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**F/YR21/1031/F**

**Applicant: Mr E Peggs  
Kempston Homes Ltd**

**Agent : Mr Jordan Trundle  
Peter Humphrey Associates Ltd**

**Dennicks Yard, Back Road, Gorefield, Cambridgeshire**

**Erect 38 no dwellings (1 x 2-storey 5-bed, 14 x 2-storey 4-bed, 5 x single-storey 4-bed, 2 x single-storey 3-bed (all with garages) and 16 x 2-storey 3-bed (no garages)) and a domestic workshop serving Plot 17 accessed from Wolf Lane involving demolition of buildings**

**Officer recommendation: Grant**

**Reason for Committee: Number of objections and Parish Council comments contrary to Officer recommendation**

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## **1 EXECUTIVE SUMMARY**

- 1.1 The development of this site will see the removal of a non-conforming use within a residential area, which already benefits from outline planning permission for residential development, albeit for a lesser number of units. The current scheme will maximise the effective use of a vacant brownfield site.
- 1.2 Accordingly, whilst the scheme is not an 'infill' as promoted in Policy LP3 of the FLP there would be no policy justification to resist the application given the weight afforded to the sites redevelopment under the NPPF
- 1.3 Matters of residential amenity, character, contamination, drainage, highways and biodiversity have been duly considered in accordance with the relevant national and local planning policy framework and there are no matters which would render the re-development of this site unacceptable; subject to appropriate safeguarding conditions imposed to direct the development of the scheme going forward.

## **2 SITE DESCRIPTION**

- 2.1 The application site is located on the southern fringe of Gorefield and covers an area of approximately 2.23ha. The site was formerly used for the storage and distribution of agricultural produce and fertilisers with ancillary offices and workshop. In planning terms, the use would most likely be classified as Storage and Distribution (B8) as opposed to an agricultural or General Industrial (B2) use.
- 2.2 There are five industrial type buildings constructed in profiled sheeting on the site with large expanses of hardstanding. Use on the site ceased some time ago, and the site and buildings have fallen into disrepair. An access road passes through the site linking it to both Back Road and Wolf Lane. Because of its former use and development, the site would be considered 'brownfield' land.

- 2.3 The site frontage around the access to Back Road is defined by residential use, detached dwellings of various ages and styles. The eastern and western boundaries are marked by mature planting, whilst the southern boundary backs onto open agricultural land.
- 2.4 The greater part of the application site, the southern western section, is within Flood Zone 2.

### **3 PROPOSAL**

- 3.1 This submission seeks full planning permission for the erection of 38 dwellings on the site following demolition of all the existing buildings. The proposed development is to be accessed from Back Road via a new access road situated east of 28 Back Road. A new footway is shown to the western side of the new access fronting Back Road and this will continue along in a westerly direction terminating just before No 20 Back Road. A dwelling is indicated to the eastern side of the proposed access; this dwelling is as per the earlier approval detailed in the history section below (F/YR21/0758/F).
- 3.2 The main estate road traverses the site in a north to south direction terminating with a turning head at its southerly end. Private drives offshoot to the west and east. One dwelling, located at Plot 17, to the south-eastern corner of the site will be accessed via the existing access from Wolf Lane.
- 3.3 The housing mix comprises 10 dwelling types, which are largely two-storey, albeit the dwellings shown immediately rear (south) of 42 to 50 Back Road (Type 9), show their first-floor accommodation contained within the roof space as opposed to a more traditional two-storey dwelling. Semi-detached dwellings are located more centrally within the site and to the north-western corner.
- 3.4 There is an area of public open space detailed on the site layout drawing which is centrally located to the western side of the access road, this is 801 square metres in size however the majority of this area is shown to accommodate a SuDs feature.
- 3.5 Where dwellings do not have a frontage to the main estate road, i.e those units which are served by private drives bin collection areas are identified within the development
- 3.6 The site density proposed under this application is 17 units per hectare.
- 3.7 A materials schedule accompanies the submission which specifies the following palette of materials across the development:
- Facing Bricks: Vandersanden – Flemish Antique or Lindebloem  
Cladding: T&G Fibre Cement Horizontal Board – Slate grey  
Roof Tiles: Marley Mendip – Old English Dark Red or Marley Modern – Smooth Grey
- 3.8 Illustrative landscaping is shown on the submitted site layout drawing, primarily to supplement boundary landscaping.
- 3.9 Full plans and associated documents for this application can be found at:  
<https://www.publicaccess.fenland.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

## 4 SITE PLANNING HISTORY

F/YR21/0758/F	Erect a 2-storey 4-bed dwelling with garage involving demolition of existing grain store	Granted 20.12.2021
F/YR15/0699/O	Erection of 14 dwellings (max) (Outline application with all matters reserved) involving demolition of existing dwelling and industrial outbuildings	Granted 29.10.2019
F/YR00/0953/ CERTLU	Certificate of Lawfulness (Existing): Use of land and buildings for the storage and distribution of agricultural produce and fertilizers with ancillary offices and workshop.	Certificate Issued 07.03.2002

## 5 CONSULTATIONS

### 5.1 Gorefield Parish Council

*'While Gorefield Parish Council accepts this site is suitable for residential development the Council cannot support the current application for 38 dwellings on the site for the following reasons.*

- *Overdevelopment, Gorefield is designated as a 'limited growth' village*
- *Overdevelopment resulting in a lack of amenity space for each dwelling*
- *Additional daily traffic movements served by an unsuitable road*
- *No footway on Back Road will result in conflict between traffic and pedestrians*
- *Unsuitable junctions connecting Back Road to other highways*
- *Effect on local environment, especially on-site habitat*
- *No available capacity in the village school*
- *Inadequate pedestrian access to the site*
- *Concerns over flooding*
- *Secondary schools capacity*
- *Other infrastructure i.e. Doctor's Surgeries'*

### 5.2 Cambridgeshire County Council Highways Authority

(01.10.2021) Noted a number of matters on submitted drawing which required resolving relating footway widths, tracking within the site, access radii and geometry etc; also made recommendations relating to parking space dimensions and provision.

(21.03.2022) Following submission of an amended drawing addressing earlier consultation response requested minor updates to drawing to specify footway dimensions. Following on from the submission of revised details confirms that *'the refuse tracking plan is accepted'* [...] and *'the amendments from previous comments have been added. Highways do not have any further comments'*.

### 5.3 CCC (Lead Local Flood Authority)

(19.10.2021) Originally objected to the scheme as it had not been demonstrated that there was no additional scope for attenuation to allow a lower flow control to achieve a discharge rate as low as possible, although it was accepted that the scheme was providing a high level of betterment over the brownfield equivalent.

Also, it was not acceptable for the outfall pipe for the site to pass through the curtilage of five separate properties as this pipe would fall to multiple individual property owners to maintain, as opposed to being adopted. In addition informatives were recommended regarding IDB Consent, the signage to be used in multi-function open space areas and pollution control.

(14.12.2021) Maintained their earlier objection as the outfall pipe location had not been addressed, although it had been clarified that this would fall to be maintained by a management company the LLFA noted that *'there is no guarantee that the management company will have access to this pipe, as it is within the curtilage of the properties. Due to this, it is not considered that there is full access all year round for the lifetime of the development to the outfall pipe. The pipe must be within publicly accessible land to ensure that the management company can access this if any repairs are required. This could be resolved through a change in the layout of the site, ensuring that there is a clear route for the outfall pipe from the basin to the proposed outfall into the watercourse'*. Again, recommended informatives re IDB consent and pollution control.

(23.03.2022) Following the review of the Flood Risk Assessment & Sustainable Drainage Strategy, MTC Engineering (Cambridge) Ltd, Ref: 2725-FRA&DS-Rev B, dated: February 2022 advised that:

*'As Lead Local Flood Authority (LLFA) we can remove our objection to the proposed development.'*

*The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving on all private access and parking areas across the site. Surface water will be conveyed to an attenuation basin on site, before discharge at a rate of 12.3 l/s into the adjacent watercourse.*

*Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual'.*

Requested conditions relating to:

- Submission of a detailed design of the surface water drainage of the site based upon the principles within the agreed Flood Risk Assessment & Sustainable Drainage Strategy prepared by MTC Engineering (Cambridge) Ltd (ref: 2725-FRA&DS-Rev B) dated February 2022
- Details of measures indicating how additional surface water run-off from the site will be avoided during the construction works
- The submission of survey and report upon completion of the SWD system demonstrating that the system had been constructed in accordance with the approved details; and where necessary, details of corrective works to be carried out along with a timetable for their completion

Also recommends informatives relating to IDB consent, pollution control and riparian ownership.

Following the submission of a further updated FRA and Sustainable drainage strategy, submitted in response to matters raised by the IDB, provided an updated response confirming that they had no objection and reaffirming their condition recommendations as above.

#### 5.4 **North Level Internal Drainage Board**

(22.09.2021) *'My Board objects to the above application in its current form for the following reasons. I am awaiting further details of the method of surface water from the site following recent conversation with the agent. I have requested information regarding the riparian drain serving the site both in regard to its outfall point and the capacity of the watercourse.*

*I question the claim that it currently discharges at 178.8 l/s as this is extremely high and recommend a surface water drainage scheme to be designed which discharges at a figure nearer 5-10 l/s.*

*Once the outfall for the riparian drain has been established, a formal application to discharge surface water will be required together payment of a development levy in accordance with the enclosed.'*

(14.12.2021) *'My Board objects to the above application as details regarding the exact locations of the discharge points and receiving watercourse condition remain unanswered at this time [..]'*

(10.03.2022) Further to the revised proposals for the above application advises that: *'I wrote in December 2021 to MTC Engineering seeking clarification on the discharge arrangements for surface water from the site, copy attached. To date I have not received a response, and the exact location and level of the proposed discharge beneath Wolf Lane remains unknown to me.*

*As this is fundamental to the development of the site and to the best of my knowledge is the only discharge route away from the site, I suggest we seek the answers now rather than at detailed design stage.*

(10.05.2022) *'Further to receipt of the [..] letter dated 30th March 2022 regarding the discharge arrangements for surface water from this site, I am now able to withdraw my objection to the application. The proposed new 600mm diameter pipe into my Boards Wolf Drain discharging at a rate of 12.3 l/s is acceptable to my Board however this will require Land Drainage Consent [...] together with payment of a development levy [...].'*

#### 5.5 **Environment Agency**

(24.09.2021) *'The above planning application falls within our Flood Risk Standing Advice. It is considered that there are no other Agency related issues in respect of this application and therefore, in line with current government guidance, your council will be required to respond on behalf of the Agency in respect of flood risk related issues'.*

(14.03.2022) *'We have reviewed the amendments and have no further comment to make on this application'.*

#### 5.6 **Anglian Water Services Ltd**

(11.03.2022) *'Assets Affected - There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.*

*Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively*

*adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence*

*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.*

*Used Water Network - This response has been based on the following submitted documents: FLOOD RISK ASSESSMENT & SUSTAINABLE DRAINAGE STRATEGY- 2725 REV B - FEB 2022 Development may 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, the applicant has not identified a foul water strategy or a discharge rate. We therefore request a condition requiring phasing plan and/or on-site drainage strategy. [Informatives also recommended].*

*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. The applicant has indicated on their application form that their method of surface water drainage is via SuDS. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry. The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals. We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off. We please find below our SuDS website link for further information. [..].*

*Suggested Planning Conditions - Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.*

*Prior to the construction above damp-proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.*

*Reason - To prevent environmental and amenity problems arising from flooding'.*

Also provide guidance to applicant regarding 'next steps'.

## 5.7 **Wildlife Officer**

(04.11.2021) Originally commented that *'the application scheme is acceptable but only if conditions are imposed.*

### **Pre-commencement Condition(s) –**

- *The proposal shall not in any circumstances commence unless the local planning authority has been provided with either:*

*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*

*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.*

*Reason: As recommended within section 7.2 of the Interim Ecological Assessment (Wild Frontier Ecology, 2021). This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.*

- *The development shall only be carried out in accordance with all of the recommendations for mitigation and compensation set out in the Ecological Impact Assessment (Wild Frontier Ecology, 2021). This section details the methods for maintaining the conservation status of small mammals, Bats and Breeding Birds, unless otherwise approved in writing by the local planning authority or varied by a European Protected Species licence subsequently issued by Natural England.*

*In particular the additional bat survey to be completed early in 2022. It is deemed that the conditioning of the survey is not counter to Government Circular ODPM 06/2005 as surveys have already determined the requirement for a Natural England licence. The results of this follow on survey will only have an impact on the compensation and mitigation required by Natural England and not the acceptance of this application. However this survey must be completed before any further works can continue.*

*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.*

- *Notwithstanding the submitted details, no development shall take place until a scheme for the soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:*

- Planting plans to all public areas, retained hedge and trees, species, numbers, size and density of planting; and*

- Boundary treatments including the creation of a species rich hedge and other soft landscaping.*

*Development shall be carried out in accordance with the submitted details and at the following times:*

*Any trees, shrubs or hedges forming part of the approved landscaping scheme (except those contained in enclosed rear gardens to individual dwellings) that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.*

*Reason: To ensure that the recommended mitigation and compensation suggested in section 7 of the Interim Ecological Assessment are followed correctly. This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.*

- *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:*

- a) *Summary of potentially damaging activities.*

- b) *Identification of "biodiversity protection zones".*

- 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.*

- d) *The location and timing of sensitive works to avoid harm to biodiversity features.*

- e) *The times during construction when specialist ecologists need to be present on site to oversee works.*

- f) *Responsible persons and lines of communication.*

- g) *The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*

- h) *Use of protective fences, exclusion barriers and warning signs.*

*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.*

*Reason: To ensure that the recommended mitigation and compensation suggested in section 7 of the Interim Ecological Assessment are followed*



*correctly. This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.*

- *No development shall take place until an ecological design strategy (EDS) and Biodiversity Metric Assessment (BMA) is created. The BMA shall assess the habitat loss and gain using the Biodiversity Metric 3.0. The EDS shall only be required if the BMA establishes a requirement for additional biodiversity net gain either on site or off site in addition to the landscaping proposals. The EDS shall address the creation of mitigation and compensation habitat both on and off site.*

*The BMA shall include the following:*

- a) Estimation of habitats loss and gained due to the proposal and relevant evidence of the baseline*
- b) Summary of Biodiversity Metric 3.0 calculations*
- c) Description of proposals for any required mitigation and compensation habitat, preferably in map form.*
- d) Feasibility of proposals*

*The EDS shall include the following:*

- a) Purpose and conservation objectives for the proposed works.*
- b) Review of site potential and constraints.*
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.*
- d) Extent and location/area of proposed works on appropriate scale maps and plans.*
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.*
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.*
- g) Persons responsible for implementing the works.*
- h) Details of initial aftercare and long-term maintenance.*
- i) Details for monitoring and remedial measures.*
- j) Details for disposal of any wastes arising from works.*

*The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.*

*Reason: To ensure that the proposal results in a minimum of no net loss of biodiversity. This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.*

#### **Compliance Condition(s) –**

- *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.*

*Reason: To ensure that the proposal remains in line with the Fenland Local Plan.*

- *The development hereby permitted shall not be occupied until at least 30 bird boxes have been suitably designed into the scheme in accordance with best practice methodology as set out by the Royal Society for the Protection for*

*Bird, evidence of the inclusion of these boxes should be provided to the Local Planning Authority.*

*Reason: to secure the long-term protection of the nesting bird and roosting bat potential.'*

*(21.03.2022) 'The revisions to the site plan do not materially impact the recommendations made within the previous consultation'. [...] 'As such I do not see any additional condition that are appropriate for this development on top of those recommended on the 4th of November 2021'.*

*(18.03.2022) 'The Construction Environmental Management Plan submitted is sufficient to pre-emptively discharge the recommended condition relating to the CEMP. Upon review of CEMP F/YR21/1031/F I am pleased to say that there is no further need to place a condition for a CEMP on the planning application.*

*(12.05.2022) Updated Ecological Assessment with Bat surveys: 'I have now had time to review the documents and I can confirm I have no further comments to those I have already stated. The document confirms that building seven is not currently being used as a roost by bats. Please take this email as my official confirmation that I have reviewed and accepted the document'.*

## **5.8 Designing Out Crime Officers**

*(20.09.2021) 'This does appear to be an acceptable layout in relation to crime and the fear of crime, I consider this proposed layout should provide good natural surveillance over neighbouring properties. Parking is mainly in-curtilage between and to the front or side of properties or garages. Within the proposed layout some of the properties have back-to-back protected gardens which reduces the risk and vulnerability to crime and properties it appears some houses on this development have been provided with defensible space to the front and or side. Pedestrian and vehicle routes are aligned together and well overlooked which should provide some level of territoriality amongst residents.*

*It would be good to see an external lighting plan (adoptable and private) including calculations and lux levels when available. For the safety of people and their property our recommendation is that all adopted and un-adopted roads, private and shared drives should be lit by columns to BS5489:1 2020. Bollard lighting is only appropriate for wayfinding and should not be used as a primary lighting source for any roads or parking areas, where they are also prone to damage. Care should be taken in relation to the location of lighting columns with the entry method for the majority of dwelling burglary being via rear gardens.*

*Lighting columns located next to rear/side garden walls with little surveillance from other properties can be used as a climbing aid to gain entry to the rear gardens. House security lights should be dusk to dawn bulkhead LED lights. It would also be good to see boundary treatment proposals and elevations to properties once these are available. I would like to see a copy of the proposed boundary treatments when available.*

*There is no information regarding security and crime prevention in the design statement. It is important that security and crime prevention are considered and discussed at the earliest opportunity to ensure that the security of buildings, homes, amenity space and the environment provide a safe place for residents*

*and visitors. With this in mind our office would be happy to discuss Secured by Design and measures to reduce the risk to vulnerability to crime’.*

*(16.03.2022) ‘I note my colleagues previous comments which I agree with and the revised site plan. I have no further comment in relation to the revised proposals at this time’.*

#### **5.9 FDC Head of Environmental Services**

*(04.10.2021) ‘In broad principal we have no objection to this development however the following points regarding access would need addressing:*

- We advise that residents should not be expected to move bins more than 30m from their properties to the shared collection points, from the plans for properties served by private access drives this appears to be greater than the 30m recommended.*
- A swept path plan would be required to demonstrate that an 11.5m refuse vehicle could access throughout the site, turn and leave the site in a forward direction.*
- 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.’*

#### **5.10 Cambridgeshire Fire & Rescue Service**

*(19.10.2021) ‘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’.*

#### **5.11 Environment & Health Services (FDC)**

*(19.10.2021) ‘The Environmental Health Team have previously consulted on applications that sought similar planning consent for the development of dwellings at this application site. In our previous consultations we advised given the sites previous use, that includes agricultural and vehicular activity, there was a potential for contamination to exist and as such the applicant would need to demonstrate the site was free from potential contamination and therefore suitable for residential use.*

*The Environmental Health Team has reviewed the submitted report in support of this application reference to the findings following a contamination desktop study with site walkover (Phase 1) carried out to identify potential contamination from previous or current uses of the site. The findings reveal risks associated with likely presence of made ground materials and uncertainty regarding the presence of an underground storage chamber. The report recommends a further assessment is made of the ground conditions, particularly relating to presence and quality of the made ground, and contamination relating to historical orchards and identified underground chamber through an intrusive investigation.*

*During a site walkover it was also identified that building materials used in construction of the onsite barns contained suspected asbestos materials. The reports recommends a suitably qualified contractor is consulted for advice of safe demolition of the barns.*

*Having reviewed the above information, the Environmental Health Team accept the findings of the initial ground assessment and welcome the next stage of a*

*ground investigation being undertaken (Phase 2) as recommended by EPS. This is considered necessary to fully characterise ground conditions given that sensitive end use is required of a site that is understood to have agricultural and possible vehicular history.*

*Construction sites can be a major source of pollution such as noise, pollution, dust and smoke. They can have an adverse impact on health and the local environment if not managed and controlled properly. Compliance with BS 5228: Noise Control on Construction and Open Sites is expected as a minimum standard and states as a general rule, where residents are likely to be affected, demolition and construction work should be carried out responsibly.*

*A site visit was previously undertaken by Environmental Health to better understand the layout of this application site under planning ref: F/YR21/0758/F and of the structures to be demolished relative to existing receptors. It was evident from the site visit, the grain store to be demolished as part of this proposal, is in close proximity to a neighbouring dwelling where the eastern flank wall of the grain store forms the boundary between that of the application site and the adjacent dwelling. A closer inspection further revealed the presence of an oil tank belonging to the adjacent dwelling lying some 1.5 metres away from the eastern flank wall of the grain store.*

*In our consultation under F/YR21/0758/F, we raised our concern about the potential impact on neighbouring receptors as a result of demolition processes unless effective mitigation measures were incorporated during the early stages of development. We note from this latest application that seeks to develop 38 dwellings, there are no details regarding the demolition or construction methods to be employed nor measures to be utilised whilst demolition or construction takes place to ensure the neighbouring amenity is not compromised.*

*Consequently, should planning consent be granted for this proposed development, the Environmental Health team ask for the remaining suite of contaminated land conditions to be added as a condition to include the results of an intrusive ground investigation and where contamination linkages have been identified, a remediation strategy detailing how the contamination will be dealt with followed by submission of a final verification report to show that all traces of contamination has been dealt with in the interests of both human health and the environment.*

*We would also ask for the submission of a Construction and Environmental Management Plan (CEMP) as a pre-commencement condition that details the proposed method of works to be carried out and how measures to mitigate against environmental impacts such as noise, dust, odour and the harmful migration of asbestos fibres, will be addressed during each phase of the demolition and construction process’.*

#### **5.12 Section 106 Services (FDC)**

*‘I have reviewed the viability appraisal that has been submitted for Site at Back Road Gorefield, planning reference F/YR21/1031/F for the development of 38 dwellings on a brownfield site previously used for storage and distribution.*

*The Local Plan and CIL Viability Assessment Report (LPVA): Key issues raised Apr-May 2020 states that due to other documents that are being prepared to inform the draft local plan, the on-going economic uncertainties, along with the requirement to undertake more detailed assessments of viability for strategic*

sites identified in the draft Local Plan, it would not be appropriate to update the LPVA. Should applicants disagree with the LPVA they should submit their own site-specific viability assessment.

The LPVA has identified a 'Higher Value' and 'Lower Value' area. It concludes that across both the 'Higher Value' and 'Lower Value' areas brownfield sites generate Residual Values that are not only below the EUV but are also negative. This indicates that brownfield development is likely to be unviable, even without the provision of any Affordable Housing. This development is located within the 'Lower Value' area.

The applicant has provided several appraisals as part of their viability submission with various levels of S106 provision that I have reviewed and bench-marked against the assumptions contained in the LPVA, including inputs for profit, interest rates, external works & infrastructure costs, design & professional fees, and Gross Development Value.

Some of the assumptions contained in the appraisal are lower than contained in the LPVA, for example Professional Fees are 1% lower, Sales and Marketing is 0.5% lower.

The appraisals are based on the residual method of valuation with the output of Residual Land Value (RLV). The RLV is compared to a Benchmark Land Value (BLV) which is assessed by adopting the Existing Use Value (EUV) of the site plus a premium that provides a reasonable incentive for the landowner to bring the land forward for development.

In relation to External Works & Infrastructure costs the LPVA contains a scale of allowances ranging from 5% of build costs for the smaller sites and flatted schemes, to 15% for larger greenfield schemes. However, the LPVA recognises that this broad-brush approach is not always practical and that many External Works costs will depend on individual site circumstances and can only properly be estimated following a detailed assessment of each site, which is in line with the PPG and Harman Guidance. In this case all the External Works inputs are itemised including the costs to be incurred in the demolition of structures on a brownfield site with asbestos materials in existing buildings, laying out the specific lengths of roads required for the adopted layout which identifies the actual cost of the items rather than adopting a percentage uplift of build costs.

Having reviewed this viability appraisal I have concluded that the proposal is unable to deliver both Affordable Housing and S106 contributions.

### 5.13 **Housing Strategy (FDC)**

'I understand that a viability assessment has been submitted as part of this planning application. I further understand that it is currently being considered by the appropriate officer. In the event that it is concluded that the provision of affordable housing is viable our Housing needs Policy provisions [will] apply'.

[..]'Since this planning application proposes the provision of 38 number of dwellings, we would expect a contribution of 10 affordable dwellings in this instance.

The current tenure split we would expect to see delivered for affordable housing in Fenland is 70% affordable rented tenure and 30% shared ownership. This

would equate to the delivery of 7 affordable rented homes and 3 shared ownership in this instance’.

#### 5.14 **NHS England (East)**

(01.10.2021) Extract: *‘EEAST are in a unique position that intersects health, transport and community safety and does not have capacity to accommodate the additional growth resulting from the proposed development combined with other developments in the vicinity. This development is likely to increase demand upon existing constrained ambulance services and blue light response times.*

*[..] The capital required to create additional ambulance services to support the population arising from the proposed development is calculated to be £9,234.*

*EEAST therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission’.*

#### 5.15 **Local Residents/Interested Parties**

##### **Objections**

15 letters of objection were received in respect of the original scheme proposals from Gorefield residents (5 x Nightingale Lodge, Wolf Lane, 1 x Oxfield Drive, 8 x Back Road and 1 x High Road) these may be summarised as follows:

##### **Visual Impact: Design, character and layout**

- Density/Over development - *‘Doesn’t reflect the surrounding residential dwelling and will have a detrimental effect on the area due to the number of dwellings proposed, dwelling type and its density’.*
- *‘Gorefield is designated a village for 'limited growth' and this development would not be in keeping with the quiet residential area it borders’*
- *[..] ‘previous application for 15 dwellings, which given the need for housing generally, was a balanced and considered number, the current application is for 38 dwellings an impactful and disproportionate and exploitive addition, well over double the original figure’.*
- Light pollution
- Loss of view, outlook
- Out of character not in keeping with the area
- Design and appearance

##### **Residential amenity**

- Overlooking/ loss of privacy
- Proximity to property

##### **Highways, Traffic, Access and Parking**

- If the plans were approved, and the pavements constructed at 2m width, there is insufficient room for current traffic as well the additional traffic 38 properties would bring.
- Consider access should be from Wolf Lane as there are less properties affected by the traffic and Back Road is very narrow
- Traffic generated by development will be overwhelming, residents and deliveries and cause congestion during peak times; also increased noise.
- The proposed access road off Back Road on Wolf Lane, is wholly unsuitable as Wolf Lane is an unclassified, poorly maintained, single-track lane, with an uneven surface, and few passing places and dykes on either side. Issues of speeding on this highway are also noted. Would require upgrading.

