
F/YR20/1235/O

Applicant: NYC Estates Ltd

Agent : Johnson Mowat Planning Ltd

Land South Of, Bridge Lane, Wimblington, Cambridgeshire

Erect up to 88 dwellings (outline application with matters committed in respect of access)

Officer recommendation: Grant

Reason for Committee: Previously deferred by the Planning Committee for consideration of drainage and flood risk.

1 EXECUTIVE SUMMARY

- 1.1 The application was previously considered by the Planning Committee on 14th July but was deferred to allow for further consideration of drainage matters, specifically foul drainage capacity and surface water flooding.
- 1.2 Whilst no further specific technical evidence was requested, the Committee indicated that they would like representatives from Anglian Water, The Lead Local Flood Authority (Cambridgeshire County Council) and Middle Level Commissioners as the Internal Drainage Board to be available to respond to further questions in this regard.
- 1.3 Representatives from all 3 services have agreed to attend the Planning Committee meeting to answer questions put to them by Members.
- 1.4 The applicant has prepared a Drainage Technical Note which has been shared with the aforementioned drainage services.
- 1.5 The original report and update report is attached at Appendix 1
- 1.6 The recommendation is to grant planning permission as per section 12 of the Officer's report.

2 FURTHER REPRESENTATIONS/ INFORMATION

- 2.1 1 letter has been received on 30th July from a resident at Manea Road, Wimblington advising that they had previously farmed the application site and has never known it to be wet.
- 2.2 1 letter has been received on 1st August from a resident at Floods Ferry Road, Doddington, advising that they had previously farmed the application site and that surface water has never been an issue. They advise that the site is above sea level with a gravel soil structure which allows any surface water to soak away and goes on to state that there is an Internal Drainage Board ditch at one end of the field and on another side, the landowner has a ditch which is a least six foot deep, these are both flailed every year for general maintenance.

- 2.3 The applicant has prepared a drainage technical note (received 9th August 2021) relating to flood risk and drainage, in view of the debate led by the Planning Committee. The report refers to comments received from the LLFA and Anglian Water and the ongoing discussions with Middle Level Commissioners and seeks to address some of the concerns raised by the Planning Committee at the previous meeting.
- 2.4 Full plans and associated documents for this application can be found at:
<https://www.fenland.gov.uk/publicaccess/>

3 ASSESSMENT

- 3.1 Having regard to the further representations received, Officers consider that there are no material considerations to indicate that an alternative recommendation should be made to that previously set out in the Officer's report.

4 RECOMMENDATION

- 4.1 The recommendation is to grant planning permission as per section 12 of the Officer's report attached at Appendix 1.

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Erect up to 88 dwellings (outline application with matters committed in respect of access)

Officer recommendation: Grant

Reason for Committee: Number of representations received and Parish Council's recommendation contrary to Officers recommendation. The application has also been called in to Committee by Ward Councillor Mrs Davis.

1 EXECUTIVE SUMMARY

- 1.1 The proposal is in outline for up to 88 dwellings with only access being committed at this stage. The site comprises around 3.6ha of high/medium grade agricultural land to the north of Wimblington.
- 1.2 Policy LP3 sets out a strategy for growth, identifying Wimblington as a growth village with development or new service provision either within the existing urban area or as a small village extension. In this regard, there is in-principle support for the proposal as the site is considered to lie adjacent to the developed footprint of Wimblington.
- 1.3 The illustrative masterplan satisfactorily indicates how the site could be laid out in order to achieve both the quantum of development and necessary supporting infrastructure, as well as maintaining a landscaped buffer adjacent to Bridge Lane.
- 1.4 Highways improvements by way on an additional bus stop and installation of travel information boards have been agreed to be provided by the developer and have been agreed in principle by the Local Highways Authority, subject to final design.
- 1.5 The development proposes to exceed contributions anticipated to be achievable on greenfield sites, as set out in the Council's recently published HRH viability report – proposing a policy-compliant 25% affordable housing provision on site and a financial contribution for social infrastructure of £2,843 per dwelling, plus £35,000 toward future bus stop maintenance. The County Council has agreed to the offer and Officers consider that the proposed contribution and affordable housing can be given significant weight in the assessment of this application.
- 1.6 Having fully assessed all three dimensions of sustainable development it is concluded that there are no overriding technical objections or material considerations that indicate that permission should not be granted in this instance and the application is therefore recommended for approval, subject to

the completion of the required planning obligation and conditions.

2 SITE DESCRIPTION

- 2.1 The site lies at the north of Wimblington and comprises around 3.6ha of high/medium grade agricultural land. It's northern and western boundaries front onto Bridge Lane and March road respectively and it's rear (eastern boundary terminates at an open watercourse) beyond which is a smaller field which is enclosed on its eastern and southern boundary by a belt of trees. Immediately south is the recent Matthew Homes development (67 dwellings: F/YR14/0232/O) and the detached property, 38 March Road ('The Gables'). Eastwood Hall is located directly opposite the site to the west, on the other side of March Road.
- 2.2 A 2m wide footway has recently been installed along the frontage of the site, linking Wimblington to March.
- 2.3 The area is open in character but with the backdrop of the main core of Wimblington to the south and the rural, looser-knit developments along Bridge Lane and Wimblington Road heading north. Views eastwards, beyond the site are terminated by the belt of trees that line the easternmost edge of the adjacent field.
- 2.4 The site lies in Flood Zone 1.

3 PROPOSAL

- 3.1 The proposal is in outline for up to 88 dwellings with only access being committed at this stage. Layout, Scale, Appearance and Landscaping are 'Reserved Matters' to be considered at a future date, should outline permission be granted. An illustrative layout and committed access plans have been submitted which have been amended during the process of the application to take account of statutory consultee's comments. These include: alterations to the access mouth; further transport information and proposals; amended landscape buffer along the northern boundary adjacent to Bridge Lane and amendments to the surface water drainage strategy.
- 3.2 The site is proposed to be served by a single vehicular access point leading directly on to Wimblington Road, located at the south west of the site. Indicatively drawn, an attenuation feature is located at the south east corner and a soft landscape buffer with pedestrian/ cycle links is proposed along the northern edge of the site.
- 3.3 In addition to the new accesses the Highways Technical note sets out the provision of a bus stop on the eastern side of March Road and upgrade of the existing bus stop opposite, on the western side. Tactile paving is also proposed to the footway at the north west corner.
- 3.4 The illustrative layout also provides details of the type of properties that could be accommodated comprising:
 - 29No. 2-storey 4 bedroom dwellings
 - 43No. 2-storey 3 bedroom dwellings
 - 16No. 2-storey 2 bedroom dwellings

3.5 The illustrative Masterplan is not necessarily the way the development will be carried out, it aims to demonstrate that up to 88 dwellings could be accommodated on this site; the final layout, appearance, scale and landscaping would be established at a future reserved matters stage.

3.6 The following documents have been submitted to support the application:

- Planning Case Report
- Statement of Community Involvement
- Affordable Housing Statement
- Health Impact Assessment
- Design Analysis (Design and Access Statement)
- Master Plan/Illustrative Layout Plan (revision N)
- Existing Site Plan
- Indicative Landscape Masterplan
- Transport Assessment & subsequent Technical note (AMA)
- Interim Travel Plan
- Air Quality Assessment
- Preliminary Ecological Appraisal
- Preliminary Site Investigation Report (ARP Geotechnical Ltd)
- Flood Risk Assessment & Outline Drainage Strategy
- Statement of Community Involvement

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

<https://www.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

4.1 No relevant planning history (see section 10.20 re: adjacent land)

5 CONSULTATIONS

5.1 Wimblington Parish Council

Further to last night's Wimblington Parish Council meeting. Councillors object to the above application as follows:

Wimblington Parish Council object as the proposed development is located outside the existing developed footprint of Wimblington village. The proposal would result in development into an area that is currently open agricultural land and has a strong relationship with the adjoining countryside. Further, the proposal would erode an important visual gap and area of separation between Bridge Lane, March Road and Wimblington Village. The proposal would have an unacceptably adverse impact on the character and appearance of the area and is contrary to Policies LP12 and LP16 of the Fenland Local Plan 2014. There is a precedent for refusal as per application F/YR17/1201/F which was to build three bungalows west of 2A Bridge Lane

5.2 Ward Councillor - Cllr Maureen Davis

If you are proposing to recommend granting this application I would like to use my right as Ward Councillor to call it in. There is a great deal of opposition to the development and it is in the public interest for this application to go before the Planning Committee.

The proposed development is located outside the existing developed footprint of Wimblington village and in an Elsewhere location. The proposal would result in development into an area that is currently open agricultural land and has a strong relationship with the adjoining countryside. Further, the proposal would erode an important visual gap and area of separation between Bridge Lane and March Road and Wimblington village. The proposal would have an unacceptably adverse impact on the character and appearance of the area and is contrary to policies LP12 and LP16 of the Fenland Local Plan 2014.

5.3 Anglian Water Services Ltd (summarised)

Wastewater Services

The foul drainage from this development is in the catchment of Doddington Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Used Water Network

This response has been based on the following submitted documents: Flood Risk Assessment and Outline Drainage Strategy. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Surface Water Disposal

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management.

5.4 FDC Housing Strategy (FDC)

As it currently stands, we would expect a contribution of 25% on this site of 88 dwellings. The total number of dwellings we require would be 22.

