

**Applicant: Mr Graham Gardner
Waterfield Dudley Ltd**

**Agent : Mr Jamie Burton
Swann Edwards Architecture Limited**

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

Conversion of existing barns to 1 x 4-bed and 1 x 5-bed two storey dwellings and erection of 8 x dwellings with garaging (6 x 2-storey 4-bed and 2 x 2-storey 5-bed) and associated works including demolition of existing dwelling

Officer recommendation: Grant

Reason for Committee: Number of representations received and Parish Council comments contrary to Officer recommendation.

1 EXECUTIVE SUMMARY

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| <p>1.1 The application, which has been substantially amended during the evaluation phase in response to matters raised by statutory consultees proposes the erection of 8 dwellings and the conversion of the existing barns to form a further 2 properties, this representing a net increase of 9 dwellings on the site noting the demolition of an existing bungalow.</p> <p>1.2 Matters raised during the consultation regarding the suitability of Wales Bank to accommodate additional traffic have also been addressed through the realignment of the dwellings originally annotated as Plots 6 & 7 to facilitate access via the shared estate access.</p> <p>1.3 There are no technical objections that may not be resolved through the imposition of safeguarding conditions. Furthermore, the scheme is considered acceptable in terms of heritage impacts, character considerations and residential amenity and there would be no significant impacts that would warrant an unfavourable recommendation.</p> <p>1.4 Similarly, the agent has addressed original concerns regarding biodiversity through the submission of appropriate studies.</p> <p>1.5 The only outstanding issue relates to an 'in-principle' agreement being secured from the IDB regarding surface water discharge. However, this evidence deficit when weighted against the policy benefits in delivering 9 residential units on this sustainable site is accepted; having due regard to the fact that the requirements of the LLFA may be conditioned</p> |
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2 SITE DESCRIPTION

- 2.1 The site comprises land associated with Redmoor House, 47 Fridaybridge Road albeit the host property sitting on a plot of circa 2280 metres being excluded from the application site boundary with the area to the east and west being reserved as private amenity land and parking to serve that dwelling.

- 2.2 Additionally 'Redroof' a neighbouring bungalow fronting Wales Bank also falls within the application site boundary, to the north-western corner.
- 2.3 Redmoor House is deemed a non-designated heritage asset by virtue of its age, dating to the early to mid-19th century, and its architectural and historic interest as a building of considerable scale and status in a rural locality, with later elements of the Gothic Revival style. The FDC Conservation Officer notes that *'the house and stables form a group value, and both appear on the 1840 Tithe Map as owned and occupied by one Joseph Blackburn, listed on the 1841 census as a farmer. Both also appear on the 1886 Ordnance Survey map, the barn indicated to show its present horseshoe arrangement, with a formal driveway to the front of the main property, leading to the front of the stable building. The 1900 Ordnance Survey map indicates the house in its current plan form. Both the house and the stable outbuilding are built in local gault brick to the front, and red brick to the rear ranges with slate roofs and have evolved as fashions, finances and requirements have dictated'*.
- 2.4 Situated in the village of Elm the site occupies a corner position to the south of Wales Bank and west of Fridaybridge Road. At the time of site inspection, a range of metal fencing and gates were apparent, and these appear to form a security function to secure the vacant site.
- 2.5 The eastern boundary of No 47 with Fridaybridge Road is enclosed by a combination of a low wall and post and rail fence, behind which are several trees. The sites northern boundary with Wales Bank is predominately enclosed by a 2-metre-high brick wall and the side elevation of one of the outbuildings. The north western part of the boundary adjacent to Redroof, is enclosed by a 1.8-metre-high wooden close boarded fence. There is low vegetation along the boundary of Redroof with Wales Bank and a field gate. The bungalow is set back from the road. The southern and western boundaries of the site are enclosed by planting.
- 2.6 As acknowledged in a number of the consultation responses received a number of large trees have been felled on site prior to the submission of this application, however these trees were not protected. However, there are a number of trees retained within the application site, primarily within the garden of No 47, adjacent to its boundaries.
- 2.7 Access to Redmoor House is derived from Fridaybridge Road although there is evidence of a further access located on the north-eastern corner of the site at the junction with Wales Bank.
- 2.8 There are existing dwellings to the north and west of the site along Wales Bank and to the south fronting Fridaybridge Road. The properties along the Fridaybridge Road frontage are predominantly two-storey with the dwellings in Wales Bank being a mix of two-storey and single-storey properties.
- 2.9 Immediately opposite the site (to the eastern side of Fridaybridge Road) 6 new dwelling are under construction, the outline approval for these having been allowed by appeal, and reserved matters subsequently approved.
- 2.10 A ditch runs adjacent to the southern boundary of the site and there is also an adjacent right of way which traverses to the rear of the houses to the south which front Fridaybridge Road.

2.11 The site is within a Flood Zone 1 location

3 PROPOSAL

3.1 The original scheme proposed 13 dwellings on the site and necessitated the demolition of the existing outbuildings to the north-eastern corner of the site. This scheme has been through a series of iterations following feedback from officers/consultees with the scheme now proposing -

- (i) the retention of the outbuildings and their conversion to two dwellings
- (ii) a total of 8 new units
- (iii) a reduced site area to enable the retention of more amenity space to serve Redmoor House
- (iv) It is also noted that the earlier access proposed to Wales Bank to serve two of the originally proposed plots has been deleted with all dwellings now accessed from Fridaybridge Road, this has necessitated the repositioning of the two plots to the north-western corner of the site with these properties now facing into the site.

3.2 The current scheme proposals comprise the erection of 8 new build dwellings and the conversion of the outbuildings to form 2 dwellings, this results in a net increase of 9 dwellings on the site (excluding Redmoor House which is outside the application site boundary).

3.3 Redmoor House and the proposed dwellings will be accessed from a new gated vehicular access to be created almost centrally to the Fridaybridge Road frontage (circa 30 metres from the southern boundary of the site and circa 33 metres from the Wales Bank junction, with the existing access to Redmoor House to the southern end of the site being closed, as will the access point to the north-eastern corner of the site. Each side of the shared access will be bounded by low level walls as a continuation of the existing front boundary wall with further walls introduced to the southern side of the access demarcate the boundaries of Redmoor House, these being 1.8 metre high with 2-metre-high piers.

3.4 The scheme comprises 3 house types, these being as follows:

Type A (5 No.) located to the middle section of the site with 2 located to the southern side of the access, and 3 to the northern side; the rear elevations of those to the north face Wales Bank. The Type A house type has a maximum footprint of 12.5 metres wide x 14.3 metres deep (with 4.5 metres of this being delivered as a single storey rear 'orangery', an eaves height of 5.1 metres and a ridge height of 8.5 metres and comprises 4 bedrooms. Each property features an integral garage however the internal dimensions of these are 2.85m x 4.9m, accordingly they do not qualify as a 'parking space for the purposes of Appendix A of the FLP. No materials have been specified with these annotated on the drawings 'as to be agreed'.

Type B (1 No.) situated to the north western corner of the site again with the rear elevation addressing Wales Bank. The Type B house type has a maximum footprint of 11.5 metres wide x 9 metres deep, an eaves height of 3 metres and a ridge height of 7.8 metres and comprises 4 bedrooms. This property benefits from a single garage, however again this is below the minimum dimensions outlined under Appendix A. No materials have been specified with these annotated on the drawings 'as to be agreed'.

Type F (2 No.) these are located to the south-eastern section of the site and each property will benefit from a double garage which largely conforms with the minimum dimensions outlined in Appendix A, excepting it is 6.8 metres long internally as opposed to the 7 metres specified. Plot 3 will be located immediately to the south-eastern corner of the site and will address the flank wall of Plot 2, with Plot 4 located centrally addressing the shared private drive. The Type F property has a maximum footprint of 12.3 metres wide x 11.4 metres deep, an eaves height of 5.2 metres and a ridge height of 8.4 metres and comprises 5 bedrooms. Again, materials have not been specified with these annotated on the drawings 'as to be agreed'.

- 3.5 Each property will benefit from private amenity space and parking to accord with the FDC minimum garden areas specified in LP16(h) and the Parking Standards specified in Appendix A, albeit the parking area at Plot 6 requires marginal amendment to extend its width – this being easily achieved within the existing plot confines.
- 3.6 The converted outbuildings will comprise 2 properties and the conversion will involve the erection of a two-storey addition to the internal courtyard section and the formation of a first floor to the western conversion (Plot 9). Courtyards will be created to serve each property, and this will require an infill of the existing boundary wall to Wales Bank to maintain its alignment (currently the boundary steps in). The eastern conversion (Plot 10) will comprise a 4-bedroom dwelling and will be delivered on a single level with the central section of the ground floor being associated with this property. The over sail (first floor) of this section will deliver bedroom accommodation associated with the western dwelling which is to be a 5-bedroom property. It is noted that the 2-storey extension was reduced in height following input from the Conservation Officer. Private amenity space is provided to each side of the conversions (east and western side) with parking provided to each property to the north of the shared drive.
- 3.7 The boundary wall will be retained to the Wales Bank frontage, infilled as highlighted in Para. 3.6. This wall terminates circa 32 metres from the western boundary of the site and will be continued with 1.8 metre close boarded fencing. Other boundaries within the site will also be formed by 1.8 metre close boarded fencing with hedgehog holes incorporated.

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

4 SITE PLANNING HISTORY

F/0428/87/F	Change of use of storage building to residential	Refused 12.11.1987
F/0086/88/F	Change of use from agricultural building to Class B1: Business	Refused 12.05.1988

5 CONSULTATIONS

5.1 Elm Parish Council

(13.08.2021) *'On behalf of Elm Parish Council I have been requested to convey Members' continued strong objection to development proposals submitted under planning application ref. F/YR21/0339/F.*

Of main concern is the latest drainage strategy for the site.

Under no circumstances should a drainage pipe be laid under Fridaybridge Road for the purpose of discharging water into the ditch located on the opposite side of the highway. The ditch lies adjacent to a residential development currently under construction and any additional discharge of water would create a flood risk for these properties.

Furthermore, Council is led to believe that there are already discharges into this ditch; which are NOT consented; this is currently under investigation.

Objections raised previously relating to highway safety, overdevelopment/overbearing nature of the proposals, concerns for protection of biodiversity and wildlife also still stand.

(09.07.2021) 'On behalf of Elm Parish Council I have been requested to convey Members' continued strong objection to the revised proposals submitted under planning application ref. F/YR21/0339/F.

The deletion of the access to Wales Bank in no way addresses risks presented by the junction of Wales Bank with Fridaybridge Road, it cannot accommodate the width of two vehicles and this regularly causes vehicles to wait on the main road for the junction to clear. The main access to the proposed development is far too close to the existing junction and would present added danger for both motorists and pedestrians.

Members are also particularly concerned that objections raised concerning provision for the disposal of both surface and foul water have not been addressed. As already reported, the flooding incidents suffered by residents further along Wales Bank during the period, December 2020 to January 2021 (when raw sewage backed up into properties) need to be taken into consideration and further pressure on the system has to be avoided at all costs. Council notes the objection submitted by the Lead Local Flood Authority in relation to; inadequate soakaway system; lack of infiltration testing and hydraulic calculations and inadequate mitigation measures for pollution risk; Members echo the concerns raised by the Authority.

The overbearing effect of the proposals still remains; residents of single storey bungalows lying adjacent and opposite the site would be particularly affected.

Members note the content of the Environmental Impact Assessment and would request that further surveys are undertaken as 'bat activity' is believed to be significantly more than has been reported.

Reference the site in general; it is an eyesore. The industrial gates and 'prison style' fencing that have been erected; without planning permission; present an ugly scene for residents and Council requests that the developer is made to comply with planning legislation'

(13.05.2021) 'On behalf of Elm Parish Council I have been asked to convey Members' strong objection to planning application ref. F/YR21/0339/F and would request that the following points are taken into account;

Inadequate provision for the disposal of both surface and foul water (Relates to LP14 'Flooding' Part (B) - The Parish Council is particularly concerned in relation to the findings submitted by both Anglian Water and the Lead Local Flood

Authority in respect of this application. There is already a high risk of flooding downstream as demonstrated in the period December 2020 to January 2021 when raw sewage backed up into properties located along Back Road (leading off Wales Bank). Additional pumping is already taking place to the rear of the affected properties and the proposed development would only add further pressure to the system.

With regards to the disposal of surface water, no on-site infiltration testing has been undertaken and hydraulic calculations have not been provided to demonstrate the performance of the surface water network.

