
F/YR21/0233/O

Applicant: Mr & Mrs Bellamy

**Agent: Mr G Edwards
Swann Edwards Architecture Limited**

Land South Of, 12 - 24 Ingham Hall Gardens, Parson Drove, Cambridgeshire

Erect up to 9 x dwellings (outline application with matters committed in respect of access)

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to Officer recommendation

1. EXECUTIVE SUMMARY

- 1.1. The proposal is for the construction of a 9-dwelling development to the south of the existing southernmost extent of the village of Parson Drove.
- 1.2. The scheme represents a re-submission of a previously refused application, with the addition of an ecological appraisal of the site and a proposal to replace an existing sewage treatment plant.
- 1.3. The fundamental impacts of the proposal have not altered since its original submission in 2020 and subsequent refusal under F/YR20/0233/O in May 2020.
- 1.4. The scheme is considered to extend the village out into the countryside in a non-linear fashion that is at odds with the distinctive character of the existing settlement, with the result being that the proposal would result in harm to that character contrary to the relevant policies of the development plan.
- 1.5. The Parson Drove Neighbourhood Plan requires that for developments of over five dwellings, the application is accompanied by evidence of local support, or the support of the Parish Council in the absence of such support. The application is not accompanied by any evidence demonstrating local support, and the public consultation undertaken as part of the planning process has indicated that there is no consensus of public opinion in relation to the scheme. The Parish Council have confirmed their opposition to the proposal.
- 1.6. The ecological appraisal of the site confirms that the impacts of the development could be mitigated by an appropriate scheme of works.
- 1.7. The scheme is not accompanied by evidence of an agreement facilitating access for waste collection vehicles, and the proposal would still result in an adverse impact on the residential amenity levels of existing dwellings on Ingham Hall Gardens due to the levels of traffic associated with the scheme.
- 1.8. The proposal is therefore recommended for refusal for three of the four previous reasons. The reason based on ecological impact is satisfied by the appraisal accompanying this application.

2. SITE DESCRIPTION

- 2.1. The application site is a combination of open grassland and agricultural land to the south of the residential dwellings located off Ingham Hall Gardens and Brewery Close, Parson Drove. The land is separated from those dwellings by 1.8m closeboard fencing typical of modern residential developments. Some elements of the existing fencing have been replaced by more open trellis panels granting views over the land to the south. The dwellings on Ingham Hall Gardens and Brewery Close to the north are single-storey in height.
- 2.2. The application site is mainly located within Flood Zone 1, although the south east corner of the site contains land in both Flood Zones 2 and 3.
- 2.3. There are no defined settlement boundaries within the Fenland Local Plan 2014 however with the exception of the residential properties to the north boundary the application site is surrounded by open agricultural land that is most appropriately defined as countryside. The proposal is therefore considered to be adjacent to the existing built up part of the settlement.

3. PROPOSAL

- 3.1. The proposal is in outline for the construction of up to 9 dwellings with access to the site via the existing road, Ingham Hall Gardens, which is privately owned along the final section leading to the application site.
- 3.2. The Design and Access Statement accompanying the application indicates that the proposal would be for the construction of bungalows adjacent to the existing development to the north, with chalet style dwellings along the southern boundary of the site.
- 3.3. The application also proposes the replacement of the existing sewage treatment plant to the east of the site with a new treatment plant as a benefit to the existing residents in the area.
- 3.4. Full plans and associated documents for this application can be found at: <https://www.publicaccess.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=QPEIPWHE01U00>

4. SITE PLANNING HISTORY

F/0797/87/O	Erection of a dwellinghouse and garage	Refused 8/10/87
F/92/0152/F	Single-storey rear extension	Withdrawn
F/YR20/0292/O	Erect up to 9 x dwellings (outline application with matters committed in respect of access)	Refused 27/5/2020

5. CONSULTATIONS

Parson Drove Parish Council

- 5.1. Recommend refusal. Do not consider the scheme has obtained the community support required by the Neighbourhood Plan.
- 5.2. Extends development into the open countryside beyond the established building line on this side of Main Road.

