffordable mansions being erected for a change;*
- I fully support this application it can only improve the village with nice homes;*
- This is a small development which is appropriate for the gradual growth of the village. I believe this planning application should be supported;*
- This small planning application is suitable for the sustainable development and growth of the village rather than a large development. I support this planning application;*
- :I give full support to the above planning application. The proposal would bring the area of site into positive use which would benefit the village by adding to the community;*
- This is a small development which is good for the gradually growth of the village;*
- I support this application with the location being infill between Doddington and Wimblington. Also the need for more family housing;*
- Nice small development within the existing boundaries of the village, Good size plots to provide good quality, family housing walking distance to the school. The existing layby provides safe entry to the housing;*
- Small, family development is required in the village. Not large, unaffordable housing. I support this application.*

6 STATUTORY DUTY

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 – please delete/add as appropriate

7.1. National Planning Policy Framework (NPPF) Dec 2023

Para. 2 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para. 11 - Presumption in favour of sustainable development.

Para. 47 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para 48: Local planning authorities may give weight to relevant policies in emerging plans according to: a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

Para 83: Housing should be located where it will enhance or maintain the vitality of rural communities.

Para 84: Development within the countryside;

Para 114 – 116: Promoting sustainable transport;

Para 135: Creation of high quality buildings;

Section 15: Conserving and enhancing the natural environment

7.2. National Planning Practice Guidance (NPPG)

Determining a Planning Application

7.3. National Design Guide 2021

Context

Identity

Built Form

Movement

Nature

Homes and Buildings

Resources

Lifespan

7.4. Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP12 – Rural Areas Development Policy

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

LP15 – Facilitating the Creation of a More Sustainable Transport Network

LP16 – Delivering and Protecting High Quality Environments

LP19 – The Natural Environment

7.5. Emerging Local Plan

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

LP1 – Settlement Hierarchy

LP2 – Spatial Strategy for the Location of Residential Development

LP7 – Design

LP8 – Amenity Provision

LP18 – Development in the Countryside

LP20 – Accessibility and Transport

LP22 – Parking Provision

LP24 – Natural Environment

LP28 – Landscape

7.6. **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

8 KEY ISSUES

- **Principle of Development**
- **Character and Amenity**
- **Access and Parking**
- **Biodiversity**
- **Flood Risk, Site Constraints and Servicing**
- **Parish Council Objection**

9 BACKGROUND

- 9.1. The application site forms part of a wider application site which was granted outline planning permission under delegated powers for the erection of up to 13 dwellings involving the formation of a new access in February 2019 (F/YR18/0024/O).
- 9.2. The overall site for the approved scheme extended to the east and north of dwellings at No.1 and No.3 Wimblington Road and comprised approximately 1.13ha of side and rear garden land. The current application site forms part of the area designated for Phase 1 of the wider development, and comprises approximately 15% of the previously approved site area.
- 9.3. During consideration of F/YR18/002/O, Doddington Parish Council supported the principle of development, but requested that the developer considered units with lower bedroom numbers. No further details to clarify their reasons for requesting houses with smaller bedroom numbers were received from the Parish Council, and as such, for the purposes of determining F/YR18/0024/O under the scheme of delegation, it was

considered that Doddington Parish Council were in support of the application for the erection of up to 13 dwellings on the land.

- 9.4. Consequently, subject to planning conditions and the successful determination of any reserved matters application for the site, the scheme put forward under F/YR18/0024/O was considered to comply with the necessary policies for the Fenland Local Plan 2014 and was approved. It should be noted that a subsequent Reserved Matters and a Discharge of Condition application were submitted, but were ultimately withdrawn owing to contractual disagreements between the landowner and developer.

10 ASSESSMENT

Principle of Development

- 10.1. Policy LP3 of the Fenland Local Plan 2014 states that Doddington is identified as a Growth Village where 'development and new service provision either within the existing urban area or as small village extensions could be appropriate. Policy LP12 Part A also sets out a criteria (a – k) for new development in village locations. An assessment of each criteria is provided below:

(a) The site is adjacent to the existing developed footprint of the village of Doddington;

(b) Although the site is closely related to the neighbouring village of Wimblington, there would remain two agricultural fields which would separate both villages;

(c) Subject to the retention of the existing key landscaping features on this site (hedging and trees along the site frontage and eastern boundaries) the scheme would be capable of not having an adverse impact on the character and appearance of the surrounding countryside and farmland;

(d) The proposed would result in a small residential development on the periphery of the village and would not result in harm to the overall core shape or character of the area;

(e) The proposal would not extend existing any linear features or result in ribbon development, particularly as the application site is already part of the residential curtilage of existing development;

(f) The scheme would be capable of retaining and respecting natural boundaries such as trees, hedgerows and the ditch to the south and east of the site;

(g) The scheme would be capable of retaining and respecting ecological and biodiversity features;

(h) The site is not designated as an important space within the village;

(i) The site appears to be garden land;

(j) The scheme is unlikely to put people or property in danger;

(k) This criteria requires the development to be served by sustainable infrastructure such as surface water, waste water and highways. A full consideration of this criteria is undertaken under in the below assessment.