- *'Since the Community Hall has been extended there has been an increase in community events, resulting in noise and traffic along Gorefield High Road and Wolf Lane and the surrounding area is often used as an overflow for this car park, with vehicles parked on soft verges on Wolf Lane which restricts its width and blocks entrances to houses and in turn Back Road; this makes Back Road an unsuitable access road of the new building development'*.
- Additional traffic will impact on highway safety in Wolf Lane and agricultural harvesting, opportunities for walking and leisure will also be lost.
- Concern regarding pedestrian safety raised noting location of primary school and park and the absence of footpaths.
- Street lighting is also a concern especially with no current footpath along Back Road towards Wolf Lane direction.

### **Drainage and flooding**

- *'The dyke along the left side of Nightingale Lodge serves the immediate farm land and residential properties by ensuring that the water levels are maintained and the land has sufficient drainage to prevent flooding, With the new development of Dennicks Yard who will be responsible for maintaining the dyke and ensure that water doesn't run off the new development and flood Nightingale Lodge or the neighbouring Cattle Dyke Farm'*.
- Concerns regarding the flooding of residential properties and farmland from the development.
- Who is responsible for the ongoing maintenance of dykes and water levels.
- The 'Drain' shown on the drawing is an agricultural dyke which the householder has maintained for the 15 years that they have lived at Nightingale Lodge. They note that the developer has widened and deepened the ditch and has reduced the area of their property without consent, if they are required to give their consent to use the dyke for additional water run-off they will refuse.

### **Biodiversity and landscape**

- Environmental Concerns
- Wildlife Concerns, trees
- Concern re. wildlife and impact on the ecosystem. *'There is a lot of biodiversity in our area, hence the bats'*.
- Natural habitat of animal disturbed and lost.

### **Other matters**

- Agricultural land
- Anti-social behaviour
- Devaluation
- Developer has not consulted adjacent resident, they are concerned regarding boundary, potential property damage, privacy infringement, how the construction phase will be managed, and their safety and wellbeing will be ensured. They do not wish the developer to access their property without permission, concerned as to who will pay for any damage arising.
- Local services/schools - unable to cope; will put a huge strain on services including village pub, butchers and shops which are small local conveniences
- Local police will be unable to cope
- Will impact on broadband speeds
- The proposed number of dwellings will impact on the health and wellbeing of residents of Gorefield

- Poor water pressure already effects the domestic use of water to the - residence in Back Road and Wolf Lane.
- Noise, smell, waste/litter – generated by additional residents impacting on residential amenity.
- Proposal involves the removal of hazardous materials causing high air pollution feeding to the neighbouring houses.
- Precedent
- Concern that infrastructure will not be maintained (cites ditches in Oxfield Drive not being adopted)
- Resident notes work has commenced without a CEMP having been agreed (it was clarified that these works were exploratory works relating to drainage investigations on site)
  - Highlight that Nightingale Lodge, Wolf Lane [...] located on the left next to the entrance of Dennick Yard (the south side of the entrance) is not shown on the drawing although they have received consultation letters from FDC.
  - Note that a meeting was held on Tuesday 5th October, with only selected people knowing. It should have been an open meeting for all.
  - Request that the expiry date for local residents consultations expiry date be moved from 13th October 2021 to 13th July 2023, this will be in line with the flexibility planning office showed the applicate on previous application F/YR15/0699/O
- 

In respect of the revised proposals 6 further letters have been received from individual residents at Nightingale Lodge which largely reiterate the comments already raised with duplicate detailed comments summarised as follows:

- Devaluation
- Traffic congestion and issues raised regarding suitability of Wolf Lane.
- The School in the Village is oversubscribed, and school buses and morning and afternoon school runs by parents would only add to the traffic congestion
- Noise from the development will be disruptive and impact on the quality of life of the residences of Nightingale Lodge.
- Drainage is a concern as the dyke is half full at the moment (20.3.22), due to Mr Peggs widening of the dyke that runs the length along the south side of my property, while the dyke on Wolf Lane remains blocked, as it has not been cleared and therefor the water is stagnate and cannot run off. Worried that my residence Nightingale Lodge will be flooded.
- Impact on residential amenity during construction phase.
- Concern regarding the safe removal of existing structures on site
- Concern regarding existing highway maintenance and speeding in the area.

In addition, a resident from Oxfield Drive and has written to again confirm their earlier objections in summary these relate to impact on character of village, highway safety, impact of construction phase, impact on wildlife and habitats through continual plans for new build sites.

### **Supporters**

7 letters of support have been received from 5 households in Gorefield; these may be summarised as follows:

- Pleased to see new homes coming to the village to support local businesses



- Site is an eye-sore and it's about time it was redeveloped
- Development will offer a good mix of house types and designs and is low density and offers first time buyers homes as well as executive dwellings
- Will enable residents to stay in the village
- People have raised issue with noise by a housing development will be less noisy than when it was a storage yard with associated heavy lorries etc
- Similarly, there will be less traffic movements than when the yard was operational
- Brown field site should be 100% supported by Parish and District Council
- With construction traffic using Wolf Lane access it will reduce any problems on Back Road
- It is noted that 'on the previous application for 14 dwellings that the developers were going to install footpaths so assume this is still the case so that would help with the safety of people walking'
- 'It will be good to finally see something done with this disused untidy site so surely the visual impact has got to be a positive for people living close by'.
- 'The resulting development as it is designed will be a delightful place to live, and will be a major asset to the Village'.
- 'Having lived with a semi-derelict / derelict grain mill bordering my property and lived with the associated vermin problems that accompany such a site, my wife and I are very pleased that a planning application has been submitted and wholeheartedly support the erection of the proposed 38 dwellings'.
- Gorefield is a popular village to live in with not many houses becoming available to buy.
- 'The Dennicks Yard development will provide much needed housing for those wanting to move to the village and also existing residents wanting to stay within Gorefield'.

### **Representations**

One representation has been received from a resident in Back Road, Gorefield who has a boundary adjacent to the site. They seek clarification regarding boundary treatments, security during the construction phase of the development, landscaping proposals and what measures are in place to ensure the dyke on the boundary remains functional

## **6 STATUTORY DUTY**

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

## **7 POLICY FRAMEWORK**

### **7.1 National Planning Policy Framework (NPPF)**

Para 2. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para 10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

Para 12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

Para 47. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Para 55. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition

Para 58. Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

Chapter 5. Delivering a sufficient supply of homes

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 conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land

Para 120 (c) Planning policies and decisions should (c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

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

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

### 7.3 **National Design Guide 2019**

Context: C1 Understand and relate well to the site, its local and wider context;

Identity: I1 Respond to existing local character and identity; I2 Well-designed, high quality and attractive; I3 Create character and identity

Built Form: B1 Compact form of development; B2 Appropriate building types and forms

Movement: M2 A clear structure and hierarchy of connected streets; M3 Well considered parking, servicing and utilities infrastructure for all users

Nature: N1 Provide high quality, green open spaces with a variety of landscapes and activities, including play; N3 Support rich and varied biodiversity

Public Spaces: P2 Provide well-designed spaces that are safe

Uses: U2 A mix of home tenures, types and sizes; U3 Socially inclusive

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

LP4 – Housing

LP5 – Meeting Housing Need

LP6 – Employment, Tourism, Community Facilities and Retail

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

LP19 – The Natural Environment

### 8 **KEY ISSUES**

- **Principle of Development**
- **Character and visual amenity**
- **Residential amenity**
- **Highway safety**
- **Flood risk and drainage**
- **Viability**
- **Wildlife and landscaping**
- **Other matters**

### 9 **BACKGROUND**

9.1 Outline planning permission was granted under reference F/YR15/0699/O for the erection of a maximum of 14 dwellings (a net increase of 13 dwellings noting that an existing dwelling was to be demolished as a consequence of the proposal); the decision was issued on 21<sup>st</sup> April 2020, following a committee resolution to grant taken on 6<sup>th</sup> November 2019.

9.2 It should be noted that subsequent to the grant of outline planning permission a further stand-alone submission was made for land west of 42 Back Road, under reference F/YR21/0758/F, this application was granted under delegated powers and the dwelling approved is identical to that proposed at Plot 1 of the current scheme; excepting that the garden shown to serve Plot 1 is marginally reduced in depth in the latest proposed layout.

### 10 **ASSESSMENT**

#### **Principle of Development**

10.1 Policy LP3 of the Fenland Local Plan outlines that the village of Gorefield is a small village where development will be considered on its merits but will normally be of a very limited nature and normally limited in scale to residential infilling. However, noting that the site is a brownfield site due regard must be

given to NPPF Chapter 11, paragraph 120(c).

- 10.2 With regard to village thresholds the Position Statement dated 27<sup>th</sup> April 2022 states that the threshold for the village is 33 units; whilst the committed/built since April 2011 is 46 accordingly even when discounting the 13 dwellings committed under the earlier scheme (allowing for the existing dwelling on site) the threshold would continue to be breached by this proposal. That said the LP12 'community support' requirement has been tested at appeal and the Planning Inspector concluded that it is unwise to refuse applications on this element of LP12 alone.
- 10.3 The status of the land as a brownfield site would have substantial weight in determining whether the 'usual' settlement criteria considerations would apply. In that the site is clearly a 'non-confirming use' having regard to the urban morphology of this part of Gorefield with housing along the frontage of Back Road and opposite the access; albeit it is accepted that the characteristics of Wolf Lane do not relate so readily to the village core. That said it has been accepted by virtue of the earlier outline planning permission that the site is suitable for residential development.
- 10.4 The earlier officer report relating to the outline planning submission acknowledged that '*the former company has relocated to a more suitable and sustainable location in Saddlebow King's Lynn along with its employees and was now in an industrial area where it has less impact on the surrounding area*'. Therefore, there was no loss of employment for the district directly attributable to the redevelopment of this site given that it had already been vacated. In terms of Policy LP6, the site could not be considered to offer 'high quality premises'; furthermore, the reuse of the site for B2 purposes would be incompatible with the surrounding land uses.
- 10.5 Matters of visual and residential amenity, highway safety, flood risk and land contamination are considered in detail below. In addition, it is necessary to consider any biodiversity impacts arising noting the presence of dilapidated buildings within the site.

### **Character and visual amenity**

- 10.6 A recurrent theme of the consultation responses received is that the development represents overdevelopment in the context of the location. Whilst the development now proposed does propose a higher density of development (17 dwellings per hectare) than the earlier approval (14 dwellings – equating to 6 dwellings per hectare) it is acknowledged that the increase in the number of units on the site would clearly align with national planning policy which seeks to make the best use of land.
- 10.7 In terms of character it should be noted that the density achieved along the southern side of Back Road (Nos 42 to 68) equates to 13 dwellings per hectare and to the northern side of Back Road (Nos. 41 – 63) density equates to 16 dwellings per hectare. Accordingly, it is not considered that there would be grounds or indeed justification to withhold consent solely on density as that now proposed is not significantly dissimilar to the adjoining built form.
- 10.8 There will be glimpse views of the development achieved from viewpoints along Back Road however given the general scale of the units and their positioning it

is not considered that the scheme would be overly dominant in the context of the streetscene. Similarly, there will be views from Wolf Lane immediately to the east and on the approach, travelling in a northerly direction, along Wolf Lane. However, the separation distances and intervening landscaping, which it is intended to be supplemented by additional planting, is such that the development will not be unduly dominant in context.

- 10.9 Whilst it is acknowledged that initial feedback from officers in respect of the scheme proposals raised concern regarding the 'amount' of development this feedback largely focused on the layout of the site to the north-eastern quadrant. A creative redesign of this area has negated earlier concerns and as such the earlier concerns regarding the amount of development have fallen away.
- 10.10 It is considered that the scheme as proposed is appropriate in terms of the visual amenity of the area and character considerations and as such there would be no grounds to resist the proposal in the context of Policies LP12 and LP16.

### **Residential amenity**

- 10.11 Initial concerns regarding the layout of the site, and relationship between Plots 3-8) have been addressed by the agent through an amended layout in the north-eastern section of the site. This amendment has seen Plots 5 – 9 re-orientated to address two separate private drives thereby resolving earlier concerns that the previously planned Plot 7 would sit surrounded by its neighbours.
- 10.12 Considering the relationship of the individual plots with neighbouring dwellings abutting the site there are no matters of significant concern arising. Properties to the southern section of the site adjoin open fields and paddock land whilst still maintaining sufficient separation with the site boundaries, i.e. 13 metres from rear elevations to site boundaries with flank wall separation distances from boundaries ranging from 2 metres – 7 metres. To the northern section of the site appropriate separation between existing and proposed properties is achieved, i.e. rear to rear wall of circa 24 metres, side to rear wall (circa 16 metres) and rear wall of single storey garages to rear wall of 48 (single storey bungalow) circa 10 metres and there are no issues of dominance, overlooking or overshadowing to reconcile. When considering matters raised through the consultation response it is noted that whilst the general themes of 'overlooking/ loss of privacy and proximity to property' have been flagged up as reasons for objection there are no 'specifics' highlighted in these respects, nor have any relationships been identified as part of the officer assessment as being of concern.
- 10.13 Individual plots each benefit from private amenity space commensurate to the minimum standards of LP 16, i.e. a third of the plot size and provide appropriate parking provision in accordance with the adopted standards contained within Appendix A of the Fenland Local Plan.
- 10.14 Consideration has been given to bin collection points and whilst in certain instances the bin travel distance of 30 metres will be exceeded the majority of plots within the private drive settings will not exceed this distance.
- 10.15 The scheme as detailed represents no issues in terms of residential amenity impacts, both with regard to existing and proposed residential amenity and accordingly compliance with Policies LP2 and LP16 is achieved.

## **Highway safety**

- 10.16 The Parish Council and local residents have raised objection to the scheme on the grounds of highway safety and congestion; noting that the traffic generated by the revised proposal will be overwhelming and that the existing road network due to its maintenance/condition, junction capacity and width will not be able to accommodate the level of development proposed.
- 10.17 Para 111. of the National Planning Policy framework clearly states that 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.
- 10.18 Noting that access and highway safety considerations have been assessed by the Local Highway Authority and no objections are raised to the proposed access subject to conditions being applied there are no grounds to justify a refusal of the scheme in respect of highway matters and the proposals is deemed to comply with the provisions of LP15 in this regard.

## **Flood risk and drainage**

- 10.19 As part of the evaluation of the earlier scheme due consideration was given to the Council's informal guidance on sequential tests for housing (adopted by Council in May 2018). Given that the development proposed at that time resulted in (a) the reuse of brownfield site, (b) the removal of a non-conforming use and (c) the provision of affordable housing in accordance with policy requirements the scheme was deemed to accord with NPPF and Fenland Local Plans wider aspirations. It was therefore accepted that the area of search for the purposes of the sequential test should be restricted to the village of Gorefield. Although the current scheme does not make provision for an affordable housing component it has proven viability issues and therefore remains policy compliant in terms of the NPPF which allows for such a scenario.
- 10.20 It is noted that the Sequential Test submitted in respect of the earlier scheme concluded that no sites had been identified that lie wholly within Flood Zone 1 which would be considered sequentially preferable to the application site which lies partly within Flood Zone 2 with a small area having a Flood Zone 3 designation (circa 600 square metres which equates to circa 3% of the overall site situated to the southern and western boundaries of the site). Furthermore, it was demonstrated that the development would be safe for its lifetime taking into account the vulnerability of its users without increasing flood risk elsewhere and reducing overall flood risk.
- 10.21 Although a detailed sequential test has not been submitted in respect of the current proposal it is clear that having demonstrated that there were no sequentially preferable sites to accommodate a 14-unit scheme that there would be no opportunities within the village to accommodate the increased number of units now proposed. Indeed, against this backdrop it would not be considered reasonable to insist on a further sequential test being undertaken. Accordingly, the absence of a sequential test is not a barrier to a favourable consideration of this application; subject of course to other aspects of the scheme being found policy compliant.

- 10.22 There is no requirement for the exceptions test to be satisfied given that the site is partially within flood zone 1 & partially within flood zone 2 site; albeit it is acknowledged that the dwellings at Plots 17 & 18 do marginally encroach onto the small section of the site that is within the Flood Zone 3 area. In this regard it would be sufficient to conclude that the removal of a non-conforming use within a predominately residential area would be sufficient to demonstrate that the sustainability benefits of the development to the community outweigh if it was deemed necessary to apply the exceptions test.
- 10.23 It is however necessary to demonstrate through the provision of an acceptable site-specific Flood Risk Assessment that the site is safe for its lifetime taking into account the vulnerability of its users without increasing flood risk elsewhere.
- 10.24 The FRA which accompanies the proposal clearly identifies that:
- ‘Consideration has been given to all forms of flood risk [in Section 3 of the FRA] and given the presence of defences in the area it is considered that the fluvial and tidal flood risk to the site will remain low, and even in the event that defences were to breach during an extreme 1 in 1000 year tidal event with allowance for climate change to 2115, the site would remain unaffected.
- [..] As such it is not considered that either the setting of minimum floor levels on flood related grounds or the specification of flood resilient construction measures is required.
- In addition, it is considered that safe access to/from the site would be maintained during any event, even if the defences in the area were breached.
- 10.25 The submitted Flood Risk Assessment has been accepted by both the LLFA and the North Level Internal Drainage Board and the Environment Agency have directed the LPA to assess the proposal in accordance with their standing advice, which for development in Flood Zone 2 areas requires consideration to be given to finished floor levels, flood resistance and resilience measures, access and escape and surface water management.
- 10.26 As noted in section 10.24 above it has been demonstrated within the submitted FRA that the scheme has given due regard to Standing Advice in respect of finished floor levels and flood resilience albeit it is concluded that such measures are not required; against such a backdrop it must also be accepted that flood risk evacuation measures are not necessary.
- 10.27 Several iterations of drainage strategy have been submitted and both the LLFA and North Level Internal Drainage Board have withdrawn their earlier objections to the proposal; subject to conditions being imposed relating to the submission of further details and there are no issues to reconcile with regard to Policy LP14 of the FLP (2014).
- 10.28 Finally it is acknowledged that a resident has raised issue with regard to ownership of the ditch to the south of the application site highlighting that they have maintained this ‘agricultural dyke’ since they occupied the adjoining dwelling. They go on to note that the developer has widened and deepened the ditch, reducing the area of their property without their consent. However, this would be a civil matter between householders and outside the planning considerations of the scheme. It will be for the developer to ensure that they

have the necessary consents in place to facilitate the development and comply with the requirements of the LLFA and the NLIDB.

- 10.29 Against the above backdrop it is considered that the scheme raises no issues with regard to National Standing Advice, and is acceptable when assessed against the NPPF and Policy LP14 of the FLP (2014).

### **Viability**

- 10.26 A Viability Assessment accompanies this application and the details contained therein have been accepted by the Senior Planning Obligations Officer who confirms that the site is not viable for contributions towards affordable housing or social infrastructure. This is mainly due to the costs associated with remediating the site.

### **Biodiversity, landscaping and open space**

#### **Open space**

- 10.27 An indicative landscape scheme is included as part of the proposal and the layout drawing indicates an area of open space within the site of 801 square metres, albeit it is noted that this area will accommodate the Suds feature and as such will in essence be 'amenity green space' offering visual relief as opposed to providing an open space function. Noting that the 'attenuation basin' provided is detailed within the FRA & Sustainable Drainage strategy as having a base area of 300m<sup>2</sup> a design depth of 1.5 metres with 1 in 3 side slopes (providing attenuation volume of 697.5 metres cubed).
- 10.28 Noting that the site is circa 2.23 Ha there would be an expectation, applying the open space standards, outlined in Appendix B for the following:
- (a) Neighbourhood/Town Park - 0.45 per 10 ha of development site
  - (b) Children's play 0.4Ha per 10 ha of development site with one third as designated equipped playing space and two-thirds as informal playing space
  - (c) Natural greenspace – 0.5 ha of natural greenspace per 10 ha of development site
  - (d) Allotments 0.1 ha per 10ha of development site plus land for appropriate access and parking arrangements
  - (e) Outdoor sports – 0.8 ha per 10 ha of development site
  - (f) Amenity greenspace

As per Appendix B of the Fenland Local Plan there would be a requirement for 892 square metres of children's play space to be delivered on site; however noting that the development would only be 2300 square metres over the 2 Ha which requires such provision to be on-site and mindful of the viability constraints relevant to this application and the relationship of the site to the local playing field with its associated facilities it is not considered that a recommendation for refusal could be sustained on these grounds.

- 10.29 It is further noted that the earlier outline planning permission highlighted that Children's play and natural greenspace could be provided on site, although it also acknowledged that 'should this not be considered appropriate the proposal should make off-site provision'. The related S106 which formed part of the



outline planning consent gave option to provide on site or by way of contribution in lieu.

### **Biodiversity and landscaping**

- 10.30 The application was originally accompanied by an Interim Ecological Assessment the details of which was accepted subject to certain pre-commencement condition recommendations. The agent, subsequent to this initial recommendation, commissioned follow on ecological assessment of the site with a view to addressing some of the 'pre-commencement' conditions recommended by the Wildlife Officer, this included the commissioning of a further bat survey the findings of this having been accepted by the Wildlife Officer as demonstrating that Building 7 is currently not being used as a roost for bats; as this survey has been undertaken the second of the recommended pre-commencement conditions may be reworded and as a consequence of this the condition becomes a compliance condition as opposed to a pre-commencement condition.
- 10.31 Similarly the pre-emptive submission of a detailed Construction Environmental Management Plan has obviated the need for a pre-commencement condition to be imposed. Again, this condition will be revised to require ongoing compliance.
- 10.32 Other recommended conditions do however remain relevant and will be imposed on any decision as issued. Compliance with the conditions as recommended will safeguard and enhance the ecological interest of the site and will ensure that the scheme complies with both the NPPF and the requirements of Policy LP19 of the FLP (2014).
- 10.33 The site layout drawing indicates additional landscaping to comprise trees and hedging and details of the same may be secured via condition.

### **Other matters**

- 10.34 It was highlighted under the 2015 outline application, and remains the case, that concerns raised by residents relating to the likely adverse impact arising from the development in respect of existing residential amenity, and noise and disturbance are not considered as valid except for the limited period of time during construction. Loss of value is not a planning consideration. Contamination will be dealt with through a planning condition as per the recommendations of the FDC Environmental Protection team; albeit their recommendations relating to asbestos removal will not be actioned as this would be covered by separate legislation.
- 10.35 It is further noted that the Highway Authority considered, in respect of the earlier scheme, that it would be unreasonable to insist upon the site being accessed from Wolf Lane, as would the provision of footways when none exist on Back Road and there is no rationale for deviating from this earlier stance.
- 10.36 There is nothing to suggest that the scheme will place an undue burden on existing shops and services within the village, indeed the additional dwellings may serve to sustain existing businesses. It is further noted that broadband

speeds and water pressure concerns fall outside the planning considerations of the scheme.

- 10.37 Consultations have been undertaken in accordance with the statement for community involvement and the timescales given for response accord with this statement. The public meeting referred to appears to correspond with the date that the Parish Council considered the planning proposals and
- 10.38 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).
- 10.39 The applicant has accordingly been consulted on the proposed conditions and confirmation of their agreement in writing is awaited. Subject to this confirmation being received it may be taken that the requirements of section 100ZA(5) have been met.

The proposed conditions are as follows:

- (7) Surface water management during construction
- (10) Construction management plan
- (11) Contaminated land survey
- (14) Natural England Licence
- (17) Ecological Design Strategy
- (20) Levels

## 11 CONCLUSIONS

- 11.1 The development of this site will see the removal of a non-conforming use within a residential area, which already benefits from outline planning permission for residential development, albeit for a lesser number of units. The current scheme will maximise the effective use of a brownfield site.
- 11.2 Accordingly, whilst the scheme is not an 'infill' as promoted in Policy LP3 of the FLP there would be no policy justification to resist the application given the weight afforded to the sites redevelopment under the NPPF
- 11.3 Matters of residential amenity, character, contamination, drainage, highways and biodiversity have been duly considered in accordance with the relevant national and local planning policy framework and there are no matters which would render the re-development of this site unacceptable; subject to appropriate safeguarding conditions imposed to direct the development of the scheme going forward.

