

**Applicant: L Allen
Grafton Ventures Ltd**

**Agent: Jordan Trundle
Peter Humphrey Associates Ltd**

Land North And West Of 47, Fridaybridge Road, Elm,

Variation of conditions 3 (External Materials and Detailing), 4 (Surface Water Drainage), 5 (Construction Surface Water Run-Off), 9 (External Lighting), 15 (CEMP: Biodiversity), 18 (Hard and Soft Landscaping), 21 (Levels and Cross Sections) and 23 (Approved Plans and Documents) of Planning permission F/YR21/0339/F (Conversion of existing barns to 2 x two storey dwellings and erection of 8 x two storey dwellings with garaging (and associated works including demolition of existing dwelling)) to allow change in design

Officer recommendation: Grant

Reason for Committee: Parish Council Comments contrary to Officer Recommendation

1 EXECUTIVE SUMMARY

- 1.1. The application seeks the variation of conditions on planning permission F/YR21/0339/F relating to external materials, surface water drainage, construction surface water management, external lighting, biodiversity enhancements, landscaping, levels and approved plans and documents.
- 1.2. The variations relate to the wording of conditions that have previously been dealt with via discharge of condition applications, and the submission of details to satisfy the conditions pursuant to the new-build element of the scheme only.
- 1.3. Conditions 5 & 15 have previously been dealt with under condition discharge application F/YR24/3110/COND and therefore there are no objections to the variation of this condition to require compliance with the approved details.
- 1.4. In respect of condition 18, there are no objections to the trigger point of the condition being varied from 'no works above slab level' to 'pre-occupation' for the submission of a detailed soft and hard landscaping scheme.
- 1.5. In respect of conditions 3, 4, 9, 21 and 23, the submitted details have been considered by the LPA and relevant consultees, with no objections or concerns raised. As such, it is considered that the details submitted in relation to these conditions is acceptable and accordingly it is recommended that the conditions are varied to require that the new-build element of the scheme is carried out in accordance with these details. Where required, the conditions will retain wording to require the submission of further details prior to the commencement of the conversion element of the scheme.

2 SITE DESCRIPTION

- 2.1. The site comprises land historically associated with Redmoor House, 47 Fridaybridge Road, with the host property excluded from the application site. The site benefits from extant planning permission – to which this proposal relates – granted under application F/YR21/0339/F. This was for the conversion of a barn into 2no. dwellings and the erection of a further 8no. dwellings.
- 2.2. The application site lies within Flood Zone 1 and is at very low risk of surface water flooding.
- 2.3. The surrounding area is characterised by residential development comprising a mix of single and two storey dwellings, as well as detached and semi-detached properties.

3 PROPOSAL

- 3.1. The proposal seeks the variation of the following conditions on planning permission F/YR21/0339/F.

- Condition 3 (External Materials) – The application seeks to agree the proposed materials and detailing for the new build dwellings only.
- Condition 4 (Surface Water Drainage) – The application seeks to agree the surface water drainage scheme and to amend the condition to be a compliance condition.
- Condition 5 (Construction Surface Water Run-Off) – The scheme for managing Construction Surface Water Run-Off was approved under condition discharge application F/YR24/3110/COND. It is therefore proposed to amend the condition to require compliance with the approved scheme.
- Condition 9 (External Lighting) – The application seeks to agree the external lighting scheme and to amend the condition to be a compliance condition.
- Condition 15 (CEMP: Biodiversity) – The CEMP: Biodiversity was approved under condition discharge application F/YR24/3110/COND. It is therefore proposed to amend the condition to require compliance with the approved scheme.
- Condition 18 (Hard and Soft Landscaping) – The application seeks very the trigger point for the condition from 'no works above slab level' to 'pre-occupation' for the submission of a detailed soft and hard landscaping scheme.
- Condition 21 (Levels and Cross Sections) – The Levels and Cross Sections were approved under condition discharge application F/YR24/3110/COND. It is therefore proposed to amend the condition to require compliance with the approved scheme.
- Condition 23 (Approved Plans and Documents) – The application seeks to amend the list of approved plans in accordance with the amendments set out in the preceding conditions.