- 5.3. Note that the Parish Council opposed the previous application, and also that the Parish Council has not been approached formally by the agent, nor have they given any indication of support for the scheme.

North Level Internal Drainage Board

- 5.4. No objection in principle. Capacity of the riparian drain to the east of the site should be ascertained however as the proposal will increase run-off from the site.

Environment Agency

- 5.5. No comment

FDC Environmental Health

- 5.6. No objections. Request conditions are included regarding a construction management plan and unsuspected contamination on the site.

Cambridgeshire County Council Highways Authority

- 5.7. The development is remote from the adopted highway and will therefore remain private. A footway should be secured to connect the development to the adopted footway network.

No highway objections.

Cambridgeshire Fire Authority

- 5.8. Request provision is made for fire hydrants.

Local Residents/Interested Parties

- 5.9. 22 responses have been received from members of the public noting objections to the proposal. These responses are all from residents of Parson Drove, with the majority received from residents of Ingham Hall Gardens, the residential development immediately adjacent to the site and through which access to it would be gained.

The issues raised by these responses are:

- Understand that the sewerage plant is overloaded.
- Road is showing signs of wear and tear.
- Detrimental to the character of the area.
- No attempt to comply with policy 2 of the Neighbourhood Plan.
- The proposal does not have an existing road frontage.
- Proposal is not an infill development and extends out into the countryside.
- Road can't cope with the increasing amounts of traffic.
- Previous reasons for refusal still apply.
- Call for sites submission indicates this proposal would only be the start of development.
- Outside the existing development boundary.
- Not in keeping with the existing form of the settlement.
- Planning History section of the D&A Statement excludes all recent development around Ingham Hall Gardens and Brewery Close.
- There is no public transport serving Parson Drove.
- Access is via an unadopted road, ownership of it is unclear as is any right of way over it, and maintenance is understood to be the financial responsibility of existing residents.
- The proposal will block views over the countryside for existing residents.

- Inconsistencies in the documentation submitted alongside the application and the proposals themselves.
 - Development would infringe human rights of neighbouring occupiers.
 - The existing sewage treatment plant is not approaching the end of its lifespan, and the cost of replacement is less than was indicated to residents by the applicant.
 - Impact of construction traffic
 - Layout plan is incorrect.
 - Light pollution as a result of the proposal.
 - Development of the site will impact on feeding habits of species that use the land at present.
 - Will blend in naturally.
 - Have been advised that the development will not be able to connect to an existing or replacement treatment plant.
 - If the proposal was so acceptable, why did the applicant not appeal the previous refusal.
 - No evidence to demonstrate emergency service vehicles can enter and turn around within the site.
 - Hydrant availability has not been addressed.
- 5.10. 26 responses have been received in support of the scheme. Most of these responses are from residents of Parson Drove with the majority being from residents of Brewery Close and Springfield Road, and a small number from Ingham Hall Gardens.
- 5.11. The reasons given for their support are as follows:
- The applicant has addressed the previous reasons for refusal and made a financial commitment to the replacement of the existing treatment plant.
 - Natural extension to Ingham Hall Gardens.
 - Consider the site is in the centre of the village within flood zone 1 and is suitable for development.
 - Ecological report indicates no detrimental effect on wildlife.
 - FDC previously granted consent for a dwelling and garage on the site in 1991.
 - Location is central to the village amenities and allows children to walk safely to and from school.

