
F/YR20/0531/VOC

**Applicant: D Gooch
Minister Property Group Limited**

**Agent : Mr Jake Stentiford
Surface Planning**

The College Of West Anglia, Elm High Road, Wisbech, Cambridgeshire

Variation of condition 20 to enable amendment to approved plans of planning permission F/YR16/0792/F (Erection of 137 dwellings, alterations to Ramnoth Road and Elm High Road junction to form a new vehicular & pedestrian access and associated works & infrastructure)

Officer recommendation: Grant

Reason for Committee: Called in by Councillor Hoy

1 EXECUTIVE SUMMARY

- 1.1 This submission comes forward under S73 of the Town and Country Planning Act and seeks to agree a minor-material change to the development approved under F/YR16/0792/F.
- 1.2 The principle of development has been accepted by virtue of the earlier grant of planning permission. It is therefore only the implications of the amended layout that may be revisited at this time.
- 1.3 The development proposes the same quantum of units overall, albeit the mix and design of the housing has been revisited; as has the layout of the site.
- 1.4 Although the revised design does have implications for existing residential amenity that could be deemed less acceptable to adjoining residents, i.e. where bungalows were previously proposed two storey units have been introduced, these changes whilst less desirable from the residents perspective could not be deemed to represent significant harm when considered from a planning perspective as appropriate separation distances are achieved.
- 1.5 There are no site constraints that would render the development unacceptable and as such a positive recommendation is forthcoming.
- 1.6 With regard to the S106 obligation in place it is noted that provision is included within the original agreement to supplement plans agreed under the S73 process without a new S106 having to be entered into as such there is no requirement to revisit the terms of the S106.
- 1.7 It should be acknowledged that it is intended to deliver the scheme as a 100% affordable housing which although having implications for the S106 contributions attracted by the development does represent a significant contribution to affordable housing provision within the district which is welcomed.

2 SITE DESCRIPTION

- 2.1 The site was the former agricultural campus of the College of West Anglia and previously comprised a number of buildings which were demolished in 2016, currently the site is vacant and overgrown.
- 2.2 The site is a rectangular area of land covering some 5.6ha and measures some 516 m in length by 130 m in depth and it is located about 1.0km to the south east of Wisbech Town Centre. It is bounded by established residential areas along its northern and southern boundaries. The residential development along Westmead Avenue to the south of the application site comprises a mixture of semi-detached and detached dwellings set in large plots along a linear tree lined avenue.
- 2.3 The existing development along the northern boundary of the application site comprises of a row of bungalows set in a linear fashion along Falklands Drive. This development is denser, more compact and with open frontages and set on smaller plots than the development along Westmead Avenue.
- 2.4 Ramnoth Road/Elm High Road forms the western boundary of the site, and Meadowgate Lane its eastern boundary. Watercourses run along the northern, southern and western boundaries of the site. The site is generally level with established boundary planting.
- 2.5 Vehicular access to the site is currently off Elm High Road, and there is a pedestrian access off Meadowgate Lane.
- 2.6 The site is within Flood Zone 1.

3 PROPOSAL

- 3.1 Planning permission was granted for a scheme of 137 dwellings on this site in March 2020 following completion of the related S106 agreement.
- 3.2 This variation of condition application seeks to amend the approved layout to meet the requirements of the current applicant who wishes to deliver the entire site, i.e. 137 dwellings as affordable housing.
- 3.3 As indicated in the agents covering letter *'The proposals entail an overall amendment to the approved layout which increases the density of the plots toward the western end of the site, in accordance with the requirements of the Registered Provider, whilst maintaining the overall form of the approved scheme, so that a larger area of Public Open Space is provided at the eastern end, occupying the area currently occupied by the residential block comprising Plots 115-119 & 122-126.'*
- 3.4 It should also be noted that as a consequence of the new developers requirements the house types designs has been revisited and the overall mix changed as follows:

House types	Original Scheme	Proposed scheme
1 bed flats	6 (House Type Z - a three- storey block)	8 (House Type E - constructed in 2 x 2-storey blocks each having 4 units)
2 bed flat	6 (House Type Z - a three-storey block)	N/a
2 bed single-storey	9 (House Type A)	6 (House Type F)

2 bed two storey	43 (House types B & C)	48 (House Types A & B)
3 bed single-storey	-	5 (House Type G)
3 bed two-storey	73 (House types D, E, J & W)	68 (House Type C)
4 bed two-storey	-	2 (House Type D)

- 3.5 Full plans and associated documents for this application can be found at:
<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?keyVal=QC0S1TH E01U00&activeTab=summary>

4 SITE PLANNING HISTORY

F/YR16/0792/F	Erection of 137 dwellings, alterations to Ramnoth Road and Elm High Road junction to form a new vehicular & pedestrian access and associated works & infrastructure	Granted 23.03.2020
F/YR16/0319/SC	Screening Opinion: Residential development (139 dwellings max) with associated landscaping	Further details not required 17.06.2016.
F/YR15/0710/DE1	Demolition of existing buildings	Further details not required 21.09.2015.
F/YR08/0584/O	Residential development (5.58 ha) involving demolition of all existing buildings	Resolution to approve subject to S106 agreement.
F/YR07/1328/O	Residential development (5.58) involving demolition of all existing buildings	Refused* 14.05.2008

* Contrary to Officer and Highway Authority recommendation on the grounds that the access was inadequate. Appeal withdrawn.

5 CONSULTATIONS

- 5.1 **Wisbech Town Council:** Recommend that the application be supported
- 5.2 **Ward Councillor (Councillor S Hoy):** *'A number of residents have contacted me about this. The change from bungalows to houses will cause serious overlooking. As such I need to call this in'.*
- 5.3 **Kings Lynn & West Norfolk Borough Council:** *'Please be advised that the BC of KLWN have no objections to the proposal, subject to there being no adverse impact upon the Wisbech Access Strategy'.*
- 5.4 **Highways England:** *'Referring to the planning application referenced above, dated 26 June 2020, application for the variation of condition 20 to enable amendment to approved plans of planning permission F/YR16/0792/F, College of*

West Anglia Elm High Road, Wisbech, notice is hereby given that Highways England's formal recommendation is that we offer no objection. [...] The revised condition does not material affect the operation of the A47 trunk road. Consequently, we offer no objection'.

- 5.5 CCC Transport Assessment team:** *'Background: The document reviewed is the Revised Planning Layout and Masterplan relating to a the proposed variation of Condition 20 (Approved Plans) in respect of a proposed development of 137 dwellings on the former College of West Anglia site off Ramnoth Road in Wisbech. The Transport Assessment Team have previously made comments in respect of the proposed improvements to the access of Ramnoth Road with Elm High Road and made appropriate recommendations.*

Comments: The submitted information shows that the site access is to be located in the same position as previously proposed. This will not therefore impact on the proposed junction works to Ramnoth Road/Elm High Road being brought forward as part of the Wisbech Access Strategy.

Conclusion: The proposed alterations to the layout are acceptable to the Transport Assessment Team who therefore raise no objections. The Development Management Team will make further specific comments in respect of the layout.

- 5.6 Cambridgeshire County Council Highways Authority:** *'Can you request the applicant provides a fully dimensioned site plan with carriageway and footway widths, horizontal curvature and kerb radii. I assume the only part of the development layout that has been affected is the eastern side due to the drainage features. Can you request tracking plans for the turning heads? They appear excessively large. They should be reduced to the minimum required for the turning space of a 11.5m refuse vehicle.'*

- 5.7 Designing Out Crime Officers:** *I am happy to support this proposal as I consider that community safety and vulnerability to crime should be addressed. This layout affords good natural surveillance across all areas including proposed open spaces which has footpaths that are direct, with no obvious dark and hidden spaces. This helps promote a safe environment and encourage use by pedestrians, cyclists etc, and again further improving surveillance which should encourage community engagement and reduce distraction offences, protecting elderly/vulnerable residents. Parking appears in the main to be in curtilage to owners' homes. As the proposal is for all the homes to be affordable I would like to see a lighting plan when available and would ask for column lighting in all areas not just adopted roads. I would also ask for consideration that a Secured by Design application be considered as I would like to see this development receive the higher Gold accreditation.*

- 5.8 Housing Strategy (FDC):** *I have looked at this variation of condition application and I am aware that this scheme will now be coming forward as a 100% affordable housing scheme. I can see from the application that a new housing mix has been proposed below:*

*8 x 1 bed maisonettes
6 x 2 bed bungalows
48 x 2 bed houses
5 x 3 bed bungalows
68 x 3 bed houses*

2 x 4 bed houses

I am happy to see the proposal of bungalows in the mix, as we seldom get new 2 and 3 bedroom bungalows coming forward. These dwellings are ideal for applicants and families on the housing waiting list who are unable to live in multi-storey housing. I support this application and the above property mix. The tenure mix of these units has yet to be agreed; however these discussions are ongoing with the Registered Provider.

5.9 CCC (Lead Local Flood Authority): *The proposals involve amendments to the approved layout by increasing the density of housing to the west of the site. The submitted Drainage Strategy Report demonstrates that surface water will continue to be managed in line with the previously agreed strategy. This strategy involves managing surface water through the use of an attenuation basin and a complex flow control, restricting surface water to a rate of 14.2 l/s, 20.2 l/s and 24.8 l/s for the 1 in 1, 1 in 30 and 1 in 100 (plus 40% climate change) year storm events before it outfalls into the IDB drain to the east of the site. We therefore have no objection to the application. Recommends informatives with regard to the need to secure IDB Consent and with regard to pollution control.*

5.10 Kings Lynn Drainage Board: *'The site is within the Internal Drainage District (IDD) of the King's Lynn Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. [...] The adoption of a watercourse is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD and as such will normally receive maintenance from the IDB. In order to avoid conflict between the planning process and the Board's regulatory regime and consenting process please be aware of the following:*

- *I note that the applicant intends to discharge surface water to a watercourse. The proposed development was granted land drainage consent in line with the Board's byelaws (specifically byelaw 3) on 3rd May 2018. This consent is for the discharge of surface water from 25,580 m² impermeable surface, to be limited to a maximum rate of 24.8 litres per second under all circumstances. Should there be any changes to the impermeable area or rate of discharge, the applicant should contact this office to discuss any proposed alterations to the agreed conditions.*
- *Should the applicant's proposals include works within 9 metres of the Board adopted watercourse adjacent to the site's eastern boundary (DRN145P1101 College Drain) consent would be required to relax Byelaw 10 (no works within 9 metres of the edge of drainage or flood risk management infrastructure). I cannot see that consent has been granted for the placement of an outfall pipe across the 9m maintenance strip to outfall into said watercourse*

Whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. As such I strongly recommend that the required consent is prior to the determination of the planning application.'

5.11 Local Residents/Interested Parties: Six letters of objection (from residents in Falklands Drive who have boundaries that address proposed Plots 120-123) have been received, with three of these from the same household, along with a letter of representation from a resident of Ramnoth Road; these may be summarised as follows:

- Design/Appearance
- Does not comply with Policy LP16
- Overlooking/loss of privacy
- Loss of view/outlook
- Proximity to property
- Visual impact
- Wildlife concerns
- *The layout and siting of 2 storey houses along the Northern boundary is unsympathetic to the residents of Falklands Drive which are predominantly bungalows and therefore affects visual amenity.*
- *Plots 122 and 123 (2 storey houses) will directly overlook our bungalow, they are orientated so that the windows look straight into our back windows and entire rear garden; this will lead to a loss of privacy and will certainly impact on the enjoyment of our home and garden.*
- *The plans that were approved on 23rd March 2020 (F/YR16/0792/F) were for single storey properties; plots 52, 53 and 54, directly behind our home, with which we were content, as there was no issue of overlooking and loss of our privacy.*
- *Currently enjoy total privacy to the rear of our bungalow and the proposed changes to the plans now mean that, instead of a single storey dwelling, a 2 storey property will be positioned, so that it directly looks into our bedroom, conservatory and onto our patio.*
- *A screen of approx. 15ft would be necessary to mitigate a direct line of sight from the proposed property's first floor windows. If we let our existing conifer hedge grow to this height, to afford us the privacy that we currently have, it would be totally unmanageable.*
- *Concerns about the proposed pedestrian footpath between plots 121 & 122 and behind 121. This will run along behind existing properties on Falklands Drive. It will presumably be fenced on both sides, meaning an area for the potential of loitering and anti-social behaviour.*
- *Although the Submission letter [...] states: "The house types now proposed reflect the design principles of those approved, whilst again ensuring that the requirements for affordable housing are met. It is considered that 'The following plots do not: plot 52,53,54 (approved) - 1 Storey - plot 122 & 123 (proposed) - 2 storey'*
- *'We ask that this variation to condition 20 is refused and that the developers build the approved single storey properties that are less intrusive to neighbouring bungalows.'*
- *'the original plan was for Bungalows, which I have no problem with at all, the new application with Houses will take away the privacy of my home and several of us along Falklands Drive, upstairs Windows overlooking my Garden is an invasion of privacy, and also looking directly into my 2 Bedrooms that are at the rear of the Bungalow I live in. Can consideration be taken into us existing residence when decisions are being made'.*
- *Object to the new plans put in place for 2 storey houses being built behind mine and others bungalows. 18-22 Falklands drive and onwards! We was happy for the plans to go ahead with the bungalows being built, but definitely NOT 2 storey houses! This will have a huge impact on our privacy in our homes and gardens, and will also decrease the value of our homes!*
- *Queries why they have not been consulted - officers have subsequently clarified with the writer that they did not have an adjoining boundary with the site and therefore fell outside the adopted consultation guidelines.*

Following on from a site visit undertaken by the Case Officer and further communication from the agent one of the earlier contributors has written again to express their concerns regarding the scheme and the onward process.