- 3.2. Full plans and associated documents for this application can be found at:

4 SITE PLANNING HISTORY

F/YR21/0339/F	Conversion of existing barns to 1 x 4-bed and 1 x 5-bed two storey dwellings and erection of 8 x dwellings with garaging (6 x 2-storey 4-bed and 2 x 2-storey 5-bed) and associated works including demolition of existing dwelling	Grant 23.09.21
F/YR24/3110/COND	Details reserved by conditions 5, 15 and 21 of F/YR21/0339/F	Approved 09.10.24
F/YR24/0582/NONMAT	NMA: Variation of conditions 2 and 14 to enable commencement of work relating to planning permission F/YR21/0339/F	Approved 09.08.24
F/YR25/0217/NONMAT	NMA: Amendment to wording of description to remove the bedroom descriptions relating to planning permission F/YR21/0339/F	Approved 22.05.25

5 CONSULTATIONS

5.1. Elm Parish Council – 10.07.25

Council maintains the objections submitted to the original application in 2021. Council requests that variations relating to construction surface water run-off and surface water drainage are fully investigated noting concerns that have already been raised by Cambridgeshire County Council in their role as the lead local flood authority.

5.2. LFA – 16.07.25

We have reviewed the submitted documents and based on these we can support the variation of Conditions 4 and 5 of planning permission F/YR21/0339/F. The above documents demonstrate that surface water can be managed on site through the use of permeable paving over the private parking, with attenuation provided in tanks. Water will then be treated further in proprietary treatment, before discharge into the IDB drain at a restricted rate, to be agreed formally with the IDB. It has also been demonstrated that the system can be maintained in perpetuity. Condition 5 wording to be amended following the discharge of conditions under F/YR24/3110/COND.

5.3. Local Residents/Interested Parties

A total of one letter of objection was received from a resident of Wales Bank raising the following points:

Objecting Comments	Officer Response
Existing brick wall taller than proposed 1.8m fence resulting in increased overlooking.	The existing brick wall was shown to be removed and replaced by a 1.8m timber fence on the approved documents. This is unchanged by this application and is therefore not a consideration under this application.

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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context

Identity

Built Form

Movement

Nature

Homes and Buildings

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

LP12 – Rural Areas Development Policy

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

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP19 – The Natural Environment

Cambridgeshire Flood and Water SPD 2016

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 49 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
LP5: Health and Wellbeing
LP7: Design
LP8: Amenity Provision
LP12: Meeting Housing Needs
LP18: Development in the Countryside
LP20: Accessibility and Transport
LP22: Parking Provision
LP24: Natural Environment
LP25: Biodiversity Net Gain
LP27: Trees and Planting
LP28: Landscape
LP32: Flood and Water Management

8 BACKGROUND

- 8.1. The development was originally permitted under application reference F/YR21/0339/F. The description of development was subsequently amended under Non-Material Amendment Application F/YR25/0217/NONMAT to remove reference to the number of bedrooms proposed on the new-build units.
- 8.2. A Non-Material Amendment was also sought under reference number F/YR24/0582/NONMAT to amend the wording of conditions 2 & 14, to allow the commencement of development on the new-build units only, and for the required information to be submitted to and approved by the LPA prior to the commencement of works on the stable conversion element of the scheme.
- 8.3. Accordingly, the amendments to the original description of development and conditions 2 and 14 have been incorporated into the current VOC application.
- 8.4. In respect of the implementation of the original planning permission, the submitted application form states that development commenced on 16.09.2024, prior to the expiry of the permission on 23.09.2024. Correspondence with the agent confirms that the development was commenced by virtue of the demolition of the existing bungalow on site known as 'Red Roofs'. It is considered that this sufficiently demonstrates the commencement of the development in accordance with the criteria set out in the Town and Country Planning Act.

9 KEY ISSUES

- **Principle of Development**
- **Acceptability of variation of conditions**
- **Biodiversity Net Gain (BNG)**

10 ASSESSMENT

Principle of Development

- 10.1. The principle of development in this instance has been established by virtue of the granting of planning permission F/YR21/0339/F, which remains extant.