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)

Para 2: NPPF is a material consideration

Para 8: 3 strands of sustainability

Para 11: Presumption in favour of sustainable development

Para 14: Conflicts with the neighbourhood plan where adverse impact outweighs benefits

7.2. **National Planning Practice Guidance (NPPG)**

Determining a planning application

7.3. **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP12 – Rural Areas Development Policy

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

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP19 – The Natural Environment

7.4. **Parson Drove Neighbourhood Plan**

Policy 1 – Housing Growth

Policy 2 – Scale of Housing Development

Policy 5 – Road and Pedestrian Safety

8. **KEY ISSUES**

- **Principle of Development**
- **Flood Risk & Flooding**
- **Highway Safety**
- **Visual Impact and Character**
- **Residential Amenity**
- **Natural Environment**
- **Other matters**

9. **BACKGROUND**

- 9.1. The application is made following a previous delegated refusal of permission in 2020 on the site, and an earlier informal email indicating that some development on the land may be acceptable. In this regard, the recent delegated refusal supersedes any informal indication previously given in relation to the development of the land in question.
- 9.2. Four reasons were previously given for refusing the application, which can be summarised as being the impact in relation to the character and appearance of the settlement, the lack of support for the scheme in line with the policies of the Neighbourhood Plan, the impact of the scheme and its provision in relation to residential amenity, and the lack of information to demonstrate an acceptable impact on biodiversity.

10. **ASSESSMENT**

Principle of Development

- 10.1. The application site is located beyond the existing built up extent of the settlement of Parson Drove on the south side of Main Road, beyond the development access from Ingham Hall Gardens, which was itself a backland development scheme.
- 10.2. Parson Drove is identified within the Fenland Local Plan as a Limited Growth Village, and policy LP3 notes that for such settlements, “*a small amount of*

development and new service provision will be encouraged and permitted in order to support their continued sustainability, but less than would be appropriate in a Growth Village. Such development may be appropriate as a small village extension”.

- 10.3. The application site is also located on Grade 2 agricultural land. Policy LP12 (i) of the Fenland Local Plan requires development to not result in the loss of high grade agricultural land. The National Planning Policy Framework notes at footnote 53 of paragraph 171 that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. The NPPF defines the “Best and most versatile agricultural land” as land in grades 1, 2 and 3a of the Agricultural Land Classification. Having regard to the wider classification of land across the District, it is noted that the significant majority of land within Fenland falls within classification as ‘Best and Most Versatile’ and it would therefore not be possible for Fenland to achieve its housing targets without development on such areas. Notwithstanding that, the application site is not considered to comprise an area of such size as to be considered ‘significant’ with regard to paragraph 171 of the National Planning Policy Framework.
- 10.4. Paragraph 14 of the National Planning Policy Framework (2019) makes it clear that the adverse impact of allowing a development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh its benefits, provided that neighbourhood plan is up to date, contains policies to allow the settlement to meet its identified housing requirement, has a 3-year supply of deliverable sites and housing delivery is at least 45% of that required over a 3-year period.
- 10.5. With regard to the scale of development noted above, the Parson Drove Neighbourhood Plan (2019) states at Policy 2: Scale of Housing Development, that *“sites proposing 5 or more dwellings may be considered appropriate where: the proposal is accompanied by clear demonstrable evidence of positive community support for the scheme generated via a thorough and proportionate pre-application community consultation exercise; and it is supported by the Parish Council”*
- 10.6. The application is not accompanied by such clear demonstrable evidence of positive community support, nor has the application been supported by the Parish Council. The public consultation undertaken as part of the application process indicates that public opinion on the proposal is divided, with those most directly affected by the proposals being the most opposed to the scheme.
- 10.7. On the basis of the above, the principle of the proposal is not opposed by the relevant policies of the Development Plan, and consideration must be given to the specific impacts as detailed below.

Flood Risk & Flooding

- 10.8. The majority of the application site is located within Flood Zone 1. A small portion of the site is located within flood zones 2 and 3 however none it would not be necessary to locate any of the built development within these parts of the site. On that basis, and subject to compliance with the recommendations made within section 6 of the accompanying Flood Risk Assessment, it is considered that the scheme is acceptable from a flooding and flood risk perspective.

