

## AGENDA

### **PLANNING COMMITTEE**

**WEDNESDAY, 14 JULY 2021**

**1.00 PM**

**COUNCIL CHAMBER, FENLAND HALL,  
COUNTY ROAD, MARCH, PE15 8NQ**

Committee Officer: Jo Goodrum  
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Whilst this meeting will be held in public, we encourage members of the public to view the meeting via our YouTube channel due to the current Covid-19 restrictions.

The YouTube link for today's meeting is:

- 1 To receive apologies for absence.
- 2 To report additional items for consideration which the Chairman deems urgent by virtue of the special circumstances to be now specified
- 3 To receive Members declarations of any interests under the Local Code of Conduct or any interest under the Local Code of Conduct or any interest under the Code of Conduct on Planning Matters in respect of any item to be discussed at the meeting.
- 4 F/YR20/0223/BCP  
Land east of A141 highway and north of Knights End Road, March  
Fenland District Council is seeking approval in principle for a Broad Concept Plan for West March. Local Plan Policy LP7 (Urban Extensions) includes provision for Planning Committee to give 'in principle' approval to a Broad Concept Plan which both parties would expect subsequent planning applications to adhere to. (Pages 3 - 64)

To determine the application

- 5 F/YR20/1222/F  
30 Feldale Lane, Coates  
Change of use of agricultural land to paddock including erection of a store/stable and chicken run, 2.25 metre high (max) fencing, construction of a stone driveway & hard standing and removal of unauthorised brick piers and road/turning head (part-retrospective) (Pages 65 - 80)

To determine the application

- 6 F/YR20/1235/O  
Land South Of, Bridge Lane, Wimblington  
Erect up to 88 dwellings (outline application with matters committed in respect of access) (Pages 81 - 118)

To determine the application.

- 7 F/YR21/0526/F  
Land East Of Magnolia Cottage, Kirkgate, Tydd St Giles  
Erect 1 x dwelling (3-storey 6-bed) (Pages 119 - 134)

To determine the application

- 8 Planning Appeals. (Pages 135 - 138)

To consider the appeals report

- 9 Items which the Chairman has under item 2 deemed urgent

Members: Councillor D Connor (Chairman), Councillor I Benney, Councillor Mrs S Bligh, Councillor M Cornwell, Councillor Mrs M Davis (Vice-Chairman), Councillor Mrs J French, Councillor C Marks, Councillor Mrs K Mayor, Councillor P Murphy, Councillor M Purser, Councillor R Skoulding, Councillor W Sutton and Councillor D Topgood,

## West March Strategic Allocation – Broad Concept Plan

Reference Number: F/YR20/0223/BCP

Parish/Ward: March Town Council – March West ward

Proposal: A Broad Concept Plan for West March Strategic Allocation

Location: Land east of A141 highway and north of Knights End Road, March

**Reason before Committee:** Fenland District Council is seeking approval in principle for a Broad Concept Plan for West March. Local Plan Policy LP7 (Urban Extensions) includes provision for Planning Committee to give ‘in principle’ approval to a Broad Concept Plan which both parties would expect subsequent planning applications to adhere to.

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## 1 EXECUTIVE SUMMARY

- 1.1 Broad Concept Plans (BCP) have been introduced through Policy LP7 of the Fenland Local Plan 2014 to ensure that the large allocated urban extensions are planned and implemented in a coordinated way.
- 1.2 For the last 2 years Persimmon Homes (East Midlands) Ltd has liaised with a team of representatives including Local Authority officers, developers/landowners and their agents to develop a Broad Concept Plan for the West March strategic allocation. The Broad Concept Plan has been produced by Persimmon Homes and is generally supported by the relevant evidence base as appropriate.
- 1.3 The Broad Concept Plan sets out proposals for residential development on around 100 hectares of land providing for potentially around 2000 dwellings on the site together with associated infrastructure, open space and drainage.
- 1.4 The Broad Concept Plan is consistent with the requirements of Policies LP7 and LP9 (West March) of the Fenland Local Plan 2014 and Policy H1 of the March Neighbourhood Plan and raises no technical objections. The BCP is recommended to be approved.