## 12 RECOMMENDATION: Grant with conditions

### 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.
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2	<p>Prior to the first occupation of any dwelling which forms part of this development details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 198 or a Private Management and Maintenance Company has been established).</p> <p>Reason - To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policy LP15 of the Fenland Local Plan (2014)</p>
3	<p>Prior to the first occupation of any of the dwellings hereby approved the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the building/ dwelling to the adjoining County road.</p> <p>Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
4	<p>Prior to first occupation of any part of the development hereby approved the 2-metre footway detailed on drawing number 4944/PL101d shall be provided.</p> <p>Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
5	<p>Prior to the first occupation of individual dwellings their associated on-site parking /turning shall be laid out in accordance with the approved plan and thereafter retained for that specific use.</p> <p>Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan (2014).</p>
6	<p>No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.</p> <p>The scheme shall be based upon the principles within the agreed Flood Risk Assessment &amp; Sustainable Drainage Strategy prepared by MTC Engineering (Cambridge) Ltd (ref: 2725-FRA&amp;DS-Rev C) dated March 2022 and shall also include:</p> <p>a) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;</p> <p>b) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the</p>

	<p>CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);</p> <p>c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);</p> <p>d) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;</p> <p>e) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;</p> <p>f) Full details of the maintenance/adoption of the surface water drainage system;</p> <p>g) Measures taken to prevent pollution of the receiving groundwater and/or surface water</p> <p>Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.</p>
7	<p>No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.</p>
8	<p>Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development.</p>
9	<p>Prior to the construction above damp-proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning</p>

	<p>Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.</p> <p>Reason: To prevent environmental and amenity problems arising from flooding.</p>
10	<p>No development shall take place, including any works of demolition, until a Construction Management Plan or Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority.</p> <p>The approved plan/statement shall be adhered to throughout the construction period. The statement shall include the following components:</p> <ol style="list-style-type: none"> <li>1. An appropriate construction access;</li> <li>2. Adequate turning and off loading facilities for delivery/construction vehicles</li> <li>3. An adequate parking area clear of the highway for those employed in developing the site;</li> <li>4. Method of prevention of mud being carried onto the highway;</li> <li>5. Hours of operation</li> <li>6. Delivery times</li> <li>7. Notices shall be posted on site to keep neighbours advised of anticipated events (such as ground piling)</li> <li>8. A complaints / contact book to be kept on site &amp; used to record details of complaints made available to council officers in the event complaints are received</li> <li>9. Details of wheel cleansing, sweeping &amp; other water suppression techniques to control dust/migration of mud during development (A record to be kept when techniques are undertaken to demonstrate the control of dust is being adequately addressed during development)</li> <li>10. Air quality monitoring for dust is undertaken with records being kept and made available to council officers in the event complaints are received</li> </ol> <p>Reason - To ensure that due consideration is given to the residential amenity of adjoining residents for the duration of the construction phase and in the interests of safe operation of the highway in accordance with Policies LP2 and LP15 of the Fenland Local Plan 2014.</p>
11	<p>No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.</p> <p>(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses, the proposed site usage, and include a conceptual model. The site investigation strategy will be based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.</p> <p>(b) The site investigation, including relevant soil, soil gas, surface and</p>

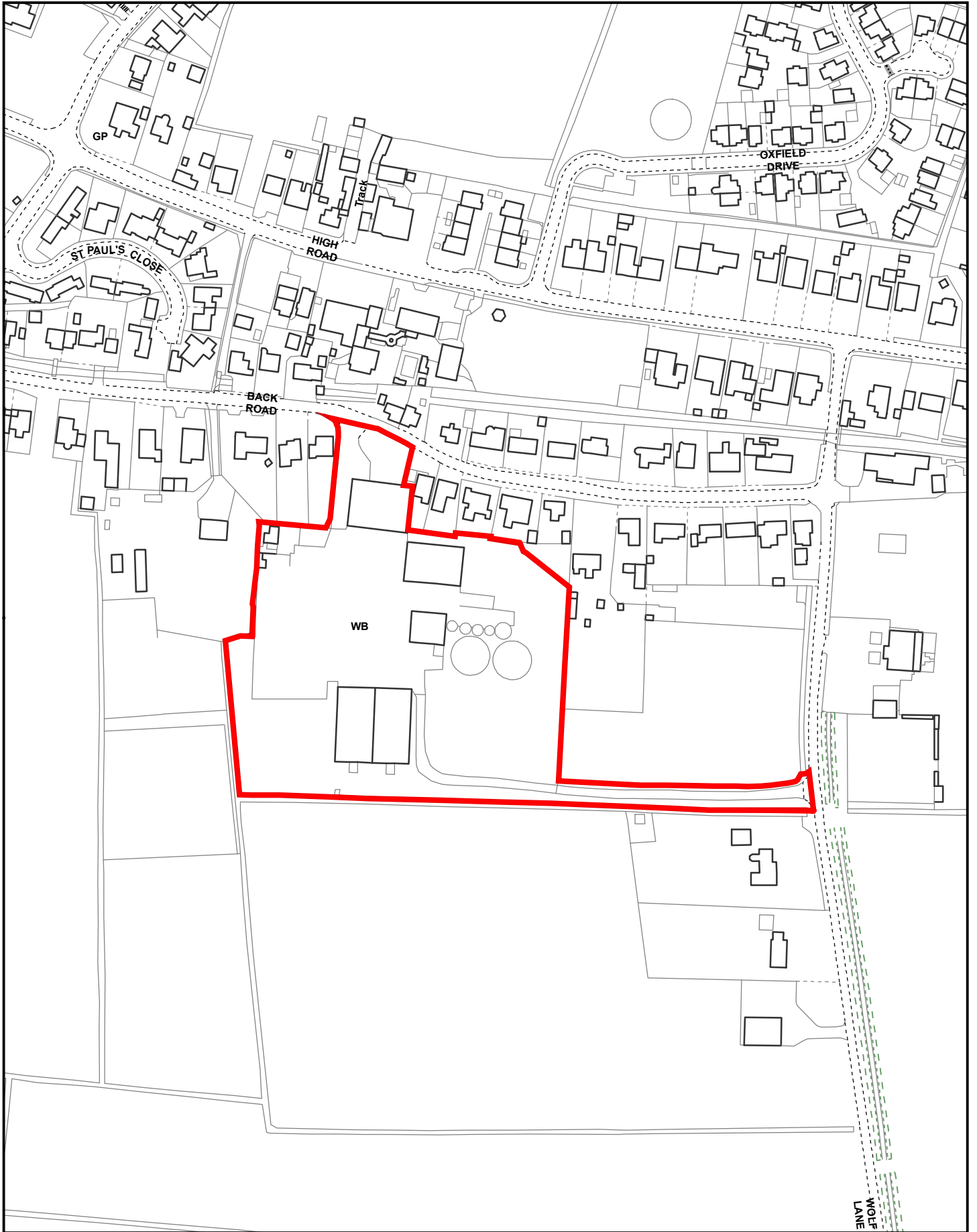
	<p>groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.</p> <p>(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).</p> <p>(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.</p> <p>(e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.</p> <p>(f) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.</p> <p>Reason - To control pollution of land or water in the interests of the environment and public safety.</p>
12	<p>Prior to any construction above slab level 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>
13	<p>Within 6-months of the commencement of development hereby approved, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.</p> <p>Reason: In order to ensure that the site meets the crime prevention guidelines in accordance with Policy LP17 of the Fenland Local Plan 2014.</p>
14	<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</p>

	<p>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 7.2 of the Interim Ecological Assessment (Wild Frontier Ecology, 2021). This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.</p>
15	<p>The development shall only be carried out in accordance with all of the recommendations for mitigation and compensation set out in the Ecological Impact Assessment (Wild Frontier Ecology, 2021). This section details the methods for maintaining the conservation status of small mammals, Bats and Breeding Birds, unless otherwise approved in writing by the local planning authority or varied by a European Protected Species licence subsequently issued by Natural England.</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>The approved CEMP (Wild Frontier Ecology - Construction Environmental CEMP dated March 2022) 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 7 of the Interim Ecological Assessment are followed correctly. This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.</p>
17	<p>No development shall take place until an ecological design strategy (EDS) and Biodiversity Metric Assessment (BMA) is created. The BMA shall assess the habitat loss and gain using the Biodiversity Metric 3.0. The EDS shall only be required if the BMA establishes a requirement for additional biodiversity net gain either on site or off site in addition to the landscaping proposals. The EDS shall address the creation of mitigation and compensation habitat both on and off site.</p> <p>The BMA shall include the following:</p> <ol style="list-style-type: none"> <li>a) Estimation of habitats loss and gained due to the proposal and relevant evidence of the baseline</li> <li>b) Summary of Biodiversity Metric 3.0 calculations</li> <li>c) Description of proposals for any required mitigation and compensation habitat, preferably in map form.</li> <li>d) Feasibility of proposals</li> </ol> <p>The EDS shall include the following:</p> <ol style="list-style-type: none"> <li>a) Purpose and conservation objectives for the proposed works.</li> <li>b) Review of site potential and constraints.</li> </ol>

	<p>c) Detailed design(s) and/or working method(s) to achieve stated objectives.</p> <p>d) Extent and location/area of proposed works on appropriate scale maps and plans.</p> <p>e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.</p> <p>f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.</p> <p>g) Persons responsible for implementing the works.</p> <p>h) Details of initial aftercare and long-term maintenance.</p> <p>i) Details for monitoring and remedial measures.</p> <p>j) Details for disposal of any wastes arising from works.</p> <p>The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.</p> <p>Reason: To ensure that the proposal results in a minimum of no net loss of biodiversity. This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.</p>
18	<p>Notwithstanding the submitted details, no development above ground level shall take place 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 scheme shall include the following details:</p> <ul style="list-style-type: none"> <li>(a) Hard surfacing, other hard landscape features and materials</li> <li>(b) Existing trees, hedges or other soft features to be retained</li> <li>(c) Planting plans to all public areas, retained hedge and trees, species, numbers, size and density of planting;</li> <li>(d) Boundary treatments including the creation of a species rich hedge and other soft landscaping.</li> <li>(e) Details of siting and timing of all construction activities to avoid harm to all nature conservation features</li> <li>(f) Management and maintenance details</li> </ul> <p>In respect of Items (b) to (d) preference shall be given to locally native species of local provenance</p> <p>Reasons – (i) 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 and to ensure compliance with Policy LP18 of the FLP (2014)</p> <p>(ii) To ensure that the recommended mitigation and compensation suggested in section 7 of the Interim Ecological Assessment are followed correctly. This will ensure that the development aligns with the National Planning Policy Framework and Fenland Local Plan.</p>
19	<p>Any trees, shrubs or hedges forming part of the approved landscaping scheme (except those contained in enclosed rear gardens to individual dwellings) that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced.</p>



	<p>Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.</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>
20	<p>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 not be carried out other than in strict accordance with the levels shown on the approved 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 not be occupied until at least 30 bird boxes have been suitably designed into the scheme in accordance with best practice methodology as set out by the Royal Society for the Protection for Bird, evidence of the inclusion of these boxes should be provided to the Local Planning Authority.</p> <p>Reason: To secure the long-term protection of the nesting bird and roosting bat potential.</p>
22	<p>The workshop hereby approved on Plot 17 shall be used only for domestic purposes relating to its associated dwelling and no trade or business shall be carried out from this building.</p> <p>Reason: The site is within an area where commercial activity would not normally be permitted in view of the need to safeguard the amenity of adjoining residential properties in accordance with Policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
22	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents</p> <p>Reason - For the avoidance of doubt and in the interest of proper planning.</p>



Created on: 17/09/2021

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**F/YR21/1031/F**

Scale = 1:2,500







**KEY**

- 5.0m Adoptable Access Road
- 2.0m Footways to Access Road (Where Shown)
- New 2.0m Footway (Along Back Road)
- CCC Residential Access Construction / Tarmac Areas
- Permeable Surfacing
- Proposed Trees and Hedges (Indicative)
- Existing Trees
- Highway Ownership
- Paving Slabs (Indicative)
- Demolition / Removals
- Tree Root Protection Area
- 2.4m x 43m Visibility Splay (Plot 1)
- 2.4m x 43m Visibility Splay (Main Access)
- 2.0m x 2.0m Pedestrian Splay
- P Parking Space
- G Garage (Parking Compliant)
- POS Public Open Space
- BIN Bin Collection Point

D - 22.02.2022 - Site layout amended following planning officer and consultants comments.  
 C - 29.09.2021 - Vehicle tracking, visibility splays and footways clarified.  
 B - 17.08.2021 - Access notes amended.  
 A - 16.08.2021 - Access notes and layers changed.

REVISIONS



**PETER HUMPHREY ASSOCIATES**

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CLIENT

KEMPSTON HOMES

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT

SITE

DENNICKS YARD  
 BACK ROAD  
 GOREFIELD  
 CAMBS

DRAWING

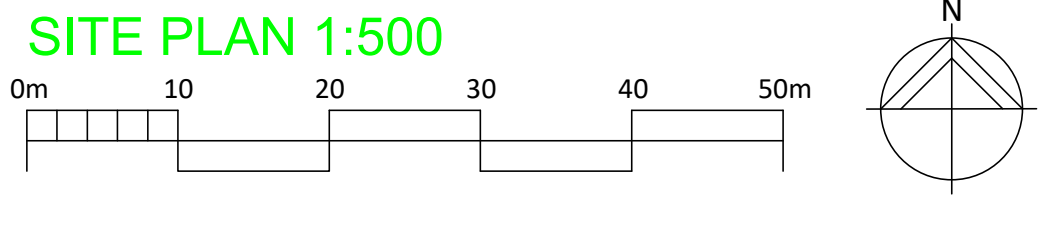
SITE PLAN

JOB NO.	PAPER SIZE	DATE
4944/PL101d	A1	JUNE 2021

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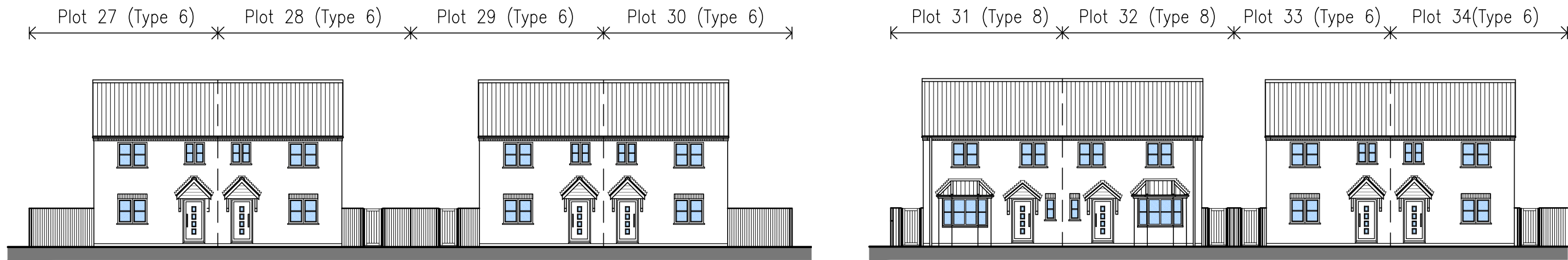
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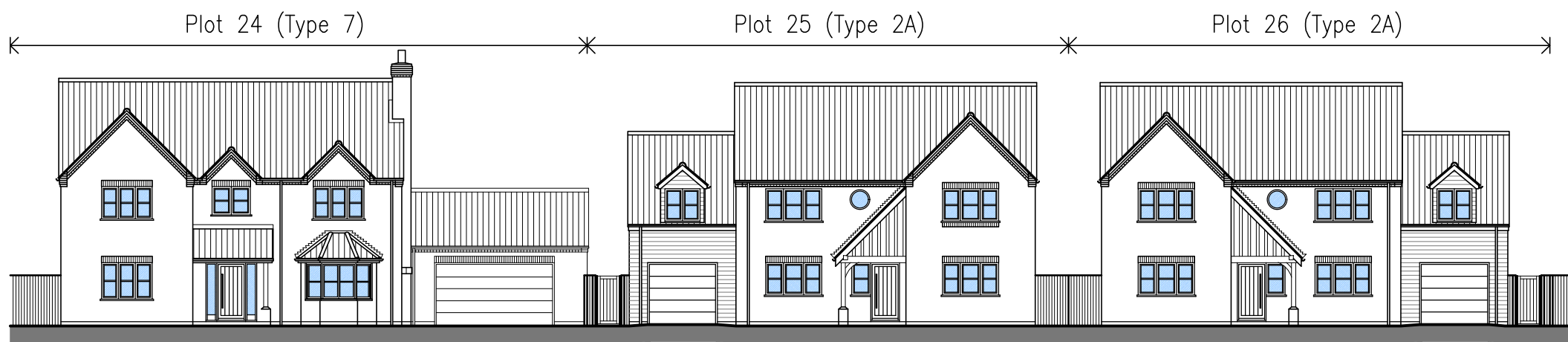


PLOTS 18 TO 23 STREET SCENE

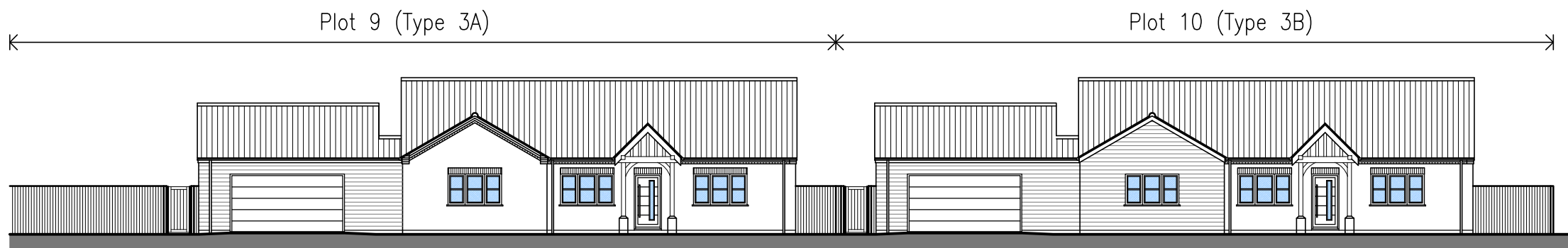


PLOTS 27 TO 30 STREET SCENE

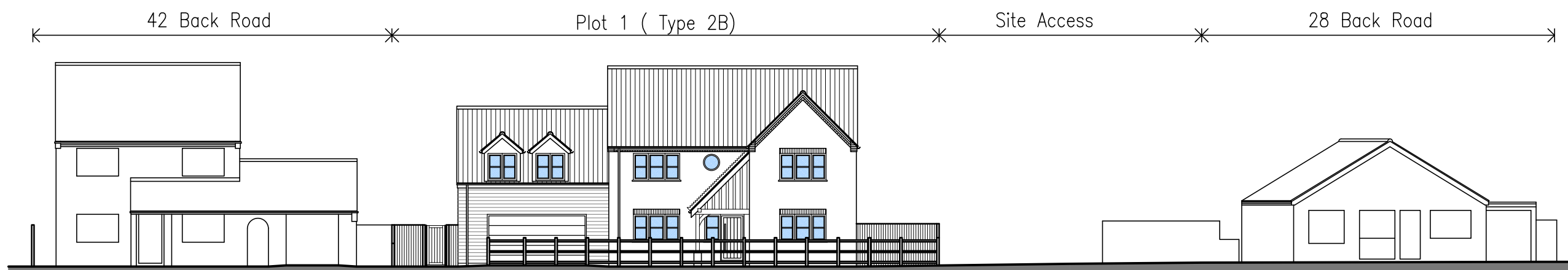
PLOTS 31 TO 34 STREET SCENE



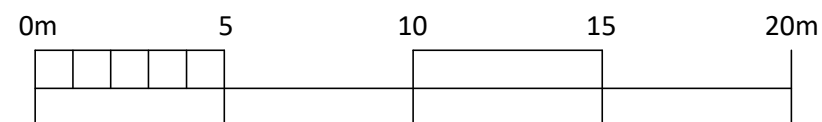
PLOTS 24 TO 26 STREET SCENE



PLOTS 8 AND 9 STREET SCENE



BACK ROAD STREET SCENE 1:200



A - 23.02.22 - Street scenes amended to reflect site layout and elevation changes.  
REVISIONS



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CLIENT  
KEMPSTON HOMES

PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

SITE  
DENNICKS YARD  
BACK ROAD  
GOREFIELD  
CAMBS

DRAWING  
STREET SCENES

JOB NO.	PAPER SIZE	DATE
4944/PL113A	A2	JULY 2021

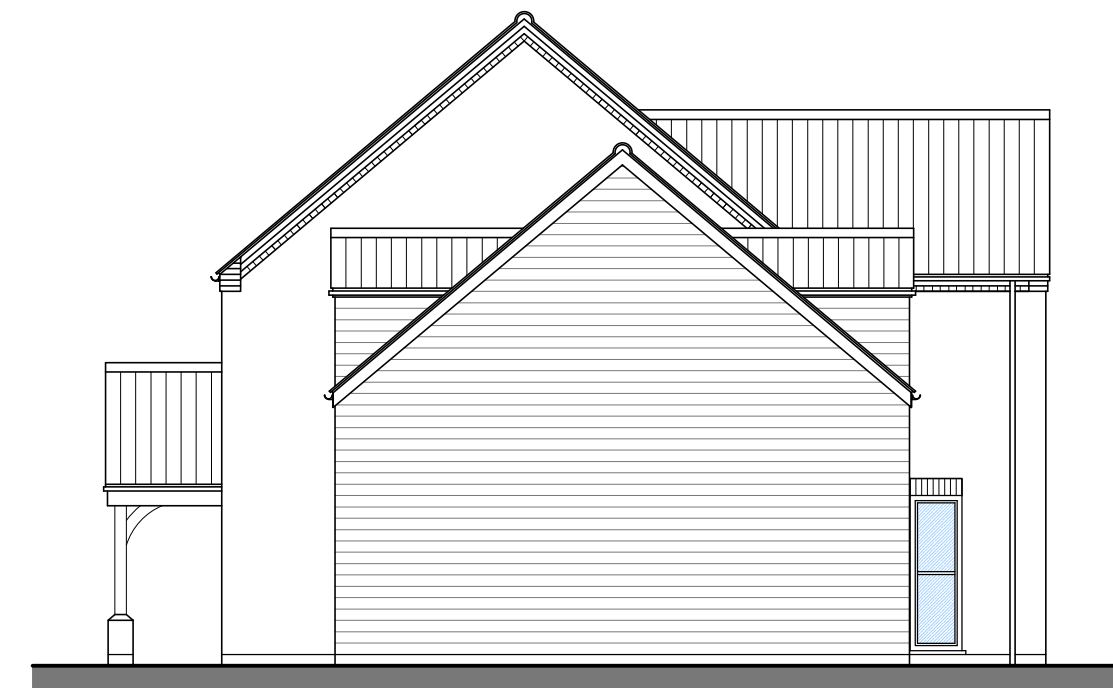
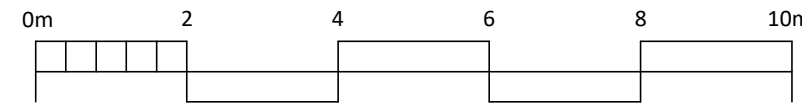
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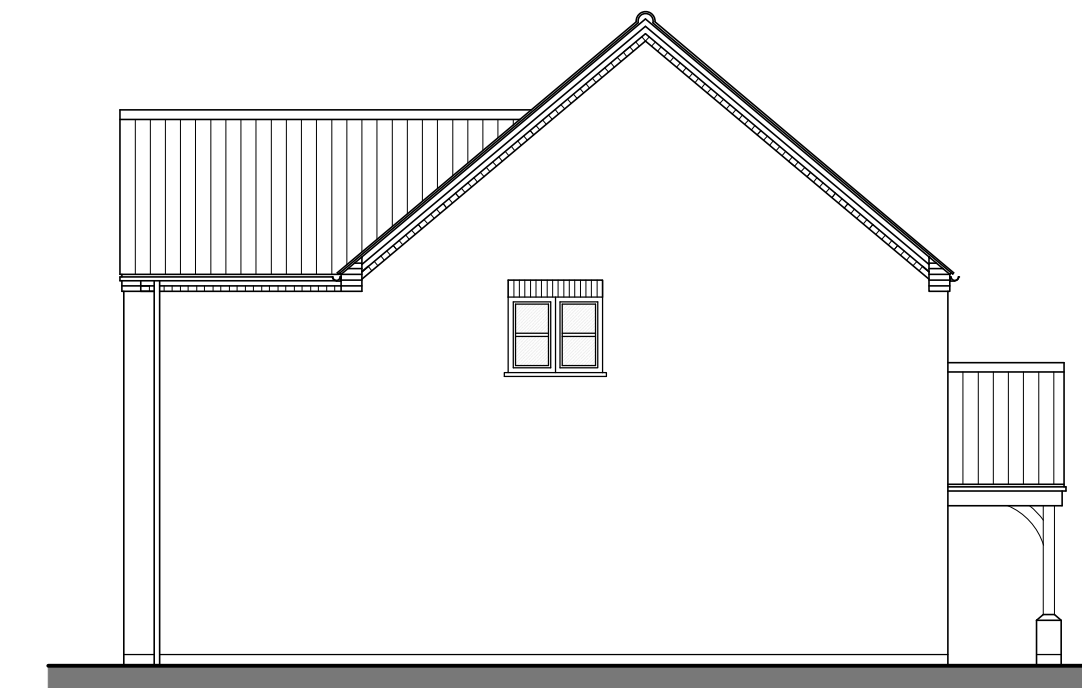
FRONT ELEVATION 1:100



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

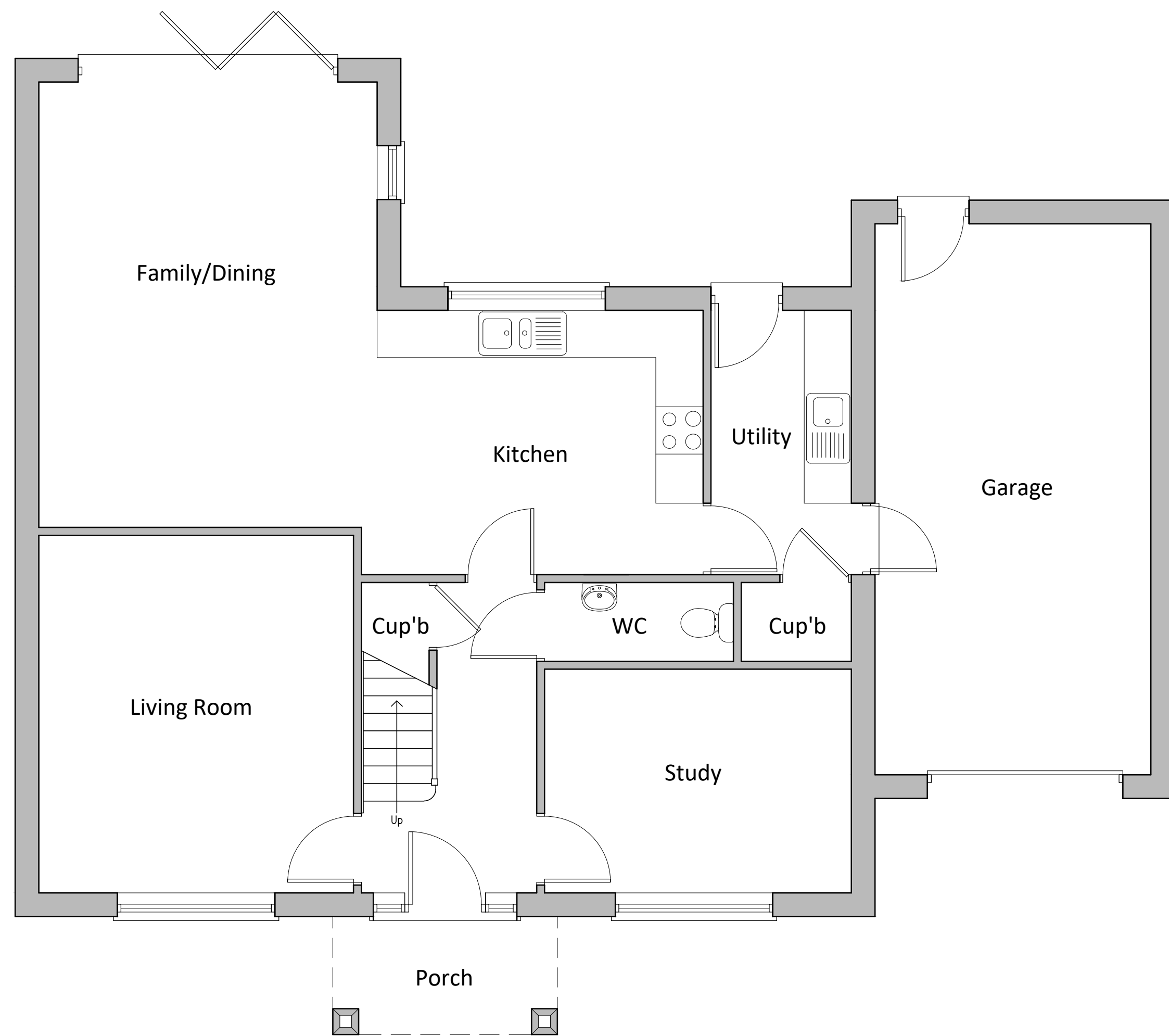
**Materials Schedule:**

**Walls**  
Bricks as per Development Schedule.  
Horizontal fibre cement cladding (Slate Grey) where shown and to dormer window faces and cheeks.