Highway Safety

- 10.9. Policy LP15 of the Fenland Local Plan (2014) requires development to provide a well-designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport. Appendix A of the Fenland Local Plan sets out the parking standards associated with development proposals, noting that for properties of up to three bedrooms, two parking spaces are required, and for properties of four bedrooms or more, provision of three spaces is required.
- 10.10. The proposal is for the dwellings to be accessed via the existing highway known as Ingham Hall Gardens, with the new road joining the existing surface where it terminates at the entrance to a treatment plant to the east of the site. It is noted however that the road in this location however is currently not publicly adopted. The application site does extend out to meet the edge of the adopted highway, however ownership certificate A is signed as part of the application forms, indicating that the entire site is within the applicant's ownership. This matter would need to be clarified should the application be recommended for permission.
- 10.11. The proposed plans show a carriageway 5.5m wide allowing for two-way vehicle flow, with a 1.8m footpath to either side of the new carriageway. The comments of the highways authority note however that the existing estate road is not to an adoptable standard, and should the application be recommended for approval in its current format then the road would remain in private ownership and consideration should be given to on-site turning provision, bin collection arrangements and street lighting, maintenance etc.
- 10.12. The Highways Authority however confirm that there are no highway safety objections to the proposal if the road is to remain in private ownership.
- 10.13. Consideration must therefore be given to the impact of granting consent for up to nine dwellings from a private access and whether or not that is acceptable in planning terms. This is discussed further in the section below titled Residential Amenity.

Visual Impact and Character

- 10.14. Policy LP12 of the Fenland Local Plan (2014) addresses the matter of development within or adjacent to villages under Part A of that policy, noting that development will be supported where it does not harm the wide open character of the countryside, alongside a set of other criteria. These include (as relevant to matters of visual impact and character) the proposal not having an adverse impact on the character and appearance of the surrounding countryside and farmland, being of a scale and in a location that is in keeping with the core shape and form of the settlement, not harming its character and appearance, not extending linear features of the settlement, and retaining natural boundaries of the site.
- 10.15. Policy LP16 of the Fenland Local Plan (2014) requires development proposals to deliver and protect high quality environments throughout the district. Proposals must demonstrate they make a positive contribution to the local distinctiveness and character of the area, enhancing their local setting and both responding to and improving the character of the local built environment whilst not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area.

- 10.16. The Design and Access statement with regard to the matter of visual impact indicates that the applicant would be willing to accept a condition requiring a landscaping scheme around the perimeter of the site to soften its appearance.
- 10.17. Parson Drove is identified in the settlement hierarchy of the Fenland Local Plan (2014) as a Limited Growth Village and is of a distinctive linear character. There are only limited exceptions to this character, with Ingham Hall Gardens being a backland development itself that took place on former garden land (as the name suggests).
- 10.18. The southern boundary of the existing properties located along Brewery Close and Ingham Hall Gardens creates a strong boundary with the countryside for the present extent of the village, with these properties also being the most southerly projection of the village along the Main Road. There is an informal access to the rear of 22 Ingham Hall Gardens however with this exception, the land that is the subject of the planning application is distinctive in its own right due to its openness. This character is notably visible not only from the immediate vicinity of the site, but also on the approach to Parson Drove from the south west along Murrow Bank, with the existing single-storey dwellings on Brewery Close being visible from some distance across the open agricultural land in that direction.
- 10.19. Notwithstanding the potential for the inclusion of a landscaping scheme surrounding the proposed site, the encroachment of the built form of the village into the agricultural landscape to the south of the settlement in this location would have a detrimental impact on the appearance and character of the settlement in this regard, introducing a domestic appearance and features into what is currently a comparatively open aspect dominated by agricultural land. Landscaping may mitigate this to an extent, however it would take a significant amount of time to establish and would still result in an obvious visual intrusion of the built form into the countryside surrounding the village.
- 10.20. In character terms, the proposal is located on a backland site, which is located beyond an existing development that was itself in a backland location. Whilst the policies of the Local Plan do not preclude backland development per-se, Parson Drove is particularly distinctive within the immediate vicinity and within the wider setting of the district as a settlement with extremely limited backland development and a very strong character of linear, frontage development along Main Road. The nature of the proposed site is therefore considered to be contrary to that established character and would result in harm to the character of the settlement and the surrounding area contrary to policies LP12 and LP16 of the Fenland Local Plan (2014).

