
F/YR20/0301/F

Applicant: Mr L Klimczuk

**Agent : Mr Chris Walford
Peter Humphrey Associates Ltd**

Land South East Of 70, Fieldside, Coates, Cambridgeshire

Erect 8 x 2-storey 3-bed dwellings and 2.0 metre high brick wall

Officer recommendation: Approve

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

1 EXECUTIVE SUMMARY

- 1.1 The application seeks planning permission for the erection of 8 semi-detached dwellings. The site lies in the settlement of Coates and benefits from planning permission for 4 larger properties granted in 2018.
- 1.2 The proposal is considered to accord with the relevant policies of the development plan and the sustainability aims of the NPPF. Whilst it is acknowledged that the scheme will result in a two-fold increase in housing numbers previously approved for this site, there are no technical matters that would indicate that the development would result in unacceptable harm.
- 1.3 Furthermore, the introduction of more, smaller units would enable a wider scope of future occupiers which would assist with maintaining the viability and vitality of this rural community which has both economic and social benefits.
- 1.4 The recommendation is to approve the application.

2 SITE DESCRIPTION

- 2.1 The site is located to the south west of Coates and on the western side of Fieldside, where it meets with Lake Drove. The site was formerly garden land associated with No.70 Fieldside, however a high brick wall has recently been erected following the grant of planning permission for 4 dwellings at the application site in 2018 (F/YR17/1062/F), thereby separating the sites.
- 2.2 Properties opposite the site comprise a mixture of single and 2-storey with their back gardens backing on to Fieldside. At the rear (west) of the site is an area of open paddock land which has recently gained planning permission for 2 large dwellings (F/YR19/1070/F & F/YR19/1085/F).
- 2.3 The site lies in flood zone 1.

3 PROPOSAL

- 3.1 The application seeks planning permission for the erection of 8 dwellings comprising 4 pairs of semi-detached properties arranged in a linear formation fronting Fieldside.
- 3.2 The dwellings all follow the same principle design, measuring 7.9m to ridge and finished in locally sourced limestone facing brick on the front elevation, Farmhouse multi facing brickwork with lime mortar for the remainder, arched brick soldier details over the windows and pantiles across the roofs. The end dwellings will also incorporate brick quoins to act as bookends for the scheme. The dwellings will be glazed with grey uPVC fenestration in the end pairs and cream uPVC in the centre pairs. The southern-most dwelling (plot 8) also incorporates brick castling detail along the eaves and through the centre and patress plates to add interest to this gable end which faces out onto Lake Drove.
- 3.3 A number of existing trees along the rear boundary and hedgerow along the southern boundary are proposed to be retained, with new native hedgerow introduced to the south east corner of the site and Laurel hedge along the frontages.
- 3.4 The development is proposed to be served by 2 main points of access along Fieldside, with a tarmacked surface leading to gravel driveways. Each dwelling provides 3 bedrooms and the layout enables parking for 2 cars per dwelling with minimum 3m wide parking spaces located either at the front or down the side of the properties. Bin collection points are located at each access, adjacent to the highway verge.
- 3.5 The applicant has liaised with the Local Highways Authority and has agreed to deliver some improvements to the existing highway which includes a slight widening of the road through the removal of part of the existing verge to improve the sweep of the road at the Lake Drove/ Fieldside corner and also the extension of the footway opposite leading to South Green to enable a DDA compliant crossing point.
- 3.6 Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR17/1062/F	Erection of 4 x 2-storey 3-bed dwellings with attached garages and erection of a 2.0m (max height) boundary wall involving the demolition of existing outbuildings	Granted 15.03.2018
F/YR16/0593/F	Erection of 4 x 2-storey dwellings comprising of 1 x 3-bed, 2 x 3-bed with attached garages and 1 x 4-bed with detached garage and erection of a 2.0m (max height) boundary wall involving the demolition of existing outbuildings	Granted 31.08.2016
F/YR15/0540/F	Erection of 4 x 2-storey dwellings comprising of 2 x 3-bed with attached garages, 1 x 3-bed with and 1 x 4-bed with detached garage and erection of a 2.0m (max height) boundary wall involving the demolition of existing outbuildings	Refused 24.07.2015 Dismissed at appeal 06.05.2016

5 CONSULTATIONS

5.1 Whittlesey Town Council

“Whittlesey Town Council recommend refusal - over intensification of the site, original application was for 4 detached dwellings; understand comments about larger dwellings being built in the village and not enough 3 bed properties to keep younger population in the village, few properties, e.g. 6 x 3 bed semi's with garages. WTC also have concerns about the access from Fieldside which is not desirable for this development onto South Green”

5.2 Cllr Mrs Mayor

Recommends Refusal - over intensification of the site – original application for 4 detached dwellings; understand comments about larger dwellings being built in the village and not enough 3bed properties to keep younger population in the village. Fewer properties i.e. 6 x 3 bed semis with garages

5.3 Cllr Whitwell (Ward Councillor)

Recommends Refusal – over intensification of the site – No garages and inadequate space for parking and turning of vehicles.

5.4 Environment & Health Services (FDC)

The Environmental Health Team note and accept the submitted information, and have No Objections to the proposals as they are unlikely to have a detrimental effect on local air quality or the noise climate. I note that this service had no objections to a previous application for the site which was subsequently granted planning consent, and given the site history, as with previous comments from this service, the [unsuspected contaminated land] condition should again be imposed in the event that planning consent is granted.

Additionally, due to the proposed scale of the development and its close proximity to existing residential properties, it would be prudent to submit a construction management plan to show how noise and dust will be controlled during the construction phase.

5.5 The Ramblers Association

No comments received

5.6 CCC Definitive Map Team (Rights of Way)

The proposed access to the site runs along the legal line of Public Byway No.26, Whittlesey from the end of the public road. To view the location of the Byway please view our interactive mapping online.