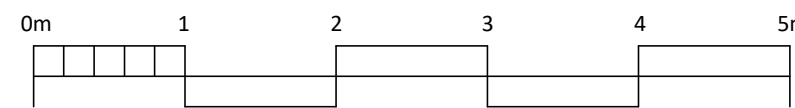
**Roofs**  
Tiles as per Development Schedule.

**Windows and Doors**  
Light Grey UPVC.

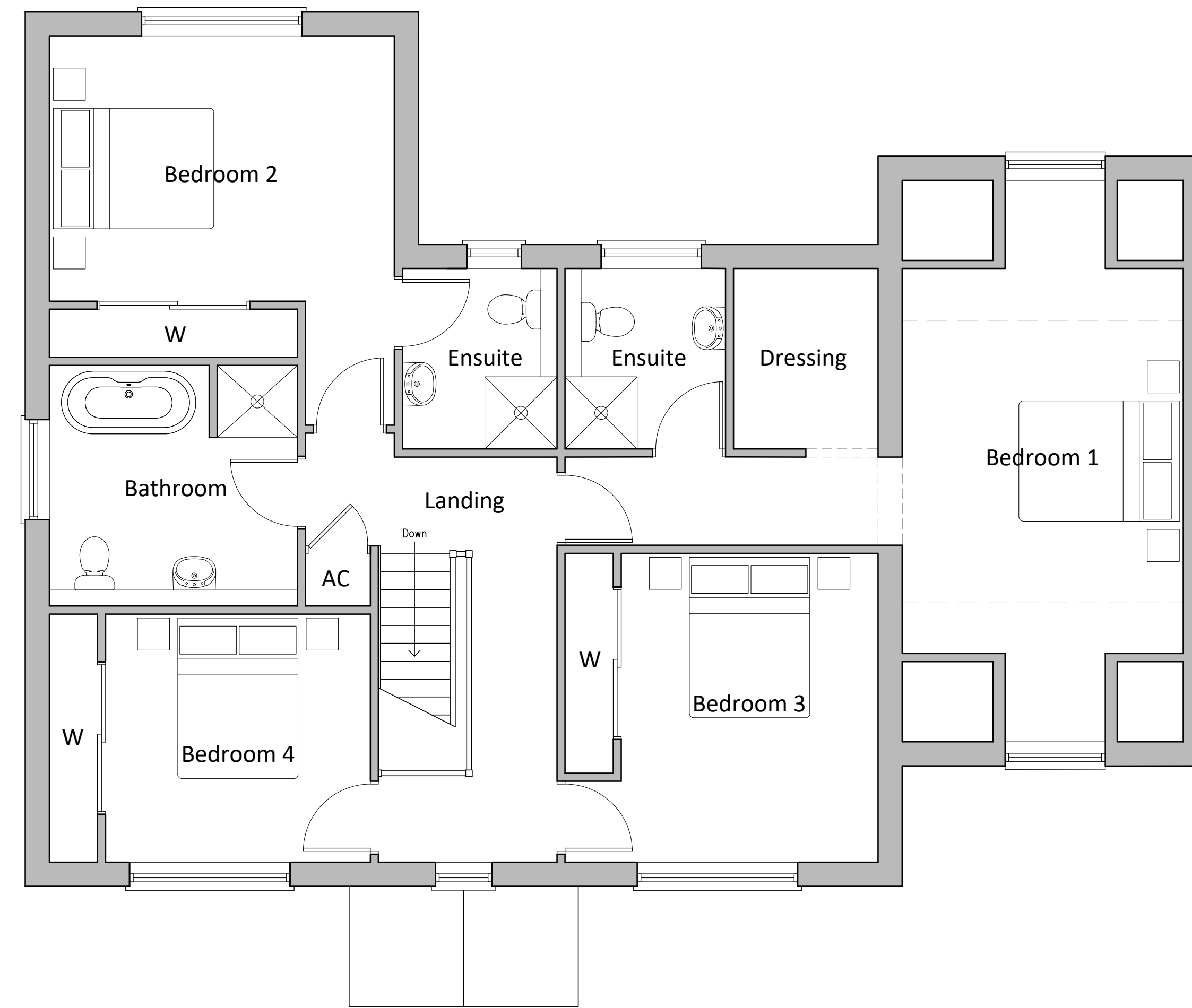
**Other Details**  
Black UPVC Rainwater Goods.  
Black UPVC Fascias, Soffits and Verges.



GROUND FLOOR PLAN 1:50



Plot Schedule:	
As Drawn Plots 18 and 21	Handed Plots 22 and 23



FIRST FLOOR PLAN 1:50

**Room Schedule:**

Ground Floor	
Living Room	4.54m x 4.00m
Kitchen	3.35m x 4.34m
Family / Dining	5.65m x 4.30m
Utility	3.35m x 1.78m
Study	2.82m x 3.90m
WC	1.00m x 2.40m
Garage	7.00m x 3.50m

First Floor	
Bedroom 1	4.80m x 3.50m
Ensuite	2.25m x 2.00m
Dressing	2.25m x 1.80m
Bedroom 2	3.30m x 4.30m
Bedroom 3	3.85m x 3.20m
Bedroom 4	3.09m x 3.20m
Bathroom	3.09m x 2.99m

A - 23.02.22 - Minor elevation changes and revised Plot and Materials schedules.  
REVISIONS



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CLIENT  
KEMPSTON HOMES

PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

SITE  
DENNICKS YARD  
BACK ROAD  
GOREFIELD  
CAMBS

DRAWING  
TYPE 1

JOB NO.	PAPER SIZE	DATE
4944/PL102A	A1	JUNE 2021

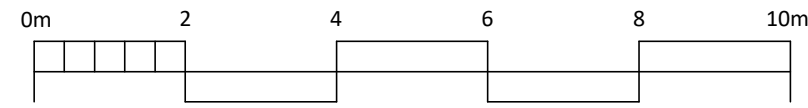
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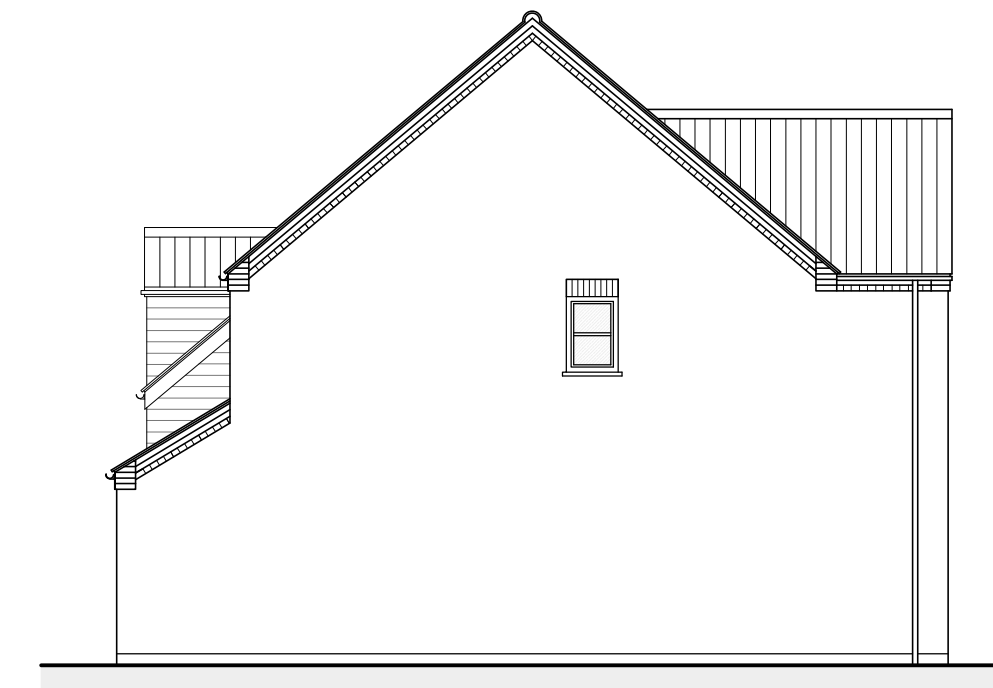
FRONT ELEVATION 1:100



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

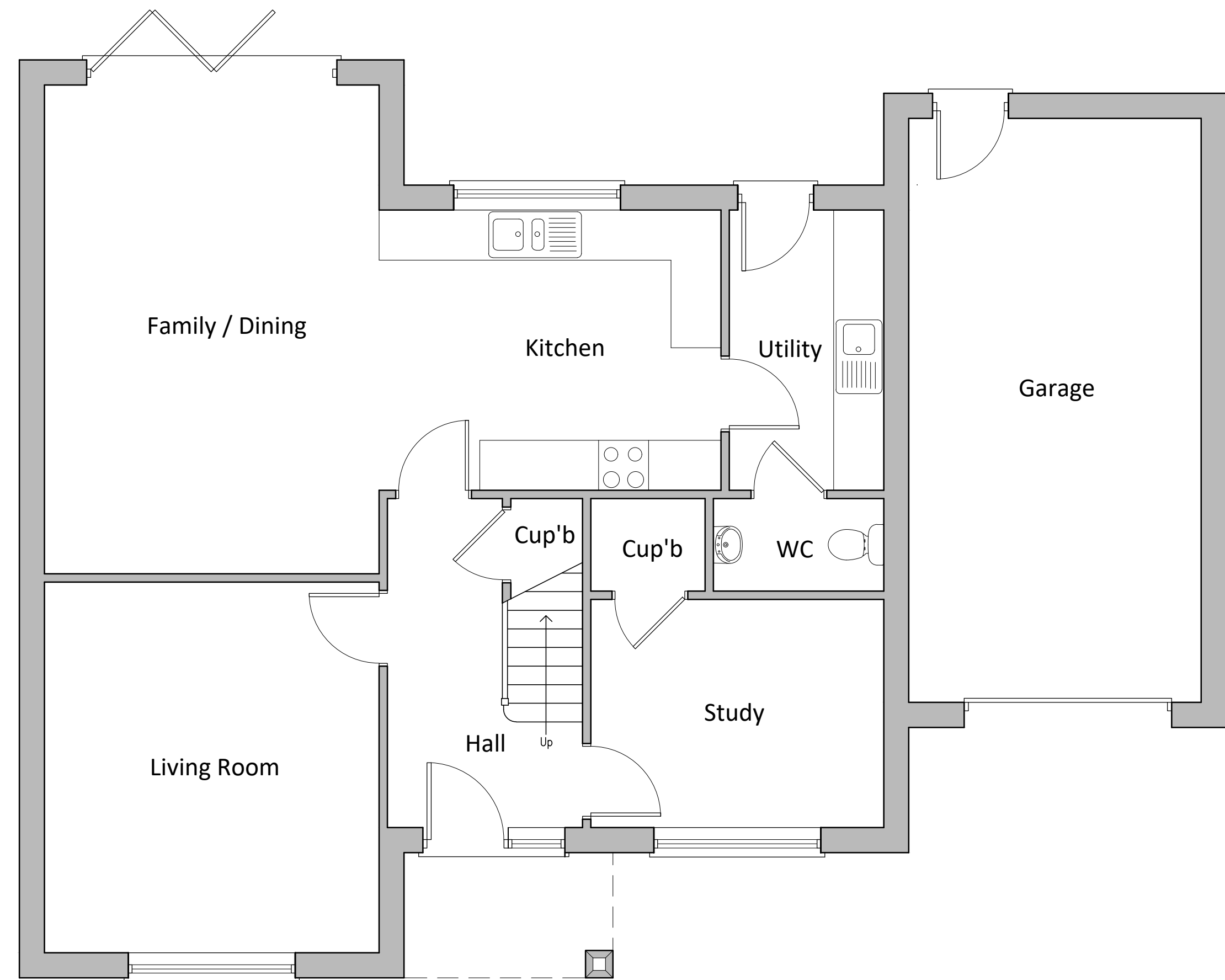
**Materials Schedule:**

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Bricks as per Development Schedule.  
Horizontal fibre cement cladding (Slate Grey) where shown and to dormer window faces and cheeks.

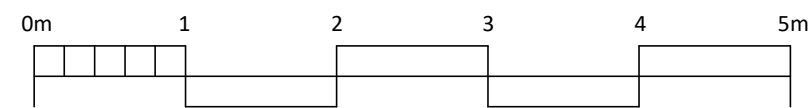
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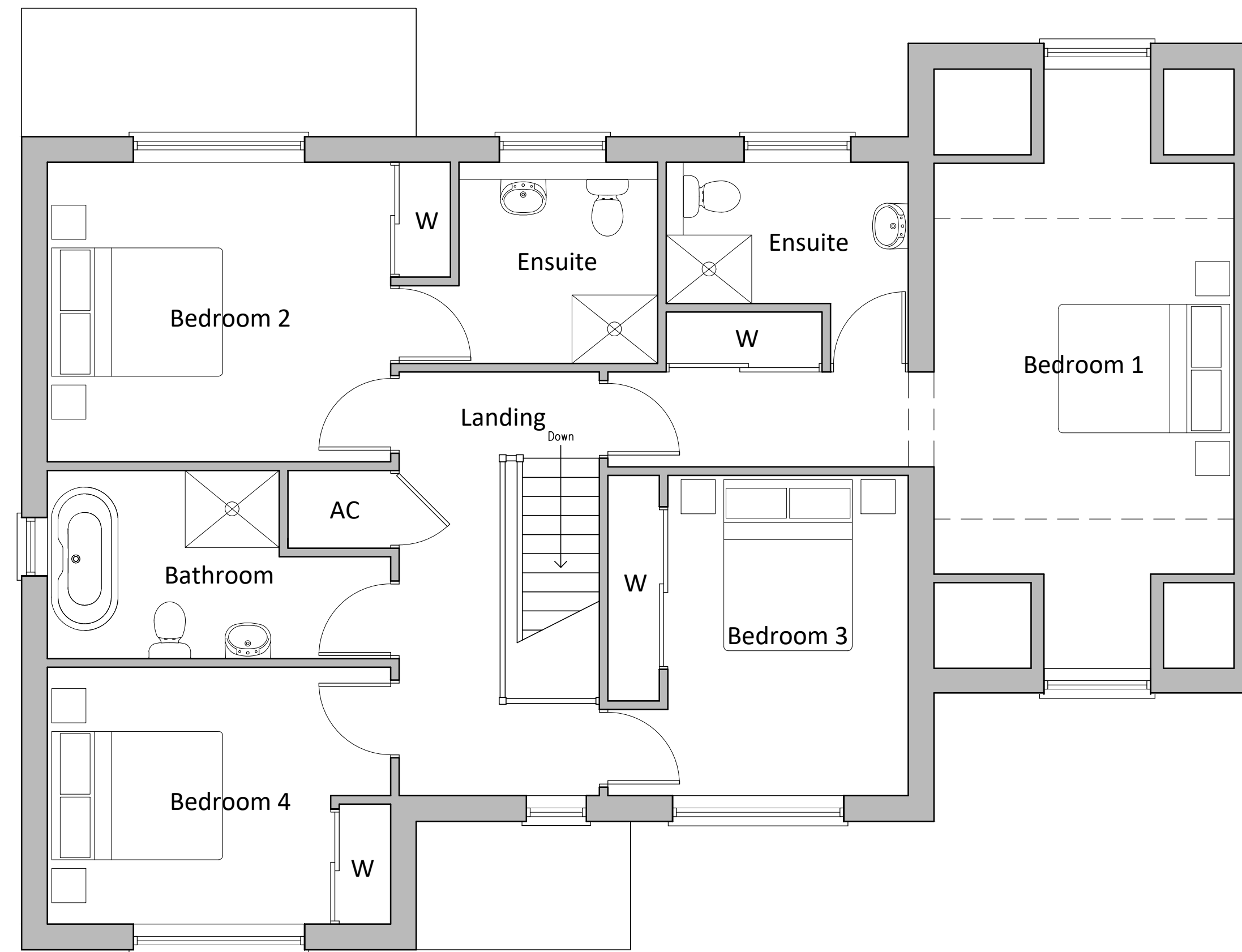
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Black UPVC Rainwater Goods.  
Black UPVC Fascias, Soffits and Verges.



GROUND FLOOR PLAN 1:50



Plot Schedule:	
As Drawn Plots 19 and 26	Handed Plots 20 and 25



FIRST FLOOR PLAN 1:50

**Room Schedule:**

Ground Floor	
Living Room	4.44m x 4.01m
Kitchen	3.35m x 4.09m
Family / Dining	5.85m x 4.01m
Utility	3.35m x 1.85m
Study	2.73m x 3.51m
WC	1.10m x 2.04m
Garage	7.00m x 3.50m

First Floor	
Bedroom 1	4.80m x 3.50m
Ensuite	1.64m x 2.82m
Bedroom 2	3.50m x 4.01m
Ensuite	2.34m x 2.31m
Bedroom 3	3.74m x 2.81m
Bedroom 4	3.00m x 3.31m
Bathroom	2.20m x 2.71m

A - 23.02.22 - Minor elevation changes and revised Plot and Materials schedules.  
REVISIONS



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CLIENT  
KEMPSTON HOMES

PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

SITE  
DENNICHS YARD  
BACK ROAD  
GOREFIELD  
CAMBS

DRAWING  
TYPE 2A

JOB NO.	PAPER SIZE	DATE
4944/PL103A	A1	JUNE 2021

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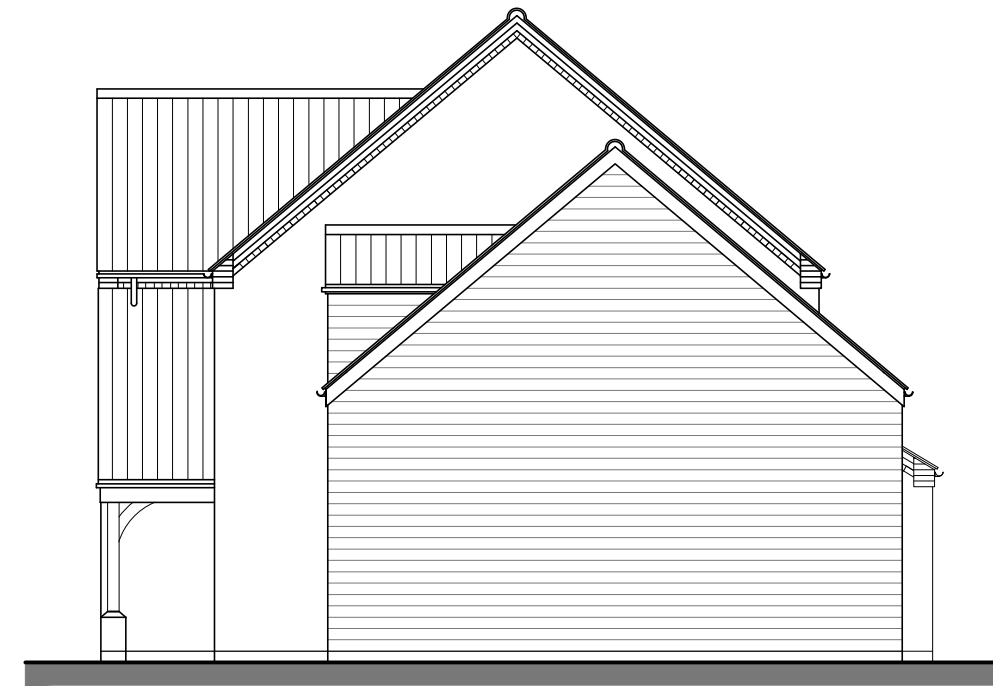
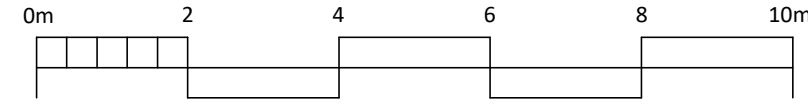
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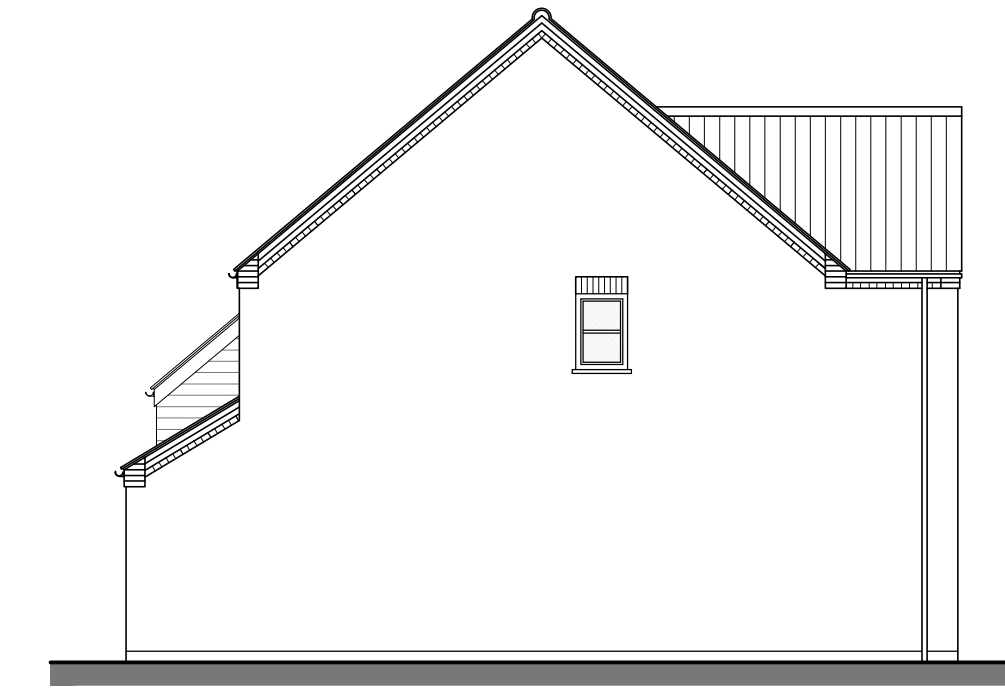
FRONT ELEVATION 1:100



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

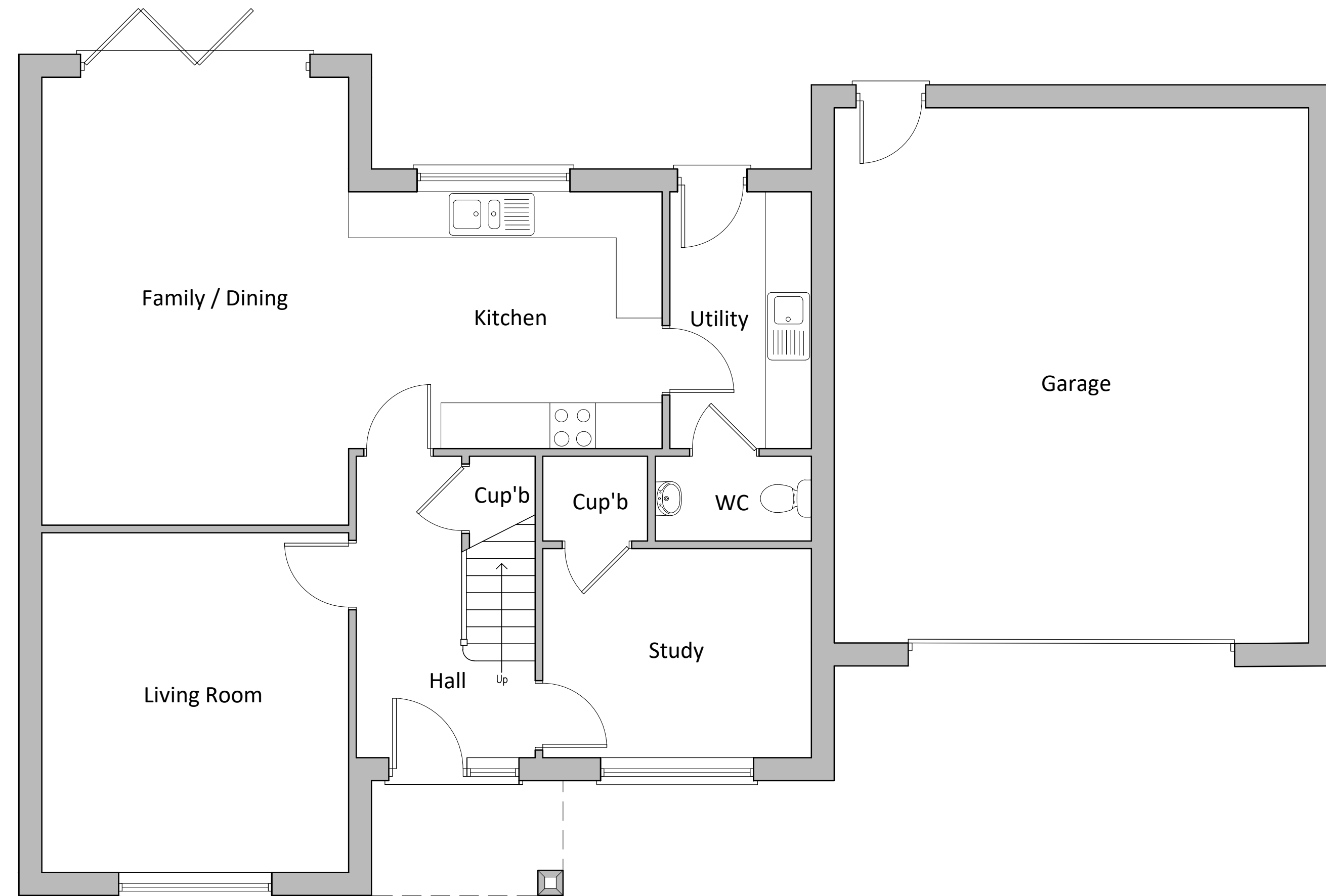
**Materials Schedule:**

**Walls**  
Bricks as per Development Schedule.  
Horizontal fibre cement cladding (Slate Grey) where shown and to dormer window faces and cheeks.