- *‘The relationship between existing and proposed dwellings are in no way similar and are much worse for the north western corner of the site affecting Residential Amenity significantly. The proposed change in this corner, is for 2 storey houses behind a row of bungalows on Falklands Drive. This will cause serious overlooking, the presence of houses will be completely dominating and in the case of plots 122 & 123 will cause an entire loss of privacy as they directly face into our properties.*
- *There have been three objections from residents concerning this and not just one as Jake's email suggests, and in any case, we are extremely disappointed that it is felt that our circumstances should not be taken into account.*
- *It is our understanding that it is not the volume of local opposition but the legitimacy and content of an objection in relation to material planning issues.*
- *We understand from [the site visit], that because there is a distance of 29m wall to wall, our objection is not considered 'significant'. Whilst we appreciate there are standards and procedures to follow, we would ask that our objection is not dismissed on these grounds and that the real impact on our lives and enjoyment of our home is taken into account. No privacy at all, direct overlooking and whilst we have not complained about view (as this is not a material consideration), the fact that we will now be looking at 16 second storey windows from the rear of our home, instead of roofs of bungalows, which feels very intrusive.*
- *It does seem unfair and unjust that because all properties are now to be affordable housing, it should make any difference to our views being looked into at committee. On the approved plans, there are 9 bungalows, 6 of which are in the north western corner (which received no objections!) On the proposed plans, there are 11 bungalows, none of which have been left in this corner. Can we ask why have they been spaced out, many running behind Westmead avenue and could not be left where they have been approved?*

We would ask again that our concerns are addressed further and consideration given to the points we have re-iterated.’

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) July 2018

Paragraph 2: Planning law requires that applications for planning permission must be determined in accordance with the development plan.

Paragraph 11: Presumption in favour of sustainable development.

Paragraph 47: Determine applications in accordance with development plan

Paragraphs 54-56: Planning Conditions and Obligations

7.2 National Planning Policy Guidance (NPPG)

7.3 **National Design Guide**

Context: C1 - Relationship with local and wider context

Identity: I1 - Respond to existing local character and identity

Built Form B2 - Appropriate building types and forms

Movement: M3 - Well-considered parking, servicing and utilities infrastructure for all users

Homes and Buildings: H1 - Healthy, comfortable and safe internal and external environment

7.4 **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP5 – Meeting Housing Need

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

8 **KEY ISSUES**

- **Principle of Development**
- **Implications of changes - Residential amenity and character**
- **Implications of changes - Highways, Access and Access Improvement scheme**
- **Implications of changes - Drainage and flood risk**
- **Other matters**
- **S106 Implications**

9 **ASSESSMENT**

Principle of Development

- 9.1 The principle of development has been accepted by virtue of the earlier grant of planning permission. It is therefore only the implications of the amended layout that may be revisited at this time. These considerations are restricted to whether the scheme will impact on the locality in terms of character and appearance and whether there are any residential amenity impacts arising as a result of the proposal as a consequence of the revised layout.
- 9.2 Making a judgement on “materiality” in any particular case is one of fact and degree, along with taking into account the likely impact of the amendment on the local environment. Materiality needs to be assessed by considering the development as a whole, not just part of it. The basis for forming a judgement on materiality is always the original planning permission. There is not a set of prescriptive rules to what is or is a minor material change, as each case is different and considered on its individual merit.

Implications of changes - Residential amenity and character

- 9.3 As indicated in the proposal section the quantum of development remains as per the original approval with 137 dwellings being provided on the site, albeit their repositioning will see an increased density with a larger area of public open space being delivered to the western section of the site as a consequence.

- 9.4 It is appreciated that a number of residents in Falklands Drive have raised objection to the scheme as it is now proposed to locate two-storey houses to the south of their dwellings as opposed to the bungalows originally planned in this location. However the planning assessment of the scheme must be restricted to whether the changes proposed are acceptable in residential amenity terms in their own right, not as to whether they are any 'less' acceptable than an earlier approval.
- 9.5 In this regard it is noted that separation distances in respect of wall to wall distances range from 24 metres at the closest points with the majority of separation distances being 29 metres or in excess of this. Whilst there are no adopted standards with regard to separation distances within the FLP a usual benchmark of 22 metres is adopted nationwide. As such it is clear that appropriate levels of separation are achieved with regard to properties situated in Falklands Drive that share a common boundary with the site. It is acknowledged that there will be some loss of privacy and overlooking as a result of this development however this is not considered so significant as to render the scheme unacceptable.
- 9.6 With regard to separation distances between the development and existing dwellings in Westmead Avenue again there are no issues with regard to proximity nor are there any significant consequences with regard to residential amenity.
- 9.7 Comments made regarding the provision of a footway between Plots 121 and 122 are noted however it is clear from the drawings that this footway is purely to enable access to the rear garden of Plot 120 and it therefore not perceived to represent any issues in terms of anti-social behaviour, such arrangements are often common place within residential areas and indeed similar occurrences are shown elsewhere within the development.

Implications of changes - Highways, Access and Access Improvement scheme

- 9.8 The scheme details supplement the approved layout within the site and have no consequence for the Wisbech Access Improvements; this having been confirmed by the Transport Assessment Team at Cambridgeshire County Council.
- 9.9 In essence the earlier scheme approval accepted a default position where the developer would be responsible for the access and junction upgrades as proposed under this submission with a proviso for a capital contribution in lieu if the works proposed under the WAI scheme were to be commenced earlier. Given that the timescales for the delivery of the Strategy works are unknown, and the time limit for planning permission is three years the default position was considered at the time, and remains, reasonable and acceptable. Furthermore, the applicant has previously demonstrated that the application works will not prejudice the implementation of the Strategy proposals and given that no changes are proposed with regard to this aspect of the current scheme there are no matters to address with regard to this aspect of the proposal.
- 9.10 Comments made regarding the internal road layout, i.e. tracking for the turning heads and the request for fully dimensioned plans have been relayed to the agent and the details subsequently received and are currently subject to reconsultation; the formal consultation response of CCC highways will be reported to the committee by way of written update. However the scheme largely follows the earlier approved details in terms of the internal road layout and this is a drafting

issue rather than one of principle. Subject to this detail being agreed the scheme will continue to comply with Policy LP15 of the FLP (2014). Should this information not be agreed at the time of decision a safeguarding condition is included below at No. 15 to facilitate the agreement of such details (such a condition having been imposed on the original approval as granted).

Implications of changes - Drainage and flood risk

- 9.11 As indicated in the consultation response of the LLFA the layout changes have required the submission of a revised drainage strategy for the site, this revised strategy having been accepted.
- 9.12 The comments of the Kings Lynn Drainage Board are noted and whilst ideally the IDB consent would be in place prior to the determination of the planning application this could not be considered reasonable in planning terms; it will be for the developer to ensure that they have the necessary consents in place prior to the commencement of development. Should any matters arise relating to the drainage strategy which necessitate it being revisited there are mechanisms within the planning regime for this to occur.

Implications of changes - Housing delivery

- 9.13 The revised scheme will see the delivery of 137 affordable housing units which will be a significant contribution to the needs of the District.

Other matters

- 9.14 The comments of the Designing Out Crime Officer are noted in so far as they relate to the provision of external lighting, however noting that the earlier consent as issued was silent with regard to this matter such a requirement may not be introduced at this juncture. Notwithstanding this the detailed scheme relating to the estate roads will make provision for lighting as an integral part of the same and it will be for the County Council to secure relevant details at design stage.

S106 Implications

- 9.15 An application under Section 73 results in the issue of a new stand-alone planning permission, as such all relevant conditions and legal obligations must go forward to the new consent. It is noted that the Section 106 which was entered into with regard to the earlier consent makes provision for the substitution of plans and other variations at Para 14, with Para 14.2 identifying that in the case of an application made under Section 73 there will be no requirement to enter into a supplemental deed. Noting that:

'If the parties shall so agree in writing in relation to any planning permission granted as a result of any application under section 73 of the Act affecting the Permission the parties shall comply with the terms of this Agreement as if the definition of the Permission in this Agreement had been replaced by the description of the said planning permission granted as a result of any application under section 73 of the Act affecting the Permission with the intention that the provisions of this Agreement were the new planning permission granted as a result of such application and a memorandum of that agreement shall be endorsed on the face of the Agreement which is recorded on the planning register.'

10 CONCLUSIONS

- 10.1 The layout changes proposed have been fully assessed and are deemed to be minor material amendments in the context of the approved scheme. The development comprises the same quantum of development and whilst the layout and dwellings are at variance to the original approval the changes are not so significant as to require the scheme to be considered as a new application.
- 10.2 It is accepted that there will be residential amenity impacts arising from the revised proposals, over and above those which would have occurred should the initial scheme have been delivered, however these impacts are not so significant as to render the scheme unacceptable.
- 10.3 Furthermore the delivery of the development exclusively as affordable housing is welcomed.

11 **RECOMMENDATION: Grant** subject to the following conditions:

Conditions

1	<p>The development permitted shall be begun before 22nd March 2023.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Development above slab level shall not begin until full details of the materials to be used for the external walls and roof are submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved particulars and retained in perpetuity thereafter.</p> <p>Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
3	<p>Development above slab level shall not begin until full details of both hard and soft landscape works are 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) proposed finished levels [earthworks to be carried out]b) means of enclosurec) car parking layoutd) vehicle and pedestrian access and circulation arease) hard surfacing, other hard landscape features and materialsf) existing trees, hedges or other soft features to be retainedg) planting plans, including specifications of native species, sizes, planting centres number and percentage mix.h) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlifei) details of siting and timing of all construction activities to avoid harm to all nature conservation featuresj) location of service runsk) management and maintenance details <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</p>

	Policy LP16 of the Fenland Local Plan, 2014.
4	<p>All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
5	<p>Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:</p> <ol style="list-style-type: none"> i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E); ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D); iii) alterations including the installation of additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B); iv) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C); iv) the erection of any walls, fences or other means of enclosure to all boundaries/the boundary of the site (as detailed in Schedule 2, Part 2, Class A). <p>Reason - To prevent overlooking of neighbouring properties, in the interest of the protection of residential amenity and to safeguard the visual amenities of the area to accord with Policy LP 16 of the Fenland Local Plan (2014).</p>
6	<p>No occupation or use of the development shall take place until a Travel Plan has been submitted to and approved by the Local Planning Authority. The Travel Plan shall be implemented before commencement of first use of the development hereby approved and in line with provisions and timescales set out with the Travel Plan and shall include the following:</p> <ul style="list-style-type: none"> - The identification of targets for trip reduction and modal shift; - The methods to be employed to meet these targets; and - The mechanisms for monitoring and review; - The mechanisms for reporting; - The penalties to be applied in the event that targets are not met; - The mechanisms for mitigation; - Implementation of the travel plan to an agreed timescale of timetable and its operation thereafter;

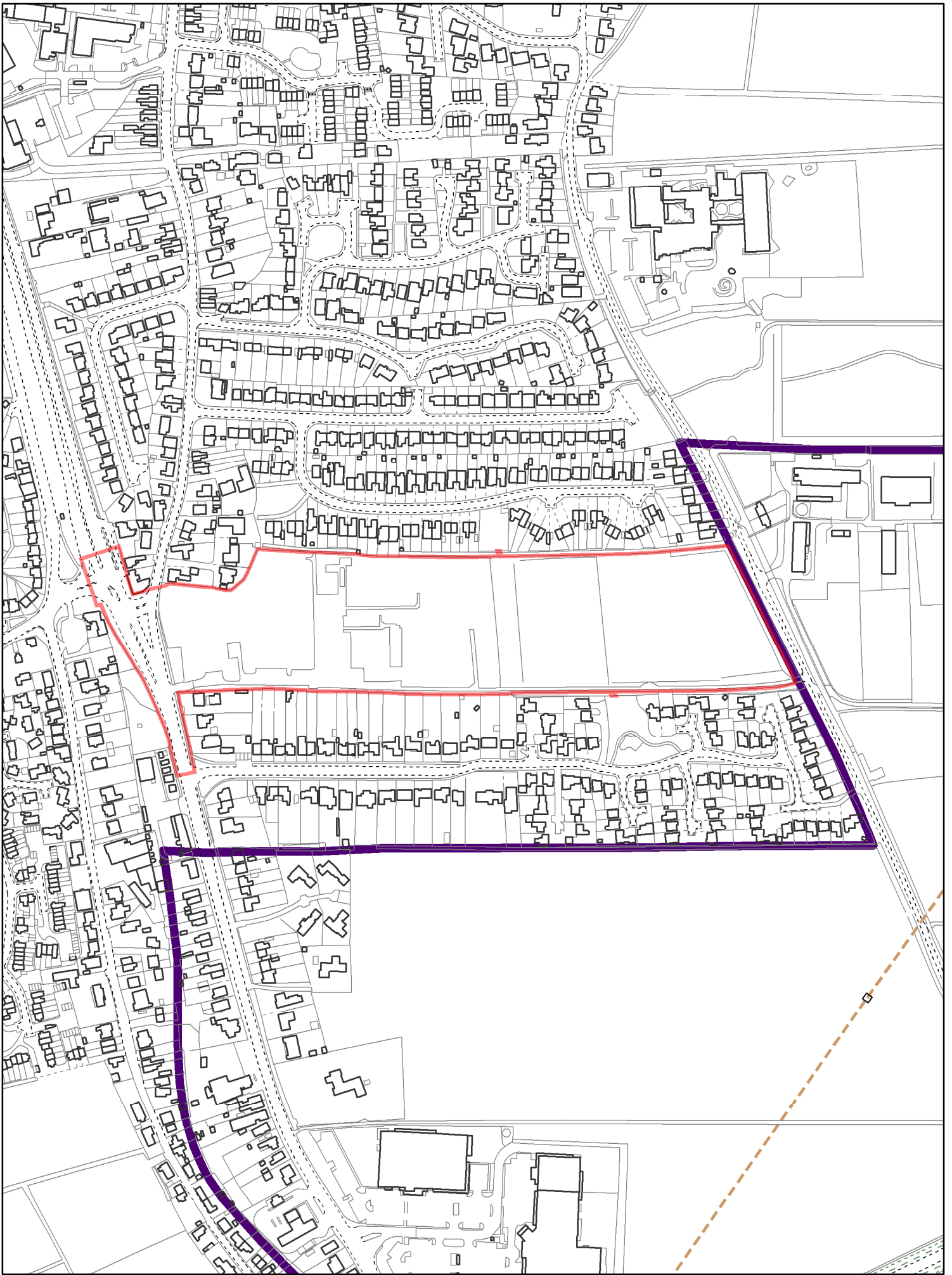
	<p>- Mechanisms to secure variations to the Travel Plan following monitoring and reviews.</p> <p>The completed development shall be occupied in accordance with the approved Travel Plan which shall be retained in place thereafter unless otherwise amended in accordance with a review to be agreed in writing by the Local Planning Authority.</p> <p>Reason - To provide sustainable transport measures for visitors and staff and to ensure that the impact of the proposal on the free and safe flow of traffic on the highway is kept to a minimum to accord with Policy LP15 of the Fenland Local Plan.</p>
7	<p>Development above slab level shall not begin until the following details shall be submitted to and agreed in writing by the local planning authority, and the development shall thereafter be carried out in accordance with the approved details.</p> <p>a) All external lighting proposals to be baffled downwards and pointed away from retained areas of woodland and trees. b) Details of integral bat boxes and bat tiles, and bird boxes. c) Overnight trench protection for hedgehogs</p> <p>Reason - In the interests of biodiversity enhancement and mitigation of the impact of the development in accordance with Policy LP19 of the Fenland Local Plan.</p>
8	<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, and 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 amended remediation strategy.</p> <p>Reason - To control pollution of land and controlled waters in the interests of the environment and public safety to accord with Policy LP16 of the Fenland Local Plan (2014).</p>
9	<p>Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The Construction Management Plan shall include the following:-</p> <ul style="list-style-type: none"> - Hours of working - Parking, Turning and Loading/Unloading areas for all construction/contractors vehicles - Site compounds/storage areas - Details of wheel cleaning or road cleaning equipment; - A noise management plan including a scheme for the monitoring of construction noise; - A scheme for the control of dust arising from building and site works - Details of remedial measures to be taken if complaints arise during the construction period. <p>The development shall thereafter take place in accordance with the approved Construction Management Plan.</p>