Whilst the Definitive Map Team has no objection to this proposal, the applicant should be aware of the presence of the public byway, its legal alignment and width which may differ from what is available on the ground. If you require a copy of the Definitive Map & Statement, this can be viewed at the County Council's offices in person or requested online for a fee.

The County Council does not own the byway. The highway rights over the byway are simply vested in the County Council as the Highway Authority. The County Council does not know who the owner of the subsoil is. You will need to satisfy yourself as to this.

There is no legally defined and recorded width for this byway, and we are not able to advise what it would be. As the dimensions are not known, we cannot guarantee that you would be able to improve the byway to secure a road and footway to an adoptable standard that may be required by the Local Planning

Authority (LPA). An applicant therefore would proceed with any development that might affect the highway at their own risk.

It may be necessary to undertake minor works just to improve the surface of the track of the byway, but it would remain a byway. I note that you have already discussed this matter with the Highway Authority but I want to reiterate that should you wish to improve the surface in the future permission would need to be obtained from the highway authority first.

I would also like to echo my colleague's comments [Cambridgeshire Highways] regarding removal of the bin collection points from the Byway.

The byway must remain open and unobstructed at all times. Building materials must not be stored on the Public Right of Way

5.7 Middle Level Commissioners

No comments received

5.8 Cambridgeshire County Council Highways Authority

Initial comments received 20.04.2020:

The bin collections points should be removed from the PROW verge.

A taper or radius should be applied to both sides of the access serving Plots 5-8.

The private footpath 1.2m wide (min), levelled, sealed and drained (if necessary) to make it suitable for vulnerable user groups.

Defer for amended plans.

Comments received following amendments 11.06.2020:

I have no highway objections subject to the following conditions;

*1.) Prior to first occupation, the parking and turning arrangement will be laid out and constructed in accordance with the approved plans and retained in perpetuity
Reason: In the interest of highway safety.*

*2.) Prior to first occupation, the Fieldside carriageway and footway arrangement will be set out in accordance with the approved plan.
Reason: In the interest of satisfactory access.*

*3.) Before the development hereby permitted is occupied the vehicular accesses from Fieldside shall be hard surfaced, sealed and drained away from the highway for a minimum length of 5m from the immediate edge of the existing carriageway, in accordance with a detailed scheme to be submitted to and approved in writing by the LPA.
Reason: In the interests of highway safety.*

*4.) 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.
Reason - In the interests of highway safety.*

5.9 Local Residents/Interested Parties

5 separate letters of objection received from 3 households raising the following concerns (summarised);

- Out of character/ visual harm

- Fieldside is not suitable for the volume of traffic
- No room for visitors
- Known foul drainage issues
- Overdevelopment
- Road safety issues for pedestrians, cyclists and horse riders
- Concerns over refuse collection
- Loss of wildlife
- Would set a precedent
- Loss of hedgerow
- Development in a conservation area
- Overlooking/ loss of privacy

2 letters of support received on the following points (summarised)

- Good to see smaller, more affordable houses in Coates
- The village has been over-run with large developments lately
- There is a lack of smaller 2/3 bedroom properties in the village

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Paragraph 8: The three dimensions to sustainable development.

Paragraph 11: Presumption in favour of sustainable development.

Paragraph 127: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 102-107: Promoting sustainable transport

Chapter 5: Housing land supply

Paragraphs 124-132: Requiring good design

Paragraphs 170, 175-177: Conserving and enhancing the natural environment

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2019

Context

Identity

Built Form

Nature

7.4 Fenland Local Plan, 2014 (FLP)

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 development

LP13: Supporting and Mitigating 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
- LP19: The Natural Environment

7.5 **Supplementary Planning Documents/ Guidance**

- Delivering & Protecting High Quality Environments in Fenland SPD (2014)
- Cambridgeshire Flood & Water SPD (2016)
- The Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) which includes the RECAP CCC Waste Management Design Guide SPD (2012)

8 **KEY ISSUES**

- **Principle of Development**
- **Impact on the character of the area/ visual impact**
- **Highways & Transport**
- **Biodiversity**
- **Archaeology**
- **Residential amenity**
- **Other matters**

9 **BACKGROUND**

- 9.1 The site has benefitted from planning permission for the residential development of the site for 4 dwellings since August 2016. The proposal was originally refused in 2015 due to a lack of understanding of the biodiversity impacts of the development. This refusal reason was overcome through the 2016 permission which was further amended in 2017 (approved in 2018) for a slightly different scheme (see section 4: planning history)
- 9.2 The most recent permission in 2018 remains extant and Officers feel that this is a key material consideration in the assessment of this latest proposal.

10 **ASSESSMENT**

Principle of Development

- 10.1 The principle of residential development of the site was established under the previous planning permission for 4 dwellings which remains extant and therefore capable of implementing. Notwithstanding this fall-back, Coates is identified as a limited growth village under Policy LP3 thereby accepting the principle of development within this settlement.

Village Threshold

- 10.2 FLP Policy LP12 advises that for villages; new development will be supported where it contributes to the sustainability of that settlement and does not harm the wide open character of the countryside. The site is considered to be within the existing developed footprint of the village. This policy also advises that if a proposal within or on the edge of a village, in conjunction with other development built since 2011 and committed to be built (i.e. with planning permission)

increases the number of dwellings in a 'limited growth' village by 10% or more then the proposal should have demonstrable evidence of clear local community support for the scheme, Coates has already exceeded its 10% threshold thereby activating this policy requirement. The scheme comes forward with no evidence of community consultation having been undertaken in respect of this proposal.