- 10.2. As the quantum of development and nature of development is unchanged, it is considered that the principle of the residential development remains established and acceptable in this instance.

Acceptability of variation of conditions

Condition 3 (External Materials and Detailing)

- 10.3. The application is supported by the submission of the following details in respect of external materials and detailing:
- Bricks: Vandersanden Old Farmhouse Blend (Plots 1, 4, 5 & 7), Vandersanden Flemish Antique (Plots 2, 3, 6 & 8)
 - Roof Tile: FP Mcann Thin Flat Roof Tile in Anthracite (Plots 1-8)
 - Windows & Doors: Flush Casement Cream Double Glazed Windows, Composite to Front Doors and Cream Frame to Side Doors, Aluminium Anthracite Grey to Bi-Fold Doors, Sectional Garador to Garage (Plots 1-8)
 - Features: Re-constituted Stone Cills and Lintels to all openings (Plots 1-8), Weberplast TF or equivalent Cream Render (Plots 1, 2, 6 & 8)
 - Other Details: Black Brett Martin Cascade Cast Iron Effect Rainwater Goods, Cream uPVC Facias and Soffits, Oak Porches, Round buff Chimney Pots (Plots 1-8)
- 10.4. The submitted details are supported by samples and product brochures/info sheets.
- 10.5. The proposed materials are specified to only be used on the new-build plots, with details of materials on the conversion element of the scheme to be submitted separately at a later point.
- 10.6. The materials proposed in this instance are considered to be sympathetic to and in keeping with the character and appearance of the area, with similar external materials present on residential dwellings in the area surrounding the site. It is further considered that the proposed materials and detailing would represent a high standard of development in this locality.
- 10.7. It is therefore considered that the submitted details are suitable to accord with Policy LP16 of the Fenland Local Plan (2014) and it is therefore considered appropriate to vary Condition 3 to require compliance with the submitted details on the new-build element of the scheme only.

Condition 4 (Surface Water Drainage)

- 10.8. The application is supported by the submission of a detailed Drainage Strategy Plan prepared by 'Parsons' which has been reviewed and considered by the LLFA.
- 10.9. The scheme involves the use of permeable paving over the parking areas with attenuation provided via tanks on-site.
- 10.10. The LLFA are satisfied with the submitted details and are content that this will be sufficient for the site to mitigate its own surface water flood risk.
- 10.11. It is therefore considered that the submitted Surface Water Drainage Scheme complies with Policy LP14 of the Fenland Local Plan (2014) and Chapter 14 of the

NPPF (2024) in respect of Flood Risk and Drainage. It is therefore considered that the condition wording should be varied to require compliance with the submitted surface water drainage strategy prepared by Parsons.

Condition 5 (Construction Surface Water Run-Off)

- 10.12. The details required by this condition have previously been submitted for consideration under discharge of condition reference F/YR24/3110/COND and found to be acceptable by the LLFA, with the condition subsequently discharged on this basis and subject to the development being carried out in accordance with the approved details.
- 10.13. Given that the details have already been found acceptable and are unchanged, it is not considered that there are any new factors to consider in this regard, and the condition is therefore recommended to be amended in wording to require compliance with the already approved details.

Condition 9 (External Lighting)

- 10.14. The application is supported by the submission of a Lighting Scheme plan prepared by Kingfisher Lighting. The plan shows the provision of a total of 6no. streetlights throughout the site, all of which face into the public highway.
- 10.15. The location of the proposed streetlights is such that it will not cause undue disturbance on the properties within the site, or any existing properties adjacent to the site.
- 10.16. It is therefore considered that the scheme is sufficient to accord with Policy LP16 of the Fenland Local Plan (2014) in respect of amenity impact. It is accordingly recommended that the condition is varied to require compliance with the submitted external lighting scheme.

Condition 15 (CEMP: Biodiversity)

- 10.17. The details required by this condition have previously been submitted for consideration under discharge of condition reference F/YR24/3110/COND and found to be acceptable by the CCC Ecology, with the condition subsequently discharged on this basis and subject to the development being carried out in accordance with the approved details.
- 10.18. Given that the details have already been found acceptable and are unchanged, it is not considered that there are any new factors to consider in this regard, and the condition is therefore recommended to be amended in wording to require compliance with the already approved details.