	Reason - In the interests of the amenity of the area and highway safety, in accordance with policies LP15 and LP16 of the Fenland Local Plan 2014.
10	<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>
11	<p>Development above slab level shall not begin until a detailed surface water drainage scheme for the site, based on Drainage Strategy Report, Stirling Maynard, P20047-SMCE-ZZ-XX-RP-D-0001. Dated: 24th June 2020, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details before the development is completed.</p> <p>Reason - To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.</p>
12	<p>Details for the long term maintenance arrangements for the surface water drainage system (including all SuDs features) to be submitted and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The permitted details should identify runoff sub-catchments, SuDs components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.</p> <p>Reason - To ensure the satisfactory maintenance of un-adopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.</p>
13	<p>Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road.</p> <p>Reason - To ensure a satisfactory means of access in accordance with policies LP15 and LP16 of the Fenland Local Plan.</p>
14	<p>No part of the development shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed estate roads and private drives within the development have been submitted to and approved by the local planning authority. The estate roads and private drives shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and maintenance company has been established.</p> <p>Reason - In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014</p>
15	Notwithstanding the submitted plans development above slab level shall not commence until details of the turning head geometry, layout and construction shall be submitted and approved by the Local Planning Authority. Prior to first occupation the turning heads shall then be constructed in strict accordance with

	<p>the approved plans.</p> <p>Reason - To provide adequate turning facilities in the interests of highway safety to accord with Policy LP15 of the Fenland Local Plan (2014).</p>
16	<p>Prior to the first occupation of any dwelling the parking areas shown on the approved plans for that dwelling shall be laid out and thereafter retained for that specific use.</p> <p>Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety to accord with Policy LP15 of the Fenland Local Plan (2014).</p>
17	<p>Prior to first occupation of the development hereby approved, visibility splays shall be provided as shown on the approved plans (COWA-BWB-01- DR-TR101 and 4905/SK06A) 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 to accord with Policy LP15 of the Fenland Local Plan (2014).</p>
18	<p>Prior to first occupation, Ramnoth Road shall be realigned to form a new zebra crossing and new signalised junction with Elm High Road, laid out in accordance with submitted plan COWA-BWB-GEN-01-DR-TR-101 revision P3 and constructed in accordance with detailed engineering plans to be submitted and approved in writing by the Local Planning Authority unless otherwise agreed in writing. Submitted details shall include full geometry and alignment details for new footway infrastructure linking the zebra crossing and signalised junction with the existing footway network along Ramnoth Road and Elm High Road.</p> <p>Reason - In the interests of satisfactory pedestrian and vehicular access to accord with Policy LP15 of the Fenland Local Plan (2014).</p>
19	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents</p> <p>20014 0100-P02 SITE LOCATION PLAN 20014 0101-P02 EXISTING SITE LAYOUT 20014 0102-P07 PROPOSED SITE LAYOUT 20014 0103-P05 MATERIAL DISTRIBUTION PLAN 20014 0400-P04 INDICATIVE STREET ELEVATIONS 0206-P01 - HOUSETYPE G - ELEVATIONS AND FLOOR PLANS 0205-P01 - HOUSETYPE FF - ELEVATIONS AND FLOOR PLANS 0204-P02 - HOUSETYPE EEEE - ELEVATIONS AND FLOOR PLANS 0203-P01 - HOUSETYPE DD - ELEVATIONS AND FLOOR PLANS 0202-P01 - HOUSETYPE CC - ELEVATIONS AND FLOOR PLANS 0201-P01 - HOUSETYPE AB - ELEVATIONS AND FLOOR PLANS 0200-P02 - HOUSETYPE AA - ELEVATIONS AND FLOOR PLANS</p> <p>P20047-SMCE-ZZ-XXDR-H001 P01 GENERAL LAYOUT P20047-SMCE-ZZ-XX-DR-H-SK01 P01 EASTERN TURNING HEAD TRACKING P20047-SMCE-ZZ-XX-RP-D-0001-P01 VERSION P01 - DRAINAGE STRATEGY REPORT P20047-SMCE-ZZ-XX-DR-D-0001-P01 - DRAINAGE STRATEGY DRAWING</p> <p>COWA-BWB-GEN-01-DR-TR-101 revision P3</p>

	<p>4905/SK06A</p>
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Reason - For the avoidance of doubt and in the interest of proper planning



Created on: 25/06/2020

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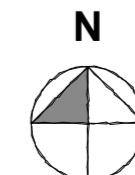
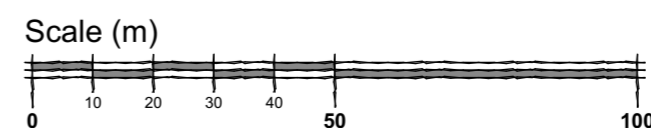
F/YR20/0531/VOC

Scale = 1:4,000





Rev	Date	Drawn	Note
P02	03/08/2020	JKG	Site boundary line amended.



Rev	Date	Drawn Note
P02	13/05/2020	JAG
P03	15/05/2020	JAG
P04	26/05/2020	JAG
P05	29/05/2020	JAG
P06	05/06/2020	JAG
P07	03/08/2020	JAG



- Key**
- Application site boundary
 - Proposed Housing
 - Existing Surrounding Buildings
 - Private Rear Garden Area
 - Public Open / Green Space
 - Principal Highway / Road
 - Private Drive
 - Car Parking Spaces
 - Pedestrian Footpaths
 - Proposed Tree Planting
(for illustrative purposes only - subject to detailed design / planting scheme by Landscape Architect)
 - Proposed Hedge / Shrub Planting
(for illustrative purposes only - subject to detailed design / planting scheme by Landscape Architect)
 - Housetypes - Primary Point of Access
 - Primary Site Access

schedule of accommodation

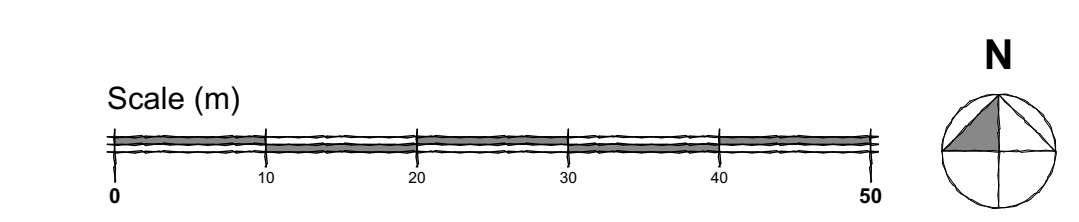
housetype	code	area	quantity
2B4P House	A	72m ²	34 no. units
2B4P House	B	76m ²	14 no. units
3B5P House	C	85m ²	68 no. units
4B6P House	D	105m ²	02 no. units
1B2P Maisonette	E	50m ²	08 no. units
2B3P Bungalow	F	60m ²	06 no. units
3B5P Bungalow	G	78m ²	05 no. units

Total Number of Units : 137 no. units

approximate site area : 12.85 Acres / 5.52Ha

density (based on site area) : 24.8 dwellings per hectare

parking provision : 200% / 100%



Indicative Street Elevations

Scale: 1:200



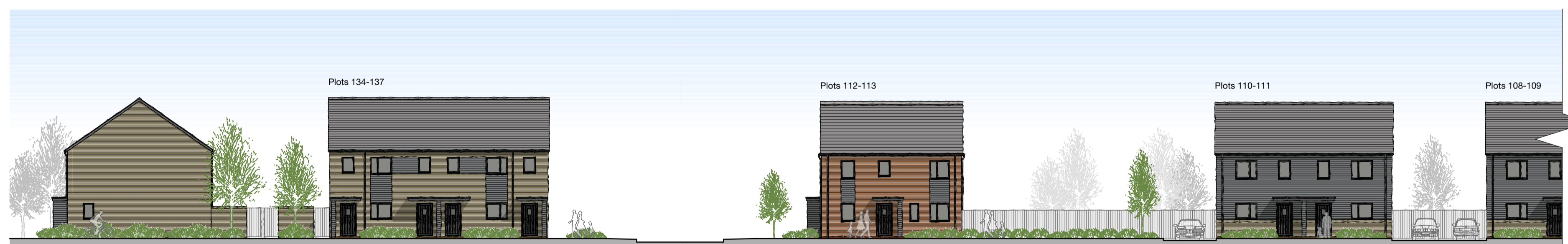
Elevation A~A



Elevation B~B



Elevation C~C



Elevation D~D



Elevation D~D cont...

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20014 Model.pln

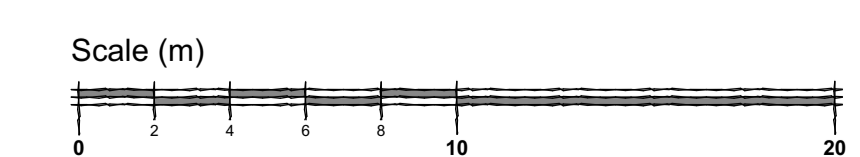
Rev	Date	Drawn	Note
P02	12/05/2020	JKG	Updated following changes to Site Layout.
P03	15/05/2020	JKG	Elevations D-D updated following changes to site layout.
P04	03/08/2020	JKG	Plots 5-6 repositioned.



Client
Minster Property Group Ltd.
Project Title
Proposed residential development at Land off Elm High Road, Wisbech

Drawing Title
Indicative Street Elevations
Drawing Status
Planning

Scale(s)
1:200
Drawn
JKG
Project Number
20014
Drawing Number
0400
Original Paper Size
A1
Date
23.04.20
Revision
P04



Housetype AB - Plans & Elevations

Scale: 1:50 & 1:100

MATERIAL COMBINATION 01



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

MATERIAL COMBINATION 02



Front Elevation



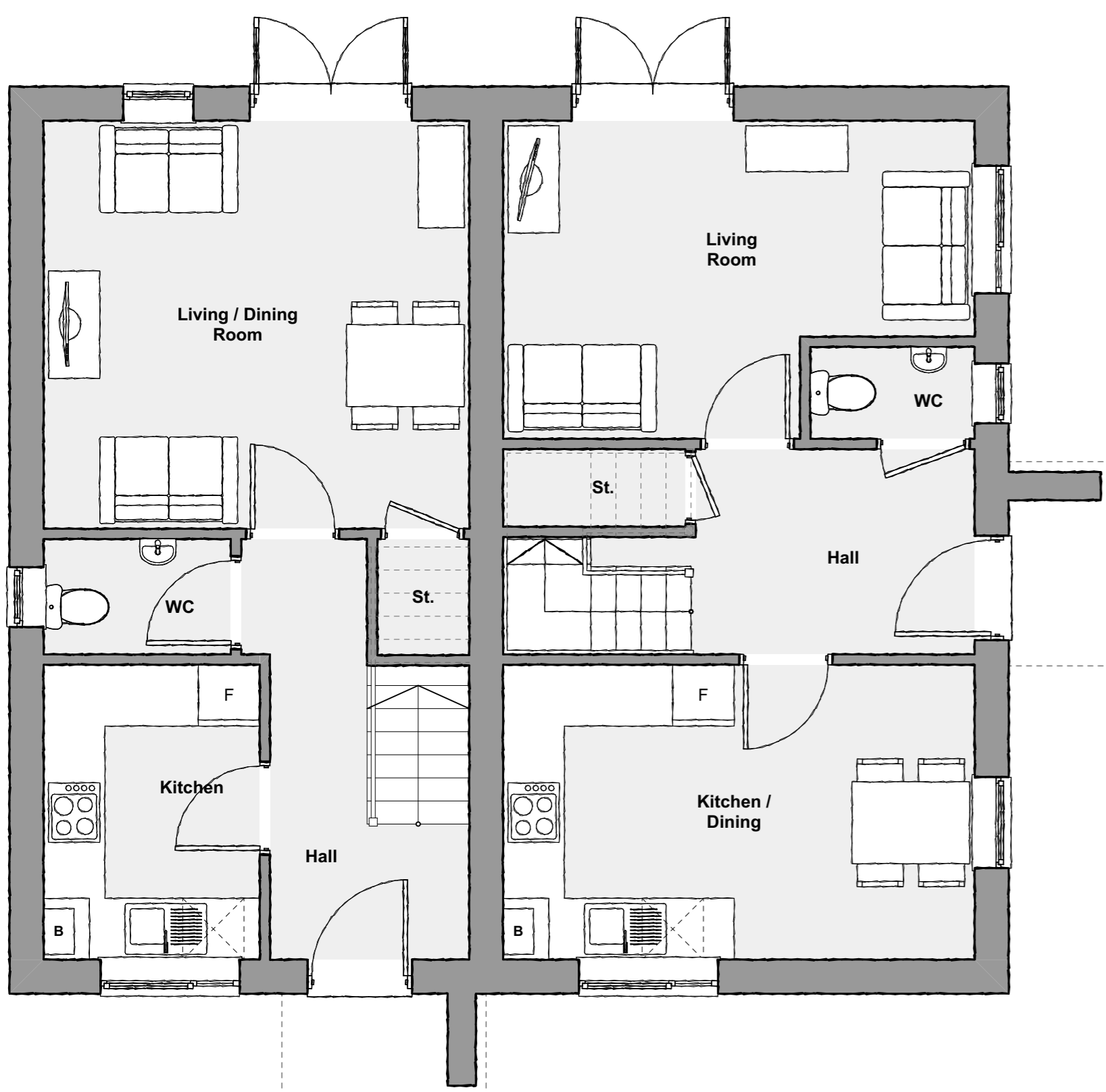
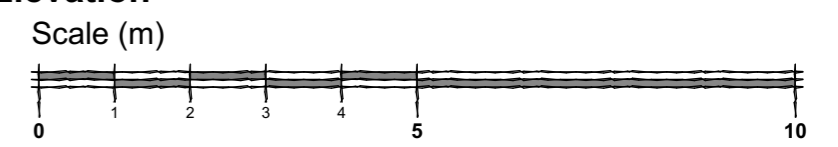
Side Elevation