10.2. Taking all of the above into consideration, the principle of the proposal is acceptable.

Character and Amenity

10.3. Details of appearance, layout and scale are to be submitted at Reserved Matters stage. The submitted indicative site plan does not offer any details with respect to these matters, merely depicting the potential division of the site to facilitate 3 development plots. The plots appear suitably sized to allow for appropriate levels of amenity for future occupants.

10.4. The application site respects the natural boundaries of the site and will not result in incursion into the agricultural land to the east. Providing the natural boundaries at the site are suitably retained, it is likely that the site can be appropriately developed to maintain the overall residential character of adjacent dwellings without detriment to the character and appearance of the area and to offer acceptable levels of residential amenity.

Access and Parking

10.5. Matters in respect of access fall to be considered as reserved matters not forming part of this outline application for formal consideration. Notwithstanding, Policy LP15 and LP16 require development schemes to be safe, and well designed.

10.6. The application proposes a new shared accesses off Wimblington Road to serve all the plots, and appropriate turning head and visibility splays have been provided further to initial comments from the Highways Authority and case officer.

10.7. Comments from the Highway Authority suggest that the submitted details are acceptable in principle. Any subsequent approval would be required to be subject to conditions to ensure appropriate and safe access is provided within the Reserved Matters submission.

Biodiversity

10.8. Policy LP19 requires development to conserve, promote and enhance ecological assets. The application was supported by the inclusion of an Arboricultural Impact Assessment (AIA) and an Ecological Impact Assessment (EIA).

10.9. On review of the AIA, the tree officer noted the retention of the mature trees to the front of the site, and confirmed that subject to an appropriate method statement being submitted to ensure operations do not detrimentally impact these trees, the application is acceptable in principle.

10.10. It is also considered that the natural hedgerow boundaries to the front and east of the site could offer some biodiversity potential. Accordingly, it is

recommended that these are retained as far as practically possible as part of the landscaping scheme to be prepared to discharge within the reserved matters.

- 10.11. Consultations were undertaken with Natural England, the Wildlife Trust and CCC Ecology with respect to the submitted EIA, however no comments were forthcoming from any of the aforementioned consultees. The submitted EIA was relevant to the wider site considered under F/YR18/0024/O and included an assessment of the entirety of the Phase 1 area (for 9 dwellings) proposed within this application, this wider area of assessment was inclusive of the current application site area.
- 10.12. Within the detail of the EIA, specific to the site area in question only, the retained trees to the front of the site were determined to have negligible potential to support roosting bats, and the site is described as comprising scattered trees, frequently mown grassland and bramble scrub that may provide suitable habitat for general nesting birds. Ultimately, the EIA concluded that any impacts from the proposal can be mitigated through the introduction of bird boxes, bat boxes and hedgehog access provision within fencing, and thus, subject to the inclusion of conditions to secure the mitigation recommendations within the submitted EIA, the scheme should result in no significant effects to protected habitats or species.
- 10.13. Given the above, the proposal has the potential to comply with Policy LP19, subject to conditions.

Flood Risk, Site Constraints and Servicing

- 10.14. The application site falls within Flood Zone 1 (low risk) and as such the proposal is considered to be appropriate development and does not require the submission of a flood risk assessment or inclusion of mitigation measures. Issues of surface water will be considered under Building Regulations; accordingly there are no issues to address in respect of Policy LP14.
- 10.15. Given the access arrangement, it is likely that the proposed access road may be retained as private. Accordingly, it may be such that refuse collections may be unable to be accommodated by local council collections. Therefore, to ensure high levels of residential amenity and appropriate servicing of the site, it is appropriate to ensure that the refuse collection strategy for the site is submitted as part of the reserved matters.