Condition 18 (Hard and Soft Landscaping)

- 10.19. The application requests the variation of the condition to replace the trigger point from being 'no works above slab level' to 'pre-occupation' for the submission of a detailed soft and hard landscaping scheme.
- 10.20. This change will still allow the LPA to secure a suitable scheme for landscaping prior to the first occupation of the development, and will allow the landscaping scheme to be implemented prior to the occupation of each dwelling to which it relates.

- 10.21. It is therefore recommended that the condition is varied to require the submission of a detailed soft and hard landscaping scheme prior to the first occupation of the development.

Condition 21 (Levels and Cross Sections)

- 10.22. The details required by this condition have previously been submitted for consideration under discharge of condition reference F/YR24/3110/COND and found to be acceptable by the LPA, with the condition subsequently discharged on this basis and subject to the development being carried out in accordance with the approved details.
- 10.23. Given that the details have already been found acceptable and are unchanged, it is not considered that there are any new factors to consider in this regard, and the condition is therefore recommended to be amended in wording to require compliance with the already approved details.

Condition 23 (Approved Plans and Documents)

- 10.24. As set out above, the preceding conditions are considered to have been suitably addressed through the submission of the relevant information, both in this application and preceding discharge of condition applications.
- 10.25. Given that the submitted details are considered to accord with local and national policy, it is considered appropriate to amend the list of approved plans and documents, as set out in Condition 23, to reflect the plans and documents submitted alongside this application.

Biodiversity Net Gain (BNG)

- 10.26. The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 10.27. There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the original application to which this variation relates was submitted prior to the requirement for statutory net gain coming into force.

11 CONCLUSIONS

- 11.1. The application seeks the variation of conditions on planning permission F/YR21/0339/F relating to external materials, surface water drainage, construction surface water management, external lighting, biodiversity enhancements, landscaping, levels and approved plans and documents.
- 11.2. The variations relate to the wording of conditions that have previously been dealt with via discharge of condition applications, and the submission of details to satisfy the conditions pursuant to the new-build element of the scheme only.

- 11.3. Conditions 5, 15 & 21 have previously been dealt with under condition discharge application F/YR24/3110/COND and therefore there are no objections to the variation of this condition to require compliance with the approved details.
- 11.4. In respect of condition 18, there are no objections to the trigger point of the condition being varied from 'no works above slab level' to 'pre-occupation' for the submission of a detailed soft and hard landscaping scheme.
- 11.5. In respect of conditions 3, 4, 9, 21 and 23, the submitted details have been considered by the LPA and relevant consultees, with no objections or concerns raised. As such, it is considered that the details submitted in relation to these conditions is acceptable and accordingly it is recommended that the conditions are varied to require that the new-build element of the scheme is carried out in accordance with these details. Where required, the conditions will retain wording to require the submission of further details prior to the commencement of the conversion element of the scheme.

12 RECOMMENDATION

Grant; subject to the following conditions:

1.	<p>Prior to the commencement of development on the barns, a level 3 Historic Building Recording is to be carried out for the stable block in accordance with Historic England guidelines and to be lodged with the Cambridgeshire Historic Environment Record.</p> <p>Reason - To ensure that an appropriate record is made of the historic building fabric that may be affected by the development.</p>
2.	<p>Prior to the commencement of any development pursuant to the Stable Conversion, samples of all external materials, including joinery details to be used in the construction of the development shall be required to be submitted to and approved in writing by the LPA. 1m x 1m sample panels should be provided to indicate brick, mortar and bonding, and joinery details should be satisfied by scale drawings of no less than 1:10 scale for the stable conversion.</p> <p>The new build dwellings shall be constructed in accordance with the details hereby approved details, as shown on the submitted Development Schedule (Peter Humphrey Associates).</p> <p>Reason - To ensure that the appearance of the development is acceptable in the context of the site noting the presence of the non-designated heritage assets which form part of the development/form its setting, thereby satisfying the aims of the NPPF (2021) and Policy LP18 of the Fenland Local Plan (2014).</p>
3.	<p>The development shall be carried out in accordance with the Surface Water Drainage Strategy as shown on Drawing Number 21120-001 Rev P04.</p> <p>The drainage strategy shall be implemented in full prior to the first occupation of the development hereby permitted.</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</p>