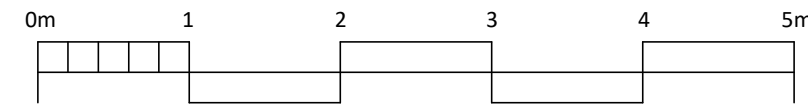
**Roofs**  
Tiles as per Development Schedule.

**Windows and Doors**  
Light Grey UPVC.

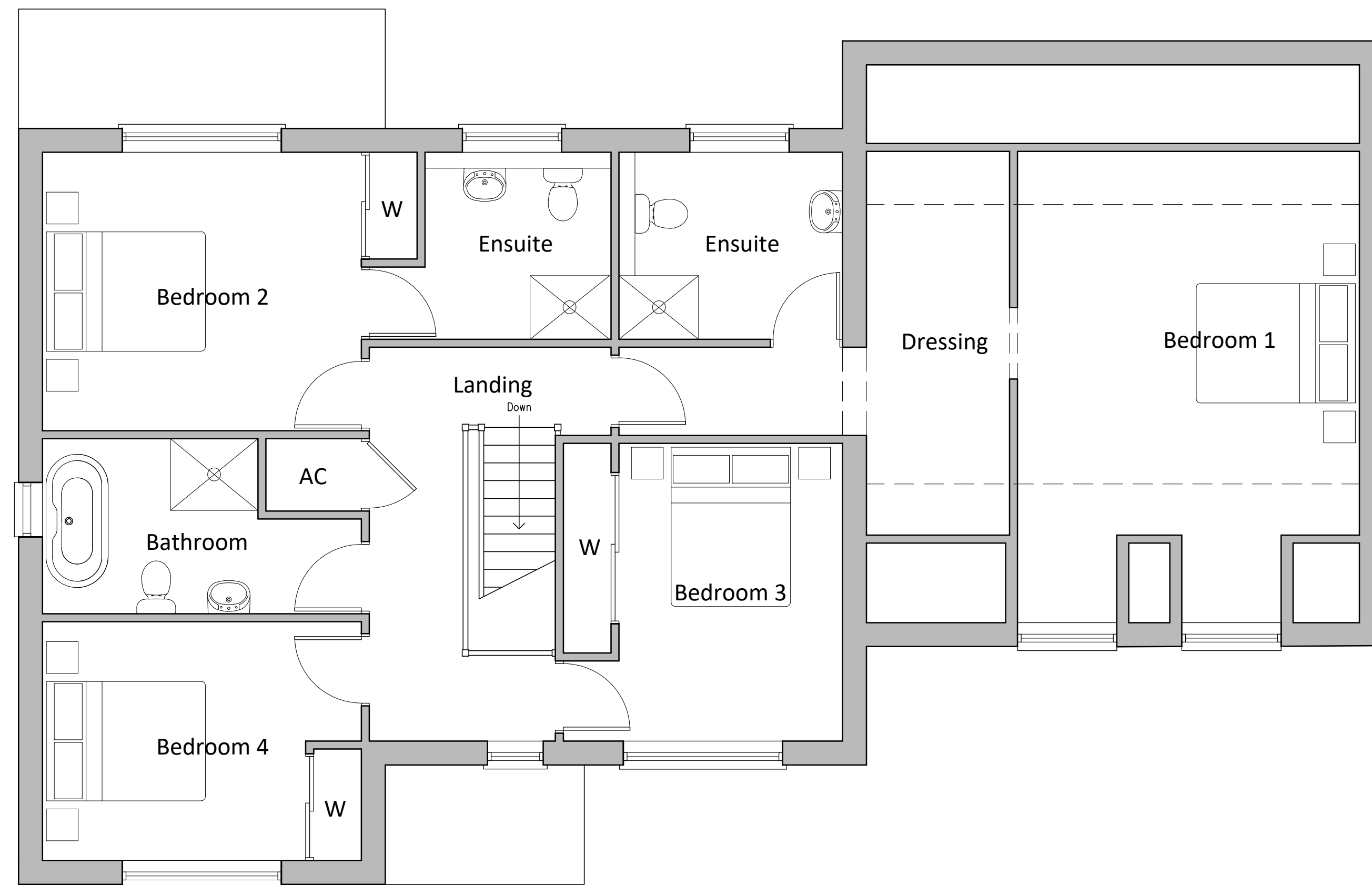
**Other Details**  
Black UPVC Rainwater Goods.  
Black UPVC Fascias, Soffits and Verges.



GROUND FLOOR PLAN 1:50



Plot Schedule:	
As Drawn	Handed
Plots 15, 16 and 17	Plot 1



FIRST FLOOR PLAN 1:50

**Room Schedule:**

Ground Floor	
Living Room	4.44m x 4.01m
Kitchen	3.35m x 4.09m
Family / Dining	5.85m x 4.01m
Utility	3.35m x 1.85m
Study	2.73m x 3.51m
WC	1.10m x 2.04m
Garage	7.00m x 3.50m

First Floor	
Bedroom 1	4.81m x 4.29m
Ensuite	2.34m x 2.81m
Dressing	4.81m x 1.80m
Bedroom 2	3.50m x 4.01m
Ensuite	2.34m x 2.33m
Bedroom 3	3.74m x 2.81m
Bedroom 4	3.00m x 3.31m
Bathroom	2.20m x 2.71m

A-23.02.22 - Minor elevation changes and revised Plot and Materials schedules.  
REVISIONS



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CLIENT  
KEMPSTON HOMES

PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

SITE  
DENNICKS YARD  
BACK ROAD  
GOREFIELD  
CAMBS

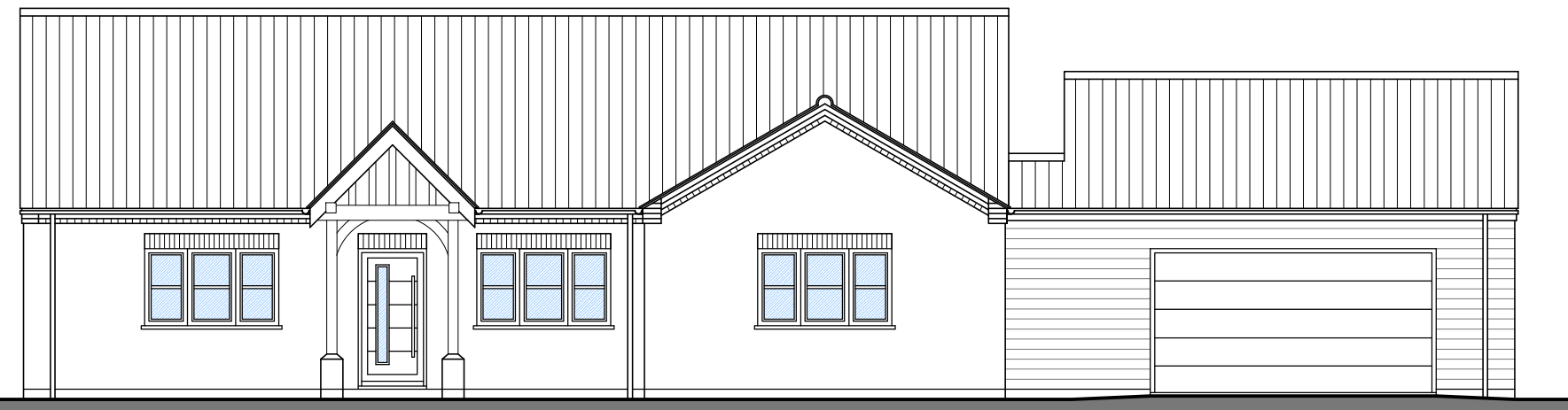
DRAWING  
TYPE 2B

JOB NO.	PAPER SIZE	DATE
4944/PL104A	A1	JUNE 2021

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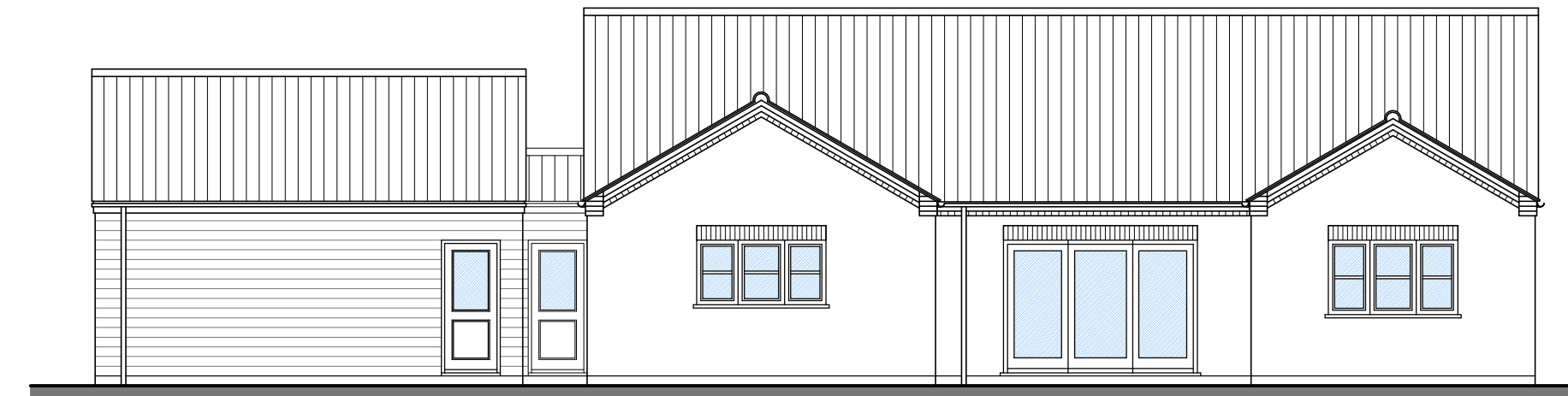
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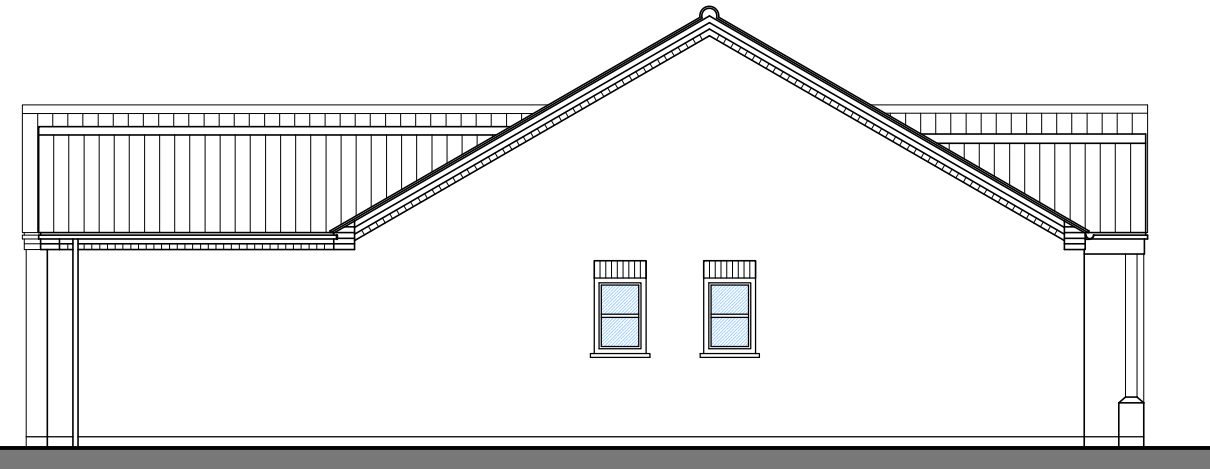
FRONT ELEVATION



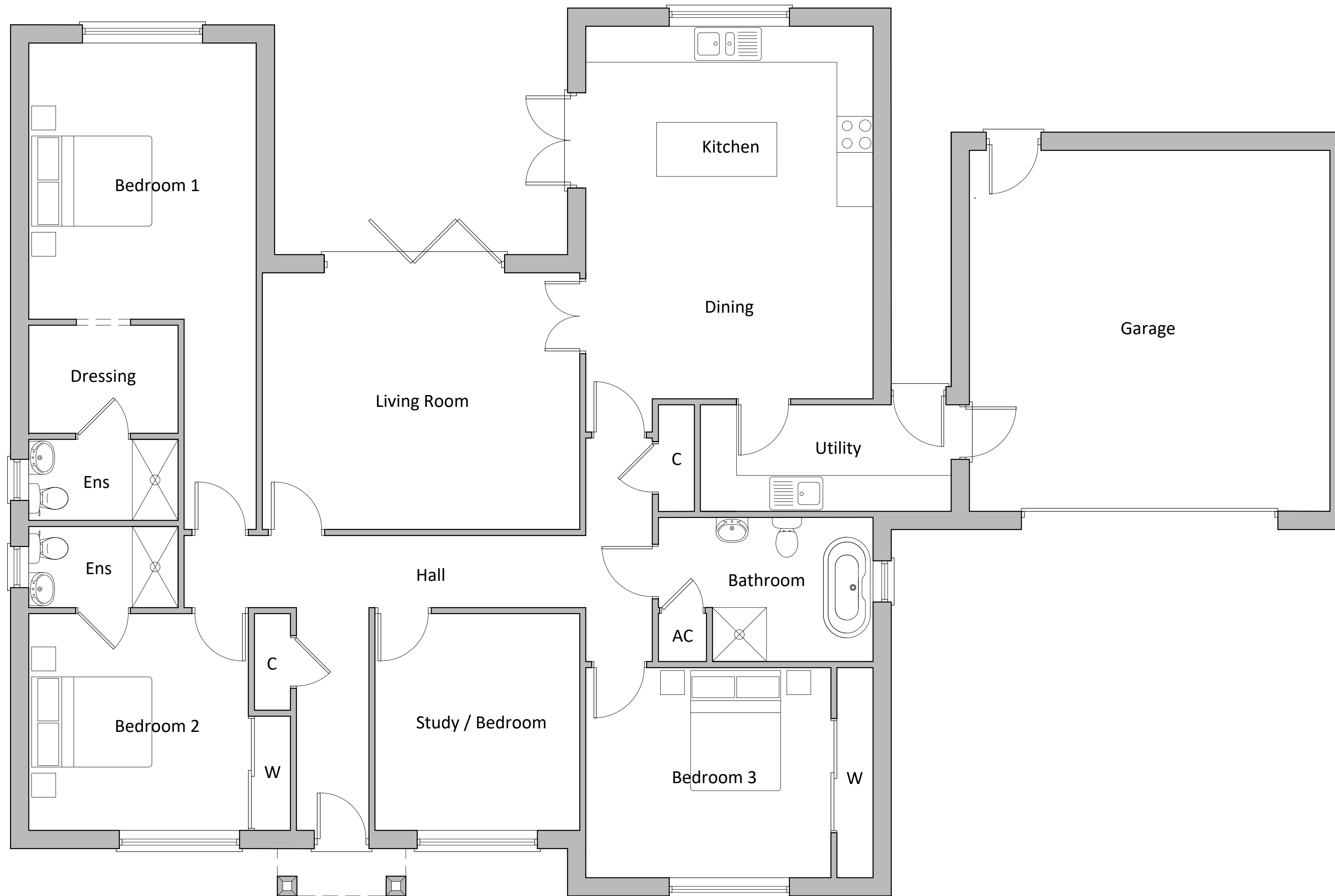
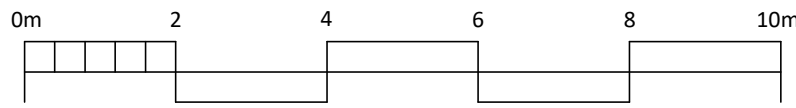
SIDE ELEVATION



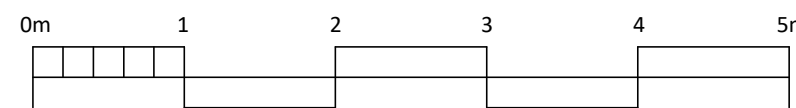
REAR ELEVATION



SIDE ELEVATION 1:100



FLOOR PLAN 1:50



Plot Schedule:	
As Drawn Plot 7	Handed Plots 4 and 9

**Materials Schedule:**

**Walls**  
Bricks as per Development Schedule.  
Horizontal fibre cement cladding (Slate Grey) where shown.

**Roofs**  
Tiles as per Development Schedule.

**Windows and Doors**  
Light Grey UPVC.

**Other Details**  
Black UPVC Rainwater Goods.  
Black UPVC Fascias, Soffits and Verges.

**Room Schedule:**

Living Room	4.27m x 5.28m
Kitchen / Dining	6.20m x 4.77m
Utility	1.77m x 4.17m
Bedroom 1	4.59m x 3.78m
Ensuite	1.35m x 2.48m
Dressing	1.80m x 2.48m
Bedroom 2	3.60m x 3.65m
Ensuite	1.35m x 2.48m
Bedroom 3	3.49m x 4.07m
Study / Bedroom	3.60m x 3.40m
Bathroom	2.40m x 2.67m
Garage	6.00m x 6.00m

A-23.02.22 - Minor elevation changes and revised Plot and Materials schedules.  
REVISIONS:



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CLIENT  
**KEMPSTON HOMES**

PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT**

SITE  
**DENNICKS YARD  
BACK ROAD  
GOREFIELD  
CAMBS**

DRAWING  
**TYPE 3A**

JOB NO.	PAPER SIZE	DATE
4944/PL105A	A1	JUNE 2021

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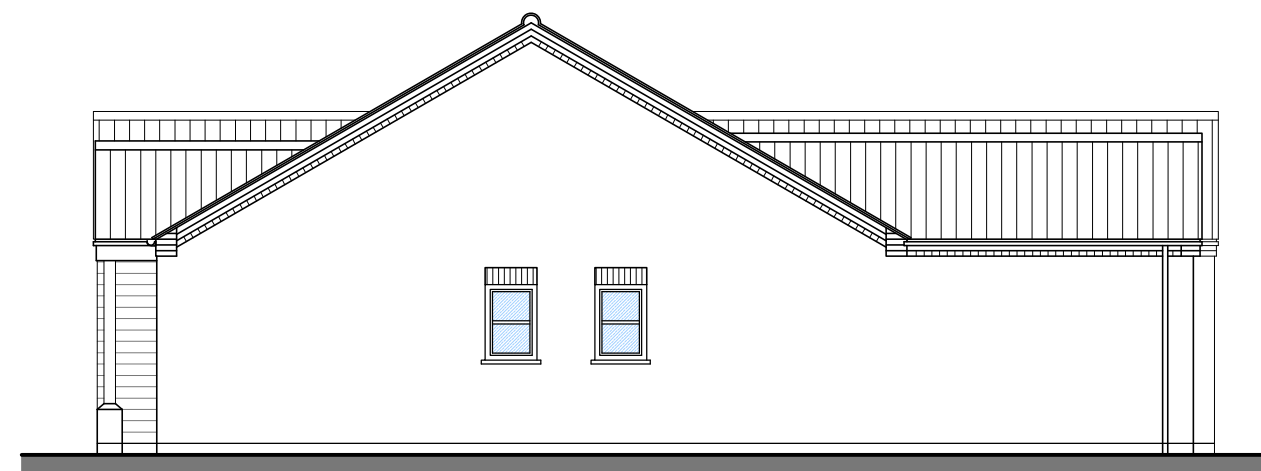
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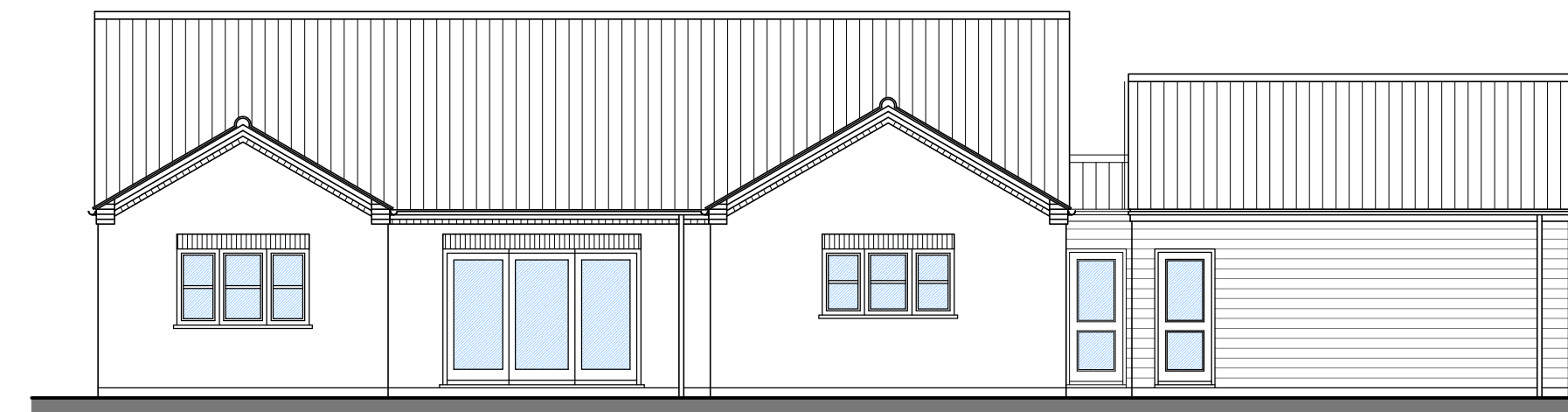




FRONT ELEVATION



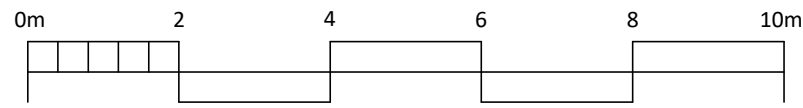
SIDE ELEVATION



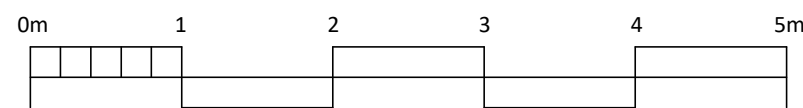
REAR ELEVATION



SIDE ELEVATION 1:100



FLOOR PLAN 1:50



Plot Schedule:	
As Drawn	Handed
Plots 3 and 10	None

**Materials Schedule:**

**Walls**  
Bricks as per Development Schedule.  
Horizontal fibre cement cladding (Slate Grey) where shown.

**Roofs**  
Tiles as per Development Schedule.

**Windows and Doors**  
Light Grey UPVC.

**Other Details**  
Black UPVC Rainwater Goods.  
Black UPVC Fascias, Soffits and Verges.

**Room Schedule:**

Living Room	4.27m x 5.28m
Kitchen / Dining	6.20m x 4.77m
Utility	1.77m x 4.17m
Bedroom 1	4.59m x 3.78m
Ensuite	1.35m x 2.48m
Dressing	1.80m x 2.48m
Bedroom 2	3.60m x 3.65m
Ensuite	1.35m x 2.48m
Bedroom 3	3.49m x 4.07m
Study / Bedroom	3.60m x 3.40m
Bathroom	2.40m x 2.67m
Garage	6.00m x 6.00m

A-23.02.22 - Minor elevation changes and revised Plot and Materials schedules.  
REVISIONS