Residential Amenity

- 10.21. Policy LP2 of the Fenland Local Plan (2014) requires development proposals to promote high levels of residential amenity, and policy LP16 requires development proposals to demonstrate that they do not adversely impact on the amenity of neighbouring users whilst providing sufficient amenity space for the proposal, with the guideline for non-flat development being one third of the plot area.
- 10.22. There are several elements to the impact of the proposal on the residential amenity of both the proposed dwellings and the existing properties in the area. In respect of these matters, it is noted that the application is made in outline with

only access committed for approval at this time and therefore specific impacts regarding overlooking etc are not considered in detail at this stage. The indicative layout plan submitted alongside the application is relevant however in establishing whether or not it is possible for the proposal to meet the required standards in respect of amenity impacts prior to submission of reserved matters.

- 10.23. The scheme indicates that up to nine dwellings are proposed to be located on the land. Whilst this figure is a maximum for consideration at this stage, it must be assessed on the basis that nine properties will be constructed on the land, unless a condition is imposed on any permission granted restricting it to fewer than that figure. All matters relating to residential amenity must therefore be considered on the basis of an additional nine dwellings at this point.
- 10.24. Sewage Treatment Plant/Drainage Issues
The proposal to replace the existing sewage treatment plant as part of the development is noted, however this is not considered material to the proposed application for the following reasons.
- The application if approved would be required to make appropriate provision for foul sewage treatment for the new dwellings. If the existing system is incapable of accommodating the flow from the proposed dwellings then it would be required to be upgraded.
 - The existing dwellings already have foul sewage treatment provision. The residents association has confirmed the existing system is not nearing the end of its lifetime and that accommodation is being made for its replacement when necessary.
 - The proposal cannot therefore be considered to be a benefit to the existing dwellings that would mitigate harm caused by the development
- 10.25. Traffic Increases
The first of the matters relevant to consideration in respect of residential amenity relates to the impacts of the use of the site as a matter of principle, and the increased impacts arising as a result of a further nine dwellings being accessed along Ingham Hall Gardens. This results in greater impacts on all the properties currently accessed on the existing development through an increase in traffic using the access road. In particular, this will impact most significantly on those properties located directly opposite the access roads, specifically 14 and 37 Ingham Hall Gardens due to headlights of vehicles accessing the site, and those properties flanking the access road, with 28 and 30 Main Road experiencing the greatest impact due to their rear gardens being located directly adjacent to the access road. The increase in traffic along these parts of Ingham Hall Gardens will result in a loss of amenity levels within the identified properties in particular, and a likely loss of amenity to a lesser extent in other dwellings along Ingham Hall Gardens for the same reason.
- 10.26. Privacy and amenity levels within adjoining gardens
The properties along the southern side of Ingham Hall Gardens will also now experience a loss of amenity levels due to the southern boundary of their properties adjoining the rear gardens of the plots identified as 1-5 on the indicative site plan. The control available over the scale of the proposed dwellings on the land mean that it is unlikely that they would experience a loss of privacy as a result of the proposals. The noise impacts of residential dwellings being located adjacent to their gardens would not be sufficient to justify refusal on the grounds of amenity impact, in particular since the affected gardens are

already flanked by other residential gardens due to the layout of the Ingham Hall Gardens estate.