- 10.3 It is clear that the scheme fails to address the requirements of LP12 in so far as they relate to community engagement and this is disappointing. However, the LPA is mindful of the 2017 appeal decision (APP/D0515/W/17/3182366) where the Planning Inspector in considering an appeal which was solely based on the failure of a scheme to achieve support under LP12, found that the failure to achieve community support in accordance with Policy LP12 should not render an otherwise acceptable scheme unacceptable.
- 10.4 Against this backdrop it is not considered that the scheme could be refused purely on the grounds of LP12 threshold considerations. As such, the principle of development is acceptable.

Impact on the character of the area/ visual impact

- 10.5 Fieldside is considered to be semi-rural in nature with the rural feel increasing as one moves southwards along Lake Drove, where development becomes more sporadic into the open countryside. The side lies immediately opposite South Green highway and the rear curtilages of houses which stretch northwards along the eastern side of Fieldside. Dwellings in the area vary in scale, design and age but are primarily 2-storey in nature, with the exception of the single storey dwellings around the South Green junction. Notwithstanding the extant permitted scheme, it is also acknowledged that planning permission was recently granted for 2 larger detached custom-build dwellings to the rear of the site which would introduce a substantially different type of dwelling to this area and change to its character.
- 10.6 Having regard to the character of the area, the introduction of 2-storey dwellings in this location would therefore not be out of character. Furthermore, whilst it is acknowledged that dwellings in the area are predominantly detached, the massing of the 8 dwellings arranged in 4 pairs is not dissimilar to that of the permitted scheme which comprises 4 large detached dwellings. In fact, the footprint and overall scale of the pairs of dwellings is less than that of the single dwellings of the permitted scheme and with a far simpler design, arguably more in-keeping with the semi-rural character of the area. As such, the visual impact of the development is considered to be less profound than that permitted.
- 10.7 Furthermore, Officers consider that the introduction of 8 smaller, more affordable dwellings would constitute a more effective use of the land, meeting the housing needs of the settlement helping to enhance or maintain the vitality of rural communities as well as meeting wider district housing need.
- 10.8 The design of the dwellings is considered to be satisfactory and incorporates high quality materials and design features, thereby improving the overall quality of the built environment and would make a positive contribution to the local distinctiveness and character of the area in line with the design aims of policies LP12 and LP16 and the National Design Guide, 2019.

Highways & Transport

- 10.9 Several concerns have been raised by residents over the transport impacts of the development with a development which would accommodate up to 16 cars.

Concerns in respect of capacity, traffic flow and highway safety have therefore been considered.

- 10.10 It is understood that the applicant has liaised directly with the Local Highways Authority prior to submission for the application and the LHA has raised no objection to the proposed scheme, subject to standard conditions. Improvements to the existing highway have also been agreed in respect of slight widening at the bend to the south (as previously agreed under the permitted scheme) and improvement to the kerb edge opposite to comply with DDA requirements.
- 10.11 The scheme also accords with the parking standards as set out under Appendix A of the FLP. The standards do not set a requirement to include visitor parking and it is noted that the location of the site might yield limited provision for this. However, it is noted that informal parking areas have been formed along Fieldside on the verges and parking along South Green on the highway is possible if required, with a short walk to the application site. Refuse collection could also be undertaken immediately outside and deliveries on the driveways serving the properties. Given the temporary nature of visitors, deliveries etc. it is not anticipated that a lack of visitor parking on the site would result in a severe harm in highways terms, noting the test set out under paragraph 109 of the NPPF.
- 10.12 It is also noted that the permitted scheme for 4 large properties whilst indicating on plan that they are 3-bedroom properties could achieve a 4th in the playroom over the garage and was not restricted on this basis through planning condition, with up to 4 cars per property achievable. It is difficult therefore to accurately assess the implications for additional highway impacts of the proposed scheme against the permitted development, notwithstanding that no objections were raised by the LHA. As such, whilst concerns raised in terms of highway impacts are noted, Officers have no evidence to warrant a refusal on this basis. It is concluded therefore that the proposal accords with the aims of FLP policy LP15.

Biodiversity

- 10.13 The previous scheme was supported by an ecology survey which identified that the development was unlikely to result in significant impacts on the nearest SSSI of the Nene Washes, or any significant impacts on local biodiversity – with only minor negative impacts on breeding birds through partial hedge and tree removal. It is considered having regard to the current site conditions with some further clearance works that has been undertaken since that time, that the findings of the ecology survey are still relevant.
- 10.14 Mitigation and enhancement was previously proposed by way of additional hedge and tree planting, sensitive lighting and boundary treatment, erection of bird and bat boxes and construction methods to ensure animals do not get trapped or unnecessarily disturbed. This was secured via a planning condition requiring a scheme to demonstrate that these elements would be delivered through the development. This latest submission is supported by a site layout plan which provides the necessary details to ensure that the mitigation and enhancement recommendations outlined in the ecology report would be secured and a planning condition is therefore not deemed necessary, other than one requiring that the development is carried out in accordance with the details submitted as is standard.
- 10.15 In this regard, the development is anticipated to have as a minimum a neutral impact on biodiversity, with enhancements anticipated to gradually increase

biodiversity as it matures through the lifetime of the development. It is however prudent to ensure that all planting and soft landscaping is retained, or replaced if it becomes uprooted or dies within a 5 year period which is a standard requirement and can be reasonably secured through a planning condition. Subject to this, it is considered that the proposal would accord with FLP policies LP16 and LP19.

Archaeology

- 10.16 The County Council's Archaeology team previously requested a planning condition requiring investigative work to be undertaken prior to the development commencing. This work has since been undertaken and The County Council's Archaeology team has confirmed that it will no longer be necessary to secure the same condition with this application.