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CLIENT  
KEMPSTON HOMES

PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

SITE  
DENNICKS YARD  
BACK ROAD  
GOREFIELD  
CAMBS

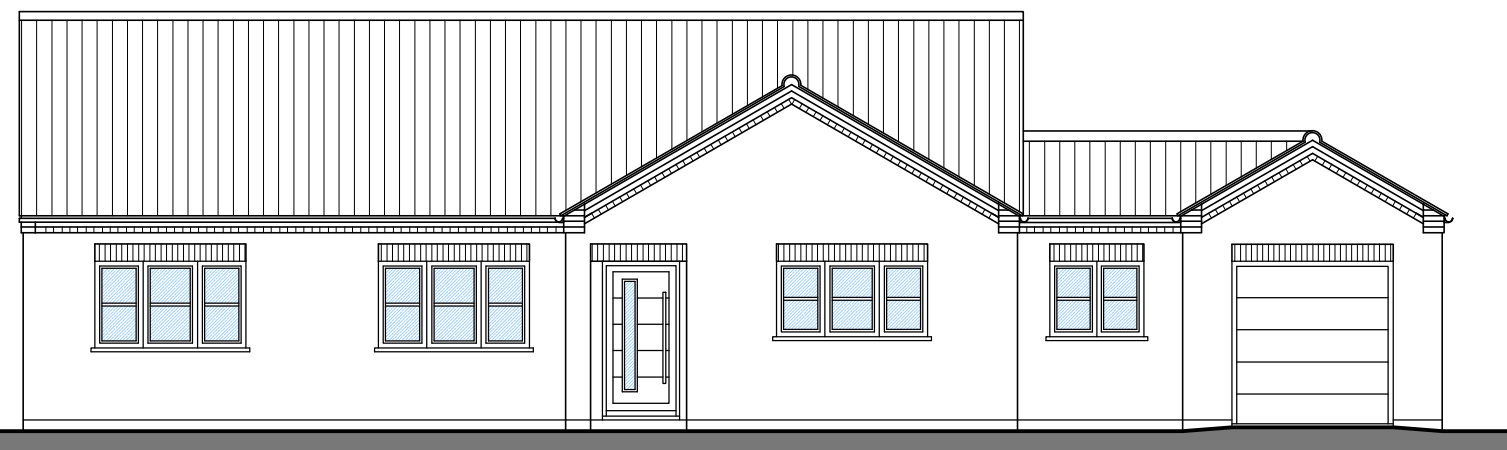
DRAWING  
TYPE 3B

JOB NO.	PAPER SIZE	DATE
4944/PL106A	A1	JUNE 2021

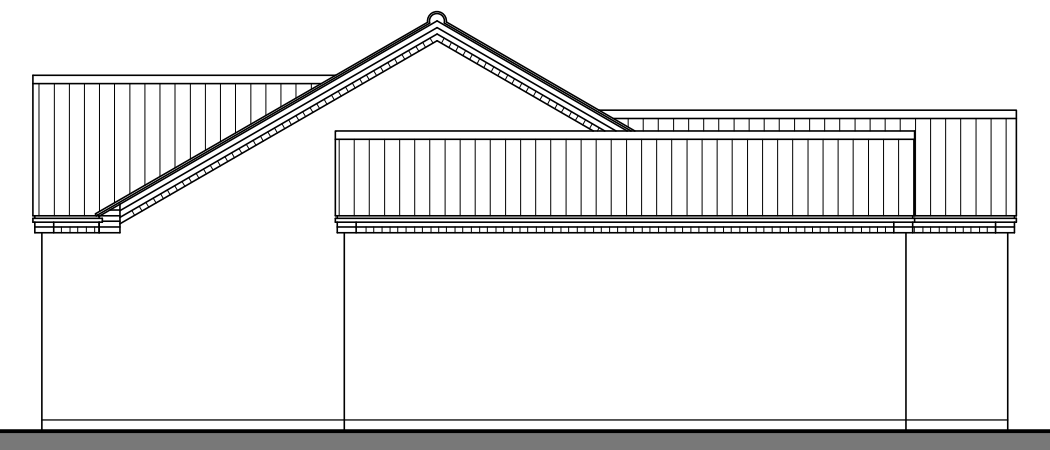
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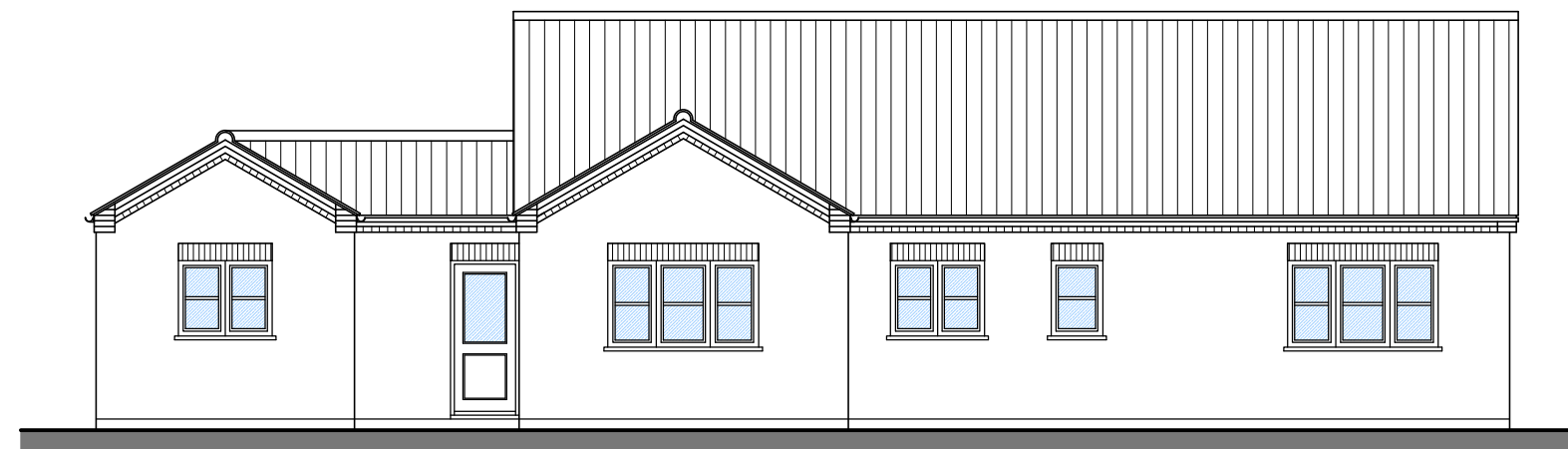
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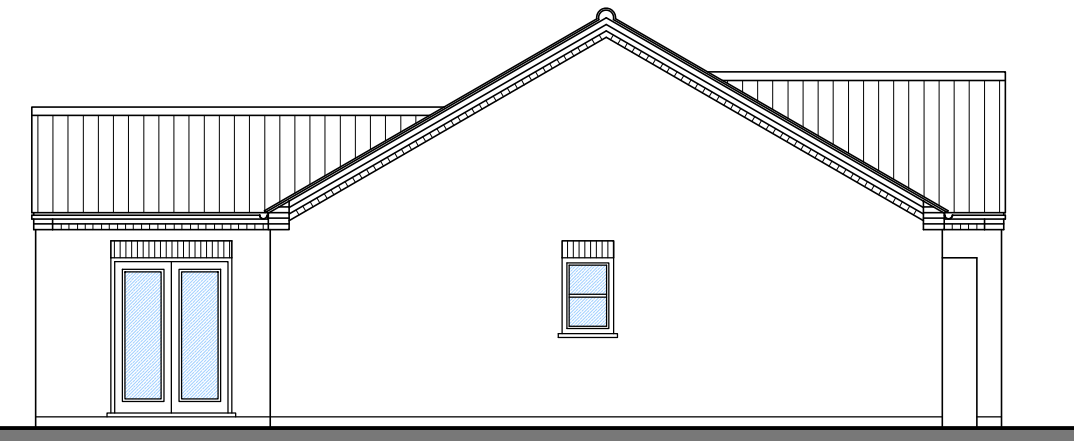
FRONT ELEVATION



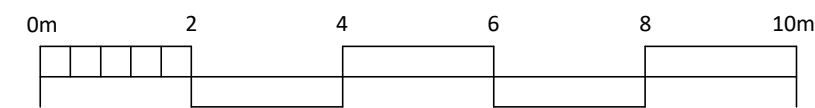
SIDE ELEVATION



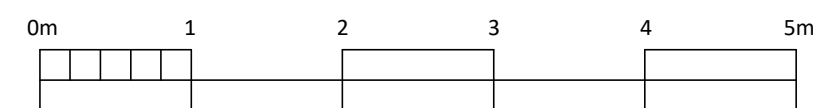
REAR ELEVATION



SIDE ELEVATION 1:100



FLOOR PLAN 1:50



Plot Schedule:	
As Drawn	Handed
Plots 2 and 8	None

**Materials Schedule:**

Walls  
Bricks as per Development Schedule.  
Horizontal fibre cement cladding (Slate Grey) where shown.

Roofs  
Tiles as per Development Schedule.

Windows and Doors  
Light Grey UPVC.

Other Details  
Black UPVC Rainwater Goods.  
Black UPVC Fascias, Soffits and Verges.

**Room Schedule:**

Living Room	5.47m x 3.77m
Kitchen / Dining	6.59m x 3.77m
Utility	2.81m x 2.09m
Bedroom 1	3.12m x 4.58m
Ensuite	2.37m x 1.50m
Bedroom 2	3.60m x 3.61m
Ensuite	1.35m x 2.18m
Bedroom 3	3.60m x 3.31m
Bathroom	2.37m x 2.38m
Garage	7.00m x 3.00m

A - 23.02.22 - Minor elevation changes and revised Plot and Materials schedules.  
As drawn type handed.

REVISIONS



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CLIENT  
**KEMPSTON HOMES**

PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT**

SITE  
**DENNICKS YARD  
BACK ROAD  
GOREFIELD  
CAMBS**

DRAWING  
**TYPE 5**

JOB NO.	PAPER SIZE	DATE
4944/PL107A	A1	JUNE 2021

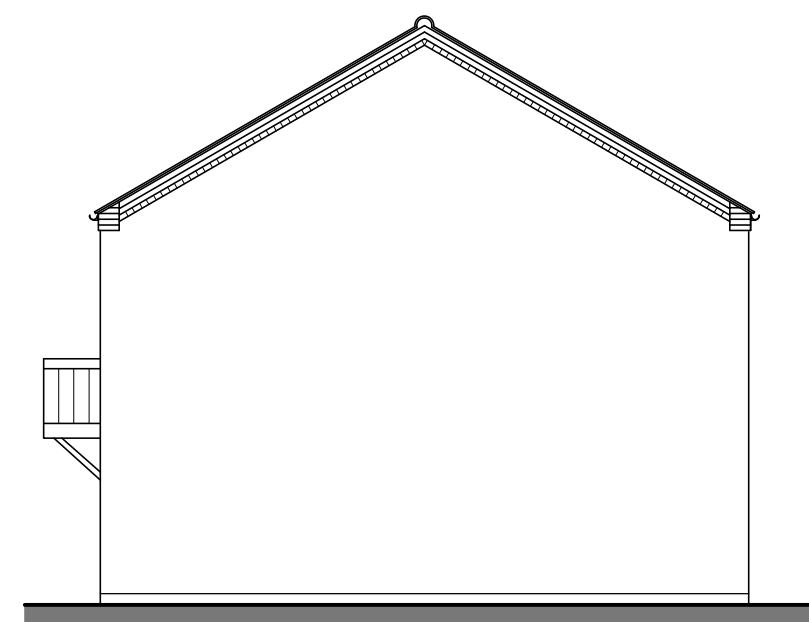
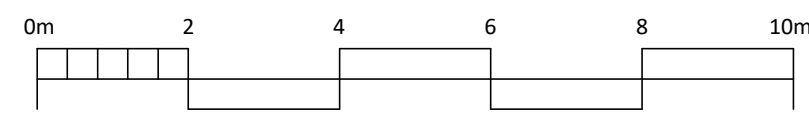
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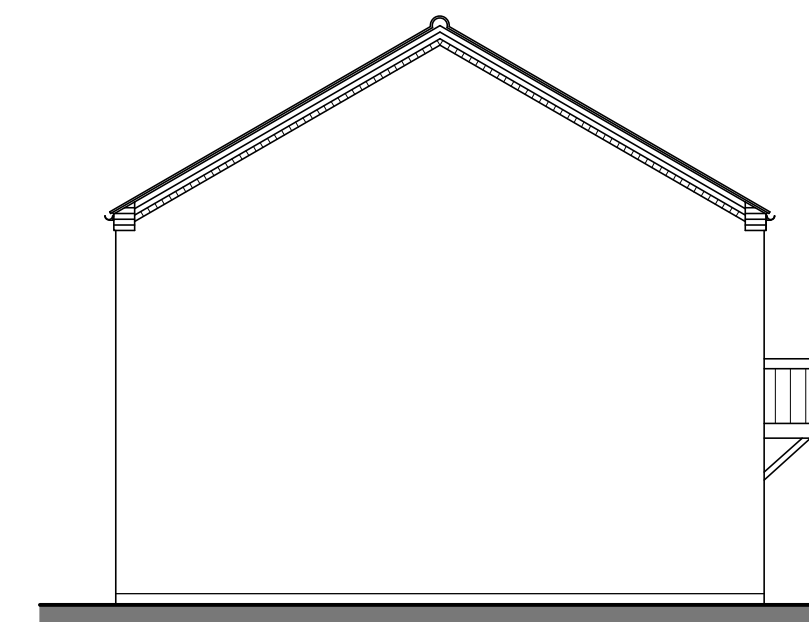
FRONT ELEVATION 1:100



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

**Materials Schedule:**

**Walls**  
Bricks as per Development Schedule.  
Horizontal fibre cement cladding (Slate Grey) where shown.

**Roofs**  
Tiles as per Development Schedule.

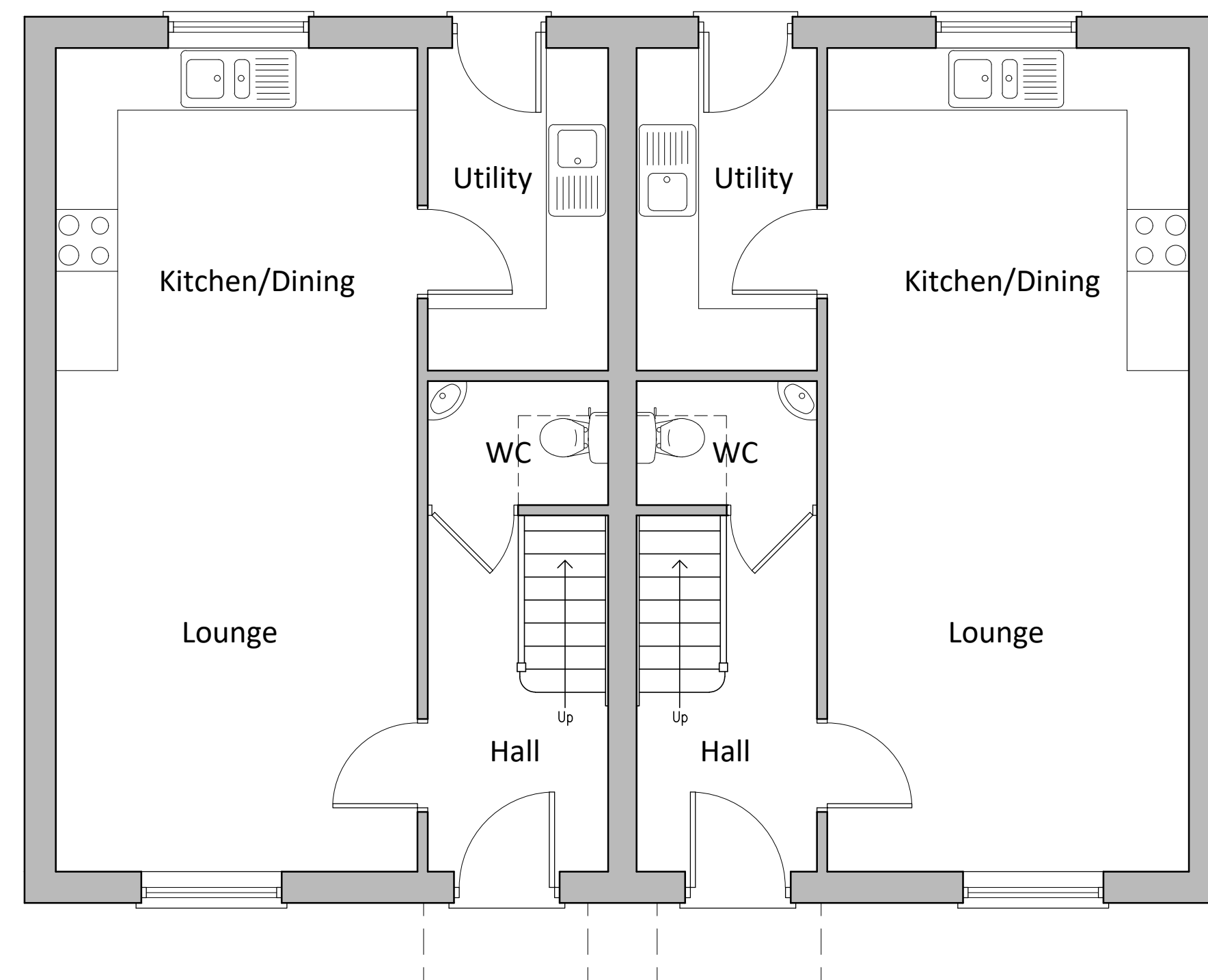
**Windows and Doors**  
Light Grey UPVC.

**Other Details**  
Black UPVC Rainwater Goods.  
Black UPVC Fascias, Soffits and Verges.

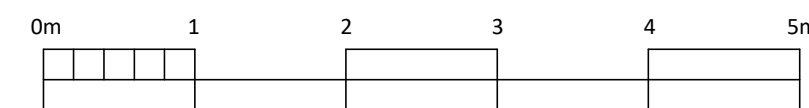
**Room Schedule:**

Ground Floor	
Lounge	3.98m x 3.50m
Kitchen / Dining	3.98m x 3.50m
Utility	3.12m x 1.74m
WC	1.19m x 1.74m

First Floor	
Bedroom 1	3.93m x 3.14m
Ensuite	1.00m x 2.32m
Bedroom 2	2.83m x 3.14m
Bedroom 3	2.52m x 2.10m
Bathroom	1.83m x 2.10m

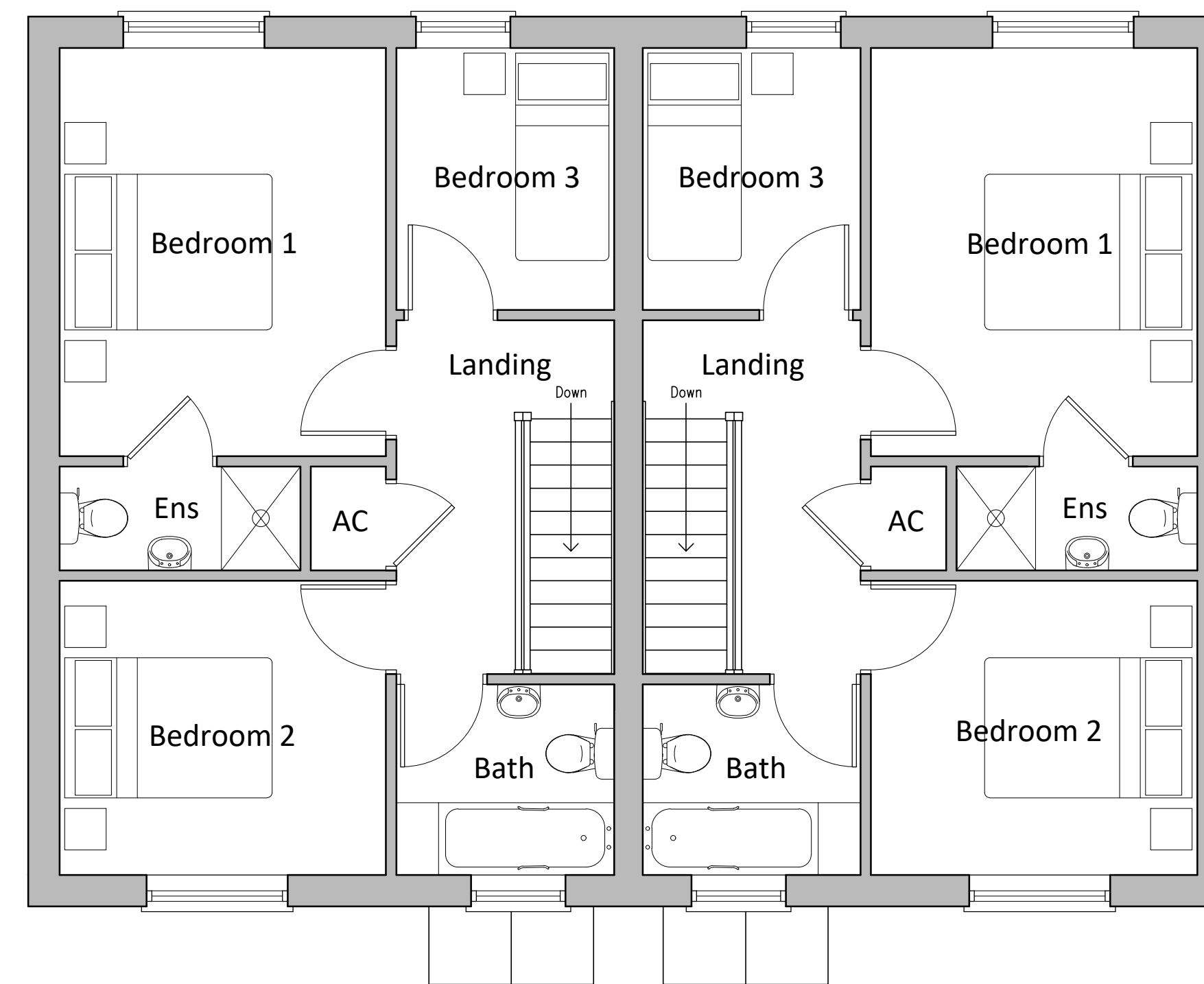


GROUND FLOOR PLAN 1:50



**Plot Schedule:**

As Drawn	Handed
Plots 11, 12, 13, 14, 27, 28, 29, 30, 33, 34, 37 and 38	N/A



FIRST FLOOR PLAN 1:50

A-23.02.22 - Minor elevation changes and revised Plot and Materials schedules.  
REVISIONS:



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CLIENT

KEMPSTON HOMES

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT

SITE

DENNICKS YARD  
BACK ROAD  
GOREFIELD  
CAMBS

DRAWING

TYPE 6

JOB NO.	PAPER SIZE	DATE
4944/PL108A	A1	JUNE 2021

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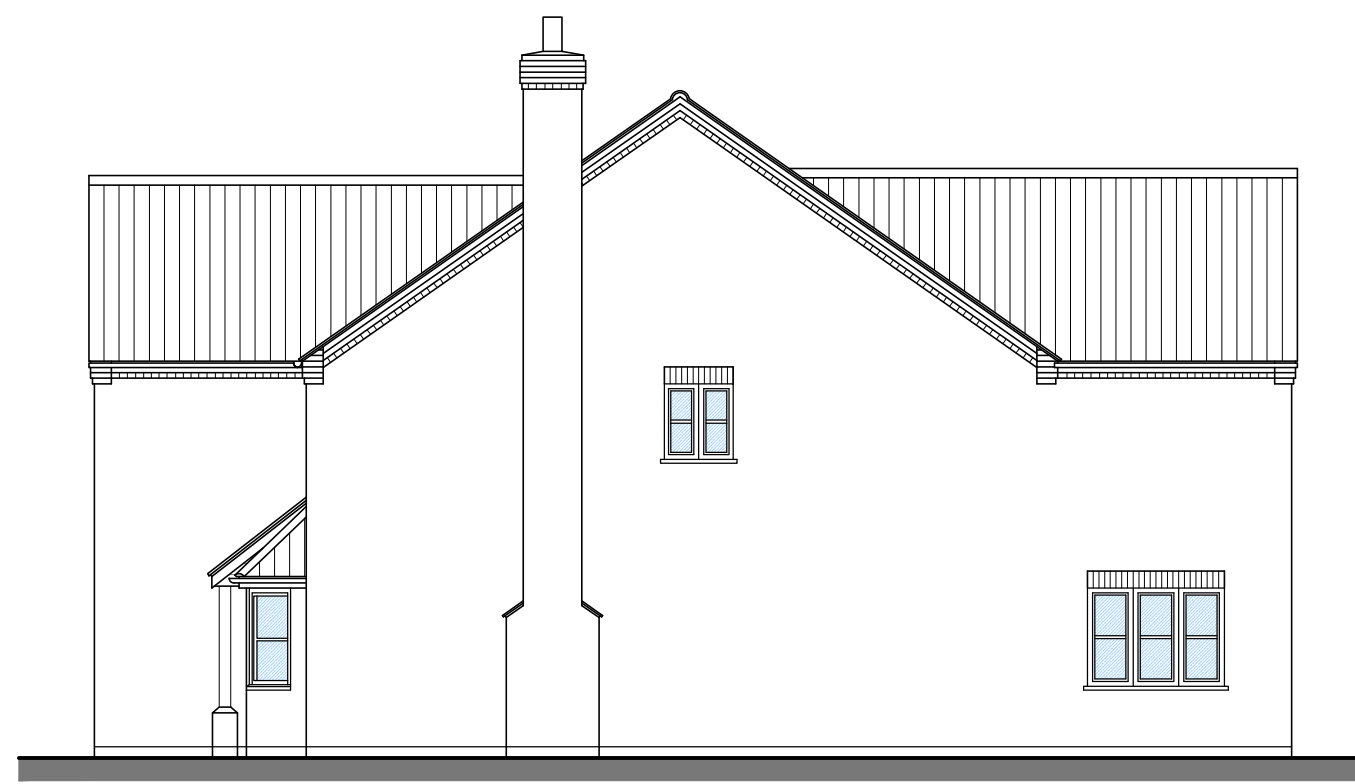
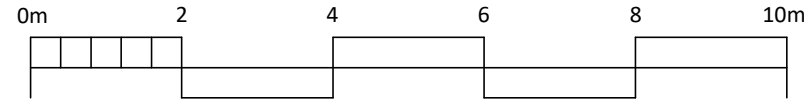
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FRONT ELEVATION 1:100



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

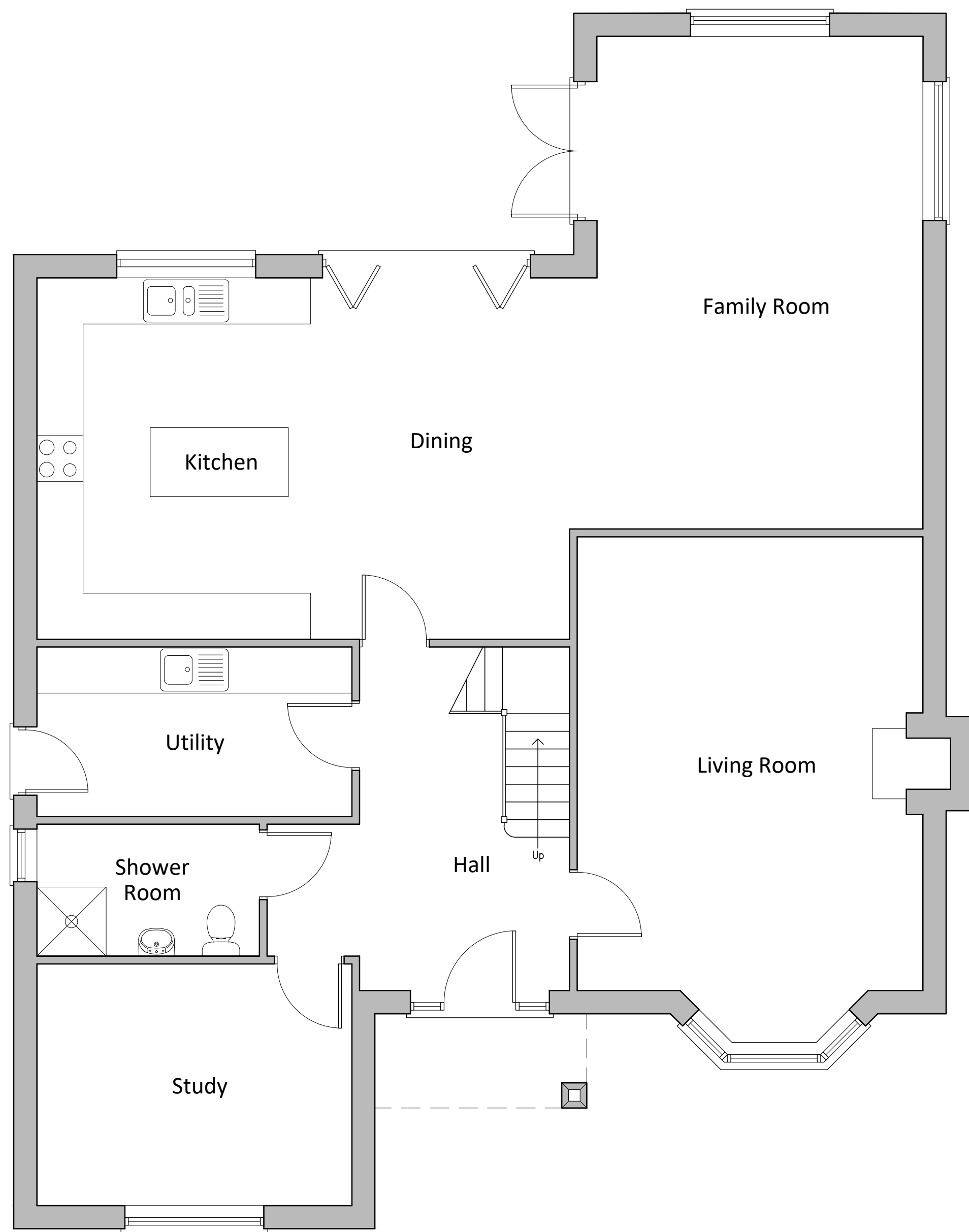
**Materials Schedule:**

**Walls**  
Bricks as per Development Schedule.  
Horizontal fibre cement cladding (Slate Grey) where shown.

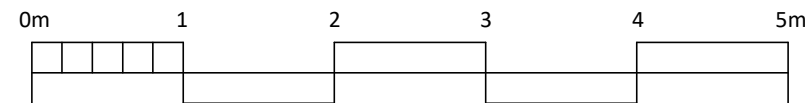
**Roofs**  
Tiles as per Development Schedule.