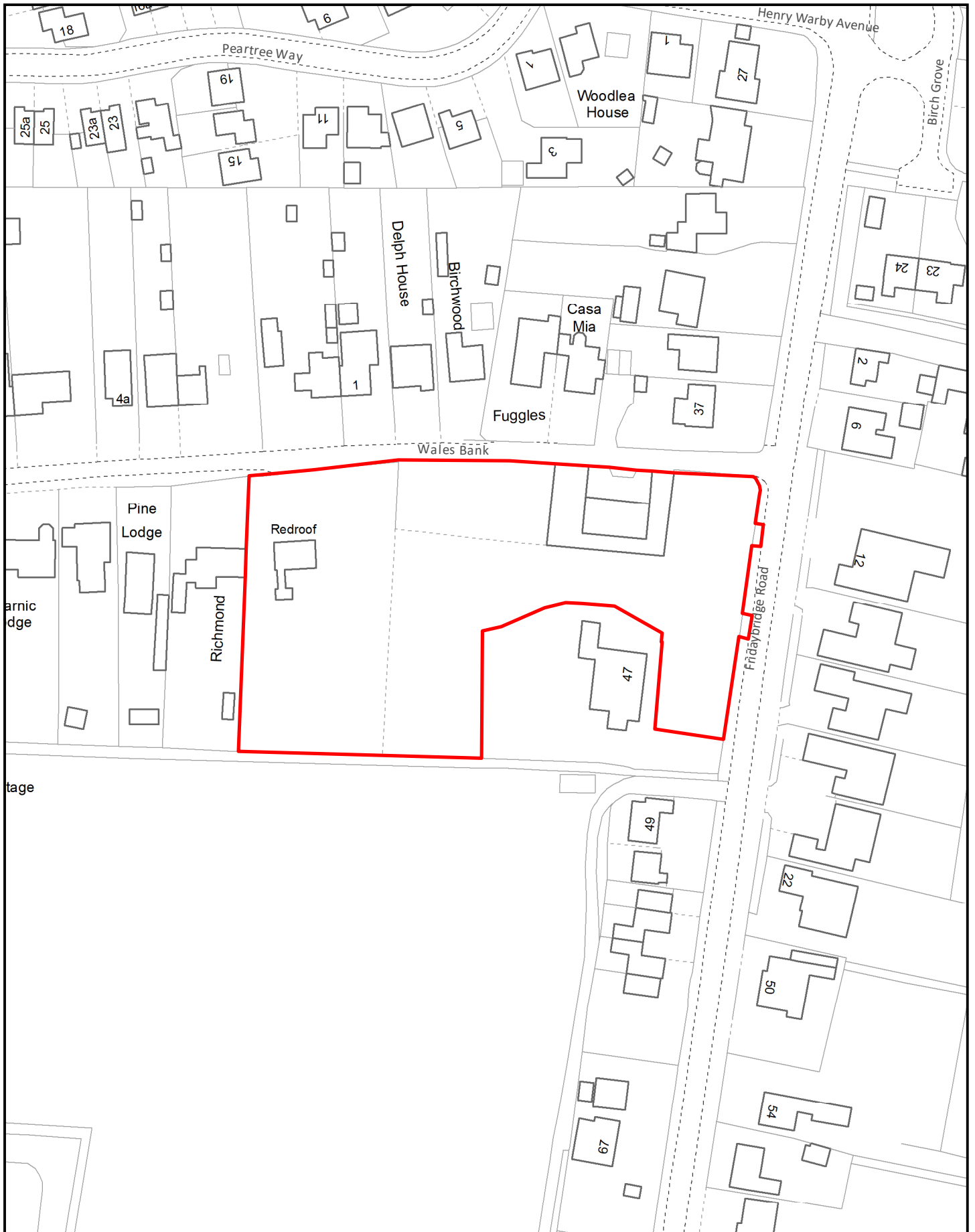
	<p>site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.</p>
4.	<p>The development shall be carried out in accordance with the details approved under application reference F/YR24/3110/COND in respect of Construction Surface Water Run-Off Management.</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>
5.	<p>The vehicle turning and parking spaces shown on the approved plans shall be provided before the development is brought into use and shall be retained thereafter.</p> <p>Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.</p>
6.	<p>Prior to first occupation of the development hereby approved, visibility splays shall be provided as shown on the approved plan and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.</p> <p>Reason - In the interests of highway safety.</p>
7.	<p>No part of the development shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed private drive have been submitted to and approved by the Local Planning Authority. The private drive shall thereafter be maintained in accordance with the approved management and maintenance details in perpetuity thereafter; this management plan shall extend to include the external lighting secured under condition 07 of this approval.</p> <p>Reason - To ensure a satisfactory means of access in accordance with policies LP15 and LP16 of the Fenland Local Plan 2014.</p>
8.	<p>The development shall be carried out in accordance with the External Lighting Scheme as shown on Drawing Number D54054/JB/B.</p> <p>The lighting scheme shall be implemented prior to the first occupation of the development hereby permitted.</p> <p>Reason - In order to ensure that the site meets the crime prevention guidelines in accordance with Policies LP16 and LP17 of the Fenland Local Plan 2014</p>
9.	<p>Prior to the first occupation of the development any gate or gates to the vehicular access shall be set back the minimum distance detailed on the approved plan. Any access gate or gates shall be hung to open inwards.</p> <p>Reason - In the interests of highway safety.</p>