Rear Elevation



Side Elevation



Ground Floor



First Floor

Scale (m)



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Source File: 20014 Model.pln

Rev	Date	Drawn Note



Client: Minster Property Group Ltd.
 Project Title: Proposed residential development at Land off Elm High Road, Wisbech

Drawing Title: Housetype AB - Plans and Elevations
 Drawing Status: Planning

Scale(s): 1:50, 1:100	Original Paper Size: A1
Drawn: JKG	Date: 22.04.20
Project Number: 20014	Drawing Number: 0201
	Revision: P01

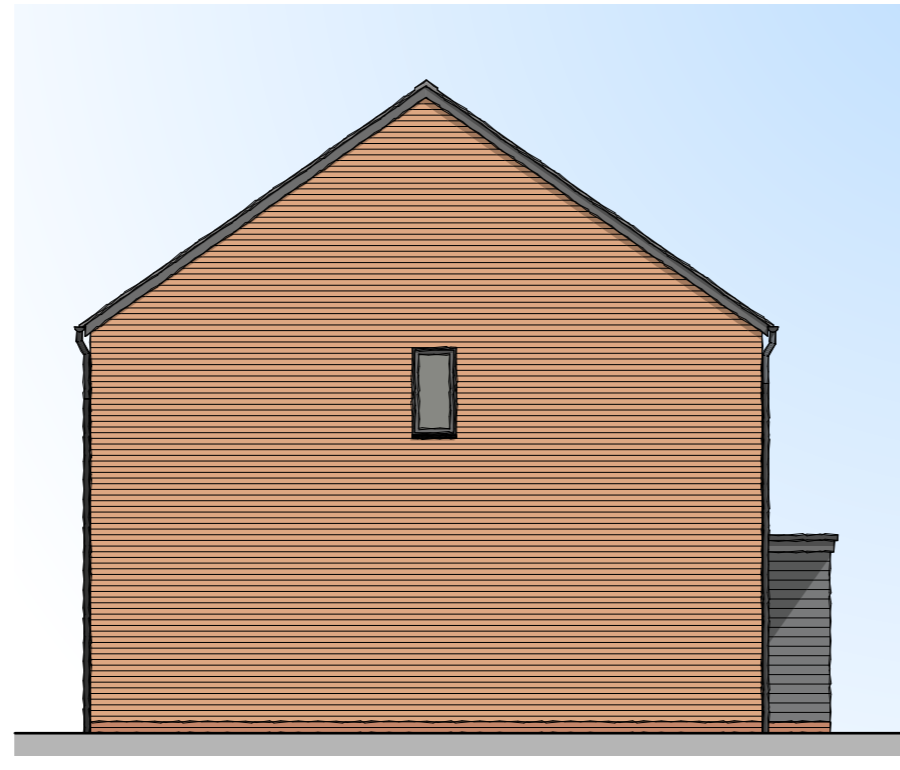
Housetype CC - Plans & Elevations

Scale: 1:50 & 1:100

MATERIAL COMBINATION 01



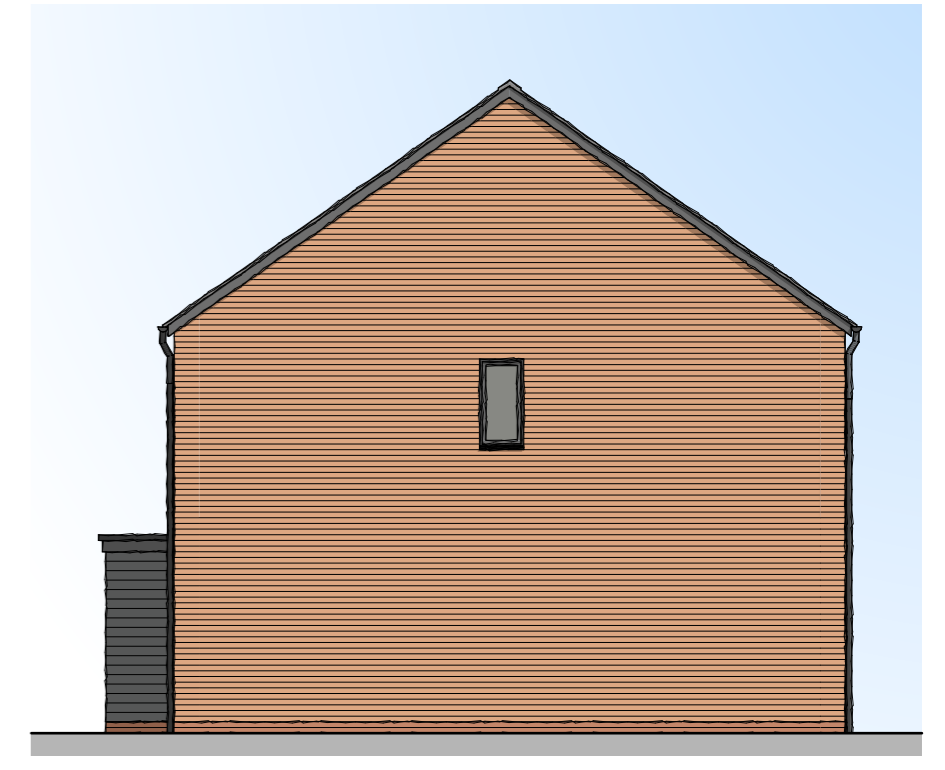
Front Elevation



Side Elevation



Rear Elevation

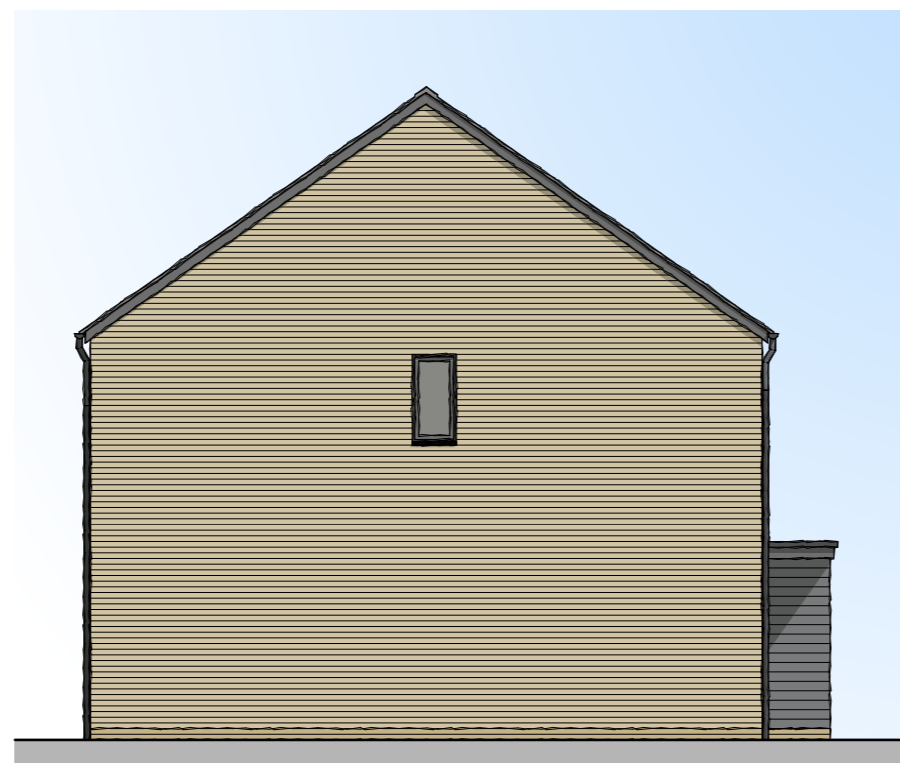


Side Elevation