**Windows and Doors**  
Light Grey UPVC.

**Other Details**  
Black UPVC Rainwater Goods.  
Black UPVC Fascias, Soffits and Verges.

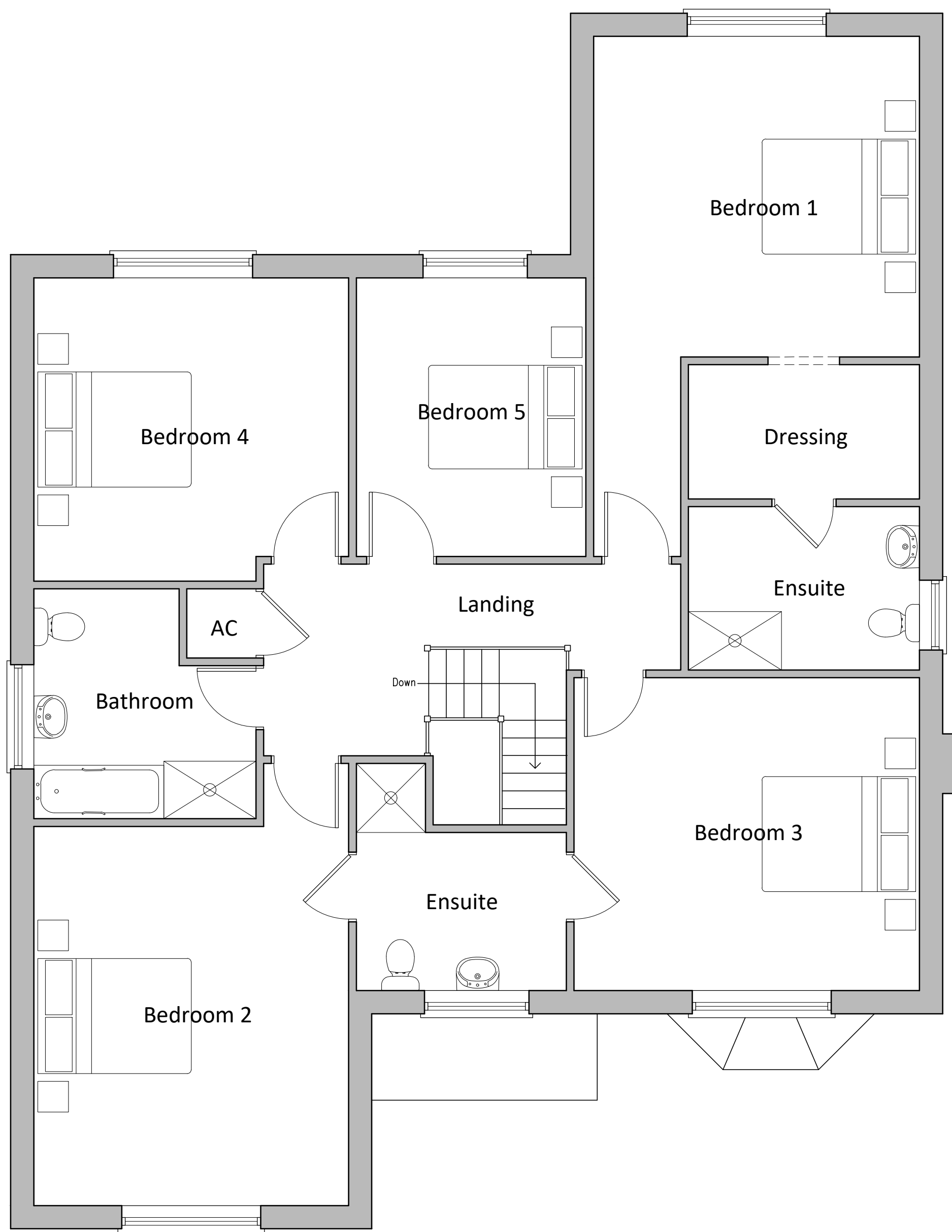


GROUND FLOOR PLAN 1:50



**Plot Schedule:**

As Drawn Handed  
Plot 24 None



FIRST FLOOR PLAN 1:50

**Room Schedule:**

Ground Floor	
Living Room	5.91m x 4.50m
Kitchen / Dining	4.70m x 6.93m
Family Area	6.42m x 4.24m
Utility	2.20m x 4.10m
Study	3.15m x 4.10m
Shower Room	1.72m x 2.89m

First Floor	
Bedroom 1	4.17m x 4.24m
Ensuite	2.12m x 3.01m
Dressing	1.75m x 3.01m
Bedroom 2	4.94m x 4.10m
Bedroom 3	4.07m x 4.50m
Ensuite	2.05m x 2.73m
Bedroom 4	3.95m x 4.10m
Bedroom 5	3.62m x 2.99m
Bathroom	2.99m x 2.89m

A - 23.02.22 - Minor elevation changes and revised Plot and Materials schedules.  
REVISIONS:



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CLIENT  
KEMPSTON HOMES

PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

SITE  
DENNICKS YARD  
BACK ROAD  
GOREFIELD  
CAMBS

DRAWING  
TYPE 7

JOB NO.	PAPER SIZE	DATE
4944/PL109A	A1	JUNE 2021

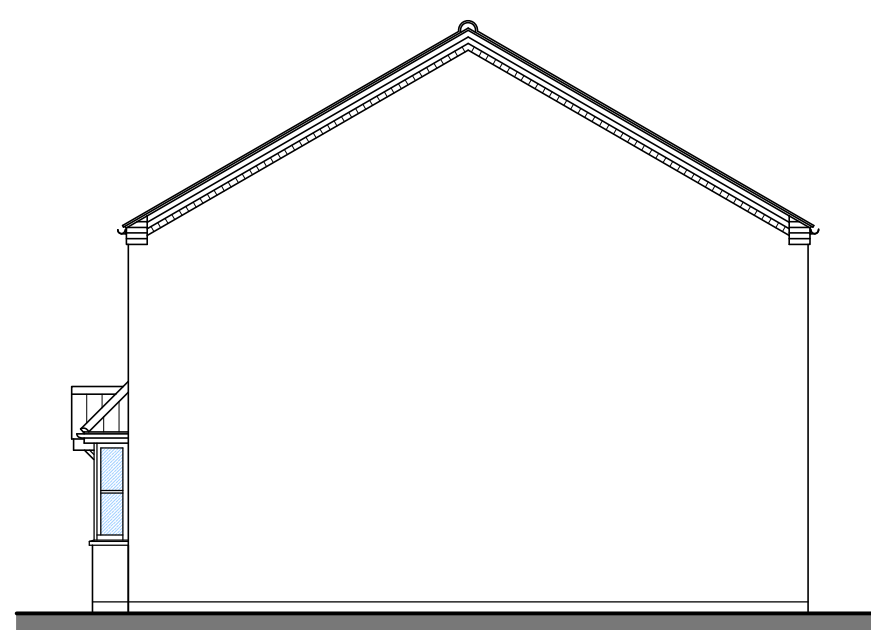
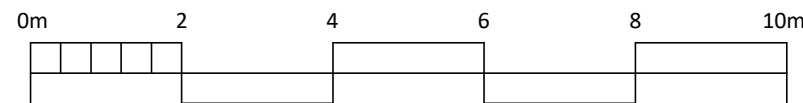
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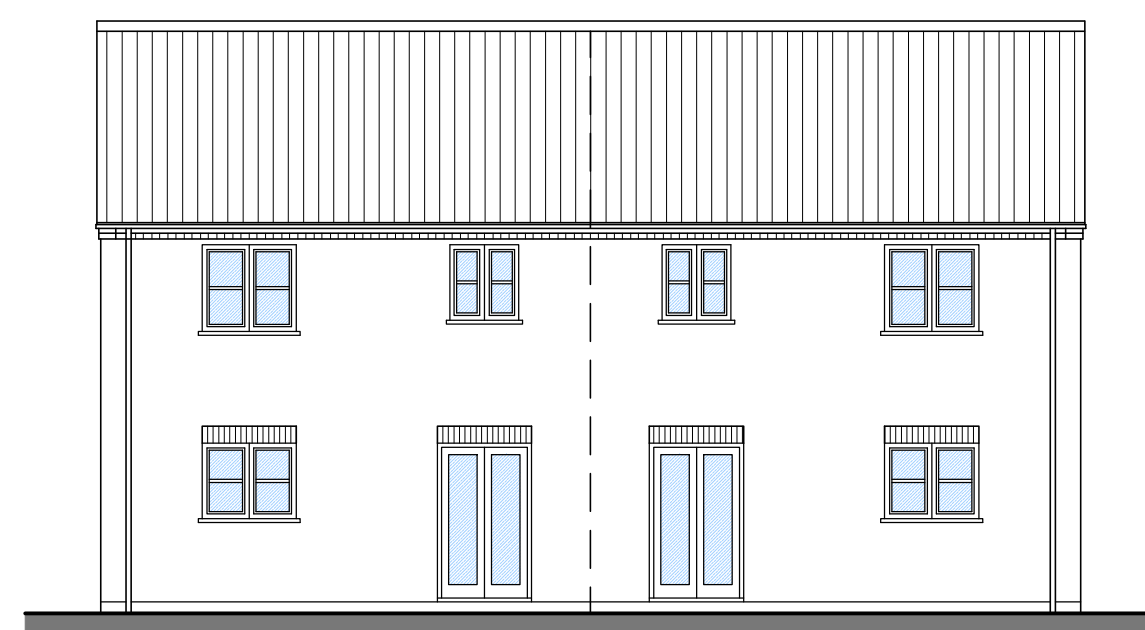
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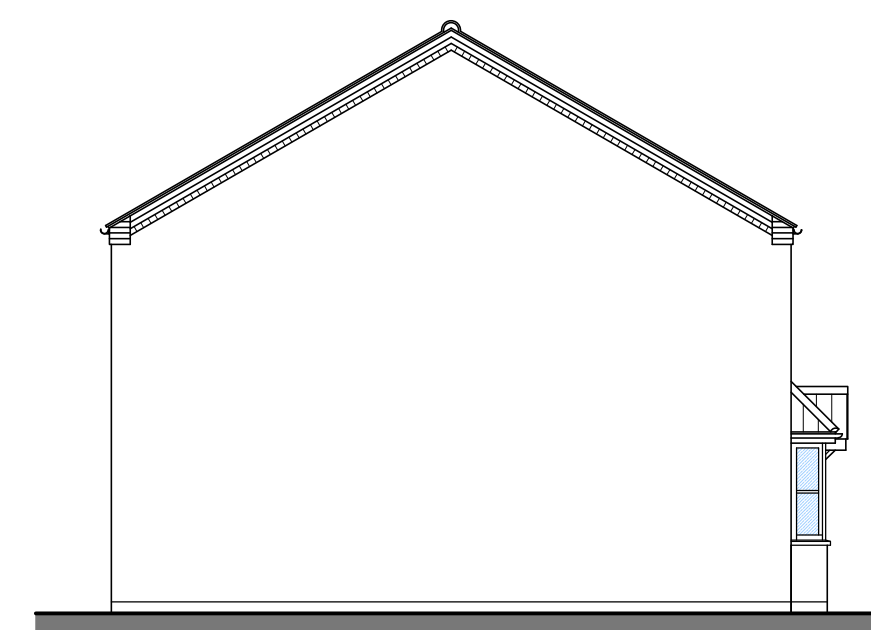
FRONT ELEVATION 1:100



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

**Materials Schedule:**

**Walls**  
Bricks as per Development Schedule.  
Horizontal fibre cement cladding (Slate Grey) where shown.

**Roofs**  
Tiles as per Development Schedule.

**Windows and Doors**  
Light Grey UPVC.

**Other Details**  
Black UPVC Rainwater Goods.  
Black UPVC Fascias, Soffits and Verges.

**Room Schedule:**

**Ground Floor**  
Living Room 5.42m x 3.33m  
Kitchen / Dining 2.86m x 6.04m  
WC 2.39m x 1.00m

**First Floor**  
Bedroom 1 4.12m x 3.00m  
Ensuite 1.20m x 3.17m  
Bedroom 2 2.86m x 3.24m  
Bedroom 3 2.38m x 2.24m  
Bathroom 3.09m x 2.99m

A - 23.02.22 - Minor elevation changes and revised Plot and Materials schedules.  
Roof pitch reduced to match Type 6 semi-detached dwellings.

REVISIONS



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CLIENT  
KEMPSTON HOMES

PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

SITE  
DENNICKS YARD  
BACK ROAD  
GOREFIELD  
CAMBS

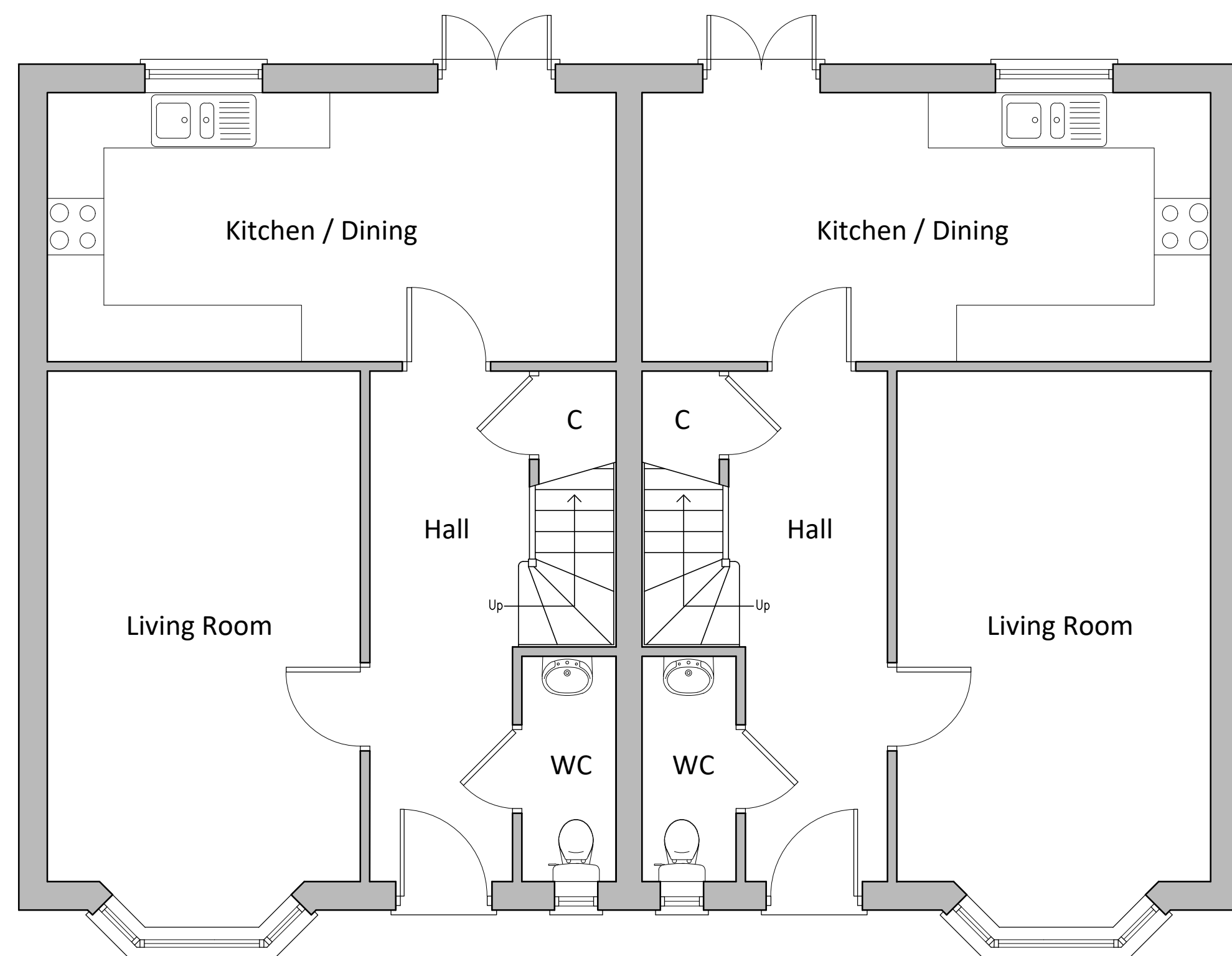
DRAWING  
TYPE 8

JOB NO.	PAPER SIZE	DATE
4944/PL110A	A1	JUNE 2021

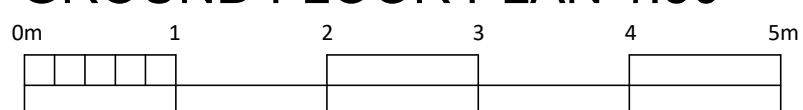
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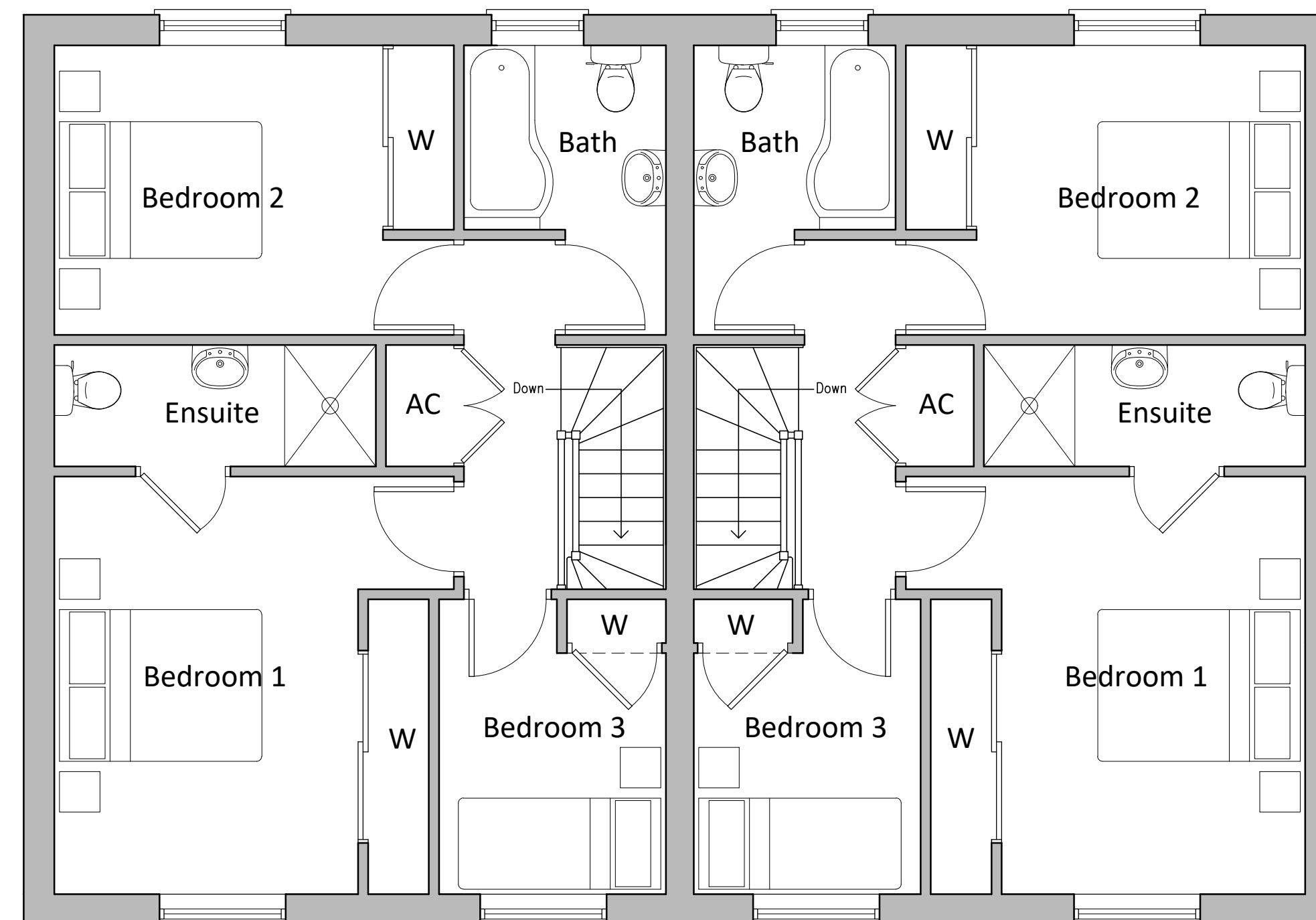


GROUND FLOOR PLAN 1:50

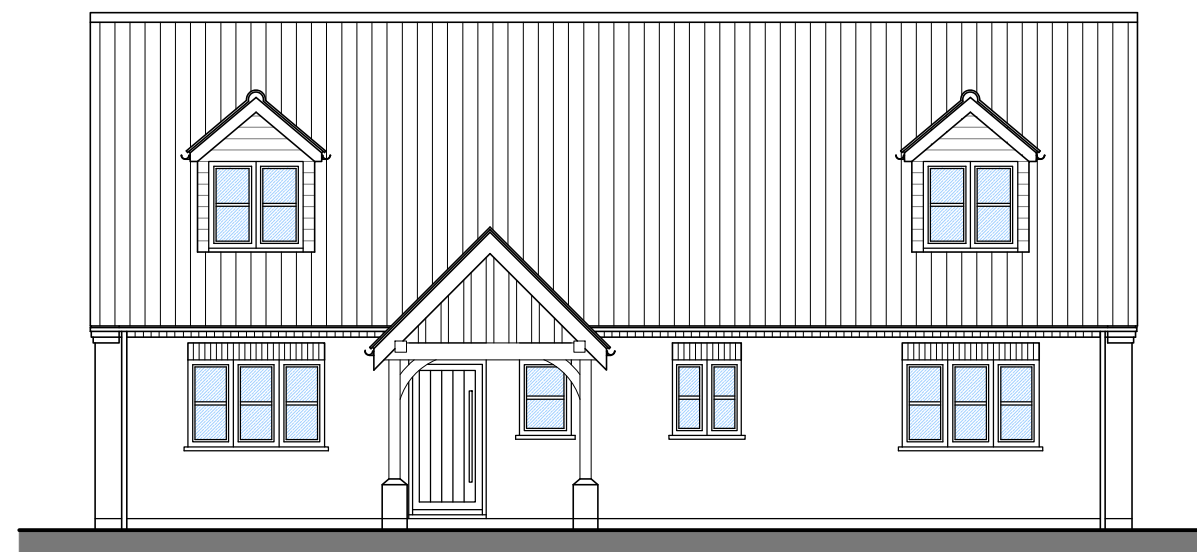


**Plot Schedule:**

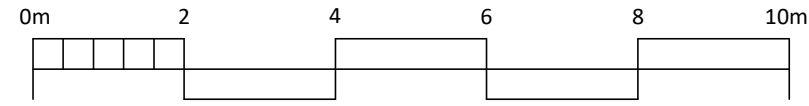
As Drawn	Handed
Plots 31, 32, 35 & 36	N/A