Parish Council Objection

- 10.16. Comments from Doddington Parish Council in objection to the current outline application for up to three dwellings are noted. However, when considering the planning history of the site, it is also noted that Doddington Parish Council did not appear to have any substantive objections to the development proposed under F/YR18/0024/O, resulting in the approval for the development of up to 13 dwellings on a wider area that encompassed the current application site along with a significant area of land to the north.
- 10.17. Notwithstanding, the Parish Council reasons for objection to the current scheme can be summarised as follows:

- The impact of the development on the character of the area (resulting in ribbon development); and
- Concerns over highway safety.

10.18. As can be seen from the above assessment, owing to the position of the application site within the domestic land associated with No.1 Wimblington Road and the presence of natural boundaries to the site, the development proposal is not considered to detrimentally encroach into agricultural land that forms the demarcation between Doddington and Wimblington.

10.19. In addition, it is clear from the progression of this application, along with changes made by the applicant to address comments by the Highways Authority, that matters of highway safety have been satisfactorily addressed.

10.20. As such, the Parish Council concerns with respect to the current application appear unfounded when considered against the evidence and the relevant policies of the Fenland Local Plan 2014. Accordingly, refusal of the scheme on the basis of the issues raised within the comments received is unjustified in this case.

11 CONCLUSIONS

11.1. The objective of an outline application with all matters reserved is to determine if the principle of residential development is acceptable, subject to conditions regarding the reserved matters to be committed at a later stage. The principle to develop the for residential use is considered acceptable with regard to Policy LP3 of the Fenland Local Plan.

12 RECOMMENDATION

Grant; subject to the following conditions;

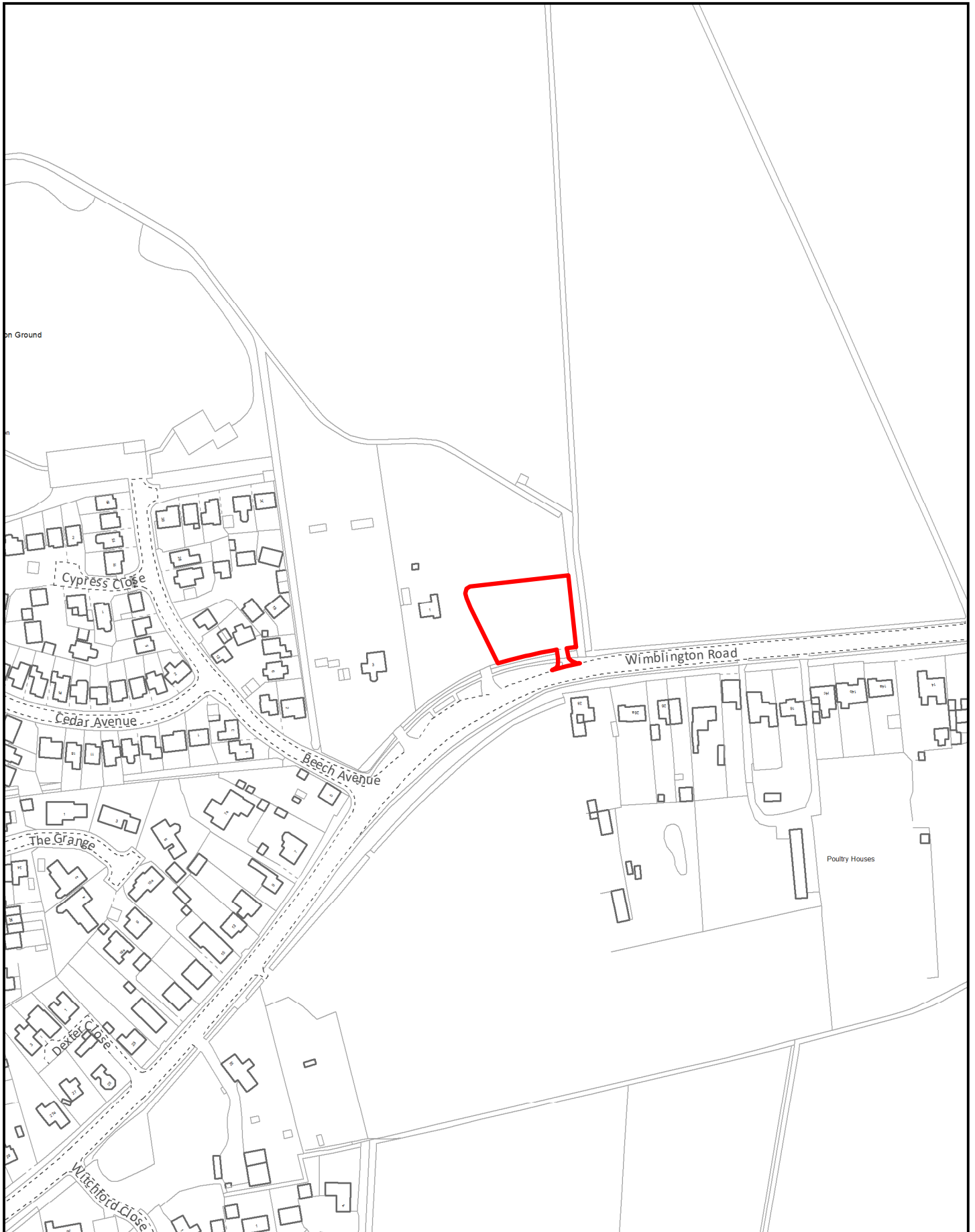
1	<p>Approval of the details of:</p> <ul style="list-style-type: none"> i. the layout of the site ii. the scale of the building(s); iii. the external appearance of the building(s); iv. the means of access thereto; v. the landscaping <p>(hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority prior to the commencement of development.</p> <p>Reason: To enable the Local Planning Authority to control the details of the development hereby permitted.</p>
2	<p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p>