Drainage

- 10.17 The applicant is proposing a SuDS approach to surface water drainage with the inclusion of soakaways. Whilst it is not certain that ground conditions are conducive to this drainage method, the development would need to accord with the latest Building Regulations - Part H, which would require the development to follow a sustainable drainage hierarchy achieving the most sustainable method of drainage based on the ground conditions of the site. In this regard it is considered that the proposal is satisfactory in principle but ultimately to be determined through Building Regulations.
- 10.18 Likewise, the applicant has proposed to utilise the existing mains foul sewer. This would be the preferred approach under Building Regulations which would need to be satisfied in any case. In view of the limited scale of the development and that ultimately the adequacy of foul drainage method will be determined via Building Regulations, it is not considered reasonable to in this instance to require further details.
- 10.19 Concerns have been raised regarding the conditions and issues associated with the existing foul sewer infrastructure, with at least one resident asserting that the sewer has collapsed in the past, the concerns are that the proposal would exacerbate this issue.
- 10.20 Anglian Water is the statutory authority for the management of mains drainage in Coates and it is their responsibility to ensure that their infrastructure is capable of accommodating the needs of the community. Whilst it may be that some of the existing infrastructure may require upgrading, given the statutory duty placed on Anglian Water to manage foul drainage from new development where this is proposed to use their public network, it would not be reasonable to refuse the application on this basis. Notwithstanding this, it is also acknowledged that a scheme for 4 dwellings has already been permitted at the site and there is no evidence to establish that a further 4 dwellings would cause significant issues in this regard.
- 10.21 It is considered therefore that the proposed method of foul and surface water is acceptable in principle but would ultimately be determined via the Building Control. The development does not therefore demonstrate any conflict with policies LP14 and LP16 of the FLP.

Residential amenity

- 10.22 The garden depths of the properties range from 8m at the northern plot (plot 1) to 12m at the south (plot 8) which is therefore considered acceptable and would not

give rise to severe overlooking into the rear gardens or properties of the proposed development to the west, or unacceptable overshadowing or overbearing impacts.

- 10.23 Concerns have been raised by a resident opposite the site whose property backs onto Fieldside. Rear boundaries of properties directly opposite the site are between 12 to 15m from the front windows of the proposed development and again would not therefore result in any unacceptable levels of overlooking, overshadowing or visual dominance. Whilst it is accepted that the outlook from the rear of these existing properties will change somewhat through the development, the actual impacts are within acceptable limits based on general development practices.
- 10.24 The Council's Environmental Protection Team has recommended that a Construction Management plan to deal with dust and noise pollution is secured with the proposal. Whilst all development is capable of causing nuisance in terms of noise and other pollutants, developers are generally expected to follow best practice with their development. Schemes of this scale are not usually required to be controlled through management plans imposed via planning conditions as it is not deemed proportionate to the scale of the development, where it is usual for only a small workforce to operate - limited by the small site area. Instead, schemes of this scale are generally controlled, where necessary to do so, via the Council's Environmental Protection Team using their enforcement powers under the Environmental Protection Act should a nuisance arise as well as general HSE requirements. It is noted that the permitted schemes did not incur such a condition and it is considered disproportionate to do so with this latest proposal.

Other matters

- 10.25 Whilst most concerns raised by the Town Council and residents have already been addressed above, the following matters are considered as follows;

Would set a precedent

- 10.26 All applications are to be considered against the development plan as required by law (unless material considerations indicate otherwise). As such, should any future development proposals come forward, these would be dealt with on a case by case basis in accordance with the development plan having regard to the overall sustainability of the proposal.

Development in a Conservation Area

- 10.27 The site is not located with any designated area, of heritage or nature/ habitat. It is acknowledged that the Conservation Area (CA) boundary is located c.58m north along Fieldside and the CA contains a grade II listed building, 'Thatchers Cottage' 55 Fieldside which is located c.145m from the application site. Given the mixture of development between the site and the CA and the listed building, it is considered that the development would not have any effect on the character of the conservation area or the setting and significance of the listed building.

11 CONCLUSIONS

- 11.1 The proposal is considered to accord with the relevant policies of the development plan and the sustainability aims of the NPPF. Whilst it is acknowledged that the scheme will result in a two-fold increase in housing numbers previously approved for this site, there are no technical matters that would indicate that the development would result in unacceptable harm.