Non-designated heritage asset located on site - In accordance with the National Planning Policy Framework para. 197, 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application'. The barns located on site are over 100 years old, they are of unique design and provide essential habitat for wildlife; it would be a travesty if they were demolished. Whilst not a listed building, the barns should be protected as a heritage asset. Consideration should also be given for protection of the old stone wall located on the boundary of the site.

Presence of a protected species and loss of biodiversity across the site - It is understood that bats are located on site; the presence of a protected species is a material consideration when a planning authority is reviewing proposals and it is essential that an Ecological Impact Assessment is determined.

Furthermore, there is currently no consideration given to ensuring that there is no net loss of biodiversity across the site. Councillors and residents are alarmed at the number of mature trees that have already been felled on site as well as other vegetation, resulting in the destruction of habitat for wildlife. Biodiversity policies relevant to this application are included under - LP19 The Natural Environment: 'The Council, working in partnership with all relevant stakeholders, will conserve, enhance and promote the biodiversity and geological interest of the natural environment throughout Fenland'. The following paragraphs should particularly be taken into account; The Council will - Refuse permission for development that would cause demonstrable harm to a protected habitat or species, unless the need for and public benefits of the development clearly outweigh the harm and mitigation and/or compensation measures can be secured to offset the harm and achieve, where possible, a net gain for biodiversity. • Promote the preservation, restoration and re-creation of priority habitats, and the preservation and increase of priority species identified for Fenland in the Cambridgeshire and Peterborough Biodiversity Action Plans.

Highway safety – Wales Bank is already over-used by traffic (including HGV's) and presents danger to motorists negotiating the junction with Fridaybridge Road as it only permits access for the width of one vehicle. Proposals for the new development would create an access extremely close to this junction, thereby increasing risk for motorists at the location.

LP12 Rural Areas Development – Council is concerned that proposals do not comply with (i) LP12(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; - the development would mainly consist of large 2-storey houses which would create an overbearing effect on single storey bungalows lying adjacent and opposite to the site. The design proposals are not in keeping with the existing character and appearance of the area, smaller

properties would be more appropriate. (ii) LP12(g) The site retains and respects ecological, heritage and biodiversity features; The application is at odds with this requirement due to reasons already stated.

In addition to the above, I have been asked to highlight the apparent disregard shown by the developer in respect of adherence to planning regulations. Specifically, the heavy industrial gates and 'prison style' fencing which have been erected on the boundary and access gateway to the site without planning permission being sought in advance. The result is an unsightly mess which is causing distress to neighbouring residents.'

Further comments were submitted by the Parish Council (09.09.2021) in addition to objections already submitted in respect of planning application ref. F/YR21/0339/F. *'Members request that the following issues; relating to the proposal to pipe surface water from the site under Friday Bridge Road; are fully investigated;*

- 1. A number of trees are growing directly out of the watercourse causing obstruction.*
- 2. The drain has not been maintained for many years.*
- 3. Plots currently under construction adjacent to the drain have had pipes laid onto the bed and covered with stone, some of these pipes are already filled with debris and one is already lost under stone used for the access.*
- 4. It would appear that the Redmoor site is 300 to 600mm below road level – investigations need to be made to ensure that there is sufficient fall of the proposed surface water scheme from the Redmoor house development. We understand that this is unlikely.'*

5.2 Cambridgeshire County Council Highways Authority

Requested layout amendments to the original scheme proposals and clarification of access closures and reinstatement measures.

With regard to the latest layout detailed raises *'no highway objections subject to [...] condition [s]*.

Recommended conditions listed in relevant section of report summarised below

- Any gate or gates to the vehicular access set back the minimum distance detailed on the approved plan.
- Vehicle turning and parking spaces shown on the approved plans shall be provided before the development is brought into use
- Visibility splays shall be provided as shown
- No vehicular access(es) to Wales Bank.
- Existing access(es) to Wales Bank shall be permanently and effectively closed [...] within 28 days of the bringing into use of the new access.
- Buildings shall not be occupied until the means of vehicular access has been laid out and constructed in accordance with the approved plans.

5.3 FDC Conservation Officer

Initially recommended refusal in respect of the 13-dwelling scheme noting that whilst Redmoor House and its associated outbuildings were outside the conservation area and not within the setting of any listed buildings they were

considered to non-designated heritage assets; with Redmoor House being identified on the Cambridgeshire Historic Environment Record under reference MCB2681.

Earlier planning history was acknowledged i.e. proposals in 1987 for the conversion of the outbuilding to residential was refused on grounds that it would represent an over-development of the site, coupled with poor parking and turning facilities and lack of private open space (F/0428/87/F). A further application for conversion of the outbuilding from agricultural to business use was refused on grounds of inadequate access (F/0086/88/F).

It was noted that no heritage statement had been submitted with the application and that the Planning Design and Access Statement made no reference to the site's status; therefore insufficient information had been provided with regard to Paragraph 189 of the NPPF and Policy LP18 of the 2014 local plan. Accordingly, the scheme in its original form was recommended for refusal.

Key concerns were identified as follows:

- Scheme neither sustains nor enhances the significance of the non-designated heritage asset and is contrary to policies 127 c and 192 of the NPPF given that the principal dwelling was divorced from its setting and enclosed with modern housing. Furthermore, the rear garden space was not considered proportionate to the size or significance of the property. The demolition of the stables and barns is considered *'wholly contrary to the ethos of sustainable development and policy LP18 of the local plan and paragraphs 127c and 192 of the NPPF. A scheme which saw the retention and re-use of the barns as converted residential units would instead be more consistent with these policies'*.
- [...] *'there is both historic, social and architectural interest in the site and that the stables and barns consequently hold interest in and of themselves but also contributes to the significance of the principal dwelling. The same is true of its setting. The scale of the impact on these elements (which includes the total demolition of the stables/barn) has not been articulated or in any way justified; nor have alternative schemes which sustain, preserve and enhance the significance of the site have, been considered'*.
- It was felt that the scheme should be amended to retain sufficient garden amenity land to the principal dwelling and that the stables and barn should be converted. Furthermore, any new build units should be designed to better reflect local character, materials and design detail.

In conclusion that FDC Conservation Officer commented that 'when weighed against public benefits, it cannot be assumed that a time-limited benefit to the construction industry occasioned by the building of the dwellings is sufficient to outweigh the harm of total demolition, loss of setting and impact on significance occasioned by the proposals, especially given the number, scale and the standard design of the proposed dwellings, the lack of indication of the use local materials, lack of architectural detailing or local style, lack of reference to the history and surviving buildings on site, and carbon impact of new dwellings (including demolition of existing buildings), which do not appear to have been designed with sustainability or the historic environment in mind, contrary to Local Policy LP16 a) and d) and NPPF 192 c)'.

(14.07.2021) Following the submission of revised scheme for 9 dwellings and the conversion of the existing barn to two further dwellings the Conservation Officer provided revised comments which may be summarised as follows:

- Noted that 'the principal dwelling is No. 47 'Redmoor House', Fridaybridge Road, Elm. Redmoor House is excluded from the application and it is not clear whether there is an intention for the site to remain as a single dwelling, or whether it is to be divided into flats. The end use may have an impact on the advice given under these comments.
- Again, acknowledged that the principal dwelling and its associated outbuildings are considered as non-designated heritage assets identified through the planning process and that their associated landscape forms their setting.
- Noted that 'a heritage statement has now been submitted with the application and the Planning Design and Access Statement references to the site's status as a non-designated heritage asset. Thereby complying with paragraph 189 of the NPPF and policy LP18 of the 2014 local plan.

Considers that the application requires further amendment, with the key issues summarised below:

- *'The proposal excludes the principal dwelling from the scheme, and while the Design and Access statement states that is provided with sufficient amenity space, the majority of this is to the frontage, and will be dedicated to parking. It is acknowledged that there has been an increase in garden provision to the rear, but it still stands that the majority is still to the frontage. The rear garden space is still bounded close to the principal dwelling and is not at all proportionate to the size or significance of the property. The removal of plot 1, would in heritage terms at least, provide a much-improved setting for the house. The loss of so much garden land in addition to recent modern development which has also impacted on the setting of this asset (without consultation with Conservation) would result in severing the last link between the asset and both its immediate and wider landscape setting – the result of cumulative change and impact, enclosing it with modern housing, which will neither sustain nor enhance the significance of the non-designated heritage asset and is contrary to policies 127c and 192 of the NPPF. Whether the dwelling is used as a single dwelling or subdivided into flats may further impact on the proposed setting of Redmoor House and though the redline excludes the house from the application, essentially the size of its plot is to be determined under this application'.*
- *'The retention of the stable block in this context, is therefore extremely welcome. A single storey range to the front, is connected to a 2-storey range to the rear by a further single storey element, with modern barns with asbestos sheet roofing, filling the courtyard space behind and between. The two-storey element is set well back and the arrangement of the infill, though it detracts from the character of the stables, does not overwhelm the single storey principal frontage. The proposed ridge height is half a meter higher than the existing building and there is danger that the proposed two storey infill element could appear overwhelming and overbearing to that principal frontage, and this should be avoided, either by a reduction in ridge height to one and a half storey, or given the size of the buildings, to single storey only, as by omitting one bedroom per plot, sizeable 3 and 4-bedroom conversions could still be achieved'.*
- *'The proposal seeks to demolish a later 20th century dwelling to the rear and there is no objection to this, as this building does not contribute to the setting*

- or significance of the principle dwelling or the stable block.'*
- 'The proposed new build units on site should be designed to better reflect the character of the heritage assets, in terms of materials (soft yellows or red brick, slate roofs) and design detail (arched or splayed stone lintels, Arts and Crafts timber detailing) and design detail, and with consideration to sustainability with reference to Local Policy LP16 a) and d) and NPPF 192 c)'.
'
 - Without an understanding of the proposed use for Redmoor House, it is difficult to weigh the public benefits of the new builds against its loss of setting (setting is not the same as amenity space). Are profits from the new build to be invested into the repairs needed to Redmoor House? Harm occasioned to the stables will be broadly outweighed by the benefits arising from their retention and re-use, though an amendment to the ridge height of the central range would remove the possibility of any harmful impact arising from scale, to the front range and this should be amended'.

Recommends conditions should the application be approved relating to

- (i) the need to undertake a Level 3 Historic Building Recording on the stable block which should be lodged with the Cambridgeshire Historic Environment Record.
- (ii) samples of all external materials, including joinery details to be used in the construction of the development (both to the new builds and the stable) shall be required to be submitted to and approved in writing by the LPA

In relation to the submission of further information responding to the observations of the Conservation Officer the following (and final) consultation response was received:

- *'It is good to have an understanding of the current and proposed use of Redmoor House, which was omitted from the previous submission. However, regardless of whether Redmoor House is a single dwelling or multiple flats, it remains as a single architectural entity and so warrants a setting commensurate with its status. It is regrettable that the Council failed to consider that setting when approving adjacent schemes, but it follows that it is therefore more important, not less, that some semblance of a proportionate setting is retained. It is therefore very welcome that one plot to the west has been removed (resulting in 8 new build plots as opposed to the previous 9 and the additional 2 units from the barn conversion), and the size of the remaining garden to Redmoor House has increased to 25 meters. On that basis I am happy to approve the proposed site plan for the scheme.*
- *It is also greatly welcomed that the ridge height for the central linking range of the barn has been reduced by 0.7m. This seemingly minor alteration will make a notable difference to the balance and scale of the overall scheme and I am now satisfied that the impact is now of minimal harm outweighed by the public benefit of a heritage asset being retained and re-used - a welcomed example of conservation-led regeneration.*
- *The proposed new build dwellings remain unremarkable in their design. Given that a conservation consultation has been requested for this application it was suggested that the principal asset of Redmoor House, which has architectural styles from more than one period could be a source of inspiration for the new development. This would align with LP16 d) which states that all new development shall: "make a positive contribution to the local distinctiveness and character of the area, enhances its local setting,*

response to and improves the character of the local built environment, provides resilience to climate change, reinforces local identity.....”; and NPPF 192 c) (now para 197 c) July 2021 edition) “the desirability of new development making a positive contribution to local character and distinctiveness. However, no strict requirement was made, suggested or conditioned.

- *It still follows that the use of arched lintels alone would greatly lift the quality of the proposed design, but I am satisfied that this can largely be controlled by the previously suggested condition to approve all external materials of the development.*

Therefore, I am now happy to recommend this application for approval, subject to the previously suggested conditions in my comments dated 14th July 2021.

5.4 CCC Archaeology

The CHER no. MCB26861 is based on the evidence of the 1st edition OS map. If we had been consulted (and apologies that this has not been picked up elsewhere from the weekly lists) then we would have identified Redmoor House – and stables – as undesignated heritage assets under that reference number.