	Reason: To ensure compliance with Section 92 of the Town and Country Planning Act 1990.
3	<p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:</p> <ol style="list-style-type: none"> 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. <p>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021).</p>
5	<p>The details submitted in accordance with Condition 01 of this permission shall include a proposed refuse collection strategy for the development hereby approved. Details shall include the location and design of any refuse storage areas and collection points. This should include provision for the storage of three standard sized wheeled bins for the dwelling and details of intended means of refuse collection. The refuse collection strategy shall accord with the agreed details and thereafter be retained in perpetuity, unless otherwise agreed in writing.</p> <p>Reason: To ensure a satisfactory form of waste management and in the interests of amenity and sustainability as required by Policy LP16 of the Fenland Local Plan, adopted May 2014.</p>

6	<p>The details submitted in accordance with Condition 01 of this permission shall include full details of both hard and soft landscape works, including:</p> <ul style="list-style-type: none"> a) details of retained trees/hedgerows and a method statement detailing how operations will be carried out without impacting on the long-term health of any retained trees/hedgerow; b) details of new planting or features to be provided to enhance the value of the development for biodiversity and wildlife; c) means of enclosure noting that all new garden fencing should be designed to allow hedgehogs to be able to pass through the fencing. d) details of siting and timing of all construction activities to avoid harm to all nature conservation features; and e) management and maintenance details. <p>The approved hard landscaping scheme shall be carried out prior to the occupation of the dwellings and the soft landscaping shall be carried out within the first available planting season following completion of the development or first occupation (whichever is the sooner) or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme.</p> <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 of the development hereby permitted in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014, adopted May 2014.</p>
7	<p>The development permitted by this planning permission shall be carried out in accordance with the approved Ecological Impact Assessment, Greenwillows Associates, Oct 2023, Version 001.</p> <p>Reason: In order to ensure compliance with Section 1 of the Wildlife and Countryside Act 1981 (as amended) and to provide appropriate biodiversity mitigation in line with the aims of the National Planning Policy Framework and Policy LP19 of the Fenland Local Plan 2014.</p>
8	<p>If the development hereby approved does not commence within 2 years from the date of this permission, the approved ecological measures secured through the condition above shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to establish if there have been any changes in the presence and/or</p>

	<p>abundance of breeding birds or bats; and identify any likely new ecological impacts that might arise from any changes.</p> <p>Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.</p> <p>Reason: To ensure compliance with the Wildlife and Countryside Act and to protect features of nature conservation importance in relation to any on-site changes in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>
9	<p>The details submitted in accordance with Condition 01 of this permission shall include provision of at least: 1no. bat box; 2no. bird boxes; and 2no. hedgehog access holes within boundary fencing;</p> <p>per dwelling in accordance with the recommendations contained in Appendix 5 of Ecological Impact Assessment, Greenwillows Associates, Oct 2023, Version 001. The development shall thereafter be carried out in accordance with the approved details and retained in perpetuity. The details shall include design, location and number of bat & bird boxes to be installed.</p> <p>Reason: To secure the long-term protection of the birds and bats at the site in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>
10	<p>The details submitted in accordance with Condition 01 of this permission shall include the access road to be constructed to a minimum width of 5 metres for a minimum distance of 8 metres measured from the near edge of the highway carriageway. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of the development and maintained as such in perpetuity.</p> <p>Reason: In the interests of highway safety and in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
11	<p>The details submitted in accordance with Condition 01 of this permission shall include vehicle visibility splays provided on both sides of the new vehicular accesses to be maintained free from any obstruction over a height of 600 mm within an area of 2 metres x 2 metres measured along the back of the footway, in accordance with approved plan 587-P01 Rev C. The development shall thereafter be carried out in accordance with the approved details prior to the commencement of use of the</p>

	development hereby approved, and retained as such in perpetuity. Reason: In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.
12	Development in accordance with the approved plans