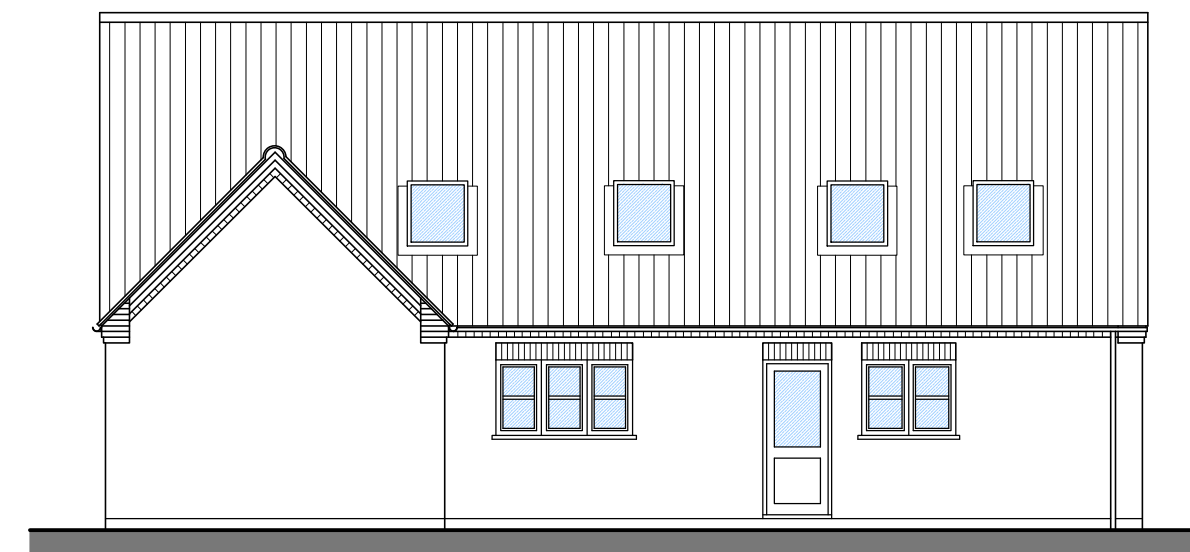
FIRST FLOOR PLAN 1:50



FRONT ELEVATION 1:100



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

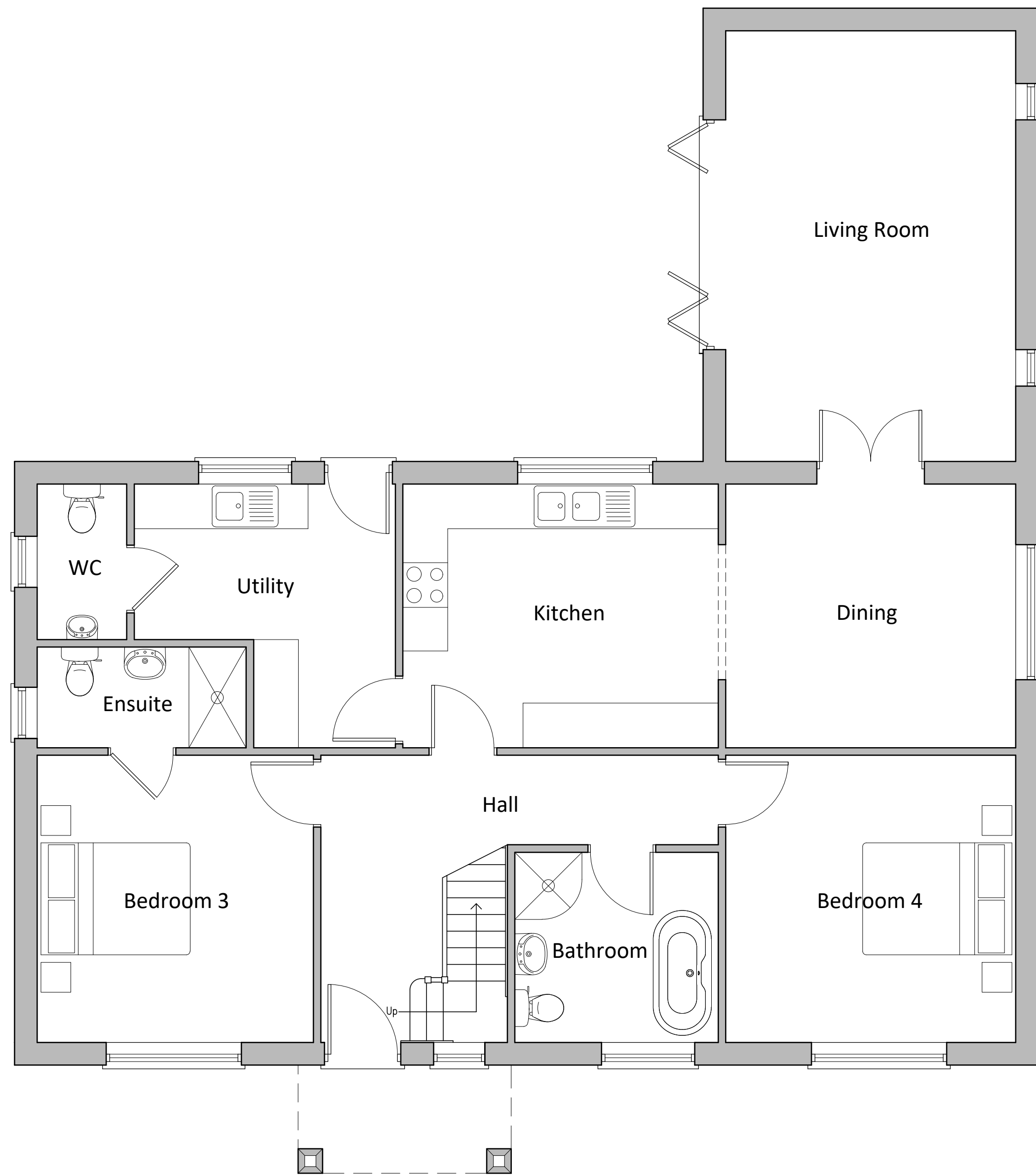
**Materials Schedule:**

**Walls**  
Bricks as per Development Schedule.  
Horizontal fibre cement cladding (Slate Grey) where shown and to dormer window faces and cheeks.

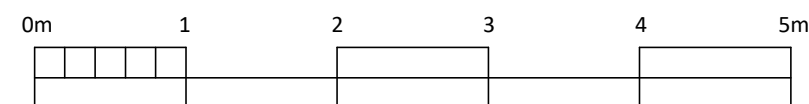
**Roofs**  
Tiles as per Development Schedule.

**Windows and Doors**  
Light Grey UPVC.

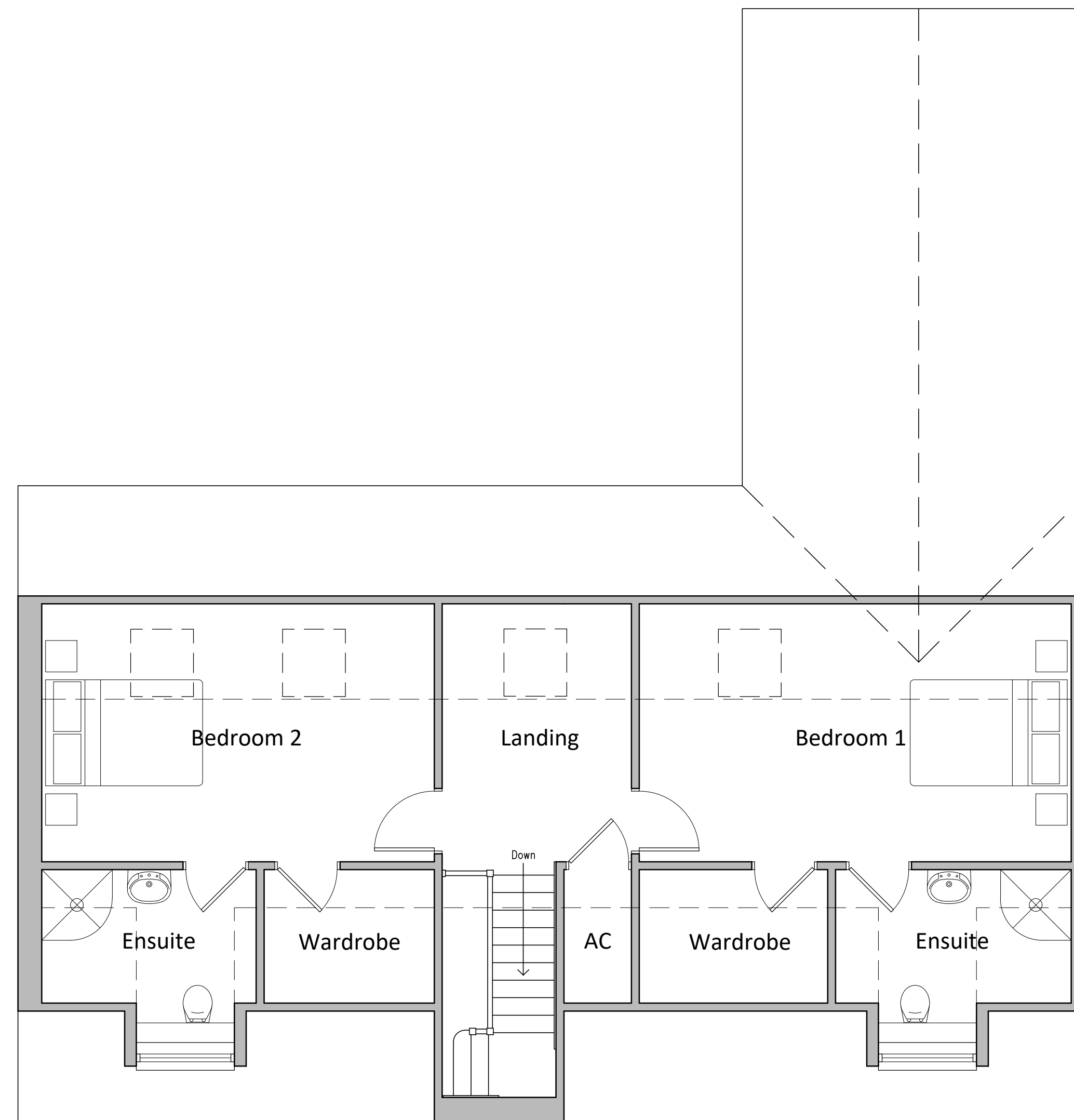
**Other Details**  
Black UPVC Rainwater Goods.  
Black UPVC Fascias, Soffits and Verges.



GROUND FLOOR PLAN 1:50



Plot Schedule:	
As Drawn	Handed
Plot 5	Plot 6



FIRST FLOOR PLAN 1:50

**Room Schedule:**

Ground Floor	
Living Room	5.77m x 3.88m
Kitchen	3.53m x 4.22m
Dining	3.53m x 3.88m
Utility	2.08m x 3.50m
WC	1.20m x 2.08m
Bedroom 3	3.85m x 3.70m
Ensuite	1.35m x 2.80m
Bedroom 4	3.85m x 3.88m
Bathroom	2.55m x 2.72m
First Floor	
Bedroom 1	3.28m x 5.50m
Ensuite	1.70m x 3.00m
Wardrobe	1.70m x 2.40m
Bedroom 2	3.28m x 5.00m
Ensuite	1.70m x 2.73m
Wardrobe	1.70m x 2.16m

A=23.02.22 - Minor elevation changes and revised Plot and Materials schedules.  
REVISIONS



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CLIENT  
KEMPSTON HOMES

PROJECT  
PROPOSED RESIDENTIAL DEVELOPMENT

SITE  
DENNICKS YARD  
BACK ROAD  
GOREFIELD  
CAMBS

DRAWING  
TYPE 9

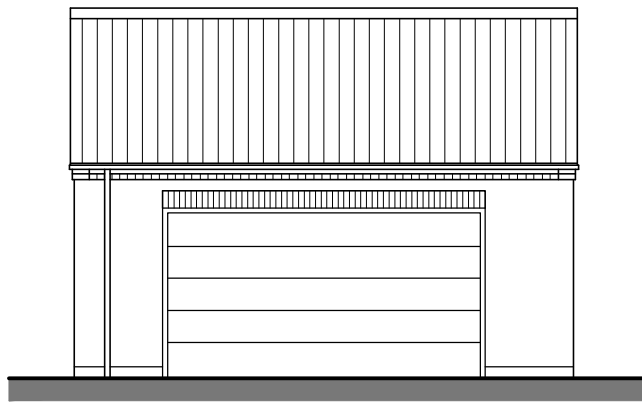
JOB NO.	PAPER SIZE	DATE
4944/PL111A	A1	JUNE 2021

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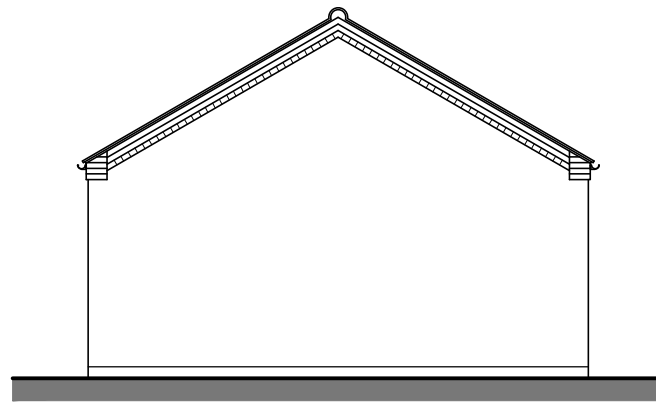
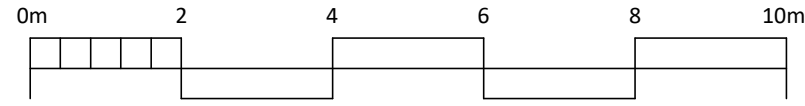
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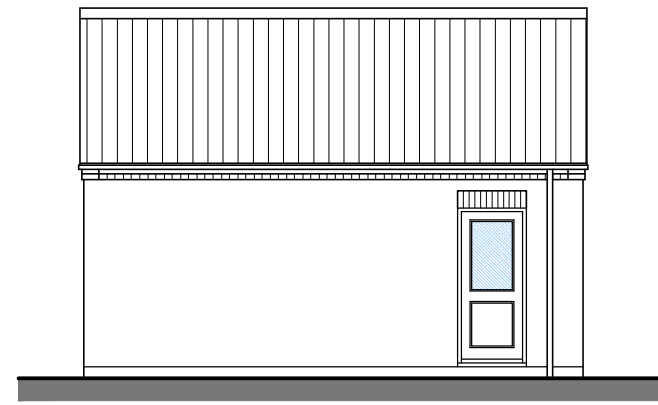




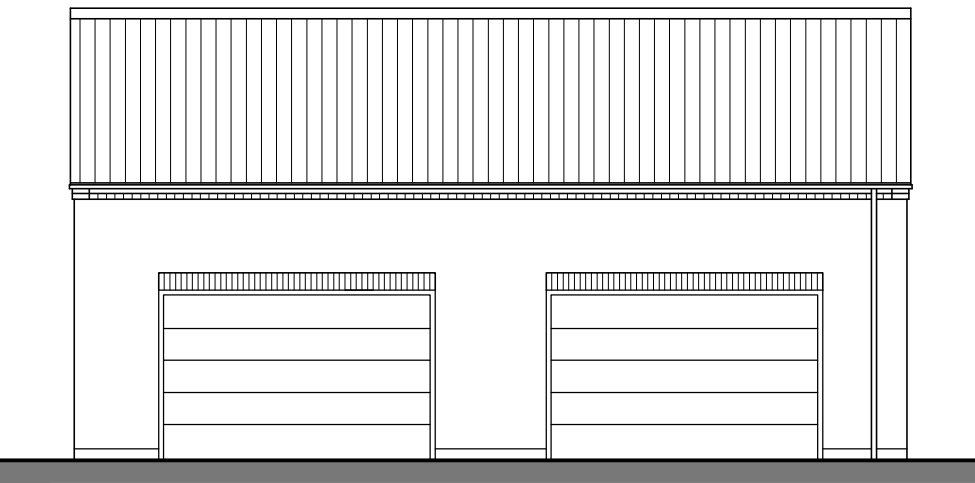
FRONT ELEVATION 1:100



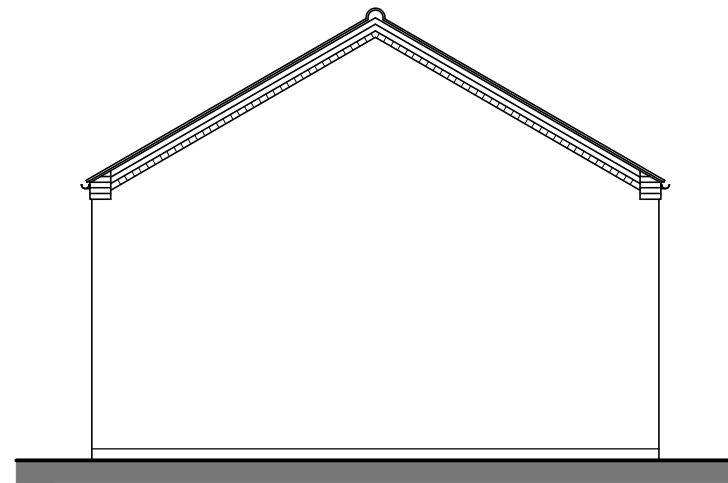
SIDE ELEVATIONS



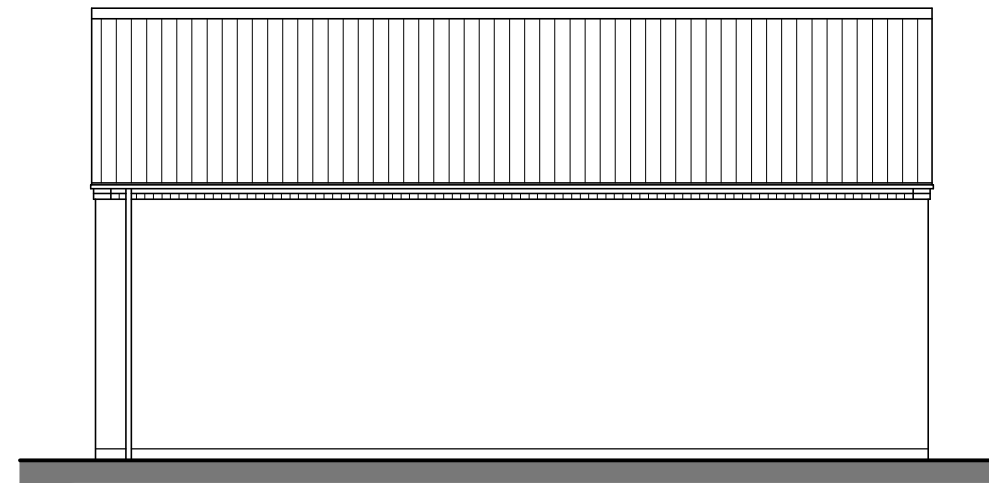
REAR ELEVATION



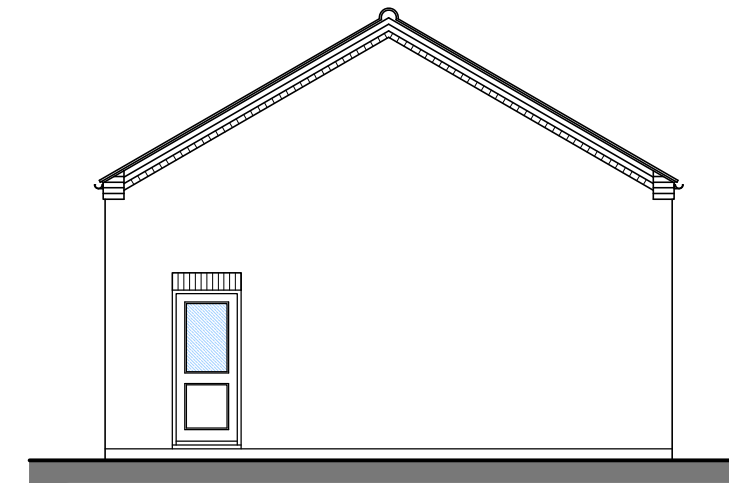
FRONT ELEVATION 1:100



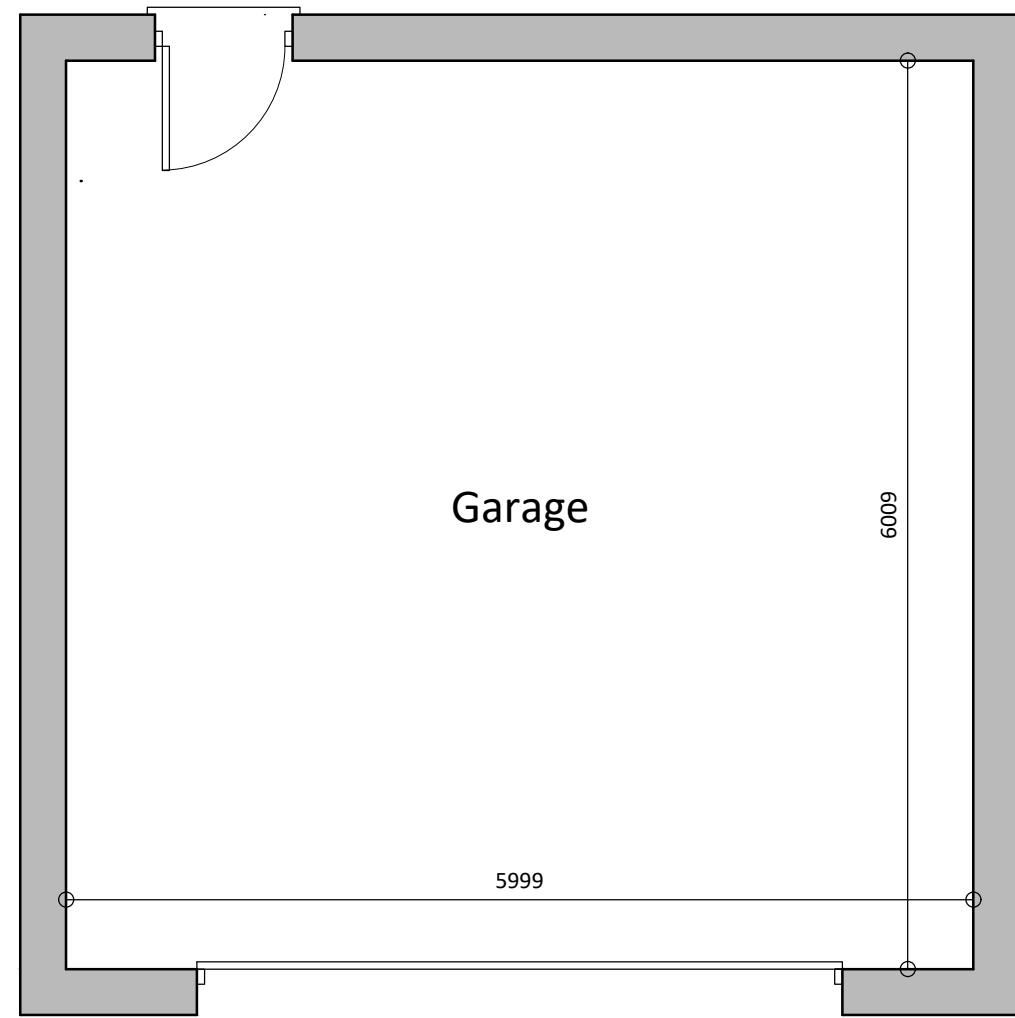
SIDE ELEVATION



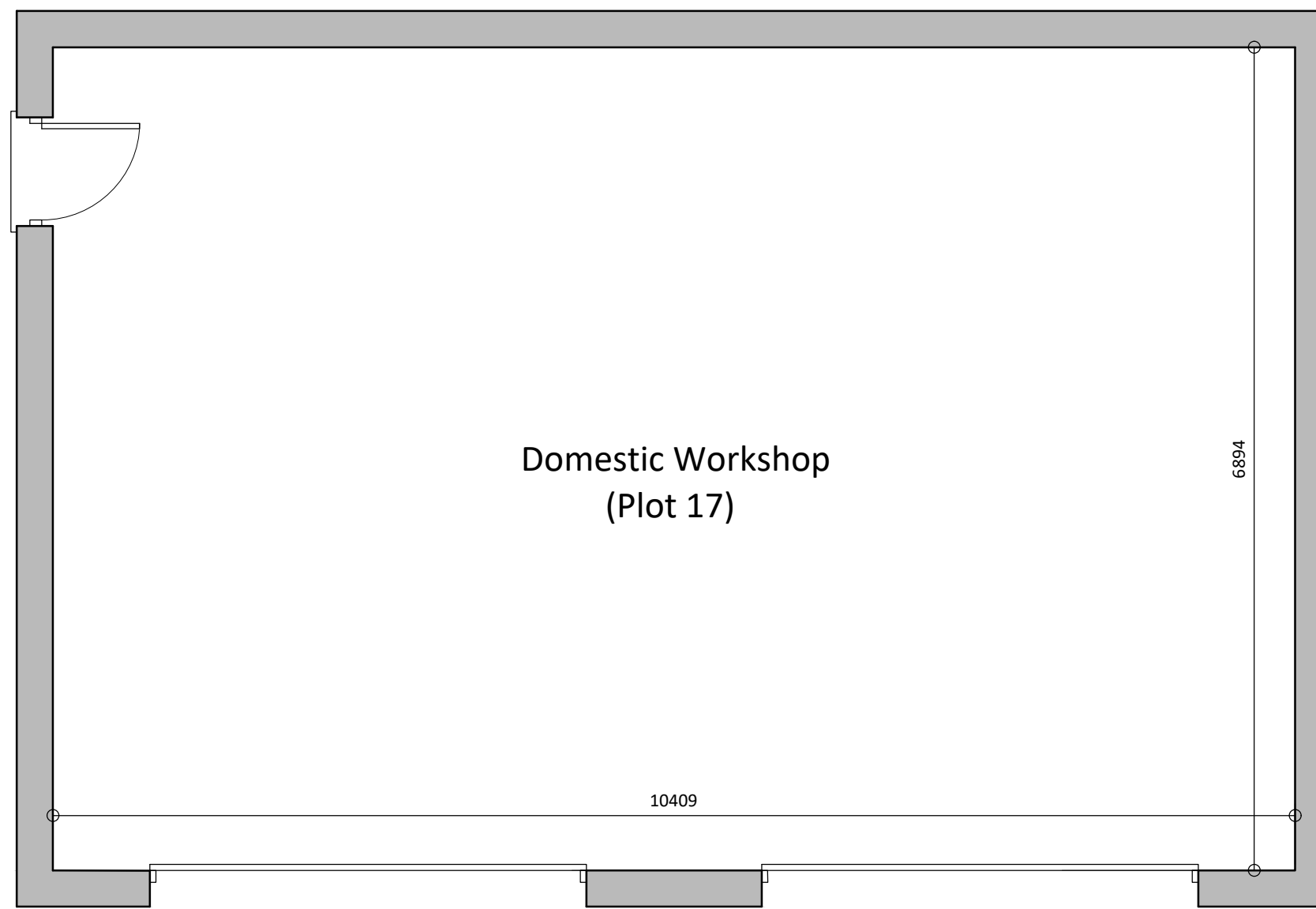
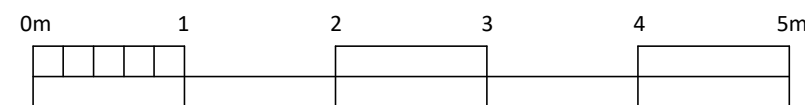
REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN 1:50



FLOOR PLAN 1:50

**Materials Schedule:**

Walls  
Bricks as per Development Schedule.

Roofs  
Tiles as per Development Schedule.

Windows and Doors  
Light Grey UPVC.

Other Details  
Black UPVC Rainwater Goods.

**Garage Plot Schedule:**

As Drawn  
Plots 5 and 24

Handed  
Plot 6

B - 23.02.22 - Minor elevation changes and Workshop design amended.  
A - 08.07.21 - Amendments to personnel doors.  
REVISIONS



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BACK ROAD  
GOREFIELD  
CAMBS

DRAWING  
GARAGES AND DOMESTIC WORKSHOP

JOB NO.	PAPER SIZE	DATE
4944/PL112B	A2	JUNE 2021

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