The current tenure split we would expect to see delivered for affordable housing in Fenland is 70% affordable rented tenure and 30% shared ownership. This would equate to the delivery of 15 affordable rented homes and 7 shared ownership in this instance. I am happy to discuss the details of the housing or tenure mix at a later date, if required. On this application, I would expect the affordable housing requirement to be in accordance with Policy LP5, and the changes made by the new NPPF mentioned.

5.5 NHS England (East)

No comments received

5.6 Cambridgeshire Fire & Rescue Service

With regard to the above application, should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.

5.7 Environment & Health Services (FDC)

This development has some concerns for Environmental Health, mainly concerning the construction phases. In that respect, I would request that a Construction Management Plan (CMP) is produced and submitted for approval by Fenland District Council.

This plan should address the following issues: -

- 1 Hours of operation of the site from the initial ground-breaking phase, right through to the hand-over of the site at the end of the project.*
- 2 Proposed hours of operation on site, including Sundays and Public holidays.*
- 3 Identification of machinery and activities likely to create elevated noise levels and means to ameliorate the impacts of them.*
- 4 Identification of machinery and activities likely to create elevated noise levels and means to ameliorate the impact of them.*
- 5 Means of dust control from construction activities, including vehicular activity, both on site and accessing and egressing it. Means of dust suppression during dry or windy weather conditions should be referred to.*

There are no concerns that this development will be affected by noise from traffic on the A141 Isle of Ely Way, which runs between March and Chatteris in roughly a north-south plane. I do not consider that this development in itself, will adversely affect the local air quality, even considering the creation of increased traffic flows on the A141 as a result of this development. In that respect, I have also considered the proposed developments to the east of the A141, which are subject to current planning processes.

Ground contamination is not considered an issue as the site is not known to be contaminated, with no known former contaminative uses. However, I would recommend that a Phase I ground investigation is undertaken, which identifies whether a Phase II Intrusive Investigation is required.

I would suggest that the CMP and ground contamination issues in the form of reports, with recommendations, are submitted with the application for full planning consent.

5.8 Middle Level Commissioners

No comments received

5.9 CCC Archaeology

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG:

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives;*
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;*

- c) *The timetable for the field investigation as part of the development programme;*
- d) *The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material*

5.10 The Wildlife Trust

I have reviewed the available online documents in relation to this planning application; namely the Preliminary Ecological Appraisal (PEA) and the Indicative Landscape Masterplan and provide my comments / observations as follows:

I would conclude that the PEA has been carried out to an acceptable standard and appears to have assessed potential impacts satisfactorily. The Enhancements section of the report (para 5.29) makes a series of enhancement recommendations and says these have been taken into consideration during the development design. However, when referring to the Landscape Masterplan, I would query the extent to which wildflower planting has been included. The PEA says that : Areas of retained or newly created grassland should be reseeded with a neutral grassland wildflower seed mix

The landscape masterplan shows small isolated patches of wildflower grassland in amongst larger areas of amenity grassland, which does not seem in keeping with the recommendations made by the ecologist in the PEA. I understand that the area to the needs also to fulfil a recreational function but wildflower meadows can achieve this, by mowing of rides and pathways through longer sward areas and provision of e.g. picnic benches around the perimeter. Alternatively, a single block of the area in the north could be wildflower grassland; this would be more beneficial than the small, isolated patches shown on the landscape plan. In addition, where amenity grassland is required, a low-growing, nectar rich sward can be used. If that is the intention, it would be useful to see that clarified on the landscape plan.

It would be beneficial to see more natural habitat around the SUDS at the south east corner of the site, if space allows, otherwise this is a rather isolated feature and if part of its function is to deliver enhancements for biodiversity, then improved connectivity to other greenspace would be recommended. Furthermore, I would highlight a lack of ecological connectivity through the wider site from north to south. Other ecological recommendations made in para 5.29 are welcomed and should be secured by an appropriately worded planning condition(s).

In addition to enhancements, mitigation measures are set out earlier in Section (paras 5.16 to 5.28) of the report; the delivery of these should also be secured by planning condition, if permission is granted.

5.11 CCC Growth & Infrastructure (Section 106)

Initially set out the following requirements;

	Contribution	Project
Early Years	£174,410	1 classroom expansion to Thomas Eaton preschool
Primary	N/A	
Secondary	£528,286	1FE expansion of Cromwell Community College
Libraries	£20,020	Expansion and enhancement of library facilities in

		March
Strategic Waste	N/A	

[Following negotiation and a challenge by the applicant to some of the modelling evidence put forward by CCC, the applicant proposed a revised offer which yielded the following response];

I refer to the report prepared by Alfredson York Associates and have discussed the matters raised with colleagues in the education service.

We still have a number of issues with the analysis presented in the AYA report, notably around birth rates, catchment forecast for early years, primary and secondary year groups and the proposed divergence away from the Council's adopted approach to place planning for secondary provision particularly from rural and village primary catchments. In all of these respects the Council stands by the approach it has adopted to assess the impact of this development on demand for school places, an approach that has been tested by FDC and across the County by planning committees and inspectors.

Whilst no explicit viability evidence relating to this development has been presented I note and largely agree with this conclusion based on experience with other similar developments in Fenland. It is also acknowledged that this development will be providing the full policy compliant 25% affordable housing, which despite compounding the education pressures by virtue of higher pupil yields, will similarly compound the viability issue.

Consequently, the County Council will agree to the offer made by the applicant on the basis of viability, this being £2,843 per dwelling (£192,104) towards early years and/or secondary education provision at settings to be determined by the County Council towards meeting the needs of this development.

5.12 **Cambridgeshire County Council Highways Authority**

[Following revised Transport Assessment modelling];

The Highway Authority does not object to the proposals subject to the following - Condition

1. *Prior to first occupation of the development, the developer shall upgrade the northbound bus stop on March Road within the vicinity of the site to include a shelter and a Real Time Passenger Information display unit. Details to be submitted to and approved in writing by the Local Planning Authority and works to be carried out by the developer.*
2. *Prior to first occupation of the development, the developer shall upgrade the southbound bus stop on March Road within the vicinity of the site to include a shelter and a Real Time Passenger Information display unit. Details to be submitted to and approved in writing by the Local Planning Authority and works to be carried out by the developer.*
3. *Prior to first occupation of the development, the developer shall be responsible for the provision of Welcome Travel Packs to be agreed in writing with the Local Planning Authority. The Welcome Travel Packs shall include the provision of 6 months free bus travel vouchers for use with the relevant local public transport operator. Such packs are to be provided to the first occupiers of each new residential unit on the development site.*

S106

1. *Prior to first occupation of the development, the developer shall pay a S106 payment of £17,500 (seventeen thousand five hundred pounds) for maintenance of the shelter and RTPI unit to be installed at the northbound bus stop on March Road within the vicinity of the site.*
2. *Prior to first occupation of the development, the developer shall pay a S106 payment of £17,500 (seventeen thousand five hundred pounds) for maintenance of the shelter and RTPI unit to be installed at the southbound bus stop on March Road within the vicinity of the site.*

5.13 Cambridgeshire County Council Highways Authority

[Following amendments to access details and provision of tracking information];

I have no highway objections subject to the following highway conditions;

- 1.) *No buildings shall not be occupied until the means of vehicular access has been laid out and constructed in accordance with the approved plans.
Reason: In the interests of highway safety and to ensure satisfactory access into the site.*
- 2.) *The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.
Reason: To prevent surface water discharging to the highway.*
- 3.) *Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved in writing by the Local Planning Authority in consultation with the Highway Authority.
Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.*

5.14 CCC (Lead Local Flood Authority)

[Following revisions to the Outline Drainage Strategy];

We have reviewed the following documents:

- *Flood Risk Assessment & Outline Drainage Strategy, Andrew Moseley Associates, 20297- FRA-001. Dated: 01/02/2021.*

Based on these, as Lead Local Flood Authority (LLFA) we have no objection in principle to the proposed development.

The above documents demonstrate that surface water from the proposed development can be managed through the use of a detention basin. The opportunity to use permeable paving and bio-retention areas will also be explored at detailed design stage. A complex flow control will be used to restrict surface water will be restricted to 6.87 l/s during a 1 in 1 year storm event (equivalent to the Q1 greenfield rate) and 28.11 l/s during a 1 in 100 year storm event plus a 40% allowance for climate change and 10% allowance for urban creep. Surface water will then outfall into the existing ditch along the eastern boundary of the site, subject to this being agreed with March West Internal Drainage Board (IDB). The site is located entirely within Flood Zone 1 and is at low risk from surface water flooding.

Whilst the opportunity to drain surface water by infiltration will be explored at detailed design stage, BGS flood data suggests that there is a potential for groundwater flooding at the site, indicating presence of high groundwater levels. Finished floor levels should be sufficiently raised to address this risk and basements should be avoided.

We request the following conditions are imposed:

Condition 1

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment & Outline Drainage Strategy prepared by Andrew Moseley Associates (ref: 20297-FRA-001) dated the 1st February 2021 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;*
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;*
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);*
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);*
- e) Site Investigation and test results to confirm infiltration rates;*
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;*
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;*
- h) Full details of the maintenance/adoption of the surface water drainage system;*
- i) Permissions to connect to a receiving watercourse or sewer;*
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water*

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial

preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

Condition 2

No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

Condition 3

Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to any surface water condition imposed.

Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development.

5.15 CCC Waste & Minerals

Minerals

The site lies within a sand and gravel minerals safeguarding area as shown on page 66 of Appendix D to the Cambridgeshire and Peterborough Minerals and Waste Core Strategy. Policy CS26 Minerals Safeguarding Areas of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) (MWCS) seeks to prevent the sterilisation of safeguarded minerals resource. Given the location and size of development, and its proximity to the village, I am of the view that it is unlikely that prior extraction could be reasonably undertaken. In the event that the Local Planning Authority (LPA) is of the view that there is an overriding need for the development, then the development would be in accordance with the Policy.

Waste

It is noted that in the Case Report that accompanied the application the topic of waste water is addressed, but the broader topic of waste management is not.

Furthermore, it is noted that the Cambridgeshire and Peterborough Minerals and Waste Core Strategy is erroneously identified as a supplementary planning document, and not as a local development plan document in the adopted development plan for the area. To ensure that Policy CS28 of the MWCS is met it is requested that, if the LPA is minded to grant permission that it should be subject to the following condition:

Prior to the commencement of development or any reserved matters approval, a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to and approved in writing by the local planning authority. The DWMMP shall include details of:

- a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction;*
- b) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;*
- c) measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site, this should also include measures to ensure best use is made of any minerals that are incidentally extracted;*
- d) any other steps to ensure the minimisation of waste during construction;*
- e) the location and timing of provision of facilities pursuant to criteria a/b/c/d;*
- f) proposed monitoring and timing of submission of monitoring reports;*
- g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development;*
- h) a RECAP Waste Management Guide toolkit shall be completed, with supporting reference material;*
- i) proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material, access to storage and collection points by users and waste collection vehicles.*

The Detailed Waste Management and Minimisation Plan shall be implemented in accordance with the agreed details.

Reason: In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; and to comply with the National Planning Policy for Waste October 2014; and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012.

5.16 Local Residents/Interested Parties

99 objections received (via public access and 2 separate petitions) from individual residents at the following locations;

Wimblington

Bridge Lane x 18; March Road x 8; Addison Road x 4; Eaton Estate x 3; Lily Avenue x 8; Doddington Road x 8; Honeysuckle Close x 1; Chapel Lane x 3; Honeymead Road x 4; Pond Close x 1; Greenwood Way x 3; Dobson Walk x 1; Fenland Close x 1; Ray Court x 1; King Street x 3; Eastwood End x 2; Meadow Way South x 4; Snowdrop Way x 1; The Green x 1; Coney Walk x 2; The Paddocks x 1; Meadow Way x 1; Parkfield Lane x 2; Blue Lane x 2; Norfolk Street x 2; Hassock Way x 2; Willow Gardens x 1.

Doddington - Manor Estate x 3

March - Coneywood Road x 1

Manea - Station Road x 1

Cambridge - Newmarket Road x 1

Raising the following concerns;

- Access
- Agricultural land
- Open countryside development
- Density/Over development
- Local services/ infrastructure/ schools - unable to cope
- Traffic or Highways impacts
- Devaluing property
- Drainage
- Flooding
- Backfill
- Design/Appearance
- Environmental Concerns
- Loss of view/Outlook
- Noise
- Overlooking/loss of privacy
- Proximity to property
- Visual Impact
- Would set a precedent
- Light Pollution
- Wildlife
- Not policy compliant
- Loss of Open Countryside
- Fenland can demonstrate a 5-year supply – no need for the housing/ policy departure
- Not a small village extension
- The findings of appeal APP/D0515/W/16/3146008 should be considered
- Out of character/not in keep with area
- Anti Social Behaviour
- Outside DAB
- Parking arrangements
- Waste/Litter
- Strain on utilities
- Should be developing on brownfield land instead
- Reliability of transport data due to the pandemic
- Site lies on a mineral safeguarding area
- Impacts on sensitive sites e.g. SSSIs nearby

6 STATUTORY DUTY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan

unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

- Para 8: The 3 dimensions of sustainability
- Para 57: Viability
- Para 108-110: Safe and effective access which prioritises pedestrian and cyclists
- Para 117: Promote effective use of land.
- Para 127: Well-designed development.
- Para 170: Contribution to and enhancement of the natural and local environment.

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2019

- Context
- Identity
- Built Form
- Movement
- Nature
- Public Spaces
- Uses
- Homes and Buildings
- Resources
- Lifespan

7.4 Fenland Local Plan 2014 (FLP)

- LP1 – A Presumption in Favour of Sustainable Development
- LP2 – Facilitating Health and Wellbeing of Fenland Residents
- LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside
- LP4 - Housing
- LP5 – Meeting Housing Need
- LP6 – Employment, tourism, community facilities & retail
- LP12 – Rural Area Development Policy
- LP13 – Supporting and Mitigating the Impact of a Growing District
- LP14 – Climate Change and Flood Risk
- 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
- LP18 – The Historic Environment
- LP19 – The Natural Environment

7.5 Supplementary Planning Documents/Guidance:

- Delivering & Protecting High Quality Environments in Fenland SPD (2014)
- FDC Developer Contributions SPD (2015)
- Resource Use & Renewable Energy SPD (2014)
- Cambridgeshire Flood & Water SPD (2016)

- The Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) which includes the RECAP CCC Waste Management Design Guide SPD (2012)

8 KEY ISSUES

- Principle of Development
- Impact on the Character of the Area
- Loss of Agricultural land
- Access, Highways and Transport
- Biodiversity & Ecology
- Flood Risk & Drainage
- Residential Amenity
- Planning Obligations
- Viability
- Other matters – resident comments

9 BACKGROUND

- 9.1 The applicant entered into high-level pre-application discussion with the LPA in October 2019, whereby the applicant was advised to submit the land in the future 'call for sites' as part of the Local Plan review. The applicant was also advised of the lack of affordable housing delivery in recent developments and was alerted to the previous appeal decision for 3 dwellings proposed on the adjacent field.

10 ASSESSMENT

Principle of Development

10.1 Site Location

Policy LP3 of the Fenland Local Plan (FLP) sets out a strategy for growth, identifying Wimblington as a growth village with development or new service provision either within the existing urban area or as a small village extension. Policy LP12 Part A (a) supports village development in principle where it lies within or adjacent to the existing developed footprint. In terms of its location, the footnote to FLP policy LP12 (Part A) sets out the criteria to define whether a site is, or is not within or adjacent to the developed footprint of a village and states;

- 10.2 The developed footprint of the village is defined as the continuous built form of the settlement and excludes:
- (a) *individual buildings and groups of dispersed, or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement;*
 - (b) *gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built-up area of the settlement;*
 - (c) *agricultural buildings and associated land on the edge of the settlement;*
 - (d) *outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.*

- 10.3 The lies immediately adjacent to the continuous built form of Wimblington, specifically the recent Matthew Homes development to the south, and to the

properties along Bridge Lane to the north. Therefore, whilst the land is in agricultural use, it is effectively sandwiched between housing developments, albeit the character of Bridge Lane is distinctly more rural than that of the development extending south and is effectively an outlier of ribbon development.

10.4 Notwithstanding this, as can be noted on many housing schemes throughout Fenland, it is commonplace and necessary to develop on agricultural land, inevitably required in order to achieve housing delivery in the District. That is not to say that all agricultural land should be built upon, especially where it relates more to open countryside than to the settlement and Officers consider that this is the intention of criteria (c) above, supported by the preamble at paragraph 4.7.1 of the FLP. An assessment however should be made as to the relationship of the land to the open countryside, in comparison to the built envelope of the settlement. In this instance Officers consider that the site directly abuts the built envelope of Wimblington and does not extend to open countryside due to the Bridge Lane developments. Therefore, it is considered that the site could be deemed to relate more to the built environment than to open countryside. This is explored in more detail with regards to character impact.

10.5 Notwithstanding this, the FLP whilst enabling 'small village extensions' does not define 'small' and therefore Officers consider that the acceptability of the scale of the development depends on the physical and visual impacts of it. It is noted that extensions of 60+ homes have been granted in recent years in other growth villages (e.g. Coates, Wisbech St Mary). Therefore, the concept of 88 cannot be ruled out and its appropriateness is subject to the assessment of its impacts.

Indicative layout and scale parameters

10.6 The indicative plan provided denotes a range of dwelling types set around a network of primary and secondary streets with landscaped open space buffer adjacent to Bridge Lane which would meet with the 22% open space requirement as set out in the developer Contributions SPD.

10.7 As such, whilst the layout is only indicative at this time, Officers consider that the proposed quantum of development could be delivered within the site area along with the policy compliant level of open space including supporting infrastructure.

Community Consultation

10.8 FLP Policy LP12 requires demonstrable evidence of local support where the development threshold set at the time of adopting the FLP has been exceeded. This demonstration is required to be evidenced through a community consultation exercise proportionate to the scale of the development as directed by LP12. In effect this means that subject to demonstration of 'clear local community support' following a consultation exercise, policy LP3 enables sustainable development beyond the initial village threshold limits set under LP3.