- 10.27. Several of the comments received in relation to the proposal raise concern on the grounds of the loss of light resulting from boundary tree planting along the north boundary of the proposed site shown on the indicative plan. Landscaping is a reserved matter that is not submitted for approval at this stage and as a result, it is within the control of the later reserved matters to ensure that any boundary planting in this location is acceptable in regards to impact on neighbouring amenity, specifically that the planting proposals do not result in the use of species that are not appropriate for use within residential gardens due to their mature height.
- 10.28. Bin collection
Finally, and as noted earlier, the limitation of the access road to the properties being of a private nature as the road is not adoptable will result in several amenity impacts. Private driveways are normally limited to serving no more than five dwellings, not least of which is due to the requirement for bin collections from the properties to take place adjacent to an adopted highway. This would result in a potential requirement for the dwellings at plots 5 and 6 a distance in the region of 150m for collection. This would not constitute the high levels of residential amenity required by policy LP2 and would be in contravention of the RECAP Waste Management Design Guide (2012).
- 10.29. The D&A Statement accompanying the application indicates that the intention is to provide an indemnity to allow waste collection vehicles to enter the application site for the purposes of waste collection, which may overcome that aspect of the consideration of the proposal in residential amenity terms, however no such agreement is put forward for consideration at this time. This would therefore need to be secured by planning condition if the application is recommended for approval, or should form part of a reason for refusal if the application is not supported, to ensure that it is considered appropriate during the course of any appeal that may be made on the site.

Natural Environment

- 10.30. Policy LP19 of the Fenland Local Plan (2014) states that the Council will conserve, enhance and promote the biodiversity and geological interest of the natural environment throughout Fenland, protecting designated sites, refusing permission for developments that cause demonstrable harm to a protected habitat or species, and ensure opportunities are taken to incorporate beneficial features into new developments.
- 10.31. The application is accompanied by an ecological appraisal of the site undertaken by Philip Parker Associates Ltd. This report includes a preliminary assessment of the site including a habitat survey, an assessment of the proposed works on species present on the site and a mitigation strategy in relation to the impacts of the proposals on protected species.
- 10.32. None of the information included in the report indicates that the scheme would be unacceptable from an ecological perspective.

Other matters

- 10.33. Human Right to peaceful enjoyment of property.

This is noted, however as addressed within the section on Residential Amenity above, the location of residential development adjacent to existing properties does not result in an automatic loss of residential amenity, particularly in view of those properties already being flanked by residential development. There would be an element of disruption during the construction period however such disruption would be of a temporary nature during the construction period only and would not justify the refusal of the application on those grounds.

10.34. Lack of Public Transport.

Concern is raised by local residents regarding the lack of public transport. This may be the case, however the village is classified as a Limited Growth village where an amount of development is considered acceptable. The settlement has not exceeded its growth figures set out in policy LP12 and therefore the lack of public transport is not considered acceptable grounds for the refusal of the application.

10.35. Impact on views.

The loss of a view is not a material consideration in relation to the determination of a planning application.

11. CONCLUSIONS

- 11.1. The application proposals have seen no significant amendment in relation to the previous consideration of an application for residential development on the site. The current proposal is accompanied by a formal ecological appraisal of the site, which overcomes the previous reason for refusal in this regard, however the impact of the proposal on the character and appearance of the area remain unchanged, as does its lack of local support as required by the Parson Drove Neighbourhood Plan.
- 11.2. The submission alongside the application of a stated intention to upgrade the existing sewage treatment plant in this part of the village is noted, but does not constitute a material factor in favour of the development as appropriate management of the existing system is in place and the additional load as a result of the proposed development would need to be accommodated regardless of the state of the existing system. The amenity impacts in relation to the proposal remain the same as previously considered therefore.

12. RECOMMENDATION

Refuse

The proposed reasons for refusal are as follows;

- 1 Policy LP12 of the Fenland Local Plan 2014 seeks to ensure that development does not result in an adverse impact on the character and appearance of the surrounding countryside and policy LP16 seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area whilst enhancing its setting and responding to the character of the local built form, and not adversely impacting on the street scene.