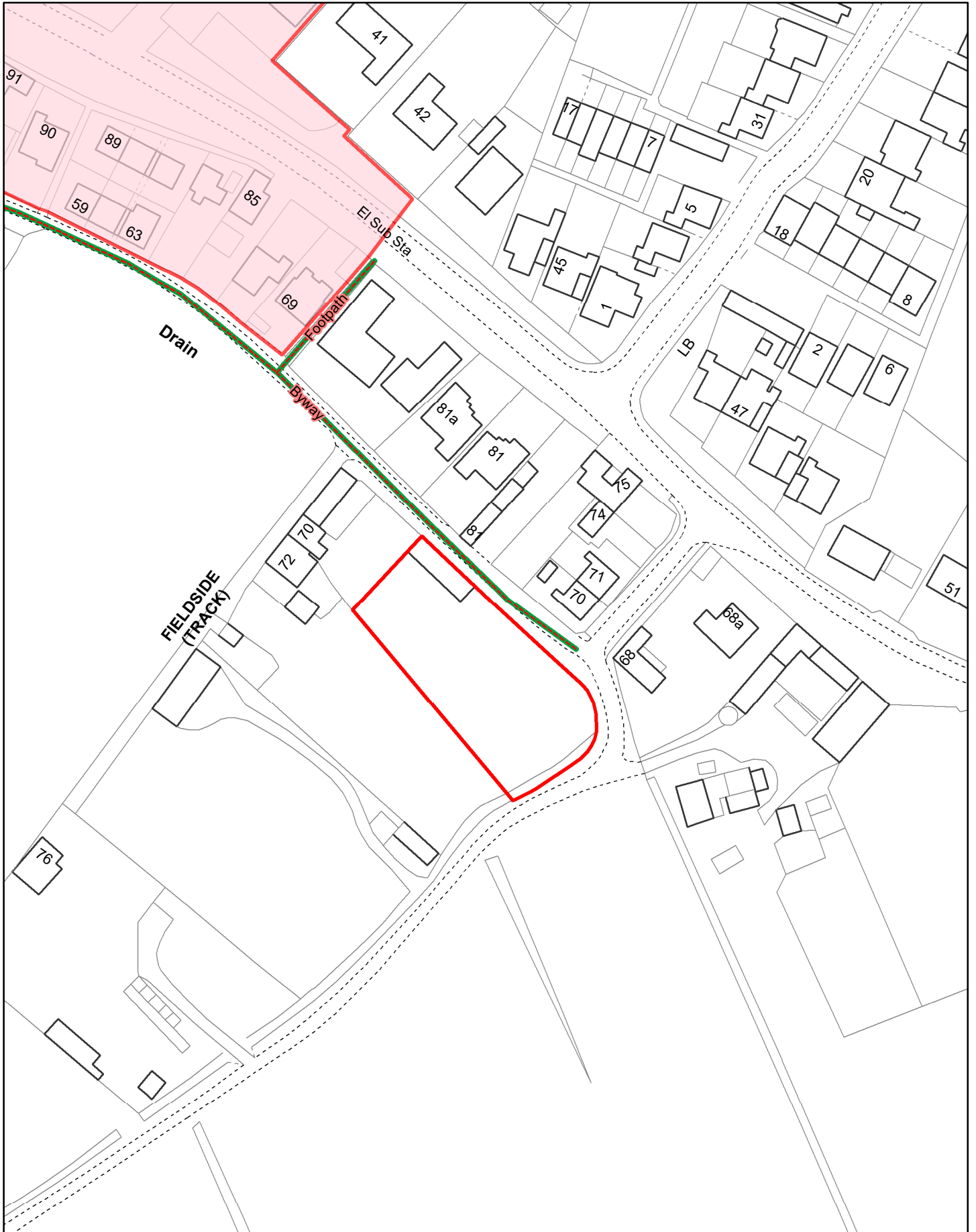
- 11.2 Furthermore, the introduction of more, smaller units would enable a wider scope of future occupiers which would assist with maintaining the viability and vitality of this rural community which has both economic and social benefits.

12 RECOMMENDATION

Grant subject to the following conditions;

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>Prior to the first occupation of the development hereby permitted the Fieldside/ South Green footway enhancement and street lighting relocation as indicated on drawing No 5758/02/01Z shall be provided and retained thereafter.</p> <p>Reason: In order to provide suitable pedestrian access to the dwellings, for the avoidance of doubt and in accordance with Policy LP15 of the Fenland Local Plan adopted 2014.</p>
3.	<p>The development shall be completed externally in the details as set out on the elevational plans on plan reference 5758/02/01 revision Z.</p> <p>Reason: For the avoidance of doubt and to safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
4.	<p>Prior to the first occupation of any dwelling to which they relate, the parking and turning arrangements will be laid out and constructed in accordance with the details on plan reference 5758/02/01Z and thereafter retained in perpetuity</p> <p>Reason: In the interest of highway safety.</p>
5.	<p>Before the development hereby permitted is occupied the vehicular accesses from Fieldside shall be hard surfaced, sealed and drained away from the highway for a minimum length of 5m from the immediate edge of the existing carriageway, in accordance with a detailed scheme to be submitted to and approved in writing by the LPA.</p> <p>Reason: 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>All hedge and tree planting as indicated on plan ref: 5758/02/01Z shall accord with the selection of specimens as detailed in section 8 of the ecology report submitted under F/YR16/0593/F (Wild Frontier Ecology dated June 2016). All hedgerow and trees detailed to be retained shall be protected during the</p>

	<p>course of construction in accordance with BS: 5837:2012.</p> <p>Reason: To enhance biodiversity in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
8.	<p>All hard and soft landscape works 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, 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>
9.	<p>If, during development, contamination not previously identified is found to be present at the site:</p> <ul style="list-style-type: none"> (i) it shall be reported to the local planning authority within 1 working day; (ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been carried out and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with; (iii) the remediation strategy shall be implemented as approved; (iv) no occupation of any part of the development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until: <ul style="list-style-type: none"> a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority; b. if required by the local planning authority, any proposals for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority. (v) the long-term monitoring and maintenance plan shall be implemented as approved. <p>Reason: To control pollution of land or water in the interests of the environment and public safety in accordance with LP2 and LP16 of the Fenland Local Plan 2014.</p>
10.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents.</p>