5.5 Wildlife Officer

Originally recommended refusal on the ‘*grounds that there is insufficient information to make a recommendation*’ noting that the further surveys recommended in the Extended Phase 1 Ecological Survey report had not been undertaken and without this information it was impossible for the LPA to make a full informed decision on this proposal.

Following submission of the outstanding survey data raises ‘*No objection subject to conditions.*’ These conditions [listed in full at the conclusion of this report] in summary relate to:

- (a) The licensing of works to be undertaken (noting that a license from Natural England will be required before works can begin),
- (b) the submission of a construction environmental management plan,
- (c) guidance regarding the removal of hedgerows etc and timings,
- (d) the use of locally native species in planting proposals

Noting that ‘The EclA produced by Glaven Ecology has identified the building as an active bat roost for multiple species. The recommendations made within that report are suitable for the site and identify that a license from Natural England will be required before works can begin. Obtaining this license has been made one of the conditions of the application being acceptable. Much of the ecological mitigation and compensation for the site will be a requirement before this license is issued, as such they are not made a requirement here to avoid duplication of conditions. All other mitigation to avoid harming local species as recommended within the two ecological reports will be included within the CEMP.

Due to the rural location of the proposal small mammal holes should be installed into all dividing fences to allow small mammals to transverse the site.’

5.6 Natural England

Natural England has no comments to make on this application.

5.7 Section 106 Services (FDC)

Whilst the S106 Senior Planning Obligations Officer commenced a review of the Viability Assessment which accompanied the original scheme proposals however this was not progressed given that the revised scheme now represents a net increase in dwellings of 9 dwellings on the site and therefore is under the threshold for which contributions would be sought.

5.8 CCC Growth and Economy: Provided comments on the 2nd iteration of scheme (11 dwellings (net 10 dwellings)) identifying that contributions would be required for secondary education (£75,534) and Libraries (£1,475). However, given subsequent revisions to the proposal resulting in a net increase of 9 dwellings S106 contributions are no longer triggered.

5.9 Housing Strategy (FDC) 27.04.2021

The Housing Strategy Officer provided initial comments with regard to the 13-dwelling scheme, outlining the policy requirements and the expected tenure split however amendments to the scheme detail and numbers again brings the development under the trigger for the provision of affordable housing, i.e. under 10 in terms of net increase

5.10 Designing Out Crime Officers

'I have reviewed the crimes and incidents for the general area over the past two years and I'm pleased to note that burglary levels are low with only 4 offences reported in relation to crime within this location. I consider this proposed layout should provide a high level of natural surveillance with pedestrian and vehicle routes aligned together. All properties have their own driveway access to garages with additional parking for vehicles the layout of the properties provides natural surveillance over the properties in the cul-de-sac's.-

It would be nice to see the lighting plan once it's available. No further comments at present.

Our office would be happy to discuss secured by design and measures to reduce the risk to vulnerabilities of crime'.

In respect of the re-consultation reiterate that they have no objection subject to the submission of external lighting details.

5.11 FDC Environmental Services (Refuse Collection)

'In broad principal we have no objection to this development however the following points regarding access would need addressing:

- *To allow access the private road would need to be constructed suitably for a 26 tonne refuse vehicle and indemnity would be required from landowners or future management company against any potential damage to the road surface etc. which may be caused during vehicle operations.*
- *A swept path plan would be required to demonstrate that an 11.5m refuse vehicle could access the site turn and leave the site in a forward direction.*
- *The application states the site will be gated, how will this be accessible and will it be set far enough back so that refuse vehicles do not obstruct the main road?*
- *A shared collection bin collection point will be required for plots 3-5 and 11-13.*
- *New residents will require notification of collection and storage details by the developer before moving in and the first collection takes place.*

- *Refuse and recycling bins will be required to be provided as an integral part of the development.'*

5.12 Environment & Health Services (FDC)

'Note the submitted information and would advise that we have 'No Objections' in principle to the proposed scheme as it is unlikely to affect the noise or air quality climate.

From the information submitted the presence of structures is stated to exist at the application site. Our records show there have been structures at this site for over 100 years. We note the information provided in support of this application, that describes previous use or what activity has been undertaken at the application site, has not been provided.

As a full application has been submitted that seeks consent for sensitive end use, we ask the applicant to demonstrate the land will be suitable for further development. A detailed report on past use of the site will be required as a minimum, a Phase 1 Desk Top Study with site walk over may therefore be appropriate in these circumstances, so that the current ground condition can be assessed to determine the sites suitability for development where sensitive end use is required'.

5.13 CCC (Lead Local Flood Authority)

Initially the LLFA raised objection to the scheme proposal as no infiltration testing had been undertaken to support the proposed drainage strategy which sought to discharge surface water via infiltration. Nor had hydraulic calculations been supplied to demonstrate the performance of the surface water network during a 1 in 1-year return period, 1 in 30-year return period and 1 in 100-year return period allowing 40% for climate change.

Further details were provided in response to these comments however the LLFA maintained their objection to the scheme as they continued to have concern regarding infiltration,

In early July 2021 following the submission of further details the LLFA continued to maintain an objection to the scheme noting that shared soakaways were to be provided which could have negative maintenance implications. It was again noted that no infiltration testing had been undertaken and they reiterated the need for hydraulic calculations to be provided, it was further acknowledged that the applicant proposed discharge into the underlying peat strata and to install a perforated concrete soakaway into the peat layer which is a depth of 2.5 metres. Any infiltration feature greater than 2 m below ground level is considered to be a deep system and these are generally not acceptable. The LLFA will look to review this application once the Environment Agency has deemed the installation of deep bore soakaways appropriate.

This response was followed up with the drainage specialist directly with the LLFA with the latter advising that they were *'concerned about the strategy to manage surface water from the site by infiltration through imported sand. This is not a strategy we are familiar with and we have never accepted this previously. Furthermore, with the absence of viable infiltration testing, we are not able to accept this strategy. Whilst infiltration is the most favourable strategy in*

accordance with the drainage hierarchy, this should only be used when the local geology is favourable. As the natural geology is not favourable at this site, an alternative strategy should be proposed'. Updated calculations were also requested, and it was acknowledged that shared soakaways located in a publicly accessible part of the site, were acceptable as they could be maintained by a private management company, eliminating the concerns around having to have complex maintenance arrangement between multiple homeowners. This element of the object is therefore no longer applicable.

Revised details were again supplied and in August 2021 the LLFA again outlined their objection to the scheme noting that the gravel surfacing proposed would not replicate the greenfield situation and this element should be modelled as impermeable surfacing; it was also noted that gravel areas should be maintained regularly to prevent long-term compaction. Finally, it was noted that IDB consent would be required to discharge surface water from the site into an existing watercourse and that an 'in principle agreement' must be obtained to discharge into their system at the proposed rate.

Whilst revised details were again supplied to address the matter of surfacing the earlier concern relating to IDB consent was not addressed with the LLFA subsequently maintaining their objection as follows:

'The applicant is proposing to discharge surface water from the site into an existing watercourse which is managed by Hundred of Wisbech Internal Drainage Board (IDB). Therefore, an agreement in principle must be obtained from the IDB to discharge into their system at the proposed rate. This is to avoid potential issues of the IDB not having capacity, or limited by other constraints such as the pumps, which could lead to a consented site without a feasible point of discharge.

Informatives: IDB Consent - Part or all of your proposed development area falls within the Middle Level Commissioners (MLC) catchment and/or that of Hundred of Wisbech whose consents are managed by the MLC. All increased discharges proposed to enter watercourses directly or indirectly or any works affecting watercourses or access to or along them for maintenance if the site is within the Board's district will require MLC/IDB consent. It is therefore recommended that you contact the IDB/MLC to discuss their requirements. Further information is available at: <https://middlelevel.gov.uk>'.

5.14 Anglian Water Services Ltd:

Originally responded (23.04.2021) that:

- (i) *'Assets Affected - There were no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary'.*
- (ii) *'Wastewater Treatment - The foul drainage from this development is in the catchment of West Walton Water Recycling Centre that will have available capacity for these flows'*
- (iii) *'Used Water Network - Development will lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. A full assessment cannot be made due to lack of information, in the drainage strategy the applicant has advised that they will gravitate if possible. However, our topography survey indicates that the site will need to pump. Therefore, we require a point of connection, and*

discharge rate to run a complete assessment on our network. We therefore request a condition requiring phasing plan and/or on-site drainage strategy.'

- (iv) *'Surface water Disposal – The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. 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 in the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be reconsulted to ensure that an effective surface water drainage strategy is prepared and implemented.'*

In respect of the revised strategy details provided an updated response as follows (29th June 2021)

Assets Affected - reiterated (i) above

Wastewater treatment - reiterated (ii) above

Used Water Network (iii) Noted that the sewerage system had capacity for these flows and noted their consenting process, providing a number of informatives re their infrastructure

Surface Water Disposal (iv) 'notes that the preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

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. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be reconsulted to ensure that an effective surface water drainage strategy is prepared and implemented.'

5.15 Cambridgeshire Fire and Rescue:

'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.'

5.16 Local Residents/Interested Parties: 13 letters have been received on behalf of 10 households in Elm – these originate from 8 households in Wales Bank, 2 letters from the same resident in Fridaybridge Road and a further letter from a resident in All Saints Close and may be summarised as follows:

General character and form of development

- Concerns regarding over development, noting that Elm has seen a massive amount of building work in the last 2-3 years with somewhere in the region of 100+ new properties being built within the village. There are currently two large estate developments underway in Henry Warby Avenue & Grove Gardens along with many individual projects in almost every other available space, especially along Fridaybridge Road which has seen every single plot and space filled in.
- Loss of open fields and gaps from Fridaybridge through Elm and on to Wisbech
- *'In just 32 years almost every single gap and space has been filled in with houses, and farmland and orchards turned into estates'*.
- *'13 detached houses of a substantial size will not be for the benefit of the villages future generation who want to live in the village as they will be totally unaffordable, that aside this is not the place for them to be built'*.
- *'How many houses of this size does a small village need'*
- *'The property design does not conform with the existing properties. On the proposed site there is current only bungalows with no multiple storey buildings'*.
- Concerns raised on the following grounds - out of character/not in keeping with area, visual impact, density/over development, design/appearance
- It appears that Elm is in danger of becoming urban rather than rural which is such a pity.
- The rear of the garages attached to plot 10 and especially plot 11 appear to be almost right on the edge of Wales Bank itself.
- *'sets a dangerous precedent for future development along Wales Bank itself'*.

Heritage

- *'I was under the impression that these Barns, (they were actually packing plants for the local crops, mainly potatoes) were subject to a preservation order due to their age and significance in the history of the village'*
- *'Next a barn which has stood for over 100 years along with wall will be destroyed and replaced with something less attractive'*
- *'I have lived in Elm all my life, the Redmoor House is part of the history of Elm. I know we need more houses but just not there. Plenty of room else were'*.
- *Queries 'the proposed intention is with the existing Redmoor House? It is significantly left on the site plans, standing within the development site. As I understand it this house is a listed building, so demolition is not possible. However, I'm sure the developer, nor any future tenants of these houses, is going to want a derelict building sitting within their new gated estate. This leads to the obvious conclusion that the intention will be to turn it into flats. So the proposed 13 dwellings will in fact become what.... 13 houses +13 flats as well? Why is no reference made to the future intentions with Redmoor House as part of this application?'*

'Removal of barns and wall will set a precedent for eventual removal of the main house which would be a huge loss for the area'.

Residential amenity

- Loss of view/outlook,
- Overlooking/loss of privacy
- With the complete clearing of the trees within the development site, from our garden, we can now see Redmoor House quite clearly. Once the proposed houses are built, our outlook will be changed again with the feeling of a rural location rapidly vanishing as the area becomes more and more urbanised'.
- *'The current edge of the development along Wales Bank consists of a brick wall. If as I suspect this is to be demolished along with the barns what is going to replace it? There is nothing on the plans to note whether the outlook will become open into the gardens of these new houses, or whether a new wall or some sort of fencing will be installed to shield view'.*
- Proximity to property
- 'Conversion of barns will overlook their property and could look into their lounge.
- Plot 12 looks directly into our daughter's bedroom window
- Amended scheme: The issue of Bungalows opposite and adjacent hasn't been addressed
- 'The development consists of 2-storey houses when adjacent and opposite properties are single storey bungalows which appears to be out of keeping and unfair to those living there'.
- Several properties may lose their privacy by being overlooked.