The development proposal for 9 dwellings is considered out of character with the prevailing linear form of development in Parson Drove and will

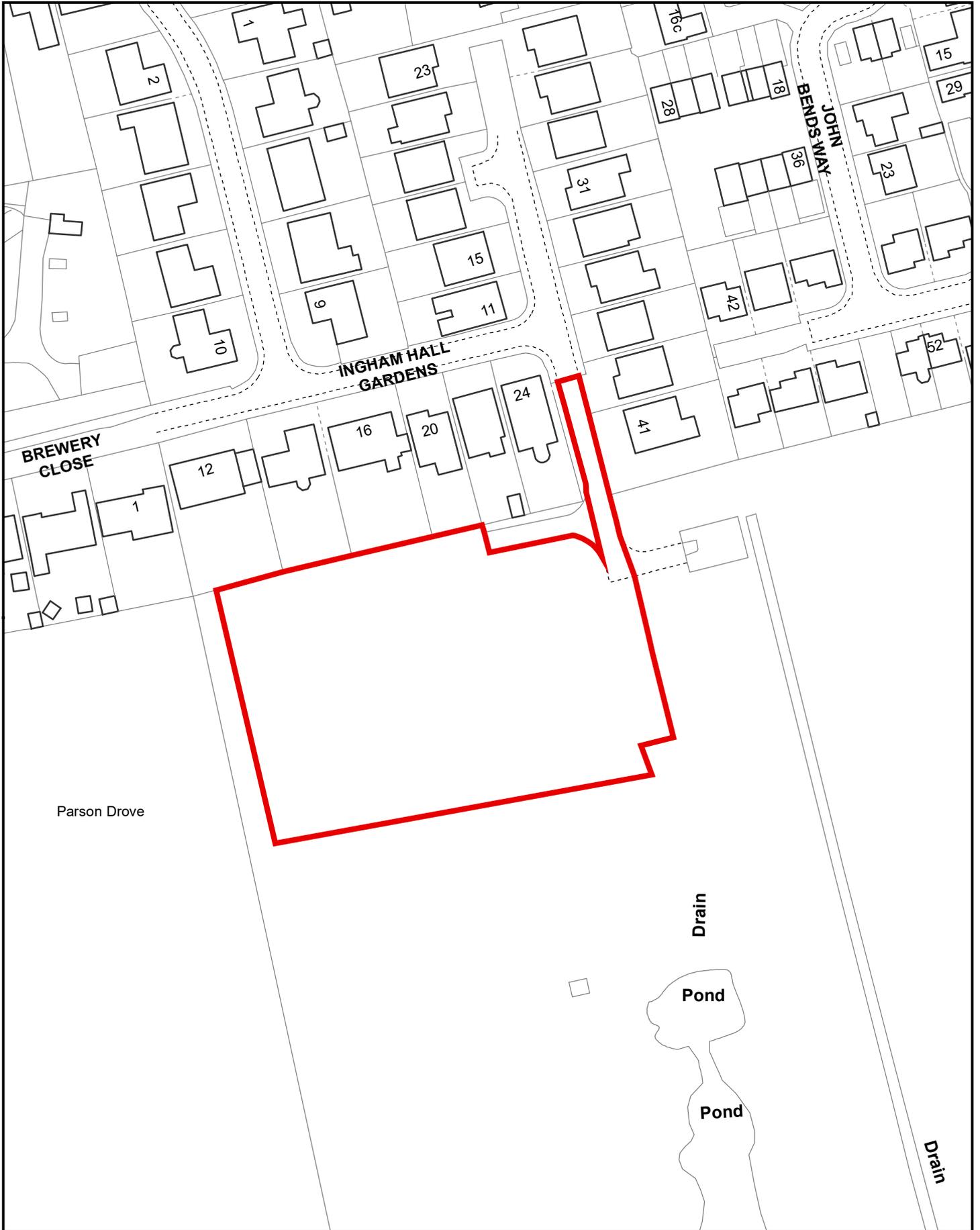
result in an incursion into the open countryside that will have a detrimental impact on the character and appearance of the settlement by extending the non-linear development in a position that is notable on the approach into the village. Landscaping of the site would be insufficient to overcome this harm.

The development is therefore considered contrary to Policies LP12 and LP16 of the Fenland Local Plan 2014.

- 2 Policy 2 of the Parson Drove Neighbourhood Plan (adopted 2020) considers that development of more than 5 dwellings should have the support of the local community and also the Parson Drove Parish Council.

