



Hourigan Planning is preparing a full planning application on behalf of Bowsall Developments Ltd who together with joint applicant Housing 21 are proposing to deliver a 100% affordable housing scheme located to the south of Barton Road at the Waverley Nursery site in Wisbech. All of the homes would be bungalows.

We are now undertaking consultation on the draft proposals so that the local community has an opportunity to engage in the process prior to a formal planning application being submitted.

Comments received will be used to inform and refine the full planning application before it is submitted to Fenland District Council.

When the planning application has been submitted, the Council will notify surrounding residents and other interested parties as part of their own statutory consultation process. You will then have a further opportunity to submit formal comments on the proposals directly to the Council.

THE DEMOLITION OF EXISTING OUTBUILDINGS AND THE ERECTION OF AFFORDABLE BUNGALOWS FOR PEOPLE AGED 55 AND OVER (INCLUDING A MANAGER'S OFFICE), HARD AND SOFT LANDSCAPING, CAR PARKING AND HIGHWAYS IMPROVEMENTS AT WAVERLEY NURSERY, BARTON ROAD, WISBECH

THE DRAFT SCHEME

- Demolition of the garden nursery buildings and redevelopment for the provision of new homes in a very sustainable location close to Wisbech Town Centre.
- Provision of 42 no. high quality bungalows all of which would be for social rent and for people aged 55 and over.
- The proposed homes would deliver much needed affordable housing in Fenland and would be managed by Housing 21 who are well known in the local area. The scheme also includes a manager's on-site office with communal space.
- The size (floorspace) of all homes would exceed Nationally Described Space Standards.
- All of the proposed homes would be delivered to M4(2) standards making them accessible and adaptable. Six of the homes would meet M4(3) of the Building Regulations standard meaning they would be 'wheelchair user dwellings'.
- The proposals provide the opportunity for new tree planting and soft landscaping all of which would be managed by Housing 21 resulting in an improved appearance in the street scene.
- The proposals provide an opportunity to deliver biodiversity improvements at the site.
- The proposed external materials would complement the character of the local area.
- All new homes would be energy efficient and would comply with the latest Building Regulations.
- 73 car parking spaces are proposed - including spaces for visitors – and includes EV charging facilities.

HOW TO COMMENT

The consultation period will be open until midnight on Friday 21 February 2025.

Scaled plans and drawings of the scheme and a 'Frequently Asked Questions' Information Sheet are available to view on the Hourigan Planning website at www.houriganplanning.com/consultations/

Please submit comments by post or email:



Barton Road Consultation, Hourigan Planning, 10th Floor Chancery Place, 50 Brown Street, Manchester M2, 2JG.



hello@houriganplanning.com (using "Barton Road Consultation" as the subject line).

Please note: Comments received will be summarised on a topic basis in the Statement of Community Involvement which will be submitted with the forthcoming full planning application. No personal details will be made public. When the planning application has been submitted, the Council will notify surrounding residents as part of their own statutory consultation process. You will then have a further opportunity to submit comments on the proposals directly to the Council.