Access, Traffic or Highways

- With the large developments currently underway within Elm we have seen an increase in HGV traffic using Wales Bank despite the signs suggesting it is unsuitable for HGV's. If the development was to go ahead we would appreciate HGV's using the site not using Wales Bank for access.
- Concerns regarding increase in traffic in Wales Bank as a cut through
- 'Navigating Wales Bank with small children on the school run is already difficult due to a lack of a foot path. Also an additional junction so close to the Wales Bank turning concerns me. The junction is already difficult due to it not accommodating 2 vehicles at the same time. Visibility out of the junction is also poor and could be hampered further by the development at the proposed site'.
- Current roads are in a very poor state of repair
- Driveway to plots 12 and 13 is too close to Wales Bank.
- Potential for confusion between turning into driveway or Wales Bank as Wales Bank can get busy.
- There are no streetlights and no pavements
- *Wales Bank is already too busy and narrow. It needs to be made wider towards the junction.*
- *Wales Bank has historically been a bit of a blind entrance onto the main road. There are 6 new houses and a bungalow already being built opposite [...] development will increase congestion at Wales Bank Junction to 38 extra cars trying to get out to the main road.*
- *The extra driveways and entrances along Fridaybridge Road along with the new houses being built on the opposite side bring a need for traffic calming to be extended further along the main road. However, the traffic calming should*

*be a one lane, right of way section as we regularly see cars overtaking as they leave Elm heading towards Fridaybridge. They end up going past the Wales Bank junction at high speed on the wrong side of the road
The access appears very close to the turning into Wales Bank which is already overused. The turning is narrow and can only withstand 1 vehicle at a time. Wales Bank is essentially a single track road that has not been able to withstand current traffic levels, this development would impact road use both during and after construction. The distance between the 2 junctions along with the additional development opposite will pose serious risk to those turning off the B1101*

- *'With all the extra cars I hope there is enough parking available without cars parking on the road'.*
- *'Even though the Plans have been slightly changed in regards to the first set of Plans, we still feel very strongly about the access driveway to the new houses is still to near the entrance to Wales Bank'.*
- *'Cars who are turning into Wales bank either from the Fridaybridge side or Wisbech side could be seen as turning into the new houses and other road users already overtake if a car is turning into Wales Bank another close driveway/turning in proximity to Wales Bank will make the road even busier and unsafe'.*
- *'Cars often use the top of their drive as a pull in as they cannot pass on the lane if they meet each other as it is too narrow at this point'*
- *There is no path or pedestrian sanctuary in the mouth of Wales Bank meaning again if there is a pedestrian in the road vehicles are forced to wait.*
- *a major issue with all new build estates is a lack of sufficient parking for the residents. [...] has space been allowed for this within the development?*
- *[Additional traffic will destroy] the already fragile road surface.*
- *Highlighted that construction traffic is using WB at present which is impacting on existing housing*
- *Why do plots 6 & 7 require access onto Wales Bank? [...] all houses should be accessed from within the development.*

Drainage and Flooding

- *'The heavy rains we experienced in December/January demonstrated the surrounding area is liable to flooding. Whilst not serious flooding the proposal of 13 additional houses does cause concern on how damaging any future flooding may be'.*
- *During December 2020 and January 2021 there was significant flooding to Back Road, with raw sewage flowing into residential properties. There is additional pumping to the rear of these properties which will undoubtedly be affected by 13 more dwellings with water a sewage discharge for approx 40 additional people.*
- *'For the first time in living memory of many long term residents, land around the proposed development site suffered from flooding over the winter. This can only be due to the complete over development of the Fridaybridge road, displacing more and more water into the remaining land and dykes behind'.*
- *Questions 'what actions will be taken to deal with the additional water run-off from the site. I see from the online documents that Cambs Flood & Water raises the same objection'.*
- *[...] 'sewerage works must be considered. All these new houses along Fridaybridge road, and in Wales Bank, have presumably been connected to the main drain & sewerage system, a system that was installed in 1978 according to a letter sent to our household from Fenland District Council at*

the time. [...] the drains are just 100mm (4inches) in diameter and made up of clayware pipes, clearly only ever intended to cope with the few original houses along the road. They have never been upgraded to our knowledge despite all the new properties now connected to them. Our neighbours on Back Road, off Wales bank, lie at the end of a branch of the drain system and have suffered flooding from back flow down the drains during the last 2 winters. This again must be caused by the increased pressure being placed on the system and 13 more houses in such a condensed space is only going to add to this pressure'.

- *The felling of trees on the site has had an immediate impact on drainage of the surrounding land*

Wildlife Concerns

- *There are bats and owls living in the barns.*
- *The site has almost been cleared of all of its trees with some very large trees being removed in the process. This seems rather presumptuous of planning permission being approved. What was the reason for this? Were they diseased and needed felling? I had previously witnessed an owl making use of one of the trees which has now been removed. With this in mind it would be good to see what environmental impact assessments were done prior to removing a large amount of the trees. I've also witnessed what appeared to be bats entering and leaving the barn currently situated on the proposed site. Again, I would be interested to see what assessment has been carried'.*
- *'At a time when we are being encouraged to plant trees I think it's very disappointing that those lovely old trees have been cut down before planning permission is granted. I can only assume that there was a good reason for doing so'.*
- *'The Contents of the Ecological Survey indicate results which are at odds with the residents witness statements Owner has pre-empted any permission and has removed mature trees, stripped the garden and destroyed habitats'.*
- *'We have seen both owls and bats in and around the barns, there were some mature trees in the garden that have been felled. This seems to be an ongoing problem in the village with trees and hedges being removed for building plots without any being replanted'.*
- *'Bats in particular I understand to be protected by law, with no disturbance of their natural habitat permitted. There is certainly a significant Bat population in the area as they can often be seen in the evening along Wales Bank, though I could not say exactly where they roost, the Barns would seem highly likely'.*
- *[..] 'trust the developer will NOT be permitted to begin any demolition before correct and proper surveys of the wildlife have been conducted, despite having already cleared the trees which also must have contained many nests and roosts'.*
- *'The area also has a sizeable squirrel and Deer population, both of which we have seen regularly in our own garden and along Wales Bank. These animals must also be finding their habitat shrinking with the clearance of so many trees and enclosed green space'.*

Other matters

- *'The scheme is not what the village needs, there is no work in the village – build where the work is and do not ruin our village'.*
- *'This is a quiet village location and should not be over-populated with houses that are not for the benefit of locals'.*

- ‘When will this over buildings stop, they are not affordable houses for the locals they only line the pockets of developers who then go onto the next project’.
- ‘This development has already begun. Neighbours are concerned to note the poor-quality fencing erected which should be removed immediately. Other developments in the area at Grove Gardens and Henry Warby Avenue have fenced construction off properly with respect for the neighbours and not used poorly fitted prison style fencing which negatively detracts from the aesthetics of the area’.
- Despite all this development there has been NO apparent upgrading to the village school, which has been oversubscribed for years, nor to the roads or services (water, gas, electric etc) within the village.
- Agricultural land
- *‘The LPA are allowing those who have funds to do large scale developments within the village but if the common man wanted to build in their own garden, they doubt that this would be allowed’.*
- Consider more extensive consultations should have been undertaken regarding the proposals.
- *‘We have a playing field no body uses because there is nothing there. We need a new shop, bigger school, and a Doctors’.*
- *‘People keep coming in but what about the people who have been here a long time’.*
- Concerned regarding construction noise and disturbance arising from the building works should permission be granted.

In addition, a ‘representation’ has been received from a resident in Wales Bank noting concern with the state of the road surface in Wales Bank. It is appreciated that not all properties access the site via Wales Bank but consider that any increase in road traffic will deteriorate the road surface even more. With more and more traffic using the road it will need improvement

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Para 10. presumption in favour of sustainable development

Para 12. development plan is the starting point for decision-making

Para 34. Plans should set out the contributions expected from development

Para 39. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.

Para 47. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para 64. Provision of affordable housing should not be sought for residential developments that are not major developments

Para 111. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 119. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living condition

Chapter 12. Achieving well-designed places

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

Chapter 15. Conserving and enhancing the natural environment

Chapter 16. Conserving and enhancing the historic environment

7.2 National Planning Practice Guidance (NPPG)

Determining a Planning Application

7.3 National Design Guide 2019

Context C1 - Relationship with local and wider context;

Context C2 – Value heritage, local history and culture

Identity I1 - Respond to existing local character and identity

Identity I2 – Well-designed, high quality and attractive

Built Form B2 - Appropriate building types and forms

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

Nature N3 – Support rich and varied biodiversity

Homes and Buildings H1 - Healthy, comfortable and safe internal and external environment, H3 - Attention to detail; storage, waste, servicing and utilities

Lifespan L3 - A sense of ownership

7.4 Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP12 – Rural Areas Development Policy

LP13 – Supporting and Managing the Impact of a Growing District

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

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP18 – The Historic Environment

LP19 – The Natural Environment

8 KEY ISSUES

- **Principle of Development**
- **Threshold Considerations**
- **Character and visual amenity**
- **Heritage**
- **Residential amenity**
- **Highway safety**
- **Flood risk**
- **Biodiversity**
- **Contamination**
- **Infrastructure**
- **Other matters**

9 BACKGROUND

- 9.1 The scheme came forward without any pre-application engagement as such the LPA did not have opportunity to outline the likely heritage impacts of the scheme as first presented; accordingly, the scheme proposals have evolved during the consideration of the application in response to the input from a number of the consultees engaged in the consultation process.
- 9.2 It should be further noted that whilst the original scheme for 13 dwellings was accompanied by a viability assessment this aspect no longer requires consideration given that revisions made to the proposal brings the scheme under the trigger which would necessitate the on-site provision of affordable housing and financial contributions towards education and other infrastructure; with a net increase in dwellings of 9 units across the site to be developed.
- 9.3 For the purposes of transparency, it is acknowledged that Simon Machen, who is currently acting in a temporary role as a Corporate Director for Fenland District Council prepared the Planning Statement which accompanies the application. However, he is not the named planning agent for the application and any discussions with officers have only been through the agent.

10 ASSESSMENT

Principle of Development

- 10.1 Elm is identified in the Fenland Local Plan as a 'Limited Growth Village' where a small amount of development will be encouraged and permitted in order to support its continued sustainability. Such growth is caveated by Policy LP12 with thresholds identified to control development which does not have community support.
- 10.2 In addition to the general 'settlement hierarchy' policy the development of this site must adhere to Policies LP12 and LP16 in terms of character, appearance and, residential amenity; whilst also representing appropriate development having due regard to technical matters and site constraints.
- 10.3 With regard to technical matters and site constraints it is also necessary to consider Flood risk (LP14), Highway Safety (LP15), Biodiversity (LP19).
- 10.4 Furthermore as identified during the planning process Redmoor House and its associated outbuildings is considered to be a non-designated heritage asset and in accordance with the National Planning Policy Framework appropriate consideration must be given to any heritage impacts arising from the proposal.

Threshold considerations

- 10.5 Policy LP12 identifies that should the 'threshold' for the village be breached it will be necessary for the proposal to evidence community support demonstrated through proportionate pre-application consultation. The threshold for Elm has been exceeded however since the formal adoption of the FLP in 2014 this particular strand of the policy has been tested at appeal.
- 10.6 It is evident that this proposal is not able to evidence the clear local community support required to comply with Policy LP12, nor has it attracted a favourable recommendation from the Parish Council. However, an appeal decision in 2017, post local plan preparation, questioned this aspect of the policy with the Planning

Inspector noting that the failure to achieve community support should not render an otherwise acceptable scheme unacceptable and allowed the appeal.

- 10.7 Against this backdrop it would not be appropriate to withhold consent solely on these grounds; although it is recognised that should the exceeded threshold limits manifest themselves in actual and significant harm when the scheme is viewed against other policies these material considerations would stand in their own regard.