10.9 Wimblington is identified as having exceeded the 15% development threshold set, with 175 dwellings committed or built since April 2011 against a threshold of 116 (based on 771 dwellings in existence as at 2011). Therefore, the requirement to undertake the community consultation stages as detailed under LP12 and to demonstrate local support would apply to any proposed residential development in Wimblington.

10.10 The application is accompanied by a Statement of Community Involvement (SCI) which sets out the applicant's approach to community engagement pre-

submission (October 2020) and the results of the consultation. They advise that they engaged with the Parish Council and undertook a leaflet drop in the area and set up a website to enable residents' comments to be submitted and considered.

10.11 The SCI notes that the Parish Council objected to the scheme and a total of 46 responses were received noting the following (summarised);

- (i) Concerns over the density of development and dwelling sizes leading to a loss of character of the area.
- (ii) Concern – traffic and parking during construction.
- (iii) Concern – congestion and highways safety
- (iv) Concern – capacity the existing site drainage.
- (v) Concern – lack of capacity of local services, particular mention towards the local school and doctors facility.
- (vi) Request – affordable housing to be located in the middle or north of the site and POS to be located to the south.
- (vii) Concern – public footpaths will be lost and need to be protected.
- (viii) Concern – there is a covenant on the land to not be developed.

10.12 The applicant advises that revisions were made to relocate the entrance to the development away from the private driveway of Eastwood Hall. Also, to include greater footpath connectivity and increased landscaping, both detailed within the Landscaping masterplan.

10.13 Whilst the SCI identifies residents' concerns and the Parish Council objection, it does not demonstrate 'clear local community support' as is required under Policy LP12.

10.14 Whilst there is therefore conflict with LP12, regard is had to appeal decision APP/D0515/W/17/3182366 (application F/YR14/0838/O) against the refusal of 32 dwellings in Manea on the lack of 'clear local community support'. In respect of Policy LP12 the Inspectorate opined that;

"it is highly unusual for any new housing scheme to be supported by the local community particularly where it would involve the loss of open land... planning is concerned with land use in the public interest and that the level of local objection is not in itself a reason to withhold planning permission."
(para. 10)

10.15 The Inspector went on to state;

"I have serious misgivings with the Council's very literal and rigid interpretation of Policy LP12. Even if there would be conflict with the wording of the policy, its underlying aim is to ensure that new development contributes to the sustainability of the settlement and does not harm the character of the countryside. The Council does not allege any harm in these areas and I see no reason to take a contrary view. In my view, it is not sufficient simply for a development proposal to be in conflict with the wording of a development plan policy for it to be necessarily objectionable. For example, if there would be no actual manifestation of harm then there would be no sensible purpose served by rejecting a development."
(para. 11)

10.16 Therefore, whilst there is a lack of clear local support here, having regard to the Planning Inspector's conclusions to this element of LP12 (which is a material planning consideration), if a view were taken to refuse the application on this basis, Officers would be unlikely to be able to robustly defend such a refusal reason.

In respect of establishing the principle of development therefore, it is considered that, subject to compliance with other relevant policies of the FLP as considered below, the principle of development can be supported having regard to policy LP3 of the FLP.

Impact on the Character of the Area

10.17 As noted, the site comprises a parcel of agricultural land which abuts the recent housing development to the south and Bridge Lane to the north. There is clearly a transition between urban (south) and semi-rural (north) with the application site sitting between the two character areas.

10.18 Policy LP12 Part A sets out several criteria where visual impact is to be considered as follows;

- (b) It would not result in coalescence with any neighbouring village; and
- (c) It would not have an adverse impact on the character and appearance of the surrounding countryside and farmland; and
- (d) The proposal is of a scale and in a location that is in keeping with the core shape and form of the settlement, and will not adversely harm its character and appearance; and
- (e) It would not extend existing linear features of the settlement, or result in ribbon development; and
- (f) The site retains and respects natural boundaries such as trees, hedgerows, embankments and drainage ditches; and
- (h) It would not result in the loss of important spaces within the village; and

10.19 In respect of (b) the site does not adjoin another settlement, rather it adjoins Bridge Lane which is an outlier, predominantly of ribbon development. In respect of criteria (c),(d),(e),(f) and (h), the following consideration is given;

Appeal site

10.20 In considering the appropriateness of the site, regard is had to the previous refusal and subsequent appeal dismissal for 3 dwellings on land adjacent to the site - West of 2a Bridge Lane (planning ref: F/YR15/0281/F – appeal ref: APP/D0515/W/15/3132906). The Parish Council considers that this sets a precedent for protecting an important gap.

10.21 It is important to note that appeal decisions do not set precedents per se, this can only be established through legal judgements. However, where comparable and appropriate, appeal decisions can be given weight, as material considerations of other schemes. It is for the decision maker to weigh up these material considerations as they deem appropriate and justifiable. Consistency of decision making is also important, however.

10.22 In this regard it is noted that the appeal site referred to by the Parish is located further back in the adjacent field along Bridge Lane, with the proposed 3 dwellings fronting directly onto Bridge Lane and therefore would have had a

distinctly different appearance both locationally and visually to the current proposal. Furthermore, the quantum of the appeal proposal, being just 3 dwellings and therefore the public benefits to weigh up, are significantly different. Finally, at the time of the appeal, the Matthew Homes development had not yet commenced and therefore the overall character of the area appeared different, with the field presented as a far wider area of open land, almost double in width than is experienced today. The Inspector noted;

“the appeal site, and the wider fields of which it is a part, contribute strongly to the rural character of the area, and provide a visual break between the sporadic residential development along Bridge Lane, and the developed core of Wimblington.”(paragraph 7)

- 10.23 The appeal decision is a material consideration, although the appeal proposal was clearly very different both in scale and location to the application now before the Council, notwithstanding the development that has occurred in the interim.
- 10.24 The application site itself and its surroundings are not identified in any landscape or character appraisals in order to inform any specific qualities, and long distance views across the site to the east from March Road terminate beyond the site with the belt of trees approximately 350m away from March Road. This, combined with the recent residential development to the south and the linear development along Bridge Lane creates a semi-enclosed area of agricultural land, distinctly different to the substantial extent of open countryside opposite to the west, with this character of open countryside interrupted only by Eastwood Hall. The proposed area has been further urbanised through the recent introduction of the footway, which runs along the western boundary and provides a continuous link from the core of the village to the edge of March.
- 10.25 Whilst Officers acknowledge that the character of Bridge Lane and the looser knit ribbon of development extending along March Road is distinctly different in character to the denser development immediately south, they consider that the indicative layout demonstrates that this urban to semi-rural transition could be achieved through developing the site – through the landscaped buffer on the northern boundary which would still provide a rural feel to Bridge Lane and would provide a clear distinction between the two character areas. It is considered that the indicative layout demonstrates that the development would not have an undue adverse impact on the character and appearance of the surrounding countryside, would not extend the linear features of the settlement whilst respecting the natural boundary features in accordance with Policy LP12 Part A (c), (d), (e) and (f). Furthermore, given the aforementioned changes to the character of the area in recent years, it is considered that the site does not provide the same important gap within the village as it once did. This character harm is predicated on a suitable detailed scheme coming forward which would need to be carefully considered, to ensure the sympathetic transition between character areas is achieved.
- 10.26 One resident has referred to an appeal for 10 dwellings on land to the north of Bridge Lane, behind the ribbon of houses fronting it (application ref: F/YR15/0798/O - appeal ref: APP/D0515/W/16/3146008), considering that this indicates that the development should not be permitted. Whilst Officers have considered this, the appeal proposal is distinctly different both locationally and in scale, and its impacts not comparable to the current proposal; with the main concerns over the visual impacts of widening Bridge Lane and sustainable travel

options for residents. This latest application does not propose to alter Bridge Lane. In respect of sustainable travel options, the County Council has not raised any concerns and has indeed identified some upgrade projects to existing public transport to promote sustainable travel, notwithstanding the new footway that has recently been completed. Furthermore, it is recognised that the Matthew Homes site is immediately adjacent and the Council did not raise concerns over sustainable travel issues on that occasion. Therefore, to refuse the application on this ground would be inconsistent. Notwithstanding this, the Inspector at that appeal did identify that the appeal site was not adjacent to the built envelope of Wimblington as is required by Policy LP12. The application site however, by virtue of the Matthew Homes development is now considered to adjoin the continuous built form.

- 10.27 In summary, the proposal is not considered to result in significant adverse impact to the character and appearance of the area, albeit it will result in some change to the character by reducing the gap between urban and semi-rural character areas. This character change could be deemed to be harmful as nearly all development is harmful in some way. It is the degree of harm that should be balanced with the benefits of any scheme, when considered against the development plan.

Loss of Agricultural land

- 10.28 The site comprises around 3.6Ha of Grade 2 and 3 agricultural land (data taken from DEFRA 'magic' mapping, 2020). The NPPF, paragraph 171(footnote 53) advises that the economic and other benefits of best and most versatile agricultural land (BMV land) should be taken into account and 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. Annex 2 of the NPPF defines BMV land to be land in Grades 1, 2 and 3a of the Agricultural Land Classification.
- 10.29 Therefore, the site is identified as comprising 'high grade' to 'medium grade' (BMV) agricultural land. Having regard to the wider DEFRA mapping site, it is notable that a significant majority of Fenland District falls within the BMV land with only the urban areas of the main Market Towns, the Kings Delph and Morton's Leam areas and the north of March including the prison area falling within the lower grades (3b and below). As such, it is recognised that there are very few areas of poorer quality agricultural land, and it would not be possible therefore for Fenland to meet its housing demands without developing areas of BMV land. It is also important to note that the Council's housing target is not a ceiling and opportunities to deliver housing in places outside of those allocated through the development plan should be favourably considered where they comply with the development plan when taken as a whole.
- 10.30 Notwithstanding this, the site area is not considered to be 'significant' having regard to para 171 of the NPPF and the extent of BMV land which would remain were the site developed. In this regard, it is considered that there is no conflict with the NPPF.