MATERIAL COMBINATION 02



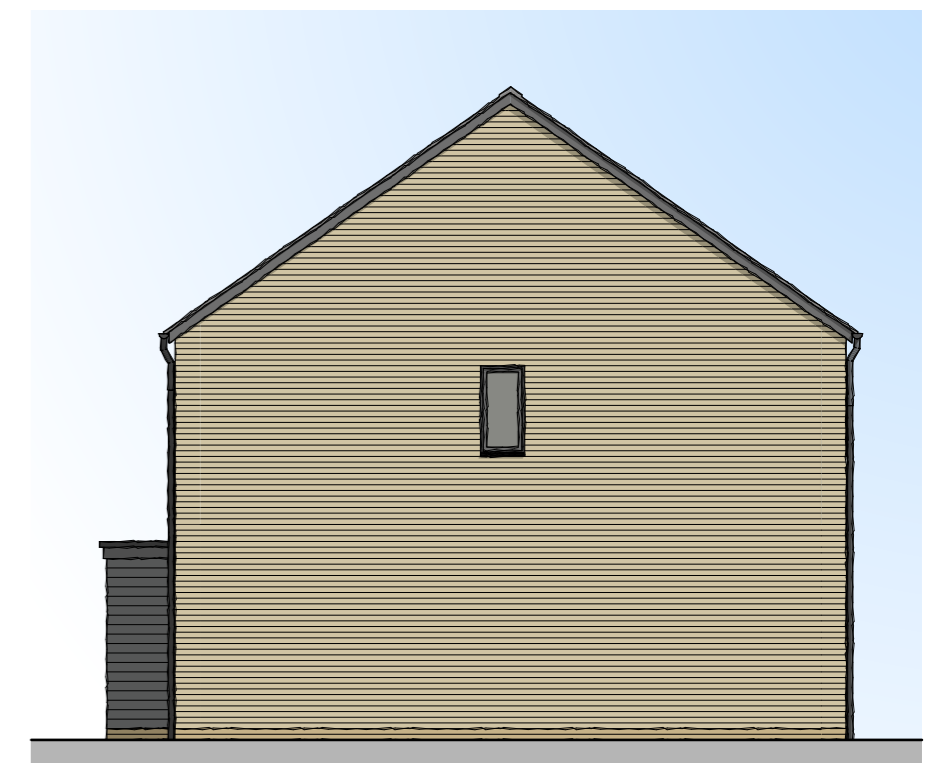
Front Elevation



Side Elevation



Rear Elevation

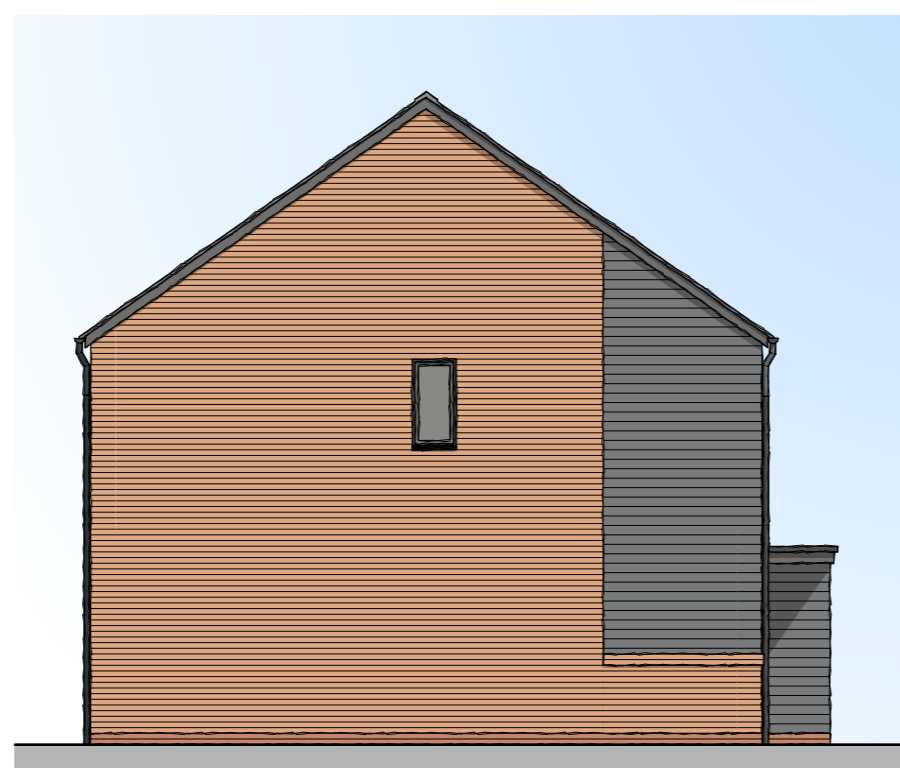


Side Elevation

MATERIAL COMBINATION 03



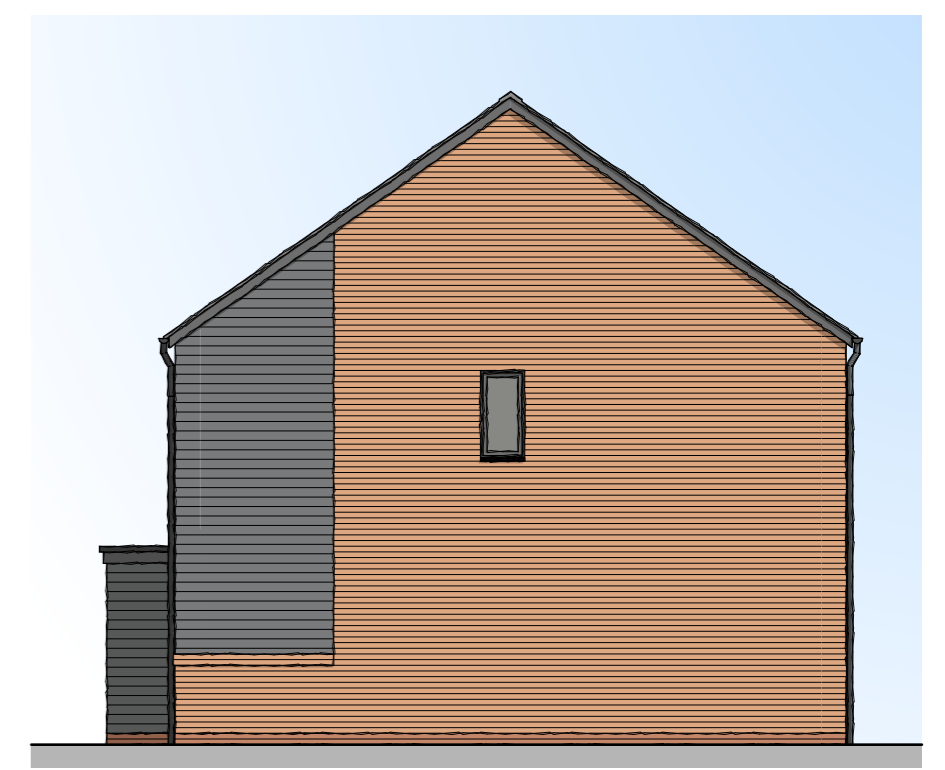
Front Elevation



Side Elevation



Rear Elevation

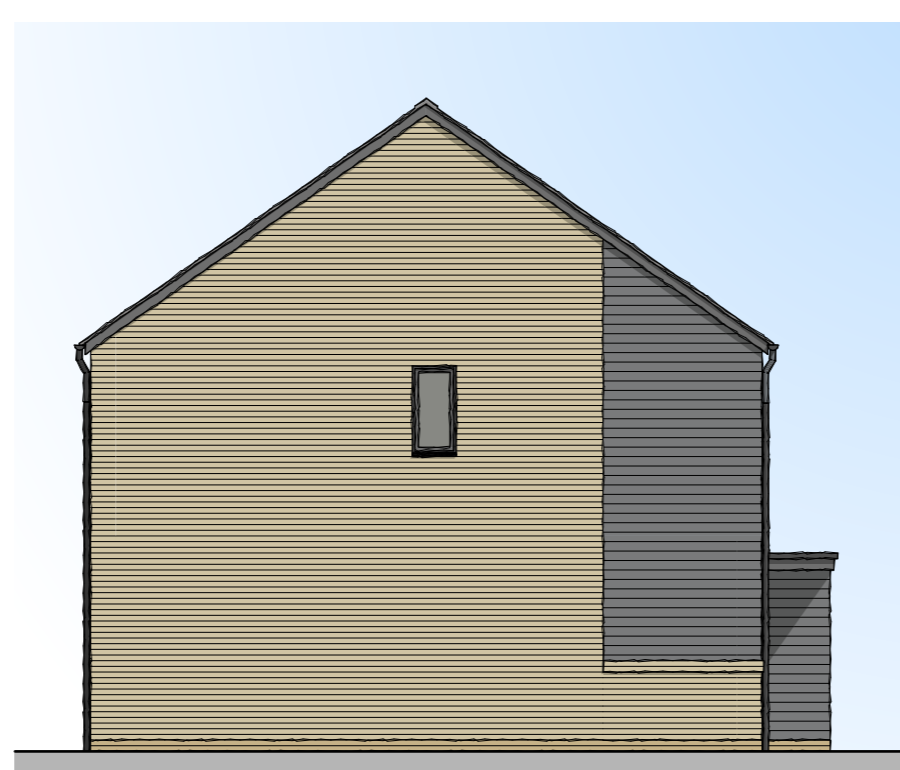


Side Elevation

MATERIAL COMBINATION 04



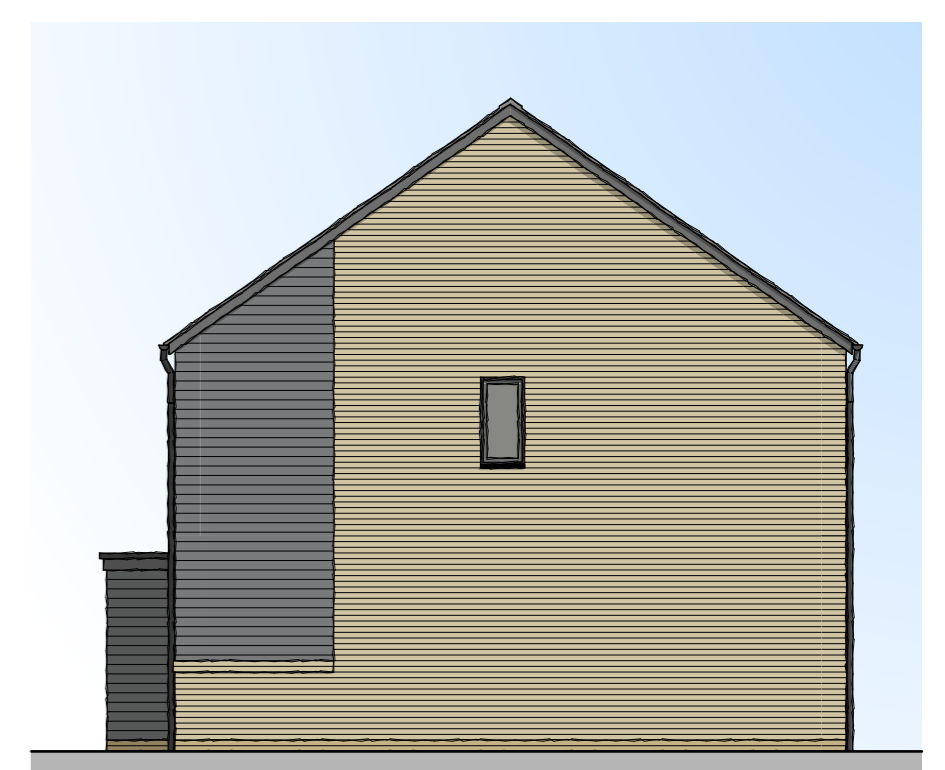
Front Elevation



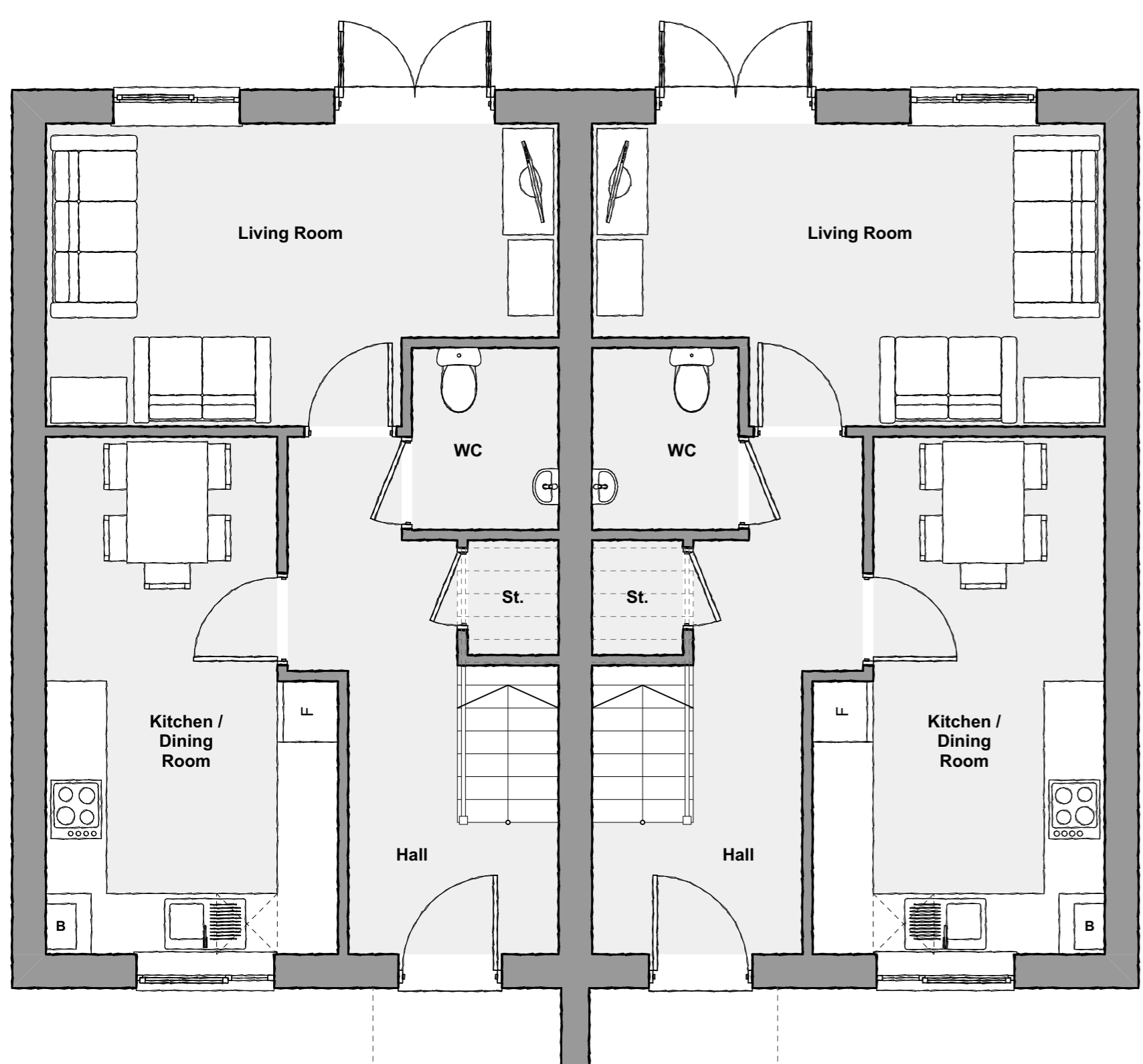
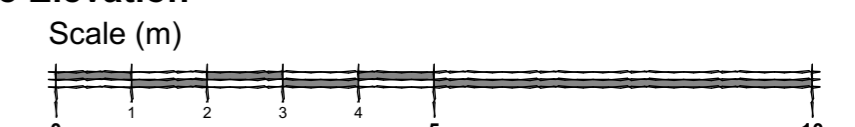
Side Elevation



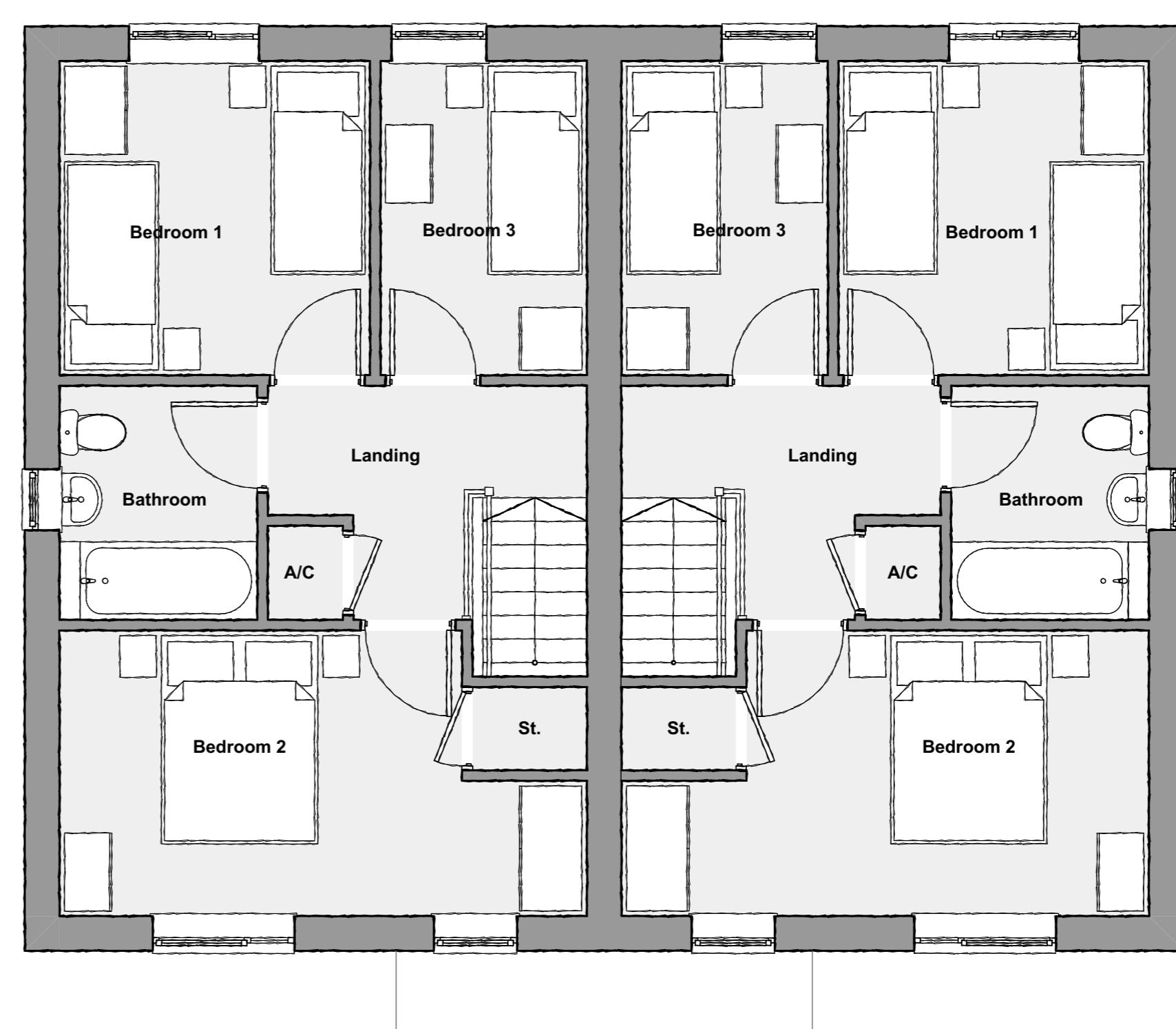
Rear Elevation



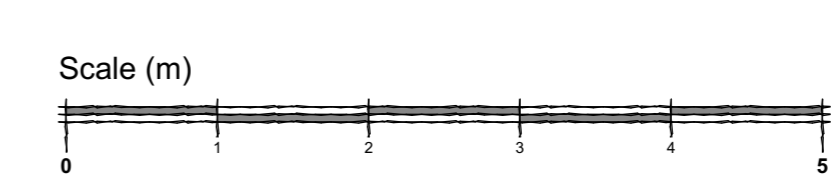
Side Elevation



Ground Floor



First Floor



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Source File: 20014 Model.pln