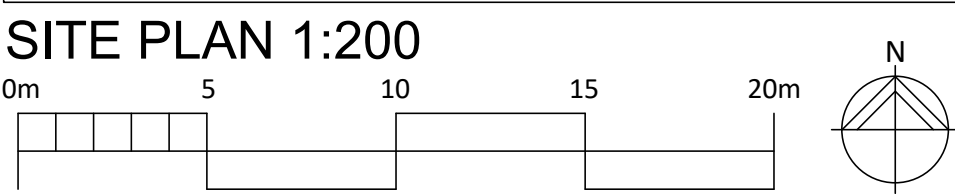
10.	<p>No vehicular access(es) from the development hereby approved are permitted to access Wales Bank.</p> <p>Reason - In the interests of highway safety.</p>
11.	<p>The existing access(es) to Wales Bank shall be permanently and effectively closed and the highway verge shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, within 28 days of the bringing into use of the new access.</p> <p>Reason - In the interests of highway safety.</p>
12.	<p>The buildings shall not be occupied until the means of vehicular access has been laid out and constructed in accordance with the approved plans.</p> <p>Reason - In the interests of highway safety and to ensure satisfactory access into the site.</p>
13.	<p>Development shall not in any circumstances commence on the barns unless the local planning authority has been provided with either:</p> <p>a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or</p> <p>b) a statement in writing from the relevant licensing body or a suitably qualified bat ecologist to the effect that it does not consider that the specified activity/development will require a licence.</p> <p>Reason: As recommended within section 1.1.5 of the EclA (Glaven Ecology, 2021). This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.</p>
14.	<p>The development shall be carried out in accordance with the details approved under application reference F/YR24/3110/COND in respect of the CEMP: Biodiversity.</p> <p>Reason - To ensure that the recommended mitigation and compensation suggested in section 5 of the EclA (Glaven Ecology, 2021) and section 5.21 of the Ecological Survey Report (Golden Tree Surgeon, 2021) are followed correctly. This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan (2014).</p>
15.	<p>No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.</p> <p>Reason - Protected species are a material concern for Local Planning</p>