Character and visual amenity

- 10.8 It is clear that Redmoor House, its outbuildings and associated environs are an important feature within the Elm street scene. In considering any proposals for the site it is necessary to balance the likely impacts of the proposals against the benefits in delivering additional housing. The retention of the existing house, together with commensurate amenity land around it to preserve a 'setting' and the conversion of the outbuildings as secured by negotiation will see the front of the site appearing largely unaltered, excepting for the creation of the new shared access.
- 10.9 Similarly the retention of the boundary wall along the road frontage with Wales Bank will maintain the character of the frontage part of the site; the extension of this boundary with fencing is a less desirable element; however not so significant as to render this element worthy of refusal.
- 10.10 Views to the development to the rear of Redmoor House and the converted outbuildings will be apparent however given the scale and form of the existing buildings and the positioning of the new build dwellings within the site these are unlikely to dominate or detract from the existing setting when viewed from Fridaybridge Road. It is acknowledged that the character of the site will change when viewed from Wales Bank, and comments of consultees are noted. However, there is a mix of dwelling styles and scales within the vicinity and it would not be reasonable or indeed justified to withhold consent for visual amenity or character grounds.
- 10.11 This assessment has due regard to the wider character of the area, noting that there is development to the west along Wales Bank and further at depth development to the north at Peartree Way/Henry Warby Avenue. The critical consideration in achieving an appropriate development is therefore achieving an appropriate setting for Redmoor House as the wider surroundings clearly indicate that at depth development could not be resisted per se in this location given its surroundings.
- 10.12 Whilst in visual terms it may have proved more beneficial to have the properties at Plots 5 & 6 facing onto Wales Bank there is a trade-off to be had between highways and character, noting that these plots were re-orientated on the recommendation of the LHA who considered that the development should be solely accessed from within the site given the nature of the Wales Bank carriageway.
- 10.13 Both the Parish Council and local residents have made representations regarding the form of the development and the amount, however assessed against the Local Plan and the National Planning Policy Framework it is not considered that a refusal could be sustained, the site (excluding Redmoor House and its curtilage) would deliver a density of 14 dwellings per hectare, and on including Redmoor

House and the wider site this would reduce to 12 dwellings per hectare. This could not be deemed to represent an overdevelopment of the site, mindful also of the comments of the Conservation Officer below relating to the setting of Redmoor House.

Heritage

- 10.14 Whilst outside the conservation area and not formally listed Redmoor House and its associated outbuildings are considered as non-designated heritage assets identified through the planning process. Its associated landscape forms their setting. A heritage asset is a building (monument, site, place, area or landscape) identified as having a degree of significance meriting consideration in planning decision, because of its heritage interest.
- 10.15 The FDC Conservation Officer highlights that *'the house and stables form a group value, and both appear on the 1840 Tithe Map as owned and occupied by one Joseph Blackburn, listed on the 1841 census as a farmer. Both also appear on the 1886 Ordnance Survey map, the barn indicated to show its present horseshoe arrangement, with a formal driveway to the front of the main property, leading to the front of the stable building. The 1900 Ordnance Survey map indicates the house in its current plan form. Both the house and the stable outbuilding are built in local gault brick to the front, and red brick to the rear ranges with slate roofs and have evolved as fashions, finances and requirements have dictated. The red brick elements of the stable and barns are now roofed with asbestos cement sheeting. The rear of the barn building incorporates a patterned brick vent, and a glazed area with potting bench and a Georgian 6 panelled door. The house and stables once stood in nearly splendid isolation, with scale and prominence on a corner plot. Their style, scale, materials, additions and alterations, along with the plot and mapping evidence, indicate a dwelling of some social standing and prominence, indicating the size of family and servants required to run a small rural holding of this kind. Modern housing now encroaches on all sides and the garden to the rear forms the remainder of the setting for the house and outbuildings, which once stretched all the way to Back Lane. A high brick boundary wall runs along Wales Bank and a low frontage wall faces Fridaybridge Road'*.
- 10.16 Whilst initially the scheme came forward without recognition of the status of Redmoor House this was acknowledged as consideration of the scheme advanced and supporting information in the form of a Heritage Statement provided. In addition, the agent for the scheme has proactively responded in the main to matters raised during the evaluation of the proposal through the retention of the barns and their conversion and the reduction in the amount of development to enable a more appropriate 'setting' to be preserved for Redmoor House.
- 10.17 In applications for planning permission that affect a non-designated heritage asset or its setting, the NPPF requires, amongst other things, both that local planning authorities should take into account the desirability of sustaining and enhancing the significance of such heritage assets, and of putting them to viable uses consistent with their conservation, and the consideration of the positive contribution that conserving such heritage assets can make to sustainable communities including their economic vitality (NPPF 2021:Para 197)
- 10.18 Revisions to the scheme have secured additional garden/curtilage to serve Redmoor House addressing concerns regarding a proportionate setting for this property therefore the only point of contention remains the design of the proposed

dwellings within the context of the site, noting the FDC Conservation Officers observes that *'the proposed new build dwellings remain unremarkable in their design. Given that a conservation consultation has been requested for this application it was suggested that the principal asset of Redmoor House, which has architectural styles from more than one period could be a source of inspiration for the new development. This would align with LP16 d) which states that all new development shall: "make a positive contribution to the local distinctiveness and character of the area, enhances its local setting, response to and improves the character of the local built environment, provides resilience to climate change, reinforces local identity....."; and NPPF 192 c) (now para 197 c) July 2021 edition) "the desirability of new development making a positive contribution to local character and distinctiveness.*

- 10.19 In response to the comments of the Conservation Officer a further written submission has been tabled which highlights that Redmoor House is in fact two dwellings and that its setting *'[...] has changed fundamentally since its construction. Now two dwellings, it sits within a built-up area of very mixed design quality and with no predominant architectural style. It no longer rests within an open agrarian landscape. Indeed, consent has recently been granted for dwellings immediately opposite the site, the only open aspect remaining. The setting of Redmoor is thus of a property surrounded by post war contemporary development of limited intrinsic architectural quality. Redmoor itself will be physically unaffected by the proposed scheme and its associated outbuildings, which are in state of disrepair, will be brought back into beneficial use.*
- 10.20 Officers concede that whilst the suggestions made would result in an uplift in design quality they could not be insisted on in this instance. That said securing appropriate materials through condition will do much to obviate these concerns.
- 10.21 Noting finally the comments of local residents and the Parish Council with regard to heritage matters largely related to the original proposals to demolish the outbuildings and the intentions of the owner with regard to Redmoor House, these matters have been clarified and resolved through the application process.
- 10.22 It is considered that on-balance a favourable recommendation may be made, acknowledging that the scheme has moved forward in such a way as to largely address the matters raised to an extent where a refusal could not be sustained on heritage grounds.

Residential amenity

- 10.23 A number of the consultation responses received relate to the juxtaposition between the proposed housing and the existing dwellings located within Wales Bank, citing matters of overlooking and loss of privacy. It is appreciated that there will be a change in the outlook from these properties, however on assessment the loss of privacy and overlooking would not be so significant as to render the scheme unacceptable.
- 10.24 Three of the 4 new build properties which lie to northern boundary of the site whilst in the main two-storey incorporate a single storey 'orangery' projection with the two-storey element being circa 11 – 14 metres from their rear boundaries. This results in a separation distance between the rear walls of the proposed dwellings and the front elevations of properties along Wales Bank of circa 28 – 32 metres which could not be deemed justification for refusal in respect of reduced residential amenity. The fourth dwelling, situated adjacent to the western

boundary adopts a different design detailing and presents as a chalet style dwelling, responding to the adjacent bungalow. This property achieves a separation distance of circa 28 metres with its three rear dormer windows serving 2 bedrooms and a bathroom.

- 10.25 The barn conversions will similarly represent no significant impacts with regard to the residential amenities of existing properties with the windows at first floor largely comprising roof lights to the front and rear of the two-storey link. With the two-storey element of Plot 9 containing a window in its rear (north) and flank (east) elevation at first floor level.
- 10.26 With regard to the southern section of the site it is noted that the properties to be sited along this boundary will have a rear outlook onto open agricultural fields, with substantial landscaping being retained along this boundary.
- 10.27 The dwellings sited at Plot 3 and Plot 4 (located to the western section of the site) will have garden depths of circa 8-12 metres and their rear elevations will each feature 4 No. bedroom windows. Plot 4 is situated closest to Richmond to the west, with Plot 3 located in the south-western corner of the site. There is significant planting along this boundary and no significant impacts are anticipated given the placement of the dwellings and the presence of landscaping along this boundary.
- 10.28 The property at Plot 5 is of a chalet style and this will sit forward to Richmond and mark the transition from the single storey dwelling to the two-storey properties there are no first-floor windows in the flank wall of this property and its lower eaves and roof scape will reduce its visual impact when viewed from Richmond. Consideration has been given to the likelihood of this projection being overly dominant and overbearing on the householders at this dwelling and it is accepted that the projection beyond the front of this dwelling is significant. However, the flank wall of the proposed dwelling is circa 2 – 2.4 metres from the common boundary and there is a further 1.5 metres between the common boundary and Richmond (disregarding the timber infill section which is built up to the boundary), with views from the windows of Richmond being oblique. On balance it is considered that the impact would not be so significant as to render the scheme unacceptable. It is further noted that there will be some loss of light to the site frontage of Richmond given the position of the dwelling to the east however this is restricted to the parking area of that property and again would not warrant a refusal.
- 10.29 As noted elsewhere within this report each plot makes appropriate provision for public amenity space in accordance with Policy LP16 (h) and as such makes appropriate provision in this regard to serve the needs of the future householders.

Highway safety

- 10.30 Matters raised relating to traffic considerations, access and highway safety largely focus on the existing use of Wales Bank, its lack of footways and lighting and overall condition. As revisions to the scheme have removed any access to/from Wales Bank these matters largely fall away from consideration.
- 10.31 Notwithstanding the above matters concern has however also been raised regarding the proximity of the proposed access to the existing junction with Wales Bank, with one contributor noting that 'the distance between the 2 junctions along

with the additional development opposite will pose serious risk to those turning off the B1101'.

- 10.32 Whilst these comments are noted they have not been highlighted by the LHA as part of their consultation response, and in the absence of a technical objection from the Local Highways Authority a refusal on these grounds would not be warranted and could not be sustained.
- 10.33 It is concluded that the scheme achieves compliance with Policy LP15 of the FLP (2014)

Flood risk

- 10.34 Again the scheme has been through several iterations with regard to the drainage strategy resulting in a largely accepted scheme, save for the outstanding issue relating to an agreement in principle from the Internal Drainage to discharge into their system at the proposed rate. The LLFA have noted that this is *'to avoid potential issues of the IDB not having capacity, or limited by other constraints such as the pumps, which could lead to a consented site without a feasible point of discharge'*.
- 10.35 Whilst ideally the LPA would secure this information prior to determination Officers are mindful that development could not progress without the approval of the IDB which operates under a separate consenting regime. The grant of planning permission would not negate the need to obtain such consent and would give the applicant a level of certainty in further developing the scheme for the site whilst also safeguarding the site in terms of flood risk and surface water disposal as clearly the developer will need to demonstrate compliance with the condition prior to any development above ground.
- 10.36 It is understood that the drainage consultant acting for the applicant has been in further contact with the LLFA following on from their latest consultation response in order to ascertain whether there is scope to impose a condition to satisfy this outstanding element and formal comments are awaited in this regard and will be reported to the committee meeting as an update. It is clear that conditioning this aspect is the only way to move forward with an approval, given that a suitable condition will not compromise the ultimate potential of the scheme to satisfy the requirements of both national and local planning policy. Officers are therefore comfortable to recommend this approach.
- 10.37 The concerns raised by residents relating to a flood event in December 2019 are acknowledged however in finalising a suitable scheme based on the details submitted to date there is nothing to suggest that the development of this site would worsen or impact on the surrounding area. Accordingly, it is considered that with appropriate conditions the scheme would achieve compliance with Policy LP14 of the FLP and the NPPF (2021)

Biodiversity

- 10.38 The scheme was originally recommended refusal on the *'grounds that there is insufficient information to make a recommendation'* noting that the further surveys recommended in the Extended Phase 1 Ecological Survey report had not been undertaken and without this information it was impossible for the LPA to make a full informed decision on this proposal.

- 10.40 This shortfall in information was addressed through the submission of further surveys and the Wildlife Officer has removed his objection to the scheme subject to a number of safeguarding conditions being imposed. It is further noted that a license from Natural England will be required before works can begin.
- 10.41 The submission of a Construction Environmental Management Plan will see the recommendations of the two ecological reports being incorporated into the build programme for the site and will ensure that the scheme achieves compliance with Policy LP19 of the FLP (2014) and the requirements of Chapter 15 of the NPPF (2021).

Contamination

- 10.42 The formal comments from the FDC Environmental Protection team are awaited with regard to the Phase I contaminated land study which was commissioned by the agent in response to their initial consultation response.
- 10.43 It is noted that the Geo Environmental Desk Study Report – Phase 1 indicates that the site had limited documented developmental history since its establishment. However, the walkover survey and searches undertaken as part of the Desk Study indicated that there were no readily identifiable sources of contamination and as such the need for a phase II intrusive investigation was considered unwarranted. The conclusions drawn in the report would appear to align with the anecdotal evidence secured as part of the consultations undertaken, with one respondent noting that the barns were used for *'packing plants for the local crops, mainly potatoes'*
- 10.44 As indicated above the formal comments of the FDC Environmental team are awaited however there is nothing to indicate that compliance with Policy LP16 (l & m) of the FLP could not be achieved.