Rev	Date	Drawn Note



Client: Minster Property Group Ltd.
 Project Title: Proposed residential development at Land off Elm High Road, Wisbech
 Drawing Title: Housetype CC - Plans and Elevations
 Drawing Status: Planning
 Scale(s): 1:50, 1:100
 Original Paper Size: A1
 Drawn: JKG
 Date: 22.04.20
 Project Number: 20014
 Drawing Number: 0202
 Revision: P01

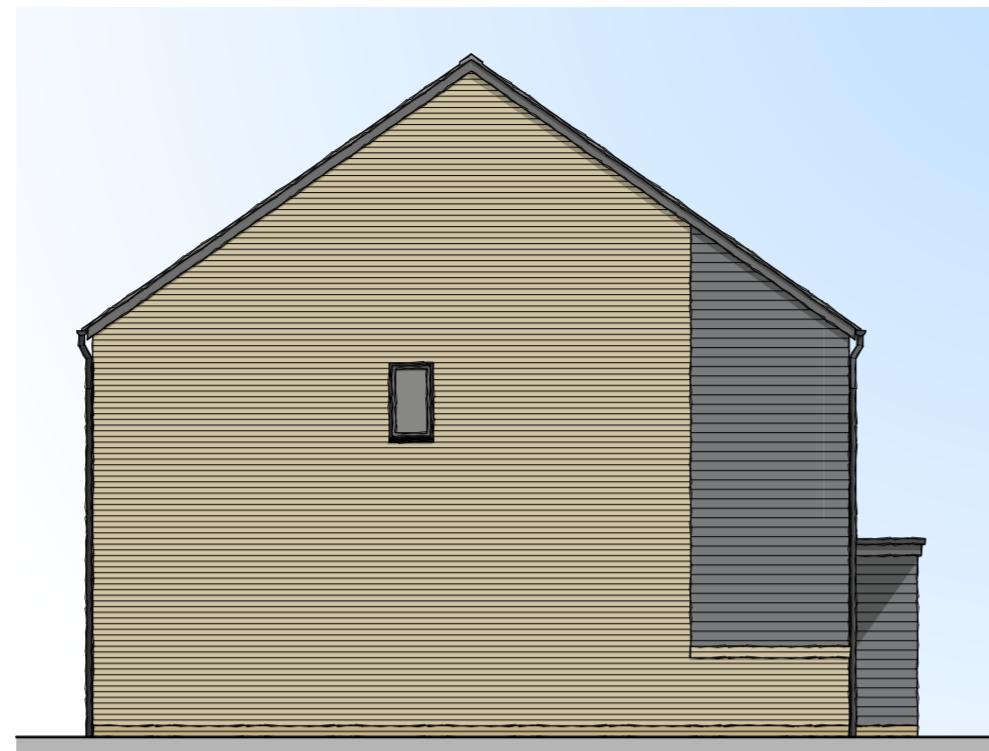
Housetype DD - Plans & Elevations

Scale: 1:50 & 1:100

MATERIAL COMBINATION 04



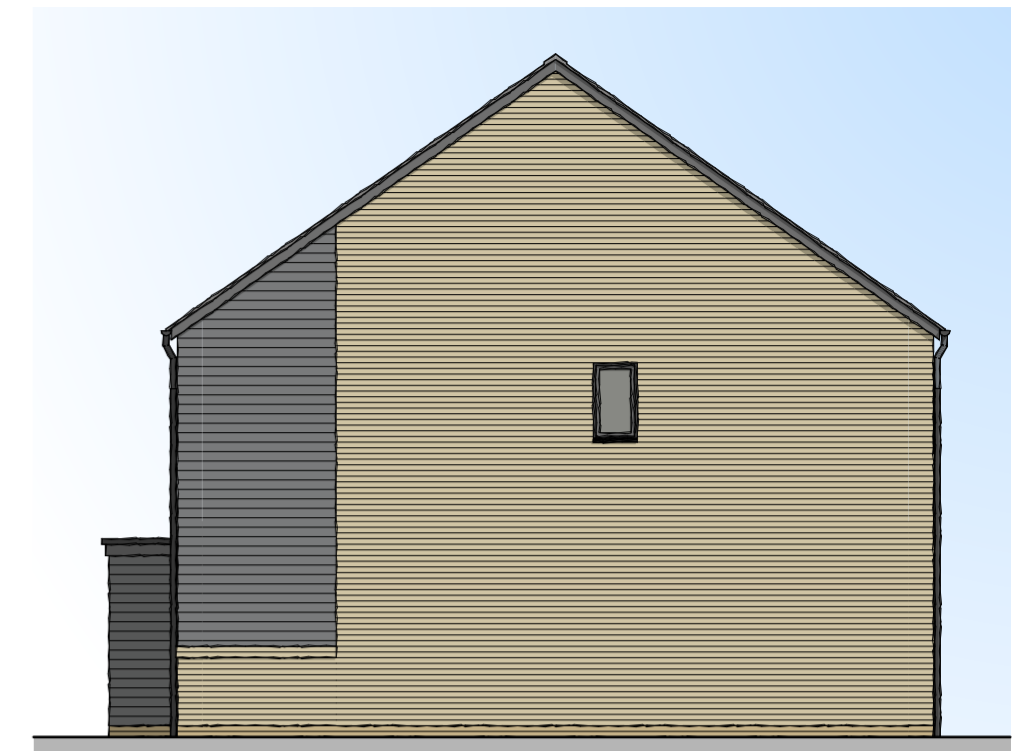
Front Elevation



Side Elevation

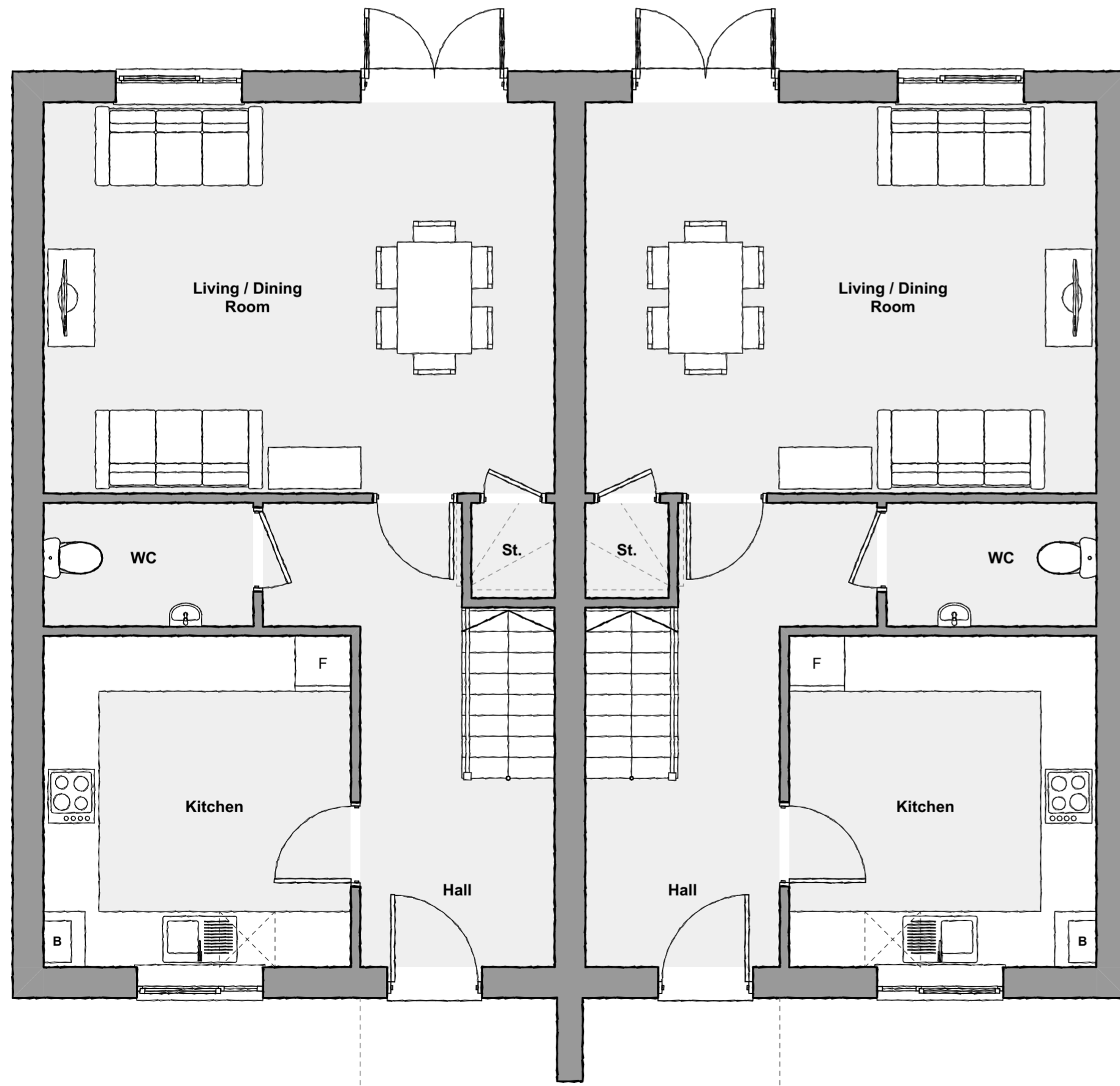


Rear Elevation

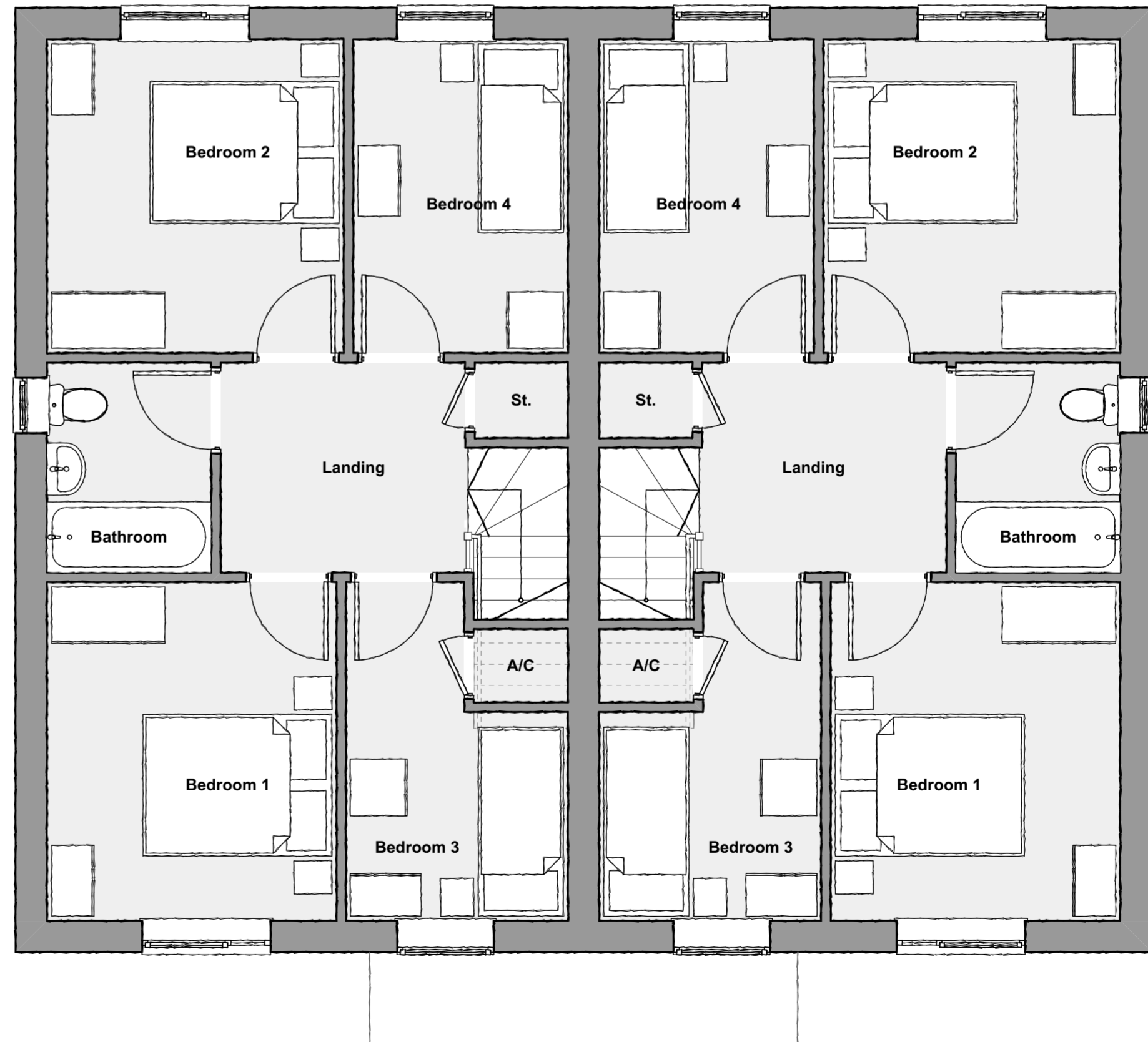


Side Elevation

Scale (m)



Ground Floor



First Floor

Scale (m)



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Source File: 20014 Model.rvt

Rev	Date	Drawn	Note



Client: Minster Property Group Ltd.