Access, Highways and Transport

- 10.31 Policies LP15 and LP16 of the FLP seek to ensure that development can be served by adequate highways infrastructure – avoiding identified risks, maximising accessibility and helping to increase the use of non-car modes by giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport. Paragraph 108 of the NPPF requires development

to take account of opportunities for sustainable transport modes, provide safe and suitable access for all people and that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

- 10.32 The scheme is proposed to be served by a single vehicular access point leading off March Road) and this detail is committed as part of this application. The Local Highways Authority (LHA) has raised no concerns over the access arrangements, subject to conditions securing its timely delivery and overall construction detail.
- 10.33 The County Council's Transport Team has sought amendments to the transport assessment and modelling, requiring updated trip data in view of the difficulty in obtaining reliable data at present due to the pandemic and the impacts this has had on travel patterns (this concern was also raised by some residents). The Transport team have reviewed the latest transport assessment submitted with the application and has agreed to the findings and is seeking improvements to existing bus infrastructure.
- 10.34 The applicant has agreed to these provisions which are considered necessary to improve sustainable means of travel to the services and facilities in surrounding market towns and beyond in-line with the aims of the NPPF and Policy LP15 of the FLP.
- 10.35 The LHA has confirmed their acceptance to the proposal having regard to the quantum of the development, proposed access arrangements and the supporting Transport Statement and addendums provided and subject to conditions and S106 obligations securing the aforementioned infrastructure.
- 10.36 Although illustrative at this time, the internal road configuration comprises mainly of standard gauge road and footways alongside private drives. It is considered that the general indicative layout demonstrates that adequate access could be provided within the site to serve the quantum of development proposed.
- 10.37 Whilst residents' comments which raise concerns in respect of congestion have been noted, Officers have been provided no clear evidence to substantiate this, or any concerns raised in this respect from the Local Highways Authority (LHA). Therefore, Officers do not feel that they could robustly defend a refusal on this basis.
- 10.38 As such it is concluded that the development as proposed would not give rise to any severe, cumulative transport impacts, that safe and suitable access can be delivered and that encouraging sustainable modes of transport can be secured through the development thereby satisfying policy LP15 and LP16 of the FLP and the NPPF.

Biodiversity & Ecology

- 10.39 The proposal is supported by a preliminary ecological appraisal and indicative landscape masterplan and proposes to retain trees and ditches around the edges of the site where possible, in-line with policy LP12, LP16 and LP19 and would support opportunities for enhanced landscaping within the site and along the boundaries.
- 10.40 The Wildlife Officer has noted that the indicative landscape masterplan doesn't exactly follow the recommendations of the ecology report, however it is

considered that this matter could reasonably be addressed through detailed design and that there appears to be capacity within the scheme to incorporate the biodiversity enhancements, including those around the SuDS feature as recommended.

- 10.41 In summary, the ecology survey found that there were very few potential habitats for bats, reptiles, amphibians and birds – with the main areas of any value confined to the site margins, which is not uncommon for agricultural fields. The ecology report sets out recommendations for enhancing biodiversity potential e.g. a green corridor along the northern boundary, SuDs feature at the south east corner and tree planting along the western boundary. These should have a positive impact on habitat potential and will also soften the impact of the development through substantial soft-landscaped edges.
- 10.42 One resident has raised concerns over the impact of the development on the Ouse Washes Site of Special Scientific Interest (SSSI) as well as the Nene Washes SSSI, which form part of the Ouse Washes Special Protection Area (SPA) and Ramsar Site and the Nene Washes SPA and Ramsar site respectively. Both sites are between 5 and 6 miles from the site and it is considered that there would be no immediate adverse impacts, particularly based on the scale of the development. The Wildlife Trust has been consulted on the application and has raised no concerns in this regard and is satisfied with the survey work undertaken to date and the recommended mitigation measures.
- 10.43 It is concluded that the development, if designed similarly to the indicative layout but with the aforementioned enhancements, would respect ecological and biodiversity features in-line with FLP policy LP12 Part A (g), LP16 (b) and LP19. It is considered that demonstration of biodiversity enhancements in-line with the recommendations of the ecology survey can be reasonably secured via planning condition.

Flood Risk & Drainage

- 10.44 Policies LP14 and LP16 of the FLP seek to ensure that development can be served by adequate surface and waste-water infrastructure, avoids identified risk e.g. flooding, and uses sustainable drainage systems which should be designed to contribute to improvement in water quality in the receiving water course.
- 10.45 The site lies in Flood Zone 1 and therefore at the lowest risk of flooding. Given the scale of the development with a site area of over 1Ha, a site specific flood risk assessment (FRA) and drainage strategy has been provided which indicates that Sustainable Drainage Systems (SuDS) can be used at the proposed development to successfully restrict discharge rates in line with the Lead Local Flood Authority's requirements. The surface water is proposed to eventually discharge into the adjacent Internal Drainage Board controlled assets at the south east corner of the site following attenuation via a SuDS pond.
- 10.46 Foul flows are proposed to be managed via a pumping station which is indicatively shown to be located at the north east corner of the site, adjacent to the existing manhole on Bridge Lane.

Surface water

- 10.47 The County Council, as Lead Local Flood Authority, has considered the FRA and has no objection to the scheme, subject to conditions securing a detailed surface water drainage scheme for the site (including levels), based on sustainable

drainage principles and using infiltration where ground conditions are conducive to this and/ or attenuation. Furthermore, the LLFA require details for the long term maintenance arrangements of the surface water drainage system (including all SuDS features) and confirmation of its completion. This could also be reasonably secured via planning condition.

- 10.48 It is noted that several residents have objected to the scheme due to recent flooding that has occurred in the area. It is uncertain what specifically caused this flooding but Officers have not been provided with any technical grounds with which to challenge the approach to drainage with this development, or to indicate that the development would exacerbate any existing problems. Notwithstanding this, the drainage strategy is in outline only, with a more detailed scheme to be provided at a future date. The scheme would need to demonstrate that the development can adequately drain without adversely impacting on existing properties.

Foul Water

- 10.49 The applicant proposes to discharge foul water into the existing mains sewer. Anglian Water has reviewed the application and advises that there are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Therefore, the future site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991.
- 10.50 Anglian Water advises that the foul drainage from this development is in the catchment of Doddington Water Recycling Centre that there is currently no capacity for these flows, but they are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission. Anglian Water raises no concerns over any existing problems and indicates that the development could be suitably accommodated. This would be subject to securing an agreed scheme for on-site foul water drainage works, including connection point and discharge rate which could be reasonably secured via planning condition.

- 10.51 In conclusion, the development lies in an area at lowest risk of flooding and could be served by sustainable surface water and waste water drainage systems which would avoid any potential increase in flood and pollution risk from the development in accordance with policies LP14 and LP16 of the FLP.

Residential Amenity

- 10.52 The site lies adjacent to March Road, however it is not anticipated that future occupiers would be exposed to undue noise nuisance e.g. from traffic or any other uses nearby. The applicant has undertaken a phase 1 ground contamination survey which indicates that there is a low risk of contamination in the ground having regard to its previous use. Notwithstanding this, the recommendations from the survey are to carry out phase 2 intrusive investigations to provide certainty as there may be an area of made ground within the site. This can reasonably be secured via planning condition.
- 10.53 Given that only access is committed, potential impacts on existing residents e.g. loss of light, overlooking, overbearing, noise and light pollution cannot be fully

considered, however the indicative layout sufficiently indicates that a scheme could likely be secured which would not result in severe harm to the residential amenity of existing neighbouring properties in accordance with Policy LP16.

Planning Obligations

- 10.54 Policy LP5 of the FLP seeks to secure appropriate housing to meet the needs of the district including affordable housing as well as meeting the particular needs of all sectors of the community. Policy LP13 sets out the Council's approach to securing appropriate infrastructure to mitigate the impact of development and a growing district. LP15 seeks to ensure that all development contributes to the delivery of transport related infrastructure. LP16(g) seeks to ensure that development provides publicly accessible open space and access to nature.
- 10.55 Officers have undertaken consultation with Cambridgeshire County Council's Education, Waste and Transport teams, NHS England, the Council's Housing team and the Developer Contributions SPD; which amongst other things sets out open space and outdoor sports contributions.
The following contributions are sought;

Affordable housing

- 10.56 LP5 sets out that developments of 10 or more dwellings would require 25% of housing within that development to comprise affordable housing – therefore affordable housing 22 units for this development of 88 dwellings.

Education

- 10.57 Cambridgeshire County Council has identified that mitigation is required for the development in respect of Early Years and Secondary education and that projects have been identified. They have confirmed that a contribution towards Libraries and Lifelong Learning is also required but that and a waste contribution will not be sought in this instance, as set out above in their comments.