Refuse

- 10.45 No objection has been raised to the scheme regarding the provision of refuse collection services although it is acknowledged that the private road would need to be constructed suitably for a 26 tonne refuse vehicle and indemnity would be required from landowners or future management company against any potential damage to the road surface etc. which may be caused during vehicle operations. Such detail along with bin collection point details may be secured by a refuse collection strategy condition to enable the detail to be submitted and agreed prior to occupation.

Crime and design

- 10.46 The Police Crime and Design team consider that the site layout provides high levels of natural surveillance with pedestrian and vehicular routes aligned together and each property benefiting from their own driveways/garaging. Notwithstanding their support of the scheme, they have requested sight of the lighting plan when this is available, and this may be secured by condition.

Pre-commencement conditions

- 10.47 Section 100ZA(5) of the Town and Country Planning Act 1990 provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to

the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).

- 10.48 The applicant has been consulted on the proposed conditions and their formal confirmation of the same is awaited. Subject to such confirmation, it is considered that the requirements of section 100ZA(5) have been met.

The proposed conditions are as follows:

Condition 2 – Historic Building Recording

Condition 4 – LLFA Drainage condition

Condition 13 – Evidence that a licence has been issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Condition 14 – Submission of a Construction Environmental Management Plan (CEMP: Biodiversity)

Condition 20 – Submission of levels

11 CONCLUSIONS

- 11.1 The scheme has been substantially amended during the evaluation phase to secure the future of the historic barns and reduce the amount of development to ensure that the development is appropriate in context.
- 11.2 Matters raised during the consultation regarding the suitability of Wales Bank to accommodate additional traffic have also been addressed through the realignment of the dwellings originally annotated as Plots 6 & 7 to facilitate access via the shared estate access.
- 11.3 There are no technical objections that may not be resolved through the imposition of safeguarding conditions. Furthermore, the scheme is considered acceptable in terms of heritage impacts, character and residential amenity and there would be no significant impacts that would warrant an unfavourable recommendation.

12 RECOMMENDATION: Grant

Conditions

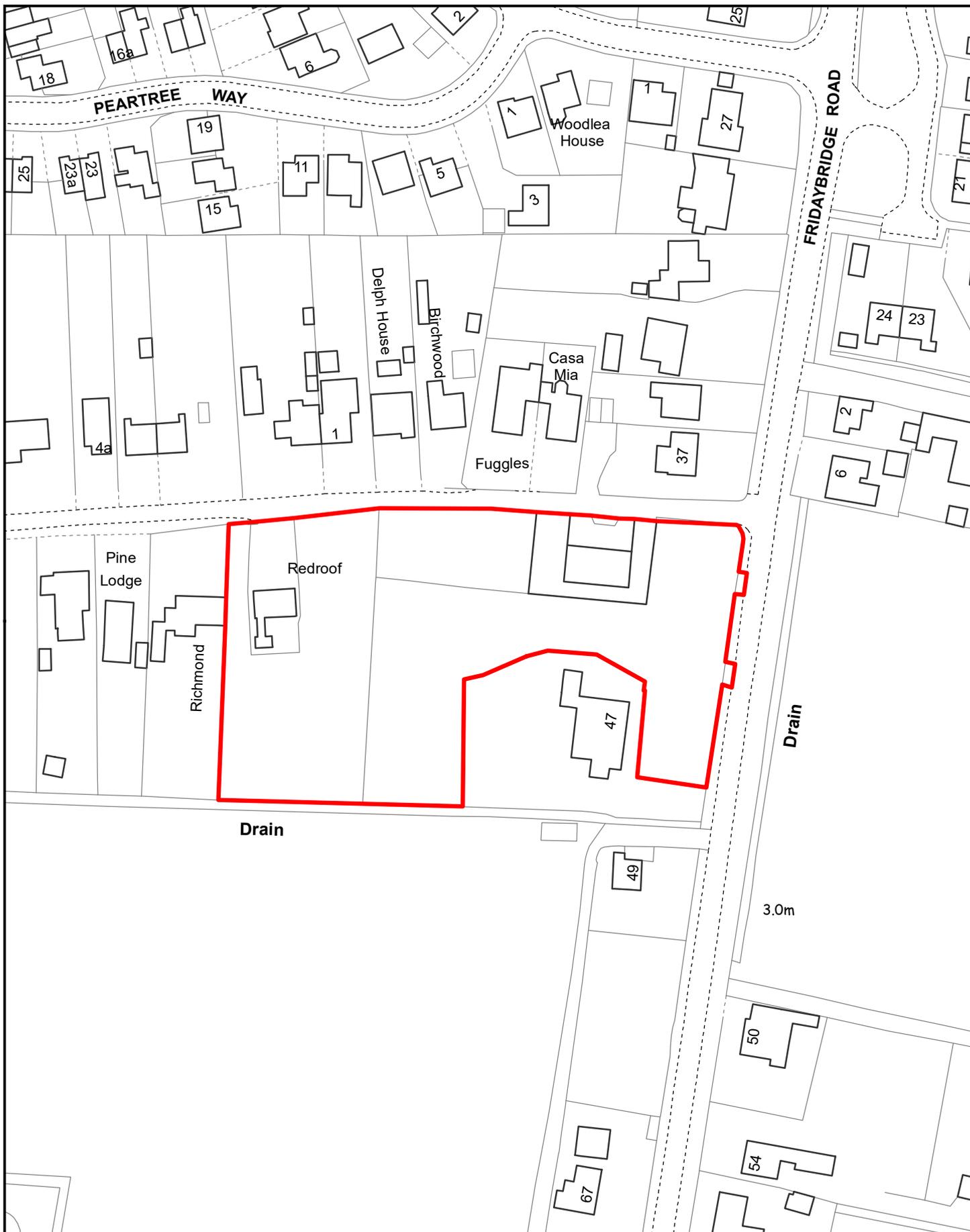
1	The development permitted shall be begun before the expiration of 3 years from the date of this permission. Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
2	Prior to the commencement of development, a level 3 Historic Building Recording is to be carried out for the stable block in accordance with Historic England guidelines and to be lodged with the Cambridgeshire Historic Environment Record.

	Reason - To ensure that an appropriate record is made of the historic building fabric that may be affected by the development.
3	<p>Notwithstanding approved plans, and prior to the commencement of any development above ground level, including works of conversion, samples of all external materials, including joinery details to be used in the construction of the development (both to the new builds and the stable) shall be required to be submitted to and approved in writing by the LPA. 1x1m sample panels should be provided to indicate brick, mortar and bonding, and joinery details should be satisfied either by product details for the new builds or scale drawings of no less than 1:10 scale for the stable conversion.</p> <p>Reason – To ensure that the appearance of the development is acceptable in the context of the site noting the presence of the non-designated heritage assets which form part of the development/form its setting, thereby satisfying the aims of the NPPF (2021) and Policy LP18 of the Fenland Local Plan (2014).</p>
4	Drainage condition to be agreed by LLFA
5	<p>The vehicle turning and parking spaces shown on the approved plans shall be provided before the development is brought into use and shall be retained thereafter.</p> <p>Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.</p>
6	<p>Prior to first occupation of the development hereby approved, visibility splays shall be provided as shown on the approved plan and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.</p> <p>Reason - In the interests of highway safety.</p>
7	<p>No part of the development shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed private drive have been submitted to and approved by the Local Planning Authority. The private drive shall thereafter be maintained in accordance with the approved management and maintenance details in perpetuity thereafter; this management plan shall extend to include the external lighting secured under condition 07 of this approval.</p> <p>Reason - To ensure a satisfactory means of access in accordance with policies LP15 and LP16 of the Fenland Local Plan 2014</p>
8	<p>Prior to the commencement of any development above slab level a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to occupation of any dwellings hereby approved and retained thereafter in perpetuity.</p> <p>Reason - In order to ensure that the site meets the crime prevention guidelines in accordance with Policies LP16 and LP17 of the Fenland Local Plan 2014.</p>
9	Prior to the first occupation of the development any gate or gates to the vehicular access shall be set back the minimum distance detailed on the

	<p>approved plan. Any access gate or gates shall be hung to open inwards.</p> <p>Reason - In the interests of highway safety.</p>
10	<p>No vehicular access(es) from the development hereby approved are permitted to access Wales Bank.</p> <p>Reason - In the interests of highway safety.</p>
11	<p>The existing access(es) to Wales Bank shall be permanently and effectively closed and the highway verge shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, within 28 days of the bringing into use of the new access.</p> <p>Reason - In the interests of highway safety.</p>
12	<p>The buildings shall not be occupied until the means of vehicular access has been laid out and constructed in accordance with the approved plans.</p> <p>Reason - In the interests of highway safety and to ensure satisfactory access into the site.</p>
13	<p>The proposal shall not in any circumstances commence unless the local planning authority has been provided with either:</p> <p>a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or</p> <p>b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.</p> <p>Reason: As recommended within section 1.1.5 of the EcIA (Glaven Ecology, 2021). This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.</p>
14	<p>No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:</p> <p>a) Summary of potentially damaging activities.</p> <p>b) Identification of "biodiversity protection zones".</p> <p>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site.</p> <p>d) The location and timing of sensitive works to avoid harm to biodiversity features.</p> <p>e) The times during construction when specialist ecologists need to be present on site to oversee works.</p> <p>f) Responsible persons and lines of communication.</p> <p>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</p>

	<p>h) Use of protective fences, exclusion barriers and warning signs.</p> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason - To ensure that the recommended mitigation and compensation suggested in section 5 of the EclA (Glaven Ecology, 2021) and section 5.21 of the Ecological Survey Report (Golden Tree Surgeon, 2021) are followed correctly. This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan (2014).</p>
15	<p>No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.</p> <p>Reason - Protected species are a material concern for Local Planning Authorities as per the National Planning Policy Framework and Fenland Local Policy. The disturbance of protected species may be an infraction as described within the Wildlife and Countryside Act 1981.</p>
16	<p>No part of the development hereby approved shall be occupied until such time as a refuse strategy has been submitted to and approved in writing by the Local Planning Authority. The agreed strategy shall be adhered to thereafter in perpetuity.</p> <p>Reason - To ensure a satisfactory form of refuse collection in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
17	<p>No development shall take place above slab level until a scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-</p> <ul style="list-style-type: none"> a) hard surfacing, other hard landscape features and materials b) existing trees, hedges or other soft features to be retained c) planting plans, including specifications of species, sizes, planting centres number and percentage mix d) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife e) details of siting and timing of all construction activities to avoid harm to all nature conservation features f) location of service runs g) management and maintenance details <p>Where it is intended to create semi-natural habitats, all species used in the landscaping schedules shall be locally native species of local provenance unless otherwise agreed in writing with the local planning authority.</p> <p>The approved hard landscaping scheme shall be carried out with regard to the dwelling to which it relates, prior to the occupation of that dwelling and the soft landscaping shall be carried out within the first available planting</p>

	<p>season following completion of the development or first occupation (whichever is the sooner) or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme.</p> <p>Reason - The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
18	<p>All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased (except those contained in enclosed rear gardens to individual dwellings) shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
19	<p>Prior to the first occupation of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and made available for use prior to the occupation of the first dwelling.</p> <p>Reason: In the interests of the safety of the occupiers and to ensure there are available public water mains in the area to provide for a suitable water supply in accordance with infrastructure requirements within Policy LP13 of the Fenland Local Plan 2014.</p>
20	<p>Notwithstanding the approved drawings, <u>P</u>prior to commencement of development/construction/any works, details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels, and cross sections, of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the levels shown on the agreed drawing(s).</p> <p>Reason: To ensure that the precise height of the development can be considered in relation to adjoining dwellings to protect and safeguard the amenities of the adjoining occupiers in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
21	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents</p>



Created on: 22/07/2021

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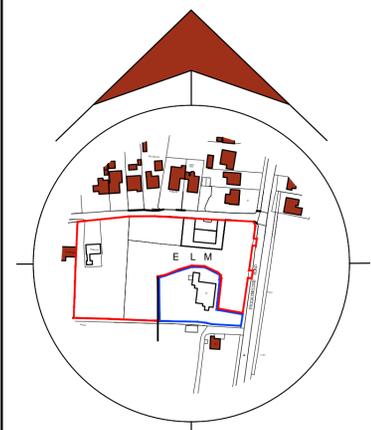