Project Title: Proposed residential development at Land off Elm High Road, Wisbech

Drawing Title: Housetype DD - Plans and Elevations

Drawing Status: Planning

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1:50, 1:100	A2
Drawn: JKG	Date: 22.04.20
Project Number: 20014	Drawing Number: 0203
	Revision: P01

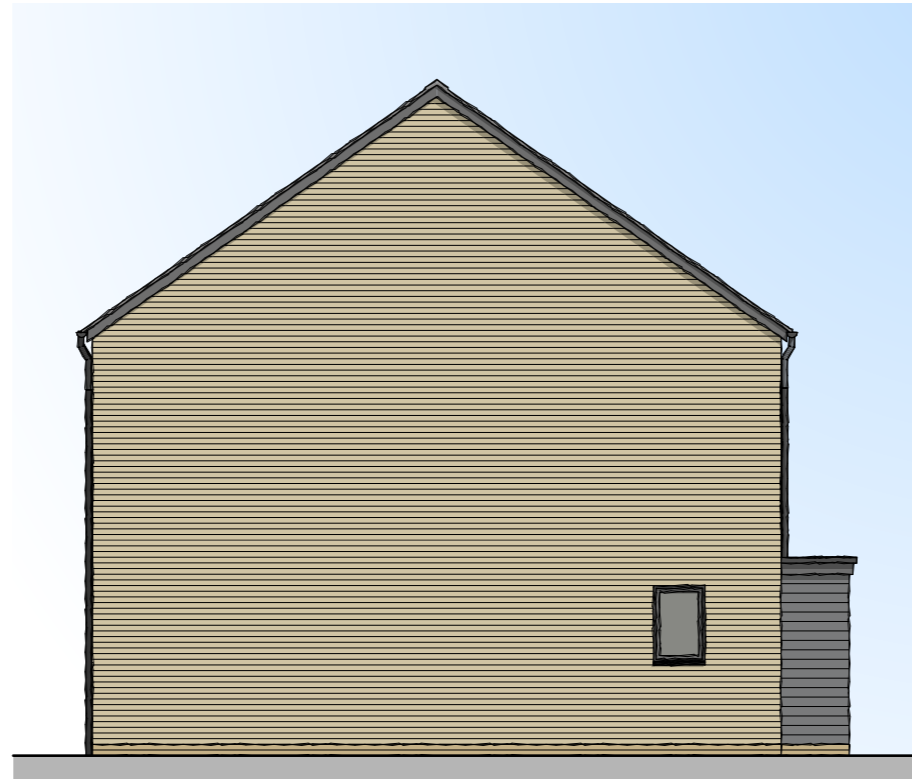
Housetype EEEE - Plans & Elevations

Scale: 1:50 & 1:100

MATERIAL COMBINATION 02



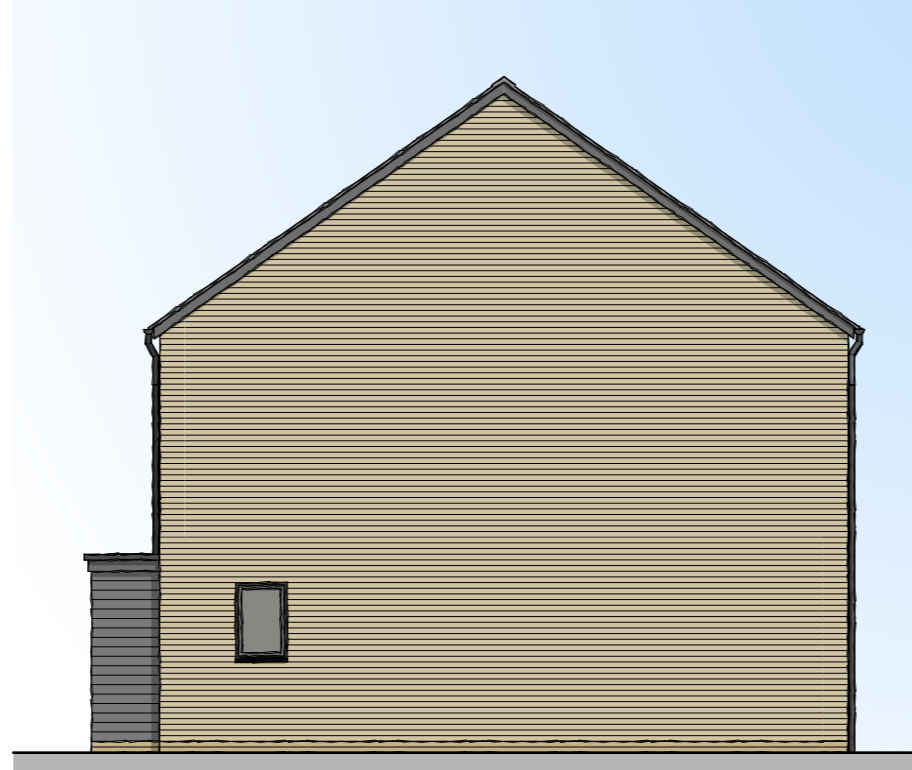
Front Elevation



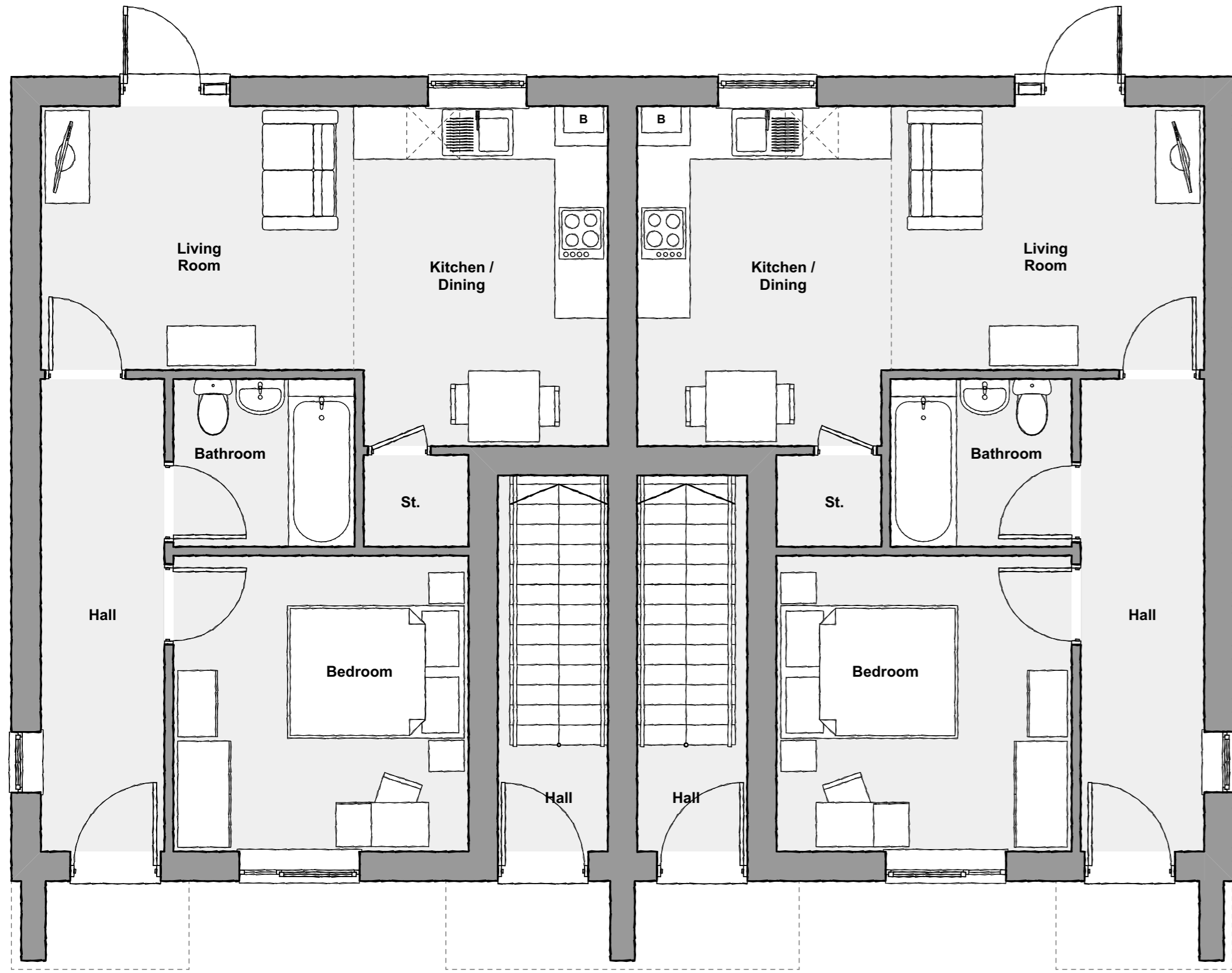
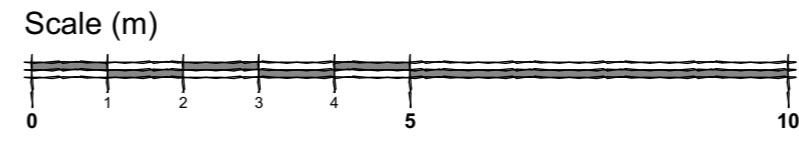
Side Elevation



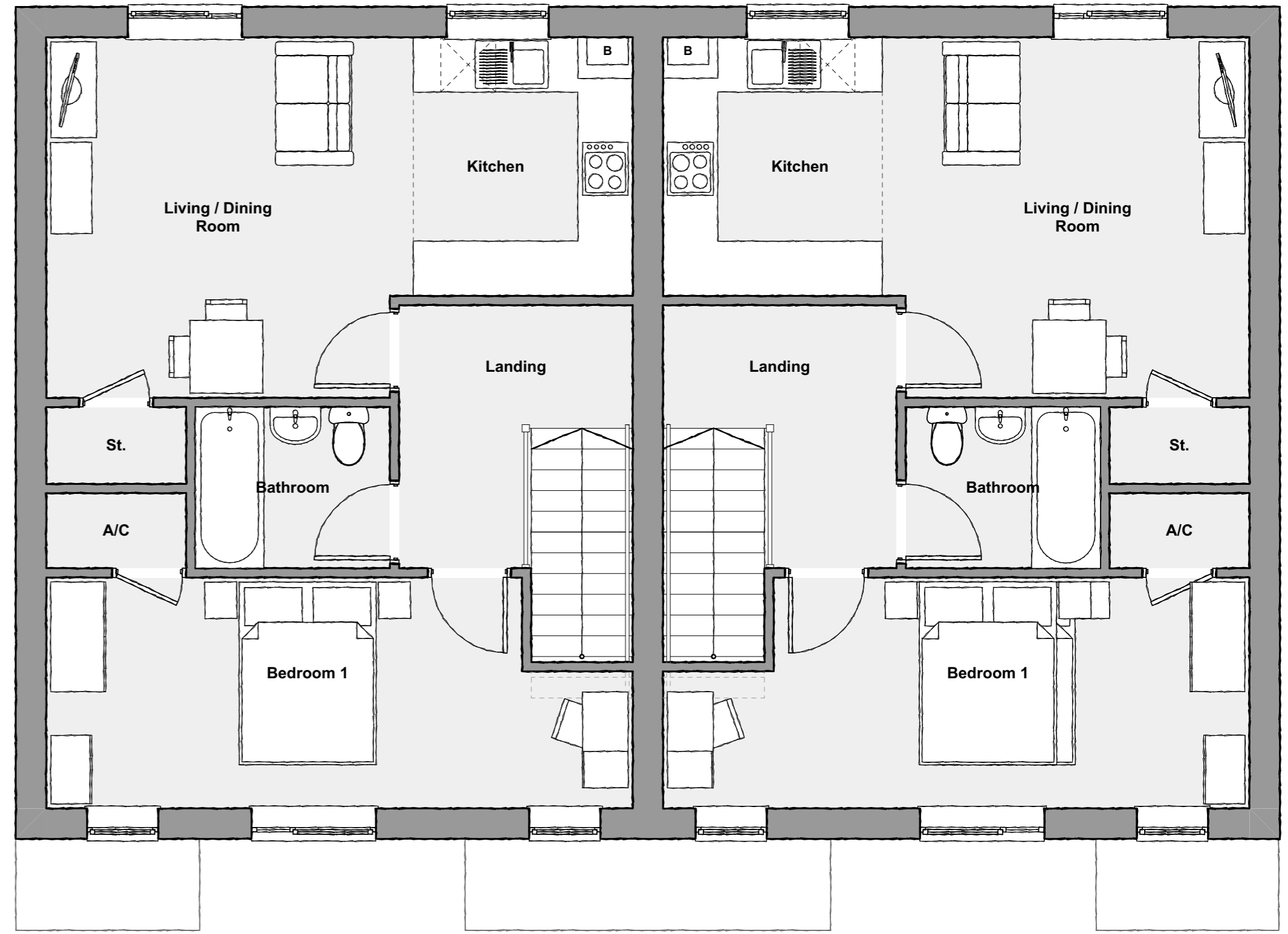
Rear Elevation



Side Elevation



Ground Floor



First Floor



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Source File:
20014 Model.pln

Rev	Date	Drawn	Note
P02	15/05/2020	JKG	Rear access door to ground floor added.