Transport

- 10.58 Cambridgeshire County Council Transport team has identified that mitigation is required for the development in respect of encouraging non-car of travel and have therefore identified opportunities to upgrade bus provision in the locality by way of enhancing an existing stop and introducing a new bus stop and shelter adjacent. These would be expected to be delivered directly by the developer, but the traffic information boards would require a maintenance contribution as follows;

- (i) £17,500 for maintenance of the shelter and RTPI unit to be installed at the northbound bus stop on March Road within the vicinity of the site.
- (ii) £17,500 for maintenance of the shelter and RTPI unit to be installed at the southbound bus stop on March Road within the vicinity of the site.

Open Space & Sports

- 10.59 In accordance with Developer Contributions SPD 2015 the open spaces and sports obligations can be broken down as follows: (site area is 3.6 hectares)
- Neighbourhood Park – £ 14,400 off site contribution

- Natural greenspace – £ 18,000 off site contribution
- Allotments – £ 3,600 off site contribution
- Outdoor Sports contribution – £ 28,800 off site contribution
- Children’s Play – 0.143Ha area of locally equipped area of play (LEAP) (one third as Designated Equipped Playing Space and two-thirds as informal playing space) – on site

10.60 These above contributions/ obligations are all considered to meet the statutory tests under Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 as they are required to mitigate the impacts of this development i.e. to make the development acceptable.

Viability

10.61 The applicant has acknowledged the recent ‘HDH Planning & Development’ independent viability report commissioned by the Council in respect of site viabilities across the district and the challenges that some developments are finding in meeting infrastructure and mitigation costs. The report sets out that on average, greenfield site developments should be expected to achieve 20% affordable housing with £2,000 per plot for social infrastructure contributions. This was acknowledged by the Council, essentially as an expected starting point for future schemes.

10.62 The ‘HDH’ Local Plan Viability Report is an evidence-based document to support the production of the Local Plan going forwards. The conclusions and recommendations do not represent Council policy but are intended to inform the Local Plan preparation. However, the viability is a material consideration in planning decisions with the weight to be applied to it to be determined on a case by case basis. Policy LP5 of the FLP sets out that;

“The Council will expect to secure affordable housing on the basis of the above targets but will negotiate with developers if an accurate viability assessment indicates these cannot be met in full.”

10.63 In this regard, Officers consider it reasonable for applicants to rely on the Council’s own viability assessment to indicate the likely viability of their development.

10.64 The applicant originally proposed a scheme for 36% affordable housing – but this was based on an unknown requirement for social infrastructure mitigation. Therefore, they have reviewed their viability position in light of the County Council’s requirements for education and libraries contributions, transport and open space requirements. As such, the applicant has proposed to deliver the site with planning contributions of 25% affordable housing and the equivalent of £2,843 per dwelling in financial infrastructure contribution, plus the required transport contribution, as set out below;

Item	Amount
FDC Affordable Housing	Number of Units: 25% (22 units based on 88 dwellings) whichever is the greater. Mix/ Tenure TBA
CCC Education	Project: Early Years / Secondary Education education provision at settings to be determined by

	<p>the County Council towards meeting the needs of this development. £2,843 per dwelling (£192,104 based on 88 dwellings) Trigger: TBC</p>
CCC Transport	<p>Project: Maintenance of the bus shelter and RTPI unit to be installed at the northbound bus stop on March Road, Wimblington £: £17,500 Trigger: Prior to first occupation</p> <p>Project: Maintenance of the bus shelter and RTPI unit to be installed at the southbound bus stop on March Road, Wimblington £: £17,500 Trigger: Prior to first occupation of the development</p>

10.65 Cumulatively, the offer exceeds the anticipated contributions set out in the Council's viability report – in affordable housing terms by an extra 4 dwellings and in financial contribution terms by an extra £109,184 (£74,184 social infrastructure: £35,000 Transport).

10.66 The County Council has accepted the offer which is based on the full social infrastructure contribution going to education provision. Having regard to the open space requirement, it is noted that the indicative layout could likely provide a substantial area of amenity greenspace including a LEAP, to be maintained in the future at the expense of the developer. If agreeing to allocate the social infrastructure funds wholly to the County Council, this would mean no contribution toward neighbourhood park, off-site natural greenspace, outdoor sports and allotments. This would be a disbenefit to the scheme, to be weighed against the benefits of achieving a policy-compliant level of affordable housing and better than anticipated education contributions.

10.67 Officers consider that, on balance this is an acceptable offer and is taken in the context of a very low delivery of affordable housing in the past few years and evidence to suggest that a lower than policy delivery can be expected in the future though most schemes.

Other matters – resident comments

10.68 Whilst a majority of residents' concerns have been considered in the report above, the following matters require attention;

Local services/ infrastructure/ schools - unable to cope

10.69 The County Council has considered the proposal and raised no objections subject to securing the aforementioned S106 contributions toward education provision. This would indicate that there are no significant capacity issues at the local schools associated with this development. Comments regarding healthcare capacity are noted and the NHS were invited to comment on this application. However, they have not provided any comments with which to inform the impacts of the development or any such mitigation that may be required. In the absence of any evidence to indicate the scheme would place unmitigated burdens on local healthcare services, it would be unreasonable to refuse an application on this basis.

Devaluing property

- 10.70 The planning system does not exist to protect private interests such as value of land or property and as such no weight can be afforded to this concern.

Loss of view/Outlook

- 10.71 It is acknowledged that the development would result in an altered outlook for residents fronting Bridge Lane and for some along Lily Avenue. However, the specific impacts on outlook would be considered at detailed design stage where layout and scale would inform this. At this time therefore, it is not possible to assess this.

Would set a precedent

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

Fenland can demonstrate a 5-year supply – no need for the housing/ policy departure

- 10.73 It is acknowledged that the Council are currently able to demonstrate a 5-year supply of housing land. It should be noted however, that windfall sites such as this are required in order to achieve a sufficient supply of housing land, with the larger allocated sites much slower to bring forward. Notwithstanding this, the site is considered to align with the settlement strategies of the Local Plan.

Anti-Social Behaviour (ASB)

- 10.74 It is uncertain how residents consider the development would encourage ASB. Nonetheless, a detailed scheme would be expected to demonstrate that it has considered all aspects of community safety in-line with Policy LP17.

Parking arrangements

- 10.75 The indicative layout denotes a policy-compliant levels of parking per property, a detailed scheme would be expected to demonstrate that sufficient on-site parking is accommodated in-line with the Council's parking standards

Waste/Litter

- 10.76 Waste produced and removed off-site during the construction of the development would be controlled under license through the Environment Agency. Furthermore, the District Council has a statutory duty to collect household waste and already operates in the area. The future layout reserved matters detail would be expected to provide details of adequate household waste collection arrangements.

Strain on utilities

- 10.77 Some have expressed concerns over the impact of the development on utilities e.g. water supply, broadband and electricity. Anglian water has not expressed any concerns over future water supply/ pressures and it is not anticipated that other utilities would be placed under any undue strain based on the quantum of development, particularly with a national drive toward housing growth where service providers would be expected to maintain and upgrade infrastructure to meet with demands.

Should be developing on brownfield land instead

10.78 Whilst brownfield sites are encouraged to come forward for development where appropriate, the development plan supports the development of all land in principle, subject to it aligning with the policies therein. In essence there is no policy requirement to sequentially test sites against potentially available brownfield land.

11 CONCLUSIONS

11.1 Officers consider that the site meets with strategic settlement policy LP3 of the Local Plan in that it adjoins the continuous built settlement of a growth village and meets the requirements of Policy LP12 for development in rural settlements.

11.2 The policies in the NPPF when taken as a whole constitute the Government's view of what sustainable development means. Paragraph 8 of the NPPF lists the three dimensions to sustainable development; the economic, social and environment dimensions, and says how these roles should not be undertaken in isolation, and therefore to achieve sustainable development a proposed development should jointly and simultaneously deliver gains that are economic, social and environmental.

11.3 In respect of the application site and its suitability for housing development, the site has a number of factors in its favour in terms of potential suitability for residential development as it:

- is in flood zone 1, the lowest risk category for fluvial flooding and that to which the NPPF directs residential development in preference,
- can be served by safe and effective access,
- is accessible to natural green space, play space and areas of open countryside thereby promoting leisure and health opportunities,
- is remote enough from heritage assets above ground so as not to result in substantial harm
- is in suitable proximity of local services which can be accessed on foot, cycle and via public transport,
- is of sufficient scale to incorporate affordable housing within the site.

11.2 In terms of constraints to the potential suitability of the site for development (especially for residential purposes):

- the proposed development of the site will encroach into an area of agricultural land which divides the urban edge of the settlement to the semi-rural character of Bridge Lane and will therefore have some character and landscape implications
- the site currently comprises 3.6ha of grade 2/3 agricultural land which is defined as good to moderate land by Natural England and BMV land as per the NPPF which would be lost.

11.3 In terms of sustainability, the proposal would contribute towards economic growth, including job creation both during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services/facilities. Furthermore, the scale of the development (as opposed to smaller sites of less than 11 dwellings) would yield some financial contributions e.g. towards education. In this regard however, it is acknowledged that the development would deliver a significant shortfall of said contribution which weighs against the scheme, albeit the Council's district-wide viability appraisal would

indicate that this shortfall is still above the average that can be expected on similar schemes across the south of the District.