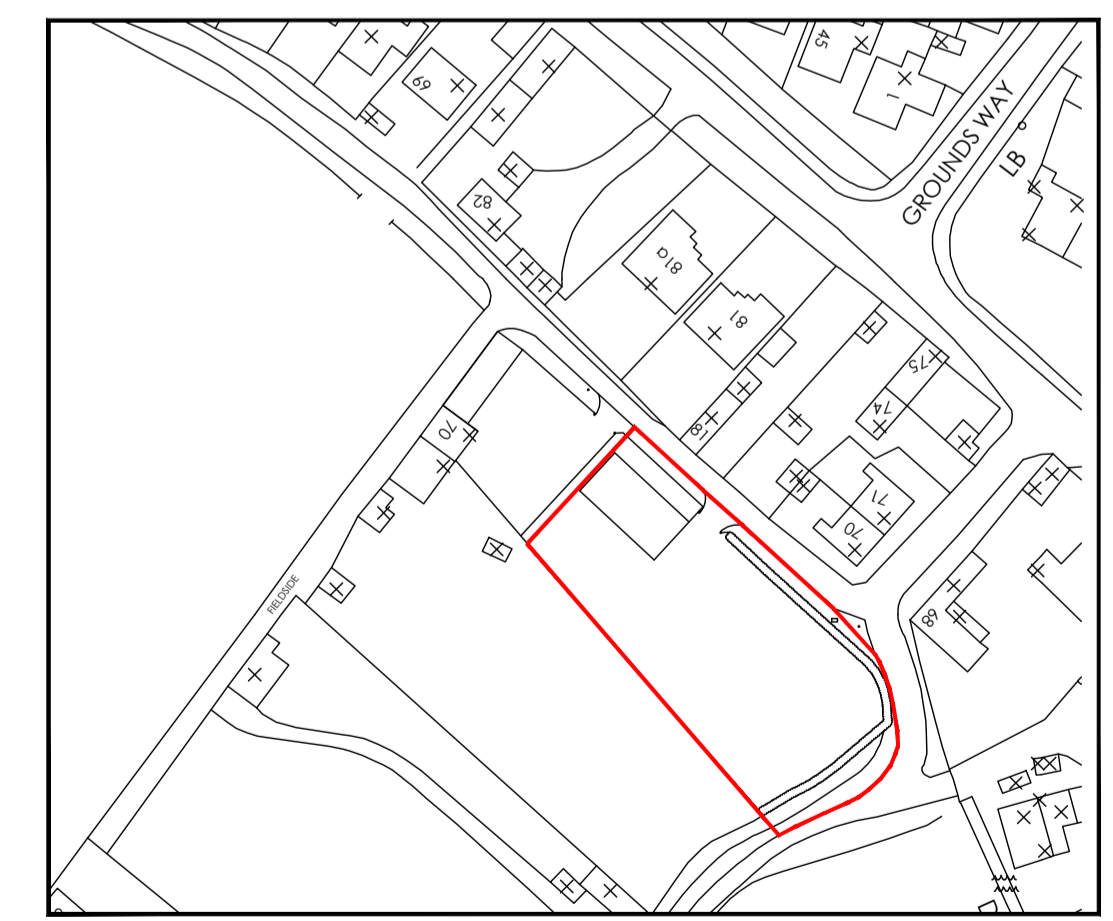
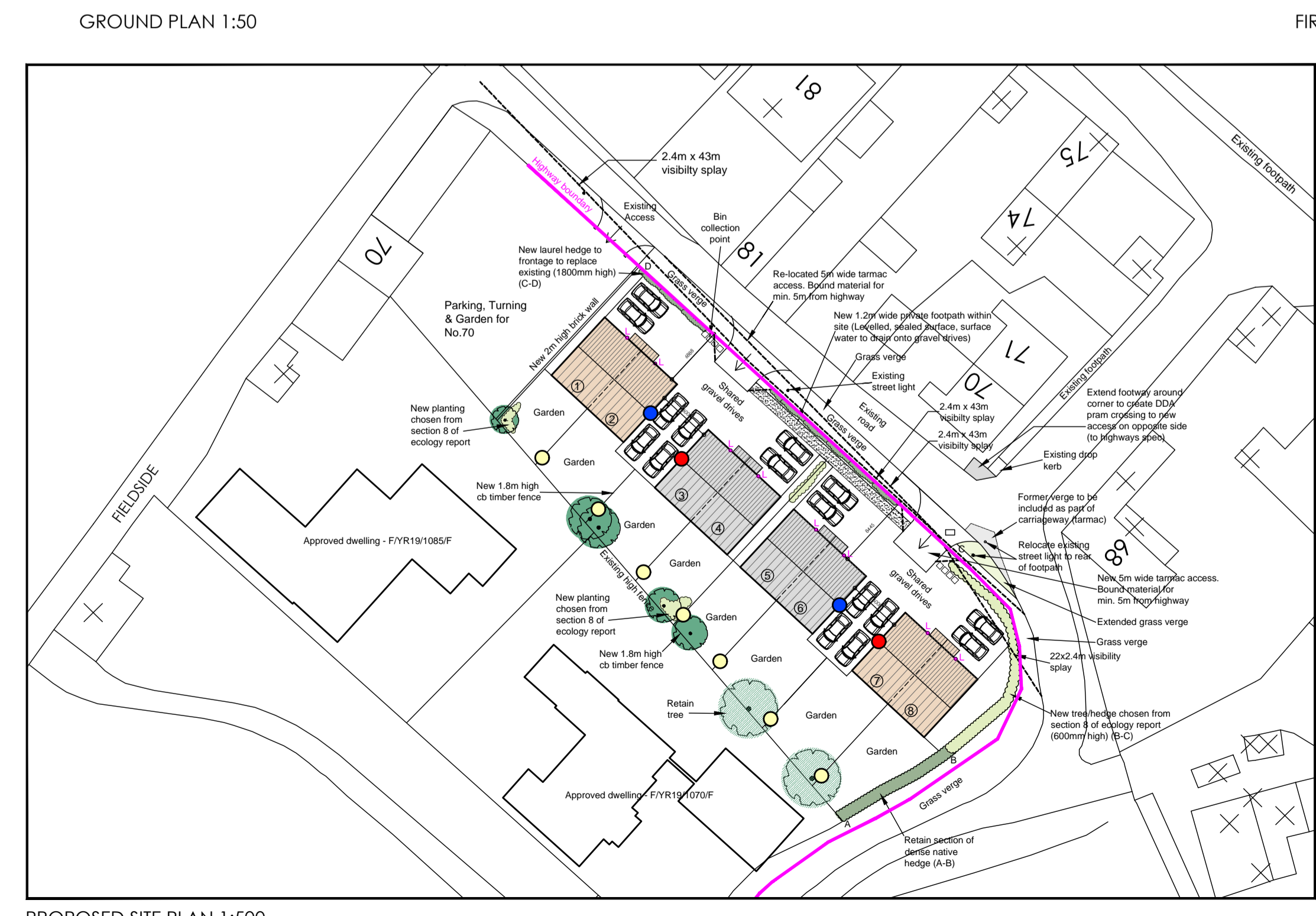
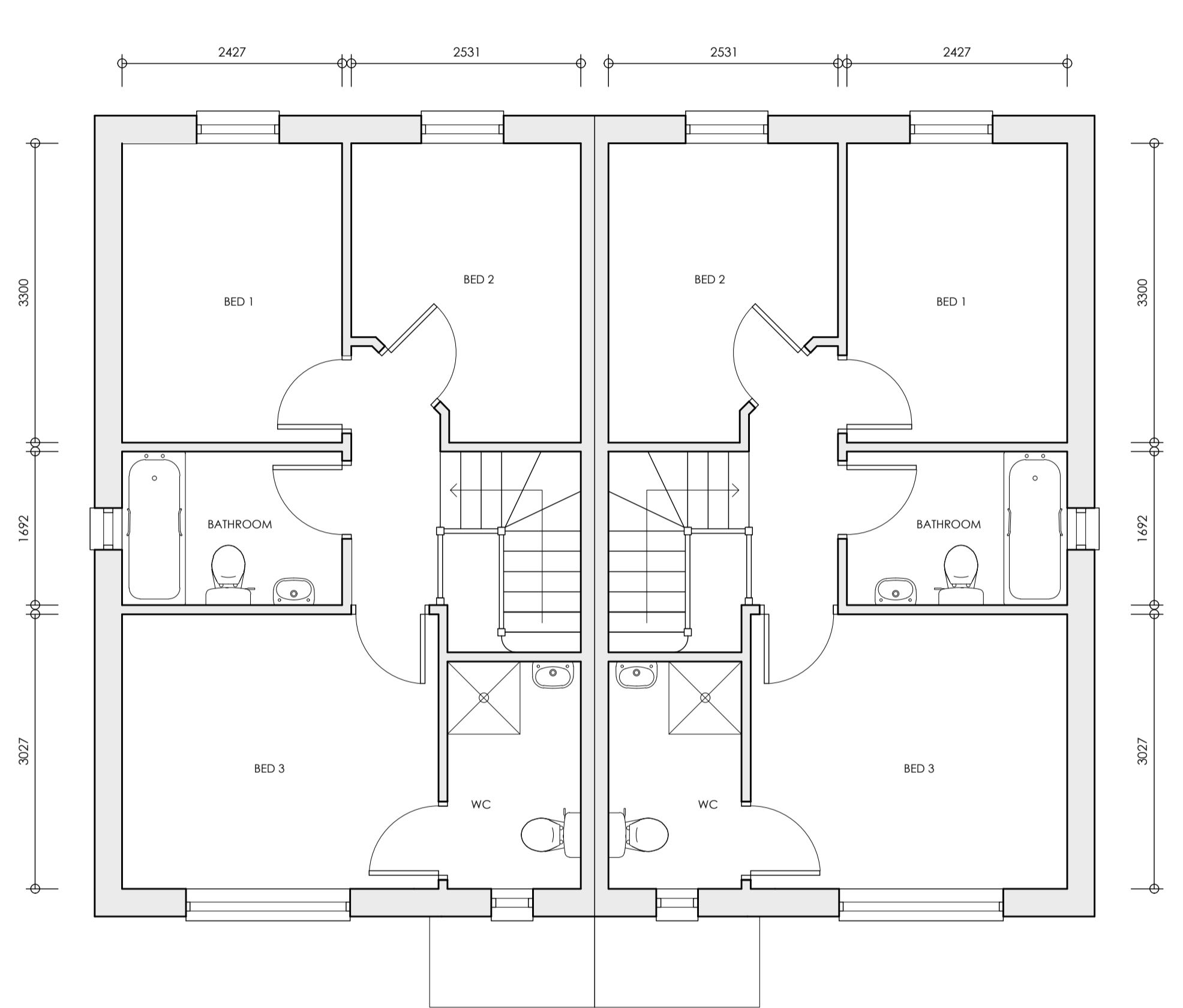
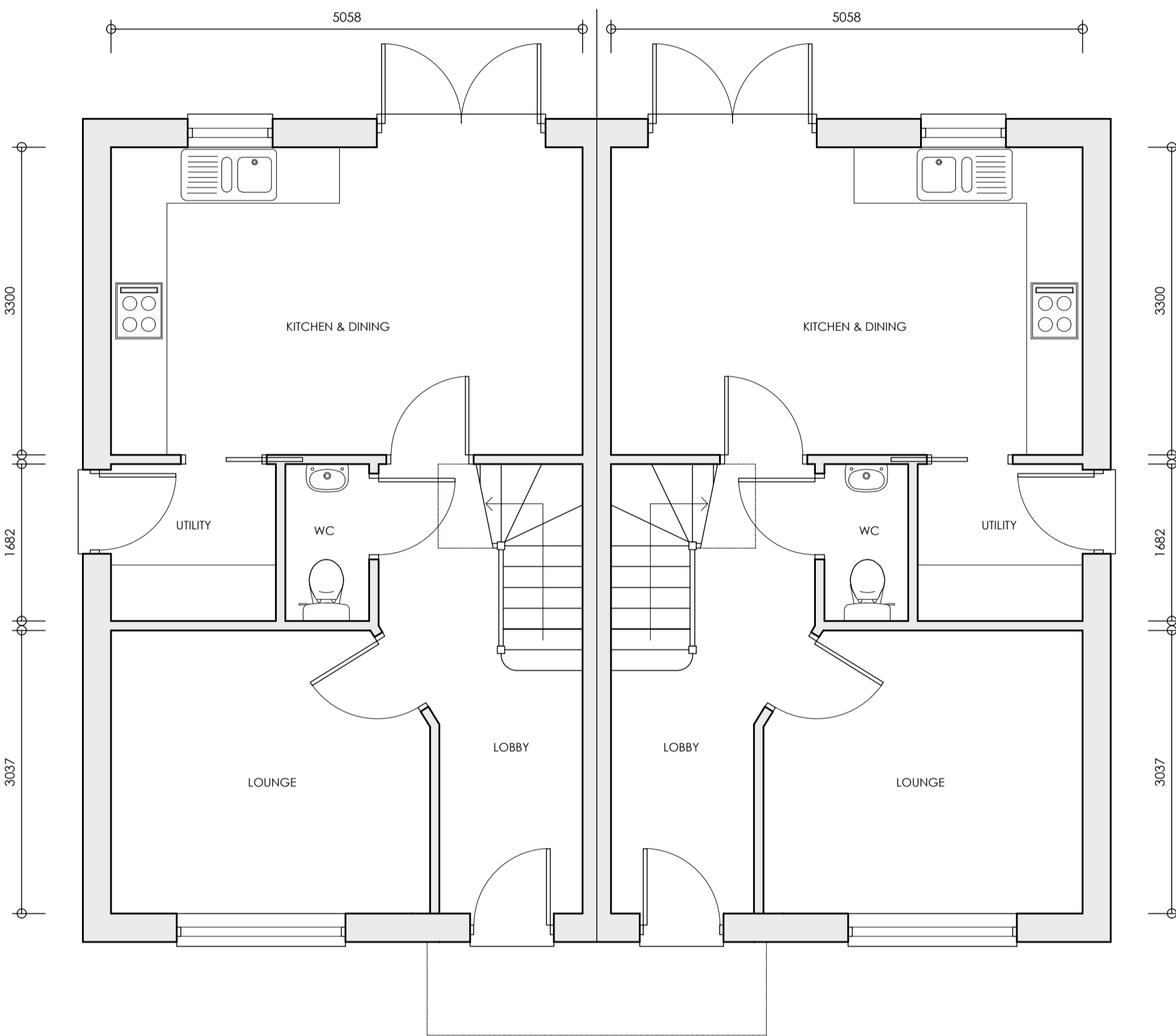
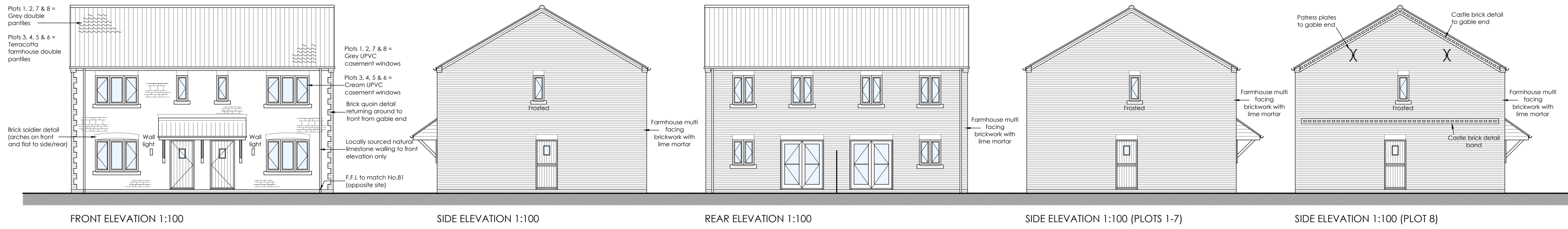
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- KEY:**
- Existing trees
 - Proposed trees
 - Trees to be removed
 - L Wall mounted up/down light (dark to dawn)
 - Bat box, should cater for Sparrow, Swift and Shoring species and face north or east and out of direct sunlight set as high as possible on each dwelling.
 - Bat box, should be surface mounted on the south to south-west face of each dwelling or least 3m above ground.
 - Time-table: Boxes to be installed in accordance with site plan prior to the occupation of each dwelling.
 - Access holes (12cm x 10cm) in fence locations to enable ground mammals (hedgehogs) to commute.