Created on: 11/12/2023

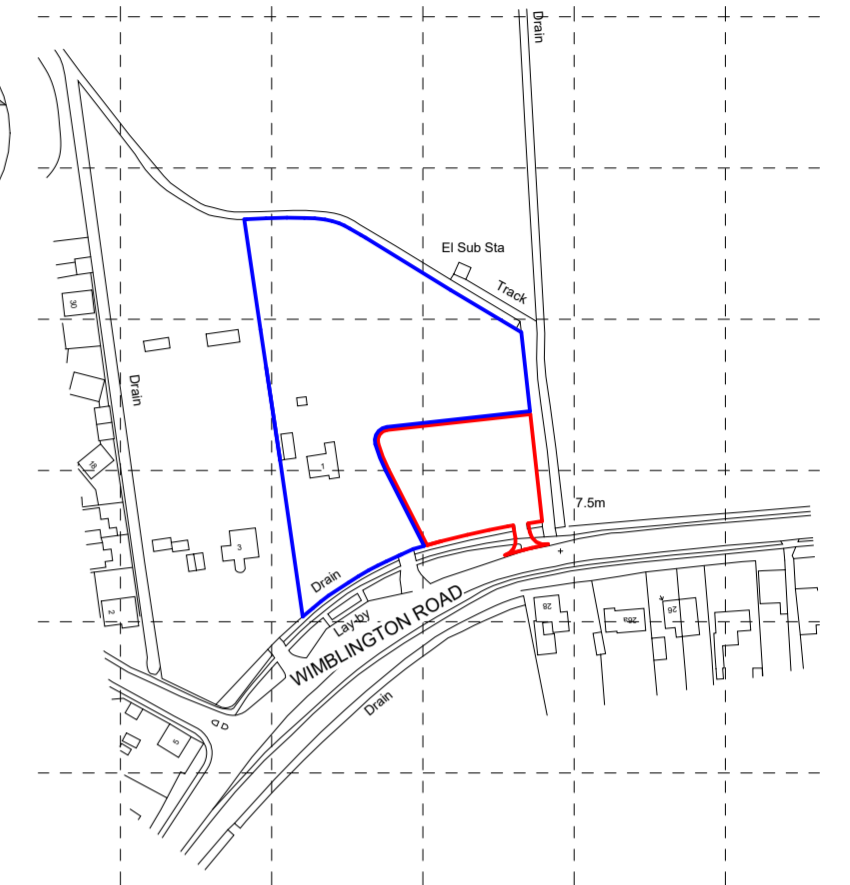
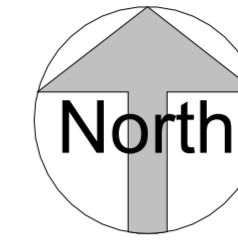
© Crown Copyright and database
rights 2023 Ordnance Survey 10023778

F/YR23/0995/O

Scale = 1:2,500



Notes
 Any discrepancies to be brought to attention of Author as soon as possible.
 All dimensions shown in "mm" unless otherwise shown.
 Unless stated otherwise, this drawing has been assessed for risks and nothing is deemed to be outside of normal good safe working practice that would be covered by a contractors Construction Phase Health and Safety Plan.



Ordnance Survey License 100019980

Location Plan
 1 : 2500



Indicative Proposed Site Plan
 1 : 500

C	Indicative layout amended	29-01-24
B	Visibility Splay Amended	18-01-24
A	Location Plan Amended	27-11-23

Ian Gowler Consulting Ltd
 Architectural and Domestic
 Energy Consultant
 Grove House, 22 Primrose Hill, Doddington, Cambs, PE15 0SU
 tel. 01354 667005 email. ian@gowler-architectural.co.uk

Proposed Development at
 1 Wimblington Road, Doddington for
 Mr and Mrs Hamilton

Planning

date	scale	drawing no.	rev
Issue Date	As indicated @ A2	587 - P01	C