- 11.4 Environmentally, the proposal offers potential for the incorporation of additional planting and habitat enhancement and the visual impacts of the development are considered to be acceptable given the net biodiversity benefits arising from additional landscaping which would also assist in reducing its visual impacts. The development will introduce enhancements to local infrastructure through the bus stops which will have wider (social and environmental) benefits to the community. Finally, it would increase the supply of housing - including a 25% provision of affordable housing to aid in addressing the identified shortfall, with zero affordable homes being completed in either March or Wimblington in the last 3 years. This has substantial social benefits.
- 11.5 Having fully assessed all three dimensions of sustainable development and in applying the planning balance it is concluded that the benefits of the proposal outweigh the identified harm which is considered to be; some landscape and character impact, loss of BMV land and the viability constraints which given the Council's assumptions in their own viability report is a better than average scenario in such developments. In summary, there are no overriding technical objections that indicate that permission should not be granted, the application is recommended to be approved subject to the recommended obligations as set out in 10.63 above and the conditions as listed below.

12 RECOMMENDATION

1. That the Committee delegates authority to finalise the planning conditions and terms of the S.106 agreement to the Head of Planning, and
2. Following completion of the S106 obligation to secure the necessary contributions and affordable housing and open space as detailed in this report, application F/YR20/1235/O be granted subject to conditions listed in section 13 below.

OR

3. Refuse the application in the event that the S.106 agreement referred to above has not been completed within 4 months and that the applicant is unwilling to agree to an extended period of determination to accommodate this, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

13 PROPOSED CONDITIONS

The proposed conditions are as follows;

1.	Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved. Reason: To enable the Local Planning Authority to control the development in detail
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	and to comply with Section 92 of the Town & Country Planning Act 1990.
2.	<p>Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development to which this permission relates shall be begun no later than the expiration of two years from the final approval of the reserved matters.</p> <p>Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.</p>
3.	<p>The development hereby permitted shall be carried out in accordance with the approved plans listed in the table below insofar as they relate to site access.</p> <p>Reason: For the avoidance of doubt to ensure that the development is carried out in accordance with the approved plans.</p>
4.	<p>The residential elements of the development shall not exceed 88 dwellings (Use Class C3).</p> <p>Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
5.	<p>No buildings shall not be occupied until the means of vehicular access has been laid out and constructed in accordance with the approved plans.</p> <p>Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policy LP15 of the Fenland Local Plan, 2014.</p>
6.	<p>The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority prior to first occupation.</p> <p>Reason: To prevent surface water discharging to the highway in the interests of highways safety in accordance with Policy LP15 of the Fenland Local Plan, 2014.</p>
7.	<p>Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) shall be constructed to at least binder course surfacing level from the dwelling to the adjoining highway.</p> <p>Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with Policy LP15 of the Fenland Local Plan, 2014.</p>
8.	<p>Prior to first occupation of the development, the developer shall upgrade the northbound bus stop on March Road within the vicinity of the site to include a shelter and a Real Time Passenger Information display unit as detailed in principle in the Highways Technical Note dated 18th May 2021. Details to be submitted to and approved in writing by the Local Planning Authority and works to be carried out by the developer.</p> <p>Reason: In the interests of encouraging sustainable transport modes in accordance with policy LP15 of the Fenland Local Plan, 2014.</p>
9.	<p>Prior to first occupation of the development, the developer shall upgrade the southbound bus stop on March Road within the vicinity of the site to include a shelter and a Real Time Passenger Information display unit as detailed in principle in the Highways Technical Note dated 18th May 2021. Details to be submitted to and approved in writing by the Local Planning Authority and works to be carried out by the developer.</p> <p>Reason: In the interests of encouraging sustainable transport modes in accordance</p>

	with policy LP15 of the Fenland Local Plan, 2014.
10.	<p>Prior to first occupation of the development, the developer shall be responsible for the provision of Welcome Travel Packs to be agreed in writing with the Local Planning Authority. The Welcome Travel Packs shall include the provision of 6 months free bus travel vouchers for use with the relevant local public transport operator. Such packs are to be provided to the first occupiers of each new residential unit on the development site.</p> <p>Reason: In the interests of encouraging sustainable transport modes in accordance with policy LP15 of the Fenland Local Plan, 2014.</p>
11.	<p>Prior to the commencement of development, a Construction Environmental Management Plan (CEMP), shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall accord with and give effect to the waste management principles set out in the adopted Cambridgeshire & Peterborough Minerals and Waste Core Strategy (2011) and Waste Hierarchy when completed. The CEMP shall include the consideration of the following aspects of construction:</p> <ol style="list-style-type: none"> a) Site wide construction programme. b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers, c) Construction hours and delivery times for construction purposes d) Maximum noise mitigation levels for construction equipment, plant and vehicles e) Dust suppression management and wheel washing measures to prevent the deposition of debris on the highway and the general environment f) Site lighting g) Location of Contractors compound and method of moving materials, plant and equipment around the site. <p>The Construction Environmental Management Plan shall be implemented in accordance with the agreed details, unless minor variations are otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of safe operation of the highway and protection of general residential amenity in accordance with policy LP15 and LP16 and LP19 of the Fenland Local Plan, 2014.</p>
12.	<p>The details required under condition 1 shall also include details of the finished floor level of all buildings and associated external ground levels.</p> <p>Reason: In the interests of visual and residential amenity in accordance with policy LP16 of the Fenland Local Plan, 2014.</p>
13.	<p>The details required under condition 1 shall also include a detailed design of the surface water drainage of the site. The scheme shall be based upon the principles within the agreed Flood Risk Assessment & Outline Drainage Strategy prepared by Andrew Moseley Associates (ref: 20297-FRA-001) dated the 1st February 2021 and shall also include:</p> <ol style="list-style-type: none"> a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events; b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;

	<ul style="list-style-type: none"> c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it); d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections); e) Site Investigation and test results to confirm infiltration rates; f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants; g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems; h) Full details of the maintenance/adoption of the surface water drainage system; i) Permissions to connect to a receiving watercourse or sewer; j) Measures taken to prevent pollution of the receiving groundwater and/or surface water k) A timetable for implantation and completion of the approved scheme <p>Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts in accordance with policy LP14 and LP16 of the Fenland Local Plan 2014.</p>
14.	<p>No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with policy LP14 and LP16 of the Fenland Local Plan 2014.</p>
15	<p>Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to any surface water condition imposed.</p> <p>Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.</p>

	<p>Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development in accordance with policy LP14 and LP16 of the Fenland Local Plan 2014.</p>
16.	<p>The details required under condition 1 shall also include a Landscape and Ecological Management Plan (LEMP) detailing the biodiversity enhancements and protection measures commensurate to the recommendations as laid out within Section 5 of the submitted Preliminary Ecological Appraisal (Futures Ecology Ltd: FE68/PEA01 – November 2020). The scheme shall include but shall not be limited to the following;</p> <ol style="list-style-type: none"> 1. How site clearance and construction works will be undertaken having regard to the protection of amphibians, reptiles, birds, bats, hedgehogs and other mammals which may be present, 2. Details regarding numbers, designs and locations for a range of bat boxes/ bat tiles to be incorporated into the new dwellings 3. Details regarding numbers, designs and locations for a range of bird nest boxes to be installed that cater for a number of different species such as House Sparrow, Starling & Swift. 4. Details of fencing to incorporate hedgehog gaps. 5. Planting details for a range of trees, hedges and wildflower grassland 5. External lighting scheme 6. Habitat management measures, timings, frequencies, monitoring, remedial measures, responsibilities and mechanisms for ensuring implementation. <p>The development shall be carried out in accordance with the approved details.</p> <p>Reason: In order to ensure that biodiversity and ecology in and around the site is preserved and where possible enhanced in accordance with policy LP16 and LP19 of the Fenland Local Plan, 2014.</p>
17.	<p>The details required under condition 1 shall also include a scheme, including dimensioned plans for the protection of retained trees and hedges, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:</p> <ol style="list-style-type: none"> (a) a layout plan which shows the position, crown spread and Root Protection Area (section 4.6 of BS5837:2012) of all trees to be retained and which also shows those proposed to be removed; (b) a Tree/ hedge Constraints Plan showing the Root Protection Area/s (RPA) and the crown radius in relation to the proposed development layout; (c) a schedule of works for those trees/ hedges to be retained, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons; (d) the location, alignment and specification of tree/ hedge protective barriers, the extent and type of ground protection, and any other physical protection measures. The protection measures must be erected/ installed prior to work commencing with that plot or phase and shall remain in place for the duration of construction works; (e) details of the alignment and positions of underground service runs; (f) any proposed alteration to existing ground levels, and of the position of any proposed excavations, that occurs within the root protection area of any retained tree/ hedge. <p>The development shall be undertaken in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity and environmental quality in accordance with policy LP16 and LP19 of the Fenland Local Plan, 2014.</p>