LANDSCAPING:

SP SHRUB PLANTING TO INCLUDE
 BARBERY(BERBERIS) GUELDER ROSE(VIBURNUM)
 BUIZULIA DAVIDA FORSYTHIA X INTERMEDIA LYTHWOOD
 MOCK ORANGE(PHAELOPHUS)SNOWY MESPIUS(AMELANCHIER)
 C3 PLOT SIZE
 PLANTING SIZE 40-60cm
 PLANTED AT 750mm cts

GC GROUND COVER PLANTS
 COTONEASTER HORIZONTALIS,
 HEDERA HELIX/LAVANDULA SPICA
 6 PLANTS PER METRE SQ.

NOTE:
 Undertake soft landscape works generally in open weather conditions, typically mild, dull and moist. Do not undertake planting, weeding or turfing when the temperature is below 4°C and falling, when the ground is covered in snow, in frozen or waterlogged ground or in drought conditions.

Planting should be undertaken between November and March when the plants are dormant and planted at centres shown above. Plants should be set at the same root depth as they were at the nursery and should be well firm in and gently firmed. Remove any damaged shrubs during planting. A 7mm layer of bark mulch (Landscape Bark Mulch/Leafy Mulch or equivalent) should be applied over the planting bed to reduce weed competition.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted in replacement for it is removed, sprayed or destroyed or dies or becomes, in the opinion of the Local Authority, seriously damaged or defective, another tree or shrub of the same species and size or that originally planted shall be planted in the same place unless the Local Authority gives written consent to any variation.

Peter Humphrey Associates
 ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSING DEVELOPMENT
 FIELDSIDE
 COATES
 CAMBRIDGESHIRE

DRAWING
PROPOSED SITE / DWELLING PLANS

CLIENT
MR & MRS KLIMCZUK

DATE: FEB 2020 SCALE: AS SHOWN JOB NO: 5758/02/01Z

DO NOT SCALE FROM THIS DRAWING
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 REG. MEMBERS OF
 ARCHITECTURAL TECHNOLOGISTS

PROPOSED SITE PLAN 1:500

LOCATION PLAN 1:1250