## 2 INTRODUCTION AND PURPOSE OF THE PAPER

- 2.1 The purpose of this paper is to present the Broad Concept Plan for West March Strategic Allocation as set out in Policy LP9 of the Fenland Local Plan 2014. This Paper is being presented to Planning Committee with a recommendation to approve the Broad Concept Plan (**Appended**).
- 2.2 The Broad Concept Plan approach is introduced and set out in Policy LP7 - Urban Extensions of the Fenland Local Plan and requires both allocated sites and broad locations for growth sites to be planned and implemented in a coordinated way through an agreed overarching Plan.

- 2.3 Such a Plan is expected to be prepared with Fenland District Council for the whole of an urban extension area and needs to have the support of landowners and key stakeholders. Policy LP7 requires that this approach is linked to the key infrastructure needs for each urban extension site.
- 2.4 A BCP is intended to deliver a co-ordinated and planned approach for the urban extension areas in the Fenland Local Plan. In the absence of an approved BCP, any development proposals of consequence submitted within a strategic growth area are considered to be contrary to Policy LP7 and as such are unlikely to gain planning permission. The approval of this BCP will therefore provide a workable template to allow for planning applications to be considered on the basis that Policy LP7 has been satisfied and providing they do not compromise other policies in the Plan. If approved the BCP for West March will aid the commencement of development within this area thereby promoting the Council's aspirations for growth.

### **3 BACKGROUND – DEVELOPMENT OF THE BROAD CONCEPT PLAN**

- 3.1 Since mid-2019 an FDC development team has been assisting Persimmon Homes to develop the BCP for this site. Persimmon Homes secured an agreement on around 50% of the allocation (southern half) and sought to draft a BCP in consultation with landowners and key stakeholders. Whilst initial meetings with the Local Planning Authority and Local Highways Authority were approached traditionally via face to face meetings, due to the pandemic all further meetings as of March 2020 with landowners, stakeholders, statutory consultees and, recently with local residents, were undertaken remotely.

### **4 WEST MARCH SITE DESCRIPTION**

- 4.1 The allocation lies immediately east of the A141 bypass and stretches south from Gaul Road to where it abuts Knights End Road. The eastern boundary is the existing urban form of the town. It comprises around 100ha of mainly agricultural land in arable use, with the exception of some pockets of natural land, mainly to the west and north west of the recreation ground at The Avenue and along parts of the south eastern fringes. A small area of woodland is found adjacent to the southern boundary.
- 4.2 The site is mainly open in character with hedgerows and drainage ditches subdividing parcels of land. A belt of trees line part of the western edge. The land appears to rise toward the southern part of the site, particularly notable when traveling along the A141. The remaining land is generally flat.
- 4.3 Within the site immediately north of Burrowmoor Road, Cherry Holt Farm is a Grade II Listed building and curtilage. Immediately adjacent to the site at the south along Knights End Road is Willows Day Nursery which is Grade II listed and St Wendreda's Church (Grade I) can be clearly seen from locations all around the site and beyond.
- 4.4 Public rights of way (PRoW) 156/12 and 156/13 cross the site in the southern third of the site which lead to Knights End Road, Church Street and The Avenue.



- 4.5 Policy LP9 requires the development of the site to be carried out in accordance with the following extract from the Local Plan:

*“It is expected the area will be predominantly residential (around 2,000 new dwellings) with potentially some business provision gaining access from the A141. The broad concept plan for the area should show how development will relate acceptably to the strategic and local highway network, including the town centre, as well as indicating direct sustainable transport links to the north of the town, the town centre and Neale Wade Academy.*

*Noise and landscape mitigation measures should be provided along the A141 as appropriate. Education provision will be necessary and local convenience shopping will need to be provided.*

*Opportunities should be taken to add to the area of open space currently forming part of the Recreation Ground in The Avenue as a focus for the community. Some fairly significant surface water attenuation features to mitigate local flood risk are likely to be necessary.*