18.	<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>
19.	<p>Prior to the commencement of development a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme and timetable shall then be implemented on site. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:</p> <p>a) A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the phase 1 risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.</p> <p>b) The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.</p> <p>Reason: To control pollution of land or water in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 178 and 179, and Policy LP16 of the Fenland Local Plan 2014.</p>
20.	<p>If, during development, contamination not previously identified is found to be present at the site:</p> <p>(i) it shall be reported to the local planning authority within 1 working day;</p> <p>(ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been carried out and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;</p> <p>(iii) the remediation strategy shall be implemented as approved;</p> <p>(iv) no occupation of any part of the development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until:</p> <p>a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;</p> <p>b. if required by the local planning authority, any proposals for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.</p> <p>(v) the long-term monitoring and maintenance plan shall be implemented as approved.</p> <p>Reason: To control pollution of land or water in the interests of the environment and public safety in accordance with LP2 and LP16 of the Fenland Local Plan 2014.</p>
21.	<p>Prior to the commencement of any development, a scheme for the provision, implementation and long term management and maintenance of foul water drainage shall be submitted and agreed in writing with the Local Planning Authority. The</p>

	<p>scheme shall be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained and maintained in perpetuity.</p> <p>Reason: To ensure a satisfactory method of foul water drainage and to prevent the increased risk of pollution to controlled waters in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.</p>
22.	Approved Plans

COMMITTEE UPDATE

PLANNING COMMITTEE DATE: 14 July 2021

Agenda No: 6

APPLICATION NO: F/YR20/1235/O

SITE LOCATION: Land South Of, Bridge Lane, Wimblington

UPDATES

1. Further comments - Anglian Water

1.1 Anglian Water has provided a revised response in respect of this application, advising that the foul drainage from this development is in the catchment of Doddington Water Recycling Centre that will have available capacity for these flows. Further advice which is unchanged to that previously provided is also given in respect of used water network, surface water disposal and any nearby assets (see attached).

1.2 This supersedes the previous response as set out in section 5.3 of the Officer's report.

Officer response

1.3 The updated advice does not raise any material issues or affect the Officer's recommendation

2. Resident comments

2.1 1 further letter of objection received from a resident at Chapel Lane, Wimblington - raising the following concerns;

- Agricultural land
- Anti Social behaviour
- Density/Over development
- Design/Appearance
- Drainage
- Flooding
- Local services/schools - unable to cope
- Noise
- Out of character/not in keep with area
- Traffic or Highways and transport pollution
- Visual Impact

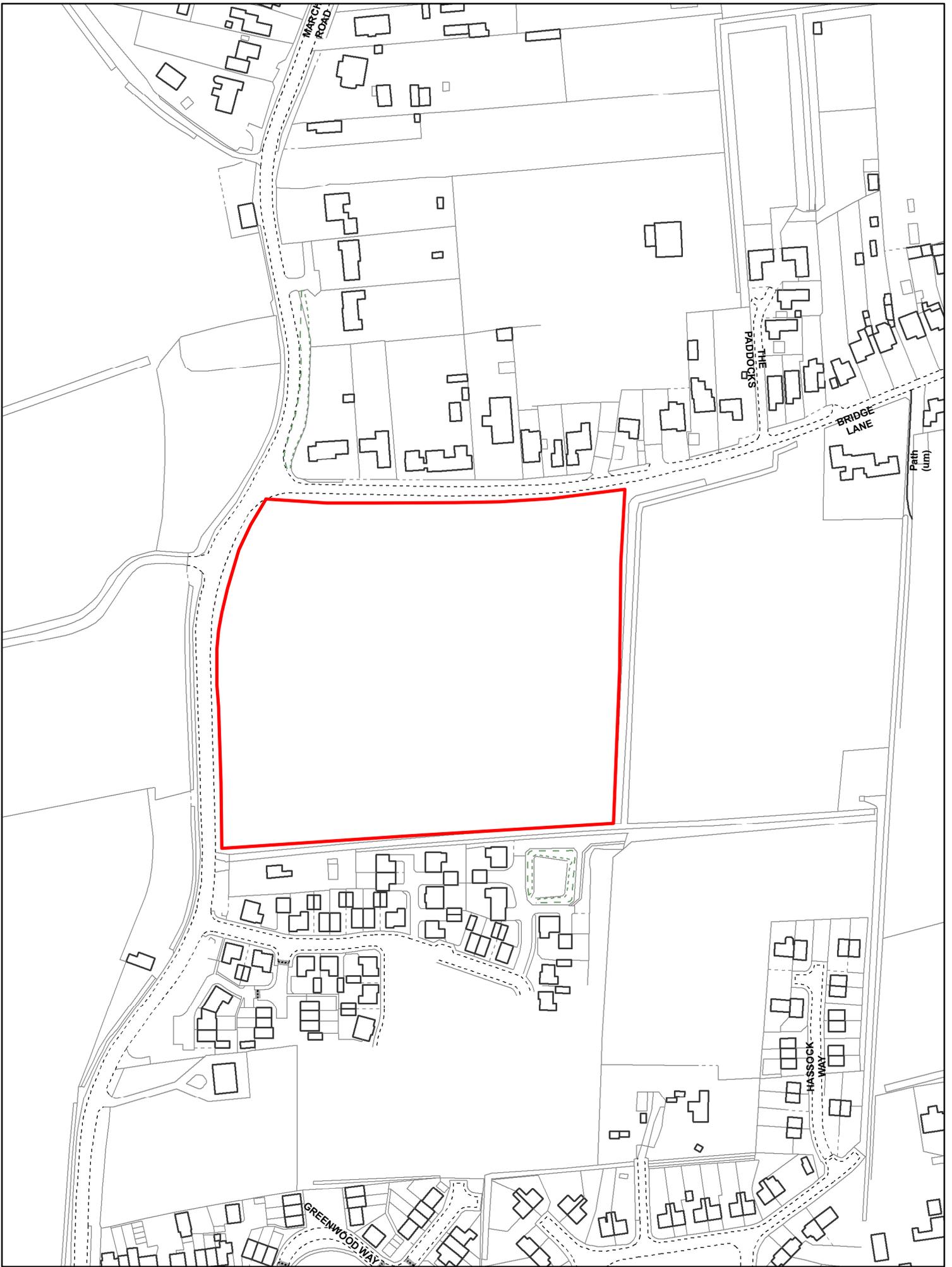
- Too much development for a village

2.2 *Officer response*

The comments are noted and it is considered that the above concerns have been considered in the Officer report.

Resolution:

Recommendation grant as per section 12 of the officer's report.



Created on: 22/12/2020

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F/YR20/1235/O

Scale = 1:2,500





Cycle calming / gateway

Railings at path access

Railings at path access

Cycle calming / gateway

Picnic Area

POS

POS

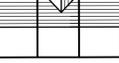
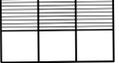
POS

S.U.D.S BASIN

To Specialist Design

March Road, Wimblington (20-6453)

House Types

	OMS	Affordable	Total
 Detached 4B6P	21	-	21
 Semi-Detached 4B5P	6	2	8
 Semi-Detached 3B5P	30	8	38
 Terraced 3B5P	-	5	5
 Terraced 2B5P	9	7	16
Total	66	22	88

Architects are to be notified of any discrepancies. Contractors must check all dimensions on site. This drawing is subject to copyright laws and is for use on this project only. This drawing is to be used solely for the information as titled only. For other information refer to the latest revision of any cross referenced drawings. To be read in conjunction with relevant design standards/protocols.

REV	DATE	DESCRIPTION	DRN	CKD
N	11.5.21	amended through planning process	AH	JS
M	20.4.21	9m easement to ditch provided	AH	JS
L	1.4.21	Amended to Client comments.	AH	JS
K	30.3.21	POS provision highlighted	AH	JS
J	29.3.21	Amended to Planners comments	AH	JS
H	02.02.21	Railings added to cycle access points	AH	JS
G	01.02.21	Updated redline boundary.	AH	JS
F	28.01.21	Updated to allow for cycle path	AH	JS
E	11.01.21	Updated to Highways comments	AH	JS
D	16.12.20	Access included in red line	AH	JS
C	20.11.20	Updated to reflect highways design	AH	JS
B	24.9.20	Updated to Client comments	JS	
A	17.9.20	Planting Buffer enhanced	JS	
#	16.9.20	FIRST ISSUE		

AMENDMENTS

STATUS: FEASIBILITY

CLIENT: NYC ESTATES LTD

PROJECT NAME: MARCH ROAD

PROJECT ADDRESS: MARCH ROAD WIMBLINGTON

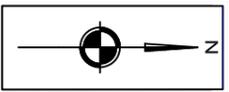
DRAWING TITLE: INDICATIVE SITE PLAN

JOB NO: 20-6453 DRG NO: SK02 REVISION: N

DATE: July 20 SCALE: 1:500 SHEET SIZE: A1



1 CARDALE PARK, BECKWITH HEAD ROAD HARROGATE, N. YORKSHIRE, HG3 1RZ WWW.SSA-ARCHITECTS.CO.UK T: 01423 856999



NOTES

REVISIONS

REV	DESCRIPTION	DATE	BY
-	-	-	-



Project:
 MARCH ROAD,
 WIMBLINGTON

Client:
 NYC ESTATES LTD

Drawing:
 PROPOSED HIGHWAY
 IMPROVEMENTS

Drawn By: GDM Date: 17.05.21

Checked: ATM Scale: 1:500 @ A3

Drawing No. AMA/20297/SK021 Rev. -