General Notes
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Area Schedule

Excluding Garages
 Detached Single Garage - Plots 5
 Detached Double Garage - 3 and 4
TYPE A - 231.6m²
 GF = 147m²
 FF = 84.6m²
TYPE B - 178.7m²
 GF = 96m²
 FF = 82.7m²
TYPE F - 235.4m²
 GF = 117.7m²
 FF = 117.7m²



Location Plan
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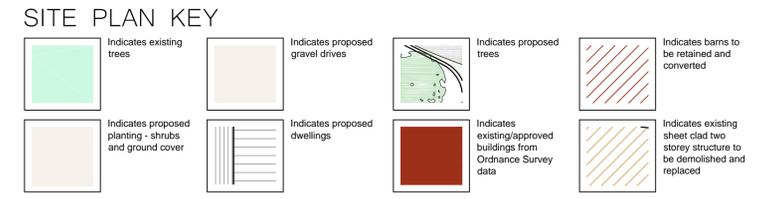
Revisions

A	Dec 2020	Amendments as client request in email dated 16/12/2020
B	Jan 2021	Type C Area Schedule Updated
C	March 2021	Planning Validation Updates
D	June 2021	WIP Scheme Changes Following Planning Comments and Client Meeting
E	June 2021	Barns retained, Plot 7 altered, fewer plots. Existing House garden enlarged
F	July 2021	Plot 6 Orientation Amended Following Highways and Planning Comments
G	July 2021	Plot 1 Removed and Plots 2 & 3 Amended
H	July 2021	Plot Numbers updated and Red and Blue Lines Updated

FOR APPROVAL

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Job Title	Date	Drawn by
Proposed Residential Development	December 2020	JB
Fridaybridge Road, Elm, Wisbech		Checked by
		GE
Drawing Title	Job No.	Sheet Size
Planning Drawing Site Plan	SE-1483	A1
	Dwg No.	Revision
	PP1000	H

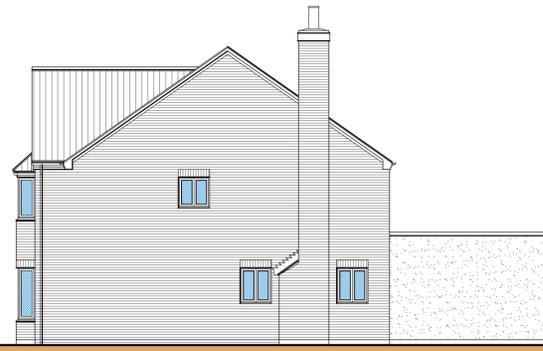
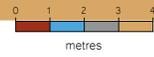


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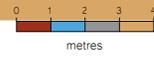
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Side Elevation

Scale: 1:100



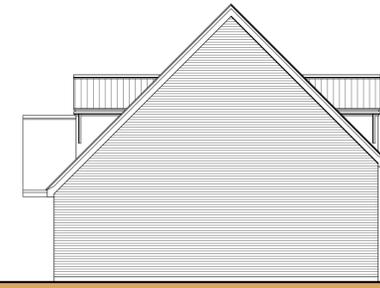
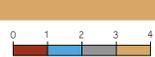
TYPE A

TYPE B



Front Elevation

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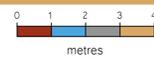
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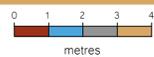
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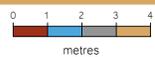
Side Elevation

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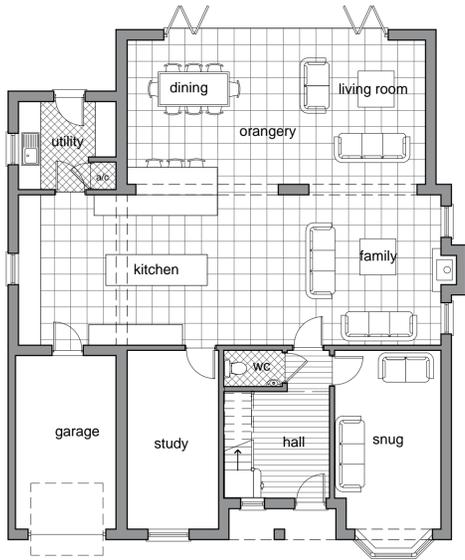
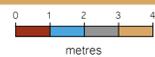
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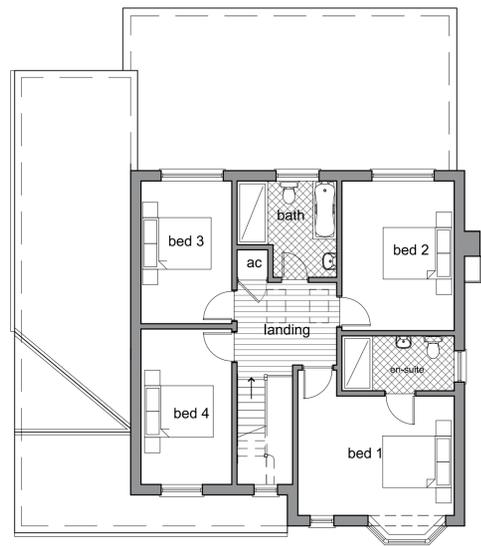
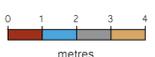
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Ground Floor Plan

Scale: 1:100



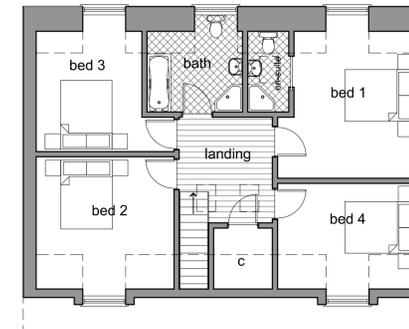
First Floor Plan

Scale: 1:100



Ground Floor Plan

Scale: 1:100



First Floor Plan

Scale: 1:100



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KEY

- Indicates roof tiles to be agreed
- Indicates facing bricks to be agreed
- Indicates render to be agreed
- Indicates joinery to be agreed

Revisions

A	Dec 2020	Amendments as client request in email dated 16/12/2020
B	Jan 2012	Type C Area Schedule Updated
C	March 2021	Planning Validation Updates
D	July 2021	Area Schedule Updated
E	July 2021	Plot No. on Schedule Updated

Status

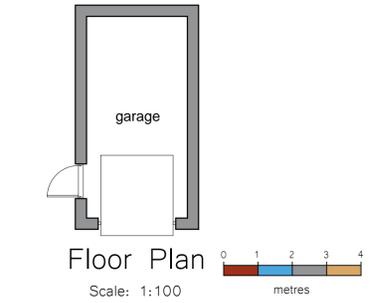
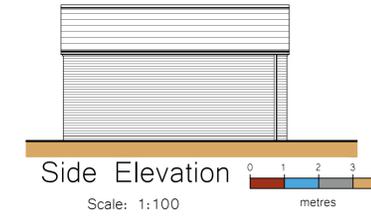
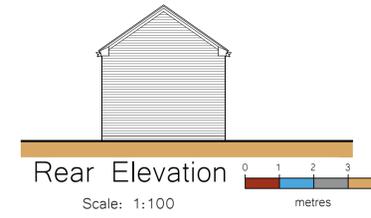
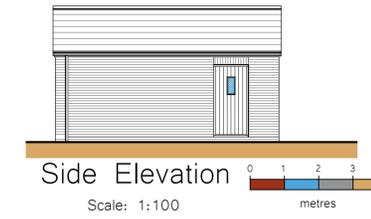
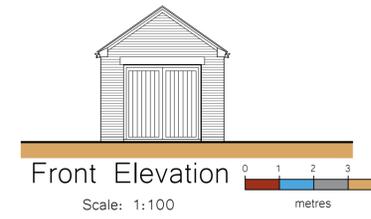
FOR APPROVAL



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Proposed Residential Development Fridaybridge Road, Elm, Wisbech	Job Title December 2020	Date December 2020	Drawn by JB	Checked by GE
Drawing Title Floor Plans and Elevations Type A & B	Job No. SE-1483	Sheet Size A1	Dwg No. PP2000	Revision E

Single Garages



- General Notes
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 4. Any discrepancies are to be brought to the designers attention.

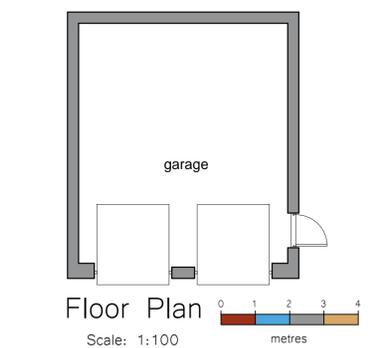
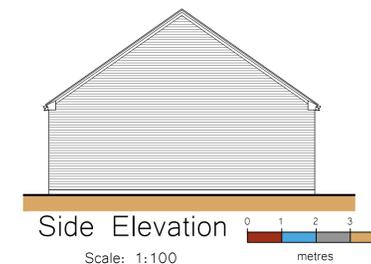
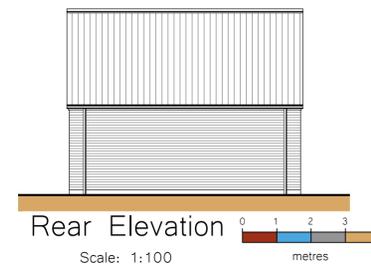
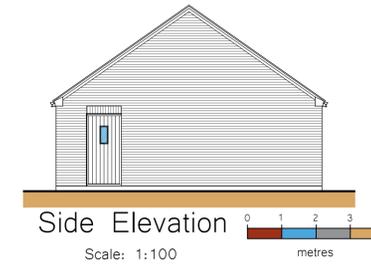
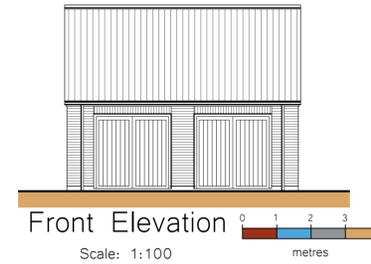
Area Schedule

Excluding Garages
 Detached Single Garage - Plots 5
 Detached Double Garage - 3 and 4
 TYPE A - 231.6m²
 GF = 147m²
 FF = 84.6m²
 TYPE B - 178.7m²
 GF = 96m²
 FF = 82.7m²
 TYPE F - 235.4m²
 GF = 117.7m²
 FF = 117.7m²

KEY

- Indicates roof tiles to be agreed
- Indicates facing bricks to be agreed
- Indicates render to be agreed
- Indicates joinery to be agreed

Double Garages



Revisions

A	Dec 2020	Amendments as client request in email dated 16/12/2020
B	Jan 2012	Type C Area Schedule Updated
C	March 2021	Planning Validation Updates
D	March 2021	Planning Validation Updates
E	March 2021	Area Schedule Updated and Type C Omitted
F	July 2021	Plot No. on Schedule Updated

Status

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Job Title Proposed Residential Development Fridaybridge Road, Elm, Wisbech	Date December 2020	Drawn by JB Checked by GE
Drawing Title Planning Drawing Floor Plans and Elevations Type C & Garages	Job No. SE-1483	Sheet Size A1 Revision F
	Dwg No. PP2001	

TYPE F



Front Elevation

Scale: 1:100 metres



Side Elevation

Scale: 1:100 metres



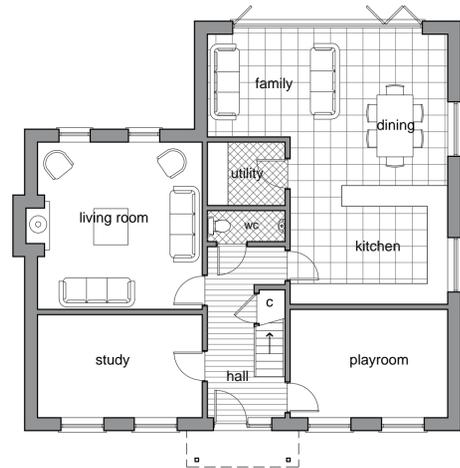
Rear Elevation

Scale: 1:100 metres



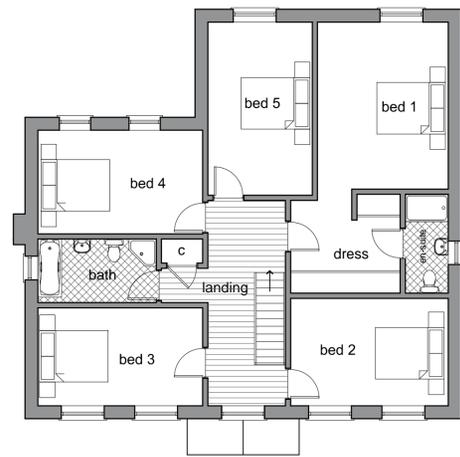
Side Elevation

Scale: 1:100 metres



Ground Floor Plan

Scale: 1:100 metres



First Floor Plan

Scale: 1:100 metres

- General Notes
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 - Any discrepancies are to be brought to the designers attention.