The development has generated a significant number of objections together with an objection from the Parish Council and it is therefore considered that the proposal fails to comply with Policy 2 of the Parson Drove Neighbourhood Plan (adopted 2020).

- 3 Policy LP2 of the Fenland Local Plan 2014 requires proposals to promote high levels of residential amenity while policy LP16 requires the proposal to not have an unacceptable impact on neighbouring amenity. The proposal would result in a significant increase in the amount of traffic using Ingham Hall Gardens, and the additional traffic would result in adverse impact on the residential amenity of several properties on Ingham Hall Gardens/Main Road. The proposed properties would also fail to meet the requirement in policy LP2 of providing high levels of residential amenity due to the distance they are located from the nearest Waste/Recycling point on Ingham Hall Gardens and the requirement for residents to move their waste/recycling bins to that point. The proposal would therefore be contrary to policies LP2 and LP16 of the Fenland Local Plan.



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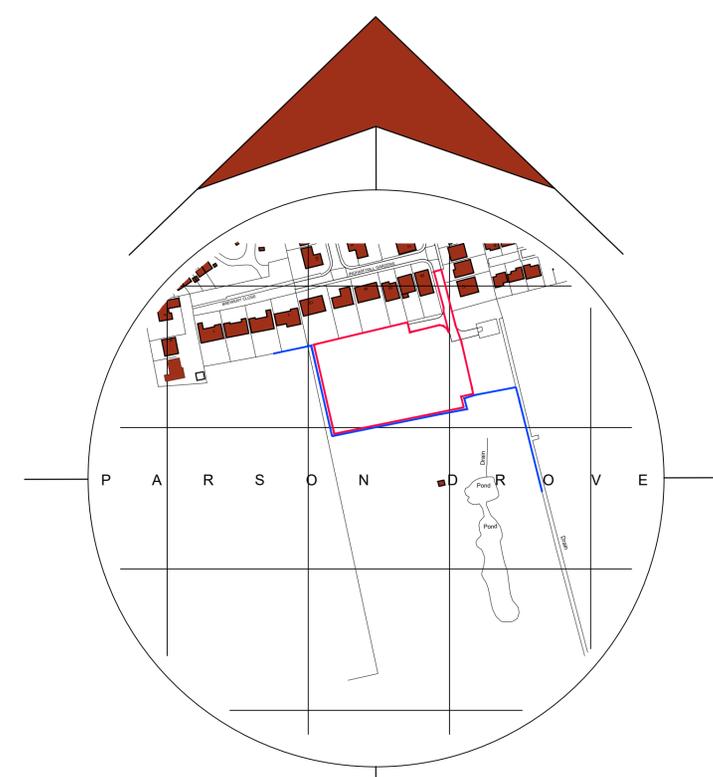
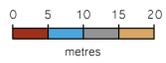
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- General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.

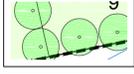
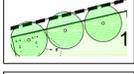
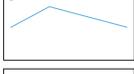
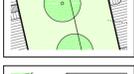


Indicative Site Plan
Scale: 1:500



Location Plan
Scale: 1:2500

SITE PLAN KEY

-  Indicates proposed dwellings
-  Indicates parking spaces and access
-  Indicates existing neighbouring dwellings
-  Indicates proposed trees
-  Indicates proposed site boundary
-  Indicates line of flood zone 2
-  Indicates grassed areas
-  Indicates adoptable standard road with service strip

Revisions

C	March 2021	Revised for new turning head
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Status
FOR APPROVAL

SWANN EDWARDS
ARCHITECTURE

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Job Title	Date	Scale
Proposed Residential Development Ingham Hall Gardens Parson Drive, Wisbech, Cambs for: Clients of Swann Edwards	February 2020	Various Sheet Size A1
Drawing Title	Job No.	Drawn by
Outline Planning Drawing Site & Location Plans	SE-537	G.E.
	Dwg No.	Revision
	PP-1000	C