Client: Minster Property Group Ltd.
Project Title: Proposed residential development at Land off Elm High Road, Wisbech

Drawing Title: Housetype EEEE- Plans and Elevations

Drawing Status: Planning

Scale(s)	Original Paper Size
1:50, 1:100	A1
Drawn: JKG	Date: 22.04.20
Project Number: 20014	Drawing Number: 0204
	Revision: P02

Housetype FF - Plans & Elevations

Scale: 1:50 & 1:100

MATERIAL COMBINATION 04



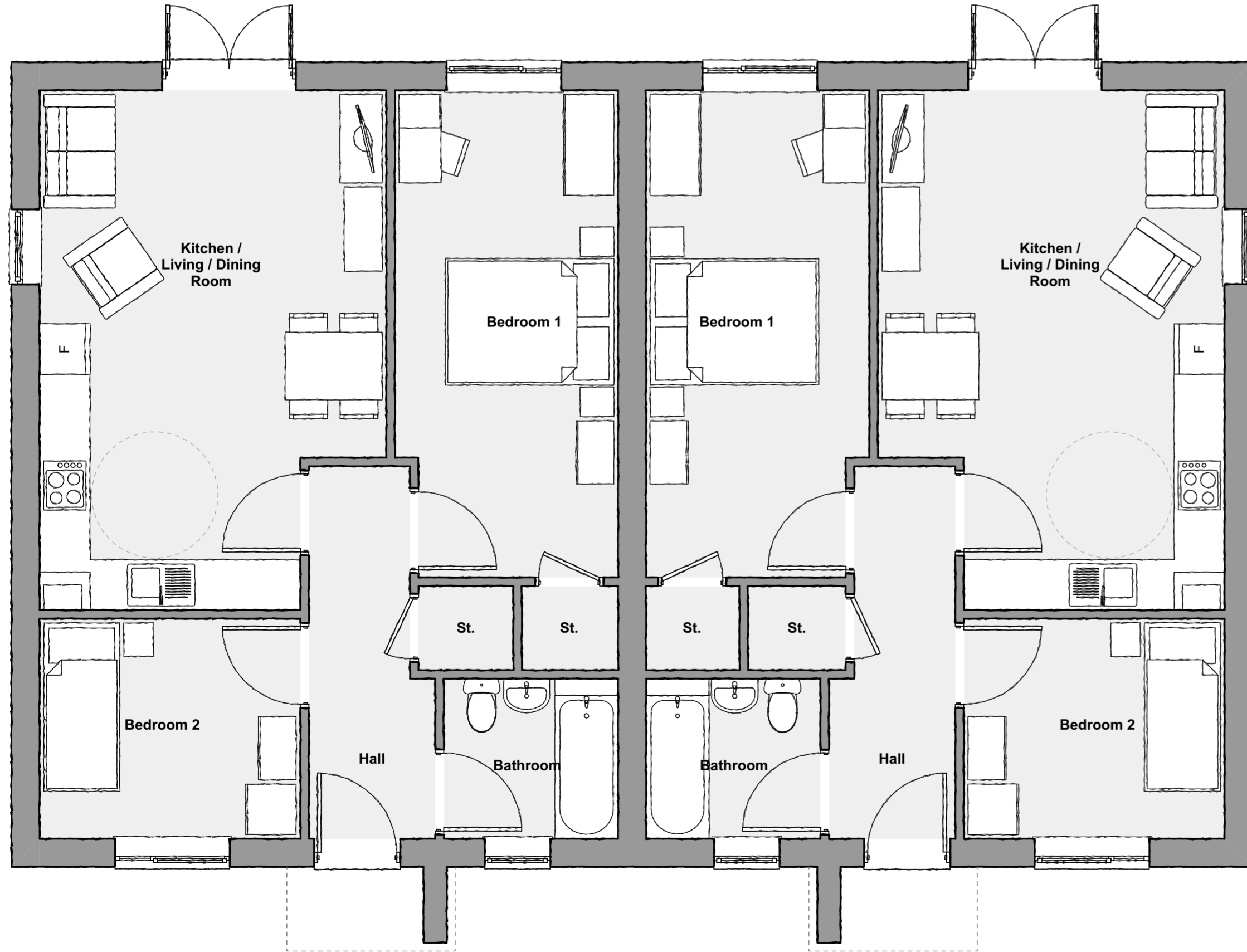
Front Elevation



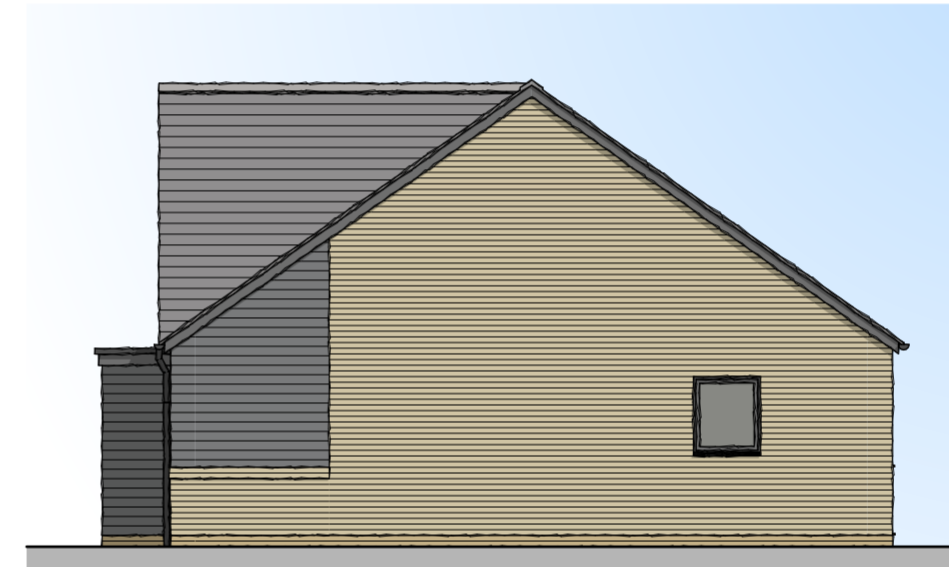
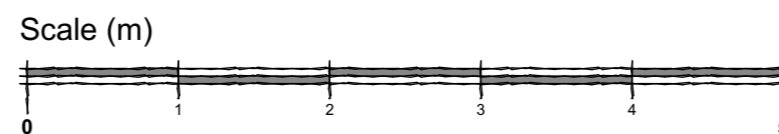
Side Elevation



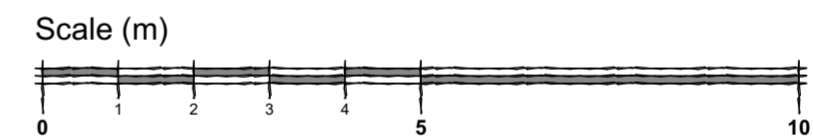
Rear Elevation



Ground Floor



Side Elevation



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Source File:
20014 Model.rvt

Rev	Date	Drawn	Note



Client
Minster Property Group Ltd.

Project Title
Proposed residential development at
Land off Elm High Road,
Wisbech

Drawing Title
Housetype FF - Plans and
Elevations

Drawing Status
Planning

Scale(s): 1:50, 1:100	Original Paper Size: A2
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Project Number: 20014	Drawing Number: 0205
	Revision: P01

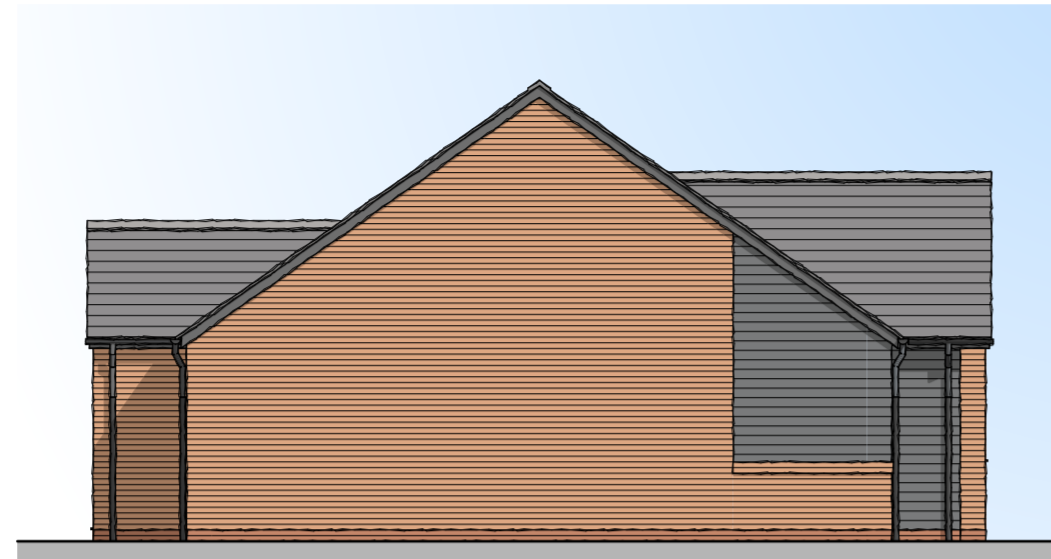
Housetype G - Plans & Elevations

Scale: 1:50 & 1:100

MATERIAL COMBINATION 03



Front Elevation



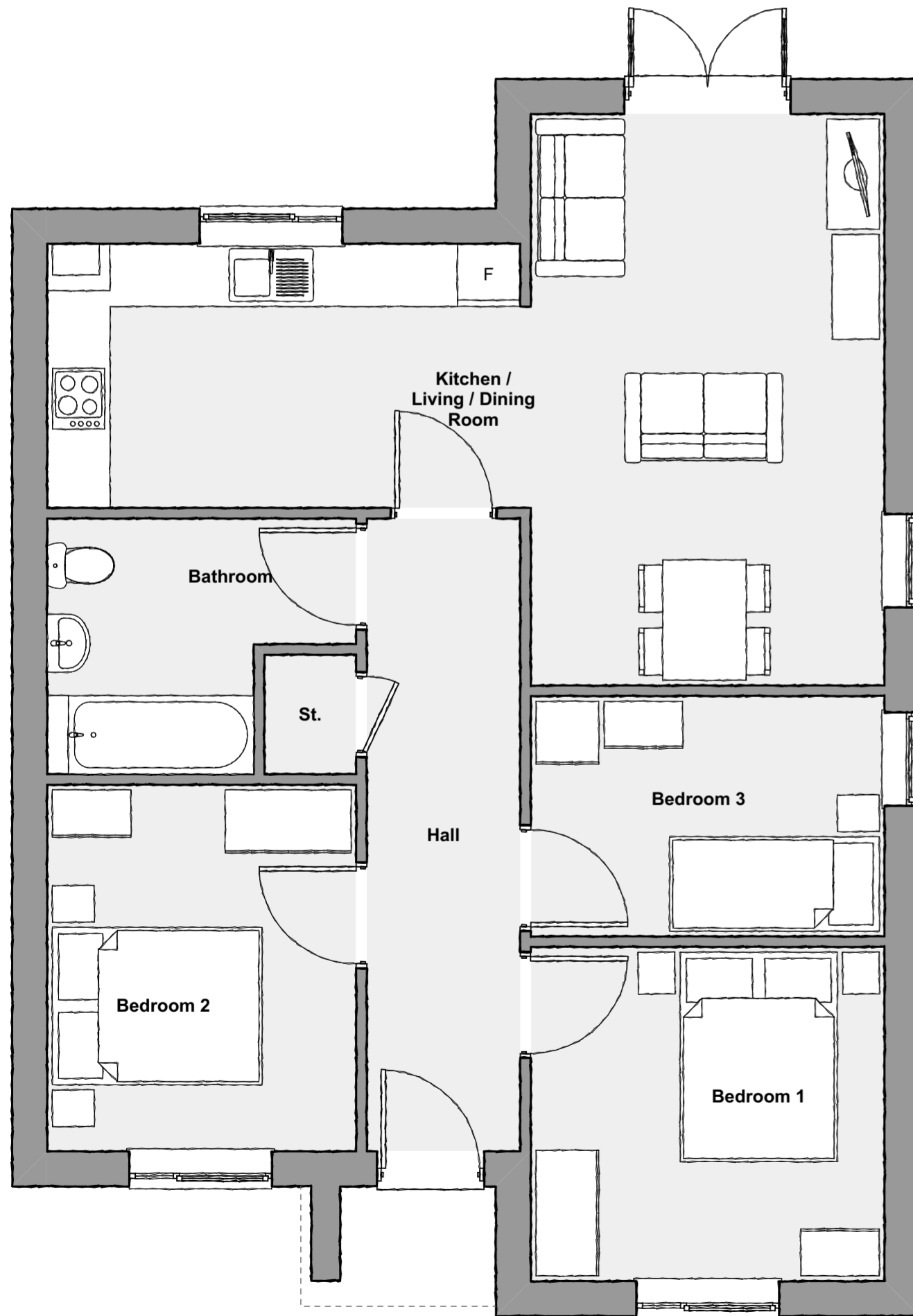
Side Elevation



Rear Elevation



Side Elevation



Ground Floor

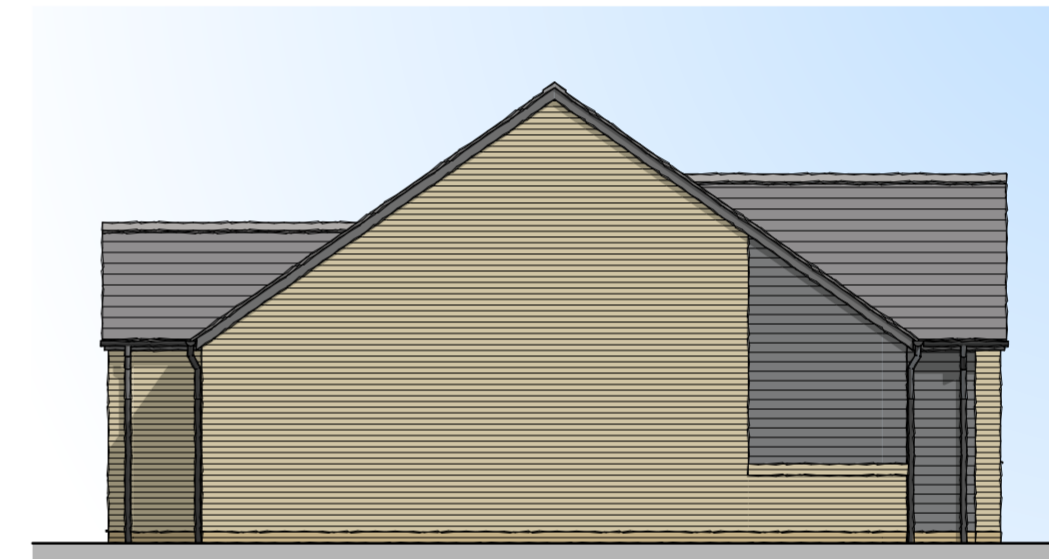
Scale (m)



MATERIAL COMBINATION 04



Front Elevation



Side Elevation

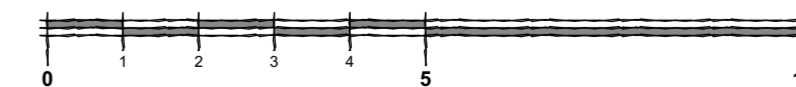


Rear Elevation



Side Elevation

Scale (m)



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Source File: 20014 Model.rvt

Rev	Date	Drawn	Note



Client: Minster Property Group Ltd.

Project Title: Proposed residential development at Land off Elm High Road, Wisbech

Drawing Title: Housetype G - Plans and Elevations

Drawing Status: Planning

Scale(s): 1:50, 1:100	Original Paper Size: A2
Drawn: JKG	Date: 22.04.20
Project Number: 20014	Drawing Number: 0206
	Revision: P01