	<p>Authorities as per the National Planning Policy Framework and Fenland Local Policy. The disturbance of protected species may be an infraction as described within the Wildlife and Countryside Act 1981.</p>
16.	<p>No part of the development hereby approved shall be occupied until such time as a refuse strategy has been submitted to and approved in writing by the Local Planning Authority. The agreed strategy shall be adhered to thereafter in perpetuity.</p> <p>Reason - To ensure a satisfactory form of refuse collection in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
17.	<p>Prior to the first occupation of the development hereby permitted, a scheme for the hard and soft landscaping of the site 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"> a) hard surfacing, other hard landscape features and materials b) existing trees, hedges or other soft features to be retained c) planting plans, including specifications of species, sizes, planting centres number and percentage mix d) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife e) details of siting and timing of all construction activities to avoid harm to all nature conservation features f) location of service runs g) management and maintenance details <p>Where it is intended to create semi-natural habitats, all species used in the landscaping schedules shall be locally native species of local provenance unless otherwise agreed in writing with the local planning authority. The approved hard landscaping scheme shall be carried out with regard to the dwelling to which it relates, prior to the occupation of that dwelling 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 Policy LP16 of the Fenland Local Plan 2014.</p>
18.	<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 (except those contained in enclosed rear gardens to individual dwellings) shall be replaced in the next planting season with</p>

	<p>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>																
19.	<p>Prior to the first occupation of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and made available for use prior to the occupation of the first dwelling.</p> <p>Reason - In the interests of the safety of the occupiers and to ensure there are available public water mains in the area to provide for a suitable water supply in accordance with infrastructure requirements within Policy LP13 of the Fenland Local Plan 2014.</p>																
20.	<p>The development shall be carried out in accordance with the details approved under application reference F/YR24/3110/COND in respect of site levels and cross sections.</p> <p>Reason - To ensure that the precise height of the development can be considered in relation to adjoining dwellings to protect and safeguard the amenities of the adjoining occupiers in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.</p>																
21.	<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) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the approved remediation strategy. Reason - To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with the National Planning Policy Framework and Policy LP16 of the Fenland Local Plan 2014.</p>																
22.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <table border="1"> <tr> <td>7009/C03</td><td>Condition Drawing 3 (Proposed Site Sections) (revision C)</td></tr> <tr> <td>21120</td><td>Storm Water Calculations Aug 2021</td></tr> <tr> <td>7009/C02</td><td>Condition Drawing 2 (Proposed Site Layout) (revision C)</td></tr> <tr> <td>7009/C01</td><td>Condition Drawing 1 (Existing Site Plan)</td></tr> <tr> <td>7009/C03</td><td>Condition Drawing 3 (Site Sections) (revision C)</td></tr> <tr> <td>RH-005</td><td>Roof Plans - Existing Barns and House</td></tr> <tr> <td></td><td>Drainage Design Report</td></tr> <tr> <td>21120-002</td><td>Exceedance Flows August 2021 (revision P3)</td></tr> </table>	7009/C03	Condition Drawing 3 (Proposed Site Sections) (revision C)	21120	Storm Water Calculations Aug 2021	7009/C02	Condition Drawing 2 (Proposed Site Layout) (revision C)	7009/C01	Condition Drawing 1 (Existing Site Plan)	7009/C03	Condition Drawing 3 (Site Sections) (revision C)	RH-005	Roof Plans - Existing Barns and House		Drainage Design Report	21120-002	Exceedance Flows August 2021 (revision P3)
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	7009/PL03	Planning Drawing 3 (Garages) (revision C)	
	7009/PL02	Planning Drawing 2 (Type 2) (revision E)	
	7009/PL01	Planning Drawing 1 (Type 1) (revision E)	
	PP2003	Barn Conversion - Elevations and Floor Layouts (revision A)	
	7009/PL04	Planning Drawing 4 (Site Plan) (revision D)	
	2152-GE-SE	Ecological Impact Assessment - Bats June 2021	
	21120-003	Flow Control Manhole Detail (revision P1)	
	21120-001	Drainage Plan (revision P4)	





D: 20.05.25 - Amendments following client instructions.
C: 18.03.25 - Amendments following client instructions and validation comments.
REVISED

PHA

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CLIENT
GRAFTON VENTURES LTD

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

SITE
LAND NORTH AND WEST OF
47 FRIDAYBRIDGE ROAD
ELM
WISBECH
CAMBS

DRAWING
PLANNING DRAWING 4 (SITE PLAN)

JOB NO: 7009/PL04D	PAPER SIZE: A1	DATE: FEB 2025
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