Area Schedule

Excluding Garages
 Detached Single Garage = Plots 5
 Detached Double Garage = 3 and 4
 TYPE A = 231.6m²
 GF = 147m²
 FF = 84.6m²
 TYPE B = 178.7m²
 GF = 96m²
 FF = 82.7m²
 TYPE F = 235.4m²
 GF = 117.7m²
 FF = 117.7m²

KEY

- Indicates roof tiles to be agreed
- Indicates facing bricks to be agreed
- Indicates render to be agreed
- Indicates joinery to be agreed

Revisions

A	Dec 2020	Amendments as client request in email dated 16/12/2020
B	Jan 2012	Type C Area Schedule Updated
C	March 2021	Planning Validation Updates
D	June 2021	Type E removed and street scene updated
E	July 2021	Internal South Elevation Updated
F	July 2021	Street Scene Elevation Updated
G	July 2021	Plot No. on Schedule Updated

Status

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Fridaybridge Road Elevation

Scale: 1:500 metres



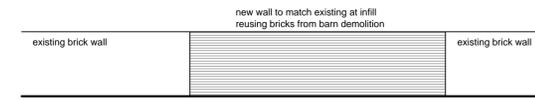
Internal South Elevation

Showing Existing Ground Levels and Proposed Floor Levels Scale: 1:500 metres



Internal North Elevation

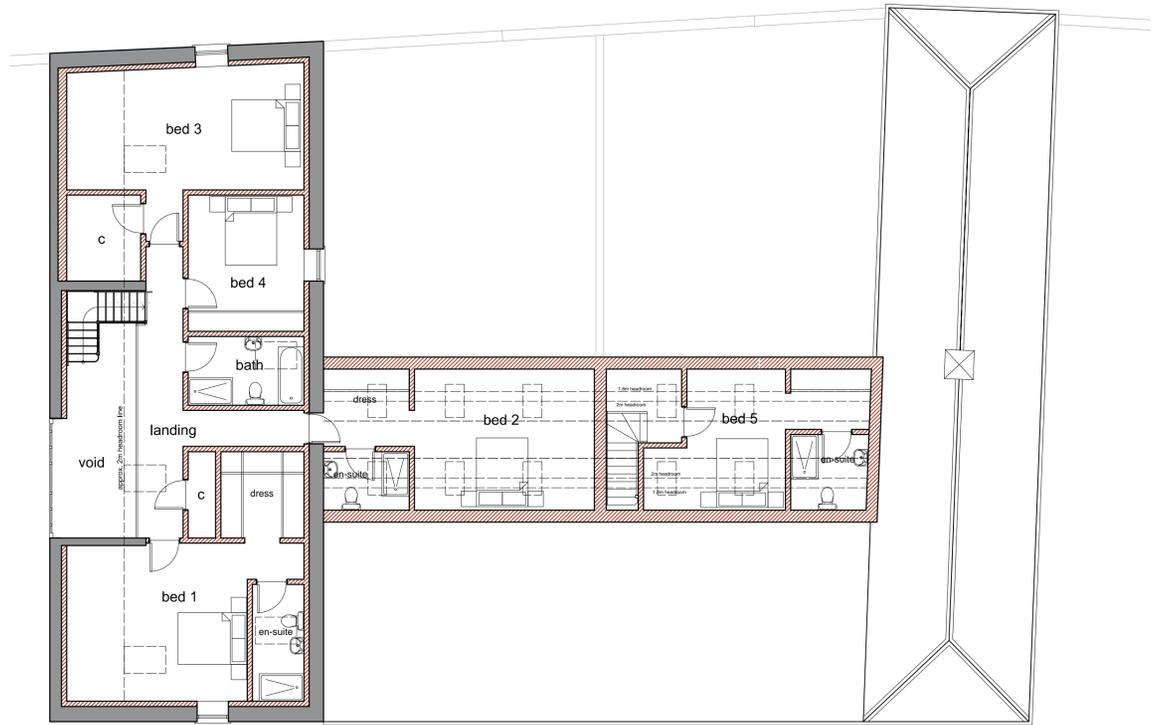
Showing Existing Ground Levels and Proposed Floor Levels Scale: 1:500 metres



Infill Wall

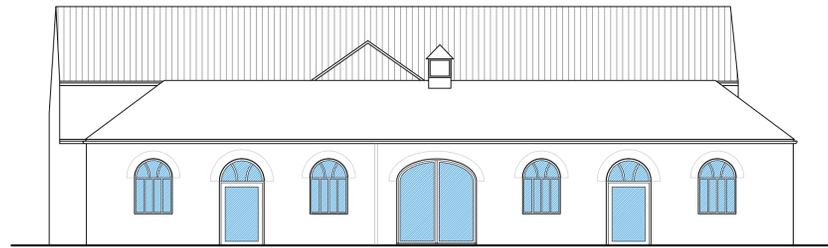
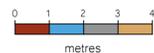
Scale: 1:100 metres

Job Title Proposed Residential Development Fridaybridge Road, Elm, Wisbech	Date December 2020	Drawn by JB Checked by GE
Drawing Title Planning Drawing Floor Plans and Elevations Type F and Street Scenes	Job No. SE-1483	Sheet Size A1 Revision G
	Dwg No. PP2002	



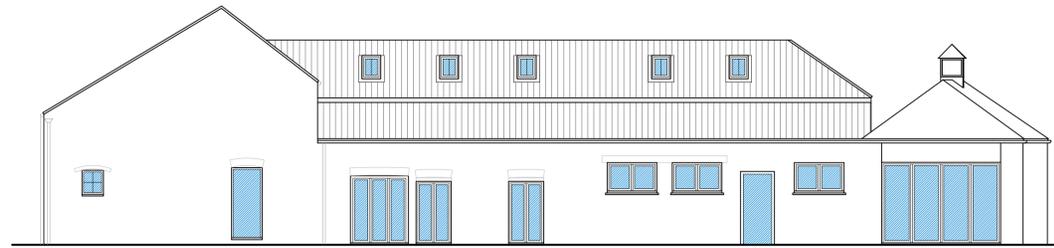
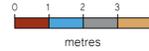
First Floor Plan

Scale: 1:100



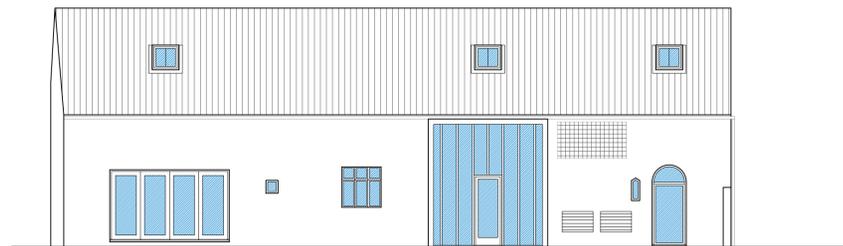
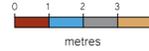
Front Elevation

Scale: 1:100



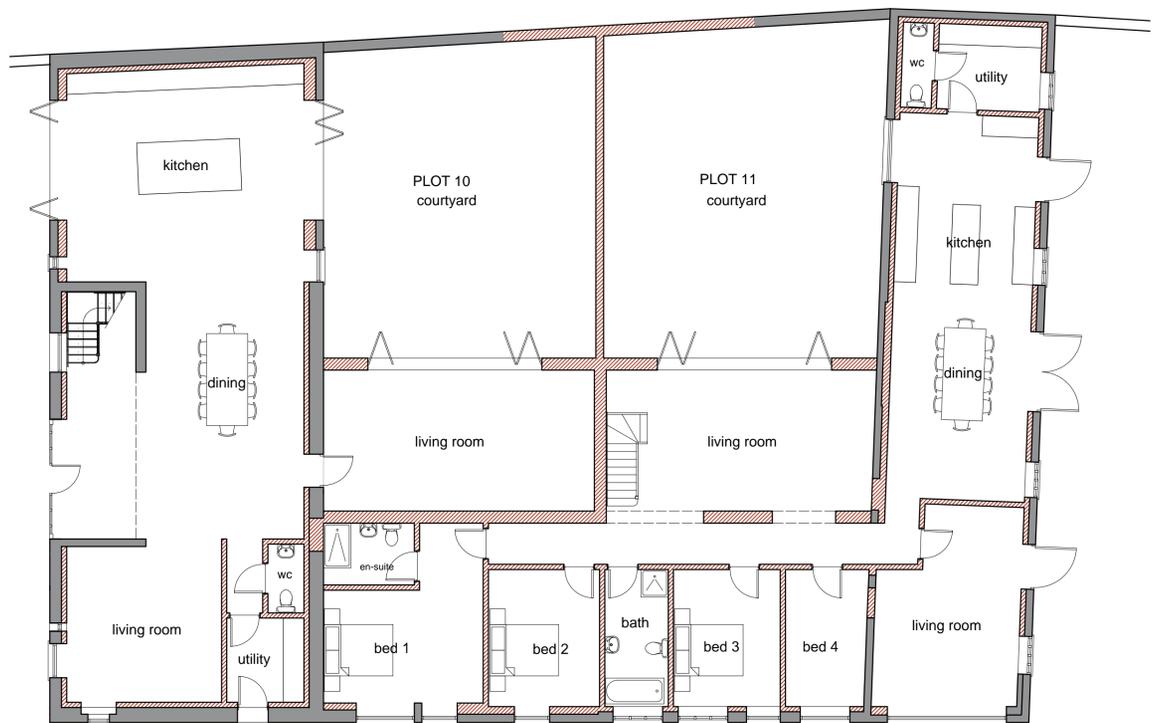
Side Elevation

Scale: 1:100



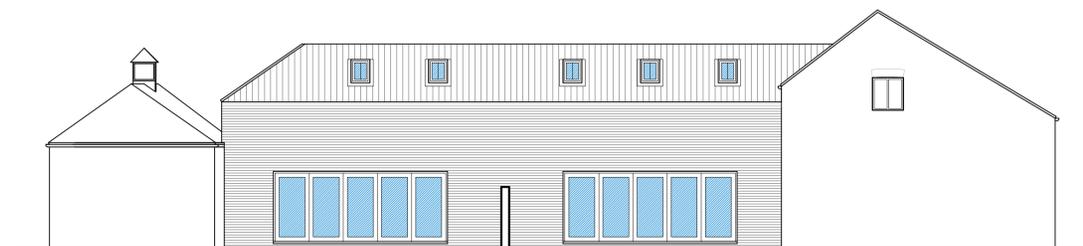
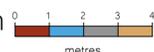
Rear Elevation

Scale: 1:100



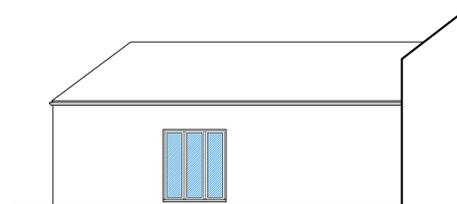
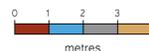
Ground Floor Plan

Scale: 1:100



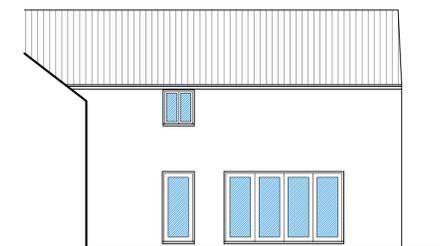
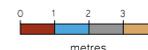
Side Elevation

Scale: 1:100



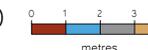
Internal Elevation Plot 11

Scale: 1:100



Internal Elevation Plot 10

Scale: 1:100



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KEY

- Indicates roof tiles to be agreed
- Indicates facing bricks to be agreed
- Indicates joinery to be agreed

Revisions		
A	July 2021	Two Storey Extension Height Reduced Ridge Lowered 700mm and Rooflights

FOR APPROVAL



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Proposed Residential Development Fridaybridge Road, Elm, Wisbech	Job Title June 2021	Date June 2021	Drawn by JB
	Drawing Title Planning Drawing Floor Plans and Elevations Barn Conversion	Job No. SE-1483	Sheet Size A1
		Dwg No. PP2003	Revision A