*The most significant archaeological assets will be retained in situ and managed either for informal open space or by other means that will preserve their integrity in the long term. The design solution for this site should pay particular attention to the need to protect and enhance the setting of St Wendreda’s Church and the cluster of listed buildings around it, maintaining the rural character of the immediate area and preserving views of the church.”*

- 4.6 The BCP indicates the following key proposals for the site:

- Around 2000 dwellings;
- Formal and informal open spaces areas with formal sports area near to The Avenue recreation ground;
- Retention of important landscape features including trees and hedgerows;
- Provision of new vehicular accesses into the site from Knights End Road and future enhancements to the highway network onto the A141 via the formation of a new junction;
- Provision of new and enhanced pedestrian and cycle ways within the development linking to existing facilities elsewhere within the town and surroundings.
- Provision of 1 x 2FE (form of entry) Primary School with allowance for expansion to a further FE.
- Provision of a further 2FE Primary School to the north of the site should this be required.
- Local Centre including provision for retail, business, community and healthcare facility.
- Provision of cemetery land adjacent to St Wendreda’s Church

## **5 LAND OWNERSHIP**

- 5.1 The site is currently in the ownership of around 21 parties as set out on pages 36-37 of the BCP, with Persimmon Homes currently with control of parcels 1 and 12.
- 5.2 Policy LP7 (paragraph 3) sets out that
- “Working with Fenland District Council and other relevant stakeholders, a broad concept plan should be prepared for each whole urban extension, making it clear all significant landowners are supportive, and submitted to the Council for approval. If one or more landowners are not supportive of the broad concept plan, then it will need to be demonstrated that a broad concept plan can still be delivered for the considerable majority of the urban extension without their involvement.”*
- 5.3 Whilst a landowners’ (equalisation) agreement for development of the entire allocation has not been secured by Persimmon Homes, as detailed on page 37 of the BCP a significant majority of the allocation has agreement from the respective landowners to secure the BCP, which follows a series of consultation by Persimmon Homes with each landowner.
- 5.4 Furthermore, it is considered that the key infrastructure required to support the urban extension e.g. the main spine road, both primary school sites, local centre, ‘green lung’ and potential cemetery space as well as links to the north and north east of the site all fall within land denoted to be supportive of the BCP. Whilst it is recognised that several parcels of land – mainly at the eastern/ south-eastern edge of the site are less supportive of the BCP and therefore cast doubt on the availability of these parcels coming forward in the future, these are not considered to be required to achieve the key infrastructure associated with the extension to March.
- 5.5 Notwithstanding this, should these less supportive parcels wish to bring development forward at a future date, whilst not agreeable to the BCP, any such development would still be required to mitigate its impact. In this regard, Persimmon Homes has developed an initial infrastructure delivery plan to address this. This is considered to broadly achieve delivery of the necessary infrastructure required to support the urban extension and would be subject to continuous review as developments come forward. In essence though, whilst there are clearly some parcels which are not or are less-supportive of the BCP, nonetheless this would not preclude development of these parcels in the future, subject to that development aligning with the BCP.
- 5.6 Some landowners have questioned the viability of developing their parcels and raised concerns over the equitability of doing so, with Persimmon Homes indicating through the BCP that a significant majority of housing is to be located within and in their control. In this regard, landowners may wish to work together with each other to achieve viable delivery of development of their parcels and infrastructure and indeed some landowners have indicated their willingness to do so following adoption of the BCP. It is expected that some land negotiations will continue in this regard.
- 5.7 In summary therefore, it is considered that the BCP clearly demonstrates that the landowners of all significant parcels i.e. those required to come forward to deliver the significant majority housing and all key infrastructure are supportive of the BCP in-line with policy LP7.

## **6 EVIDENCE TO SUPPORT THE BCP FOR WEST MARCH**

6.1 Persimmon Homes have undertaken a range of detailed survey work for land within their control. For land outside of their control, they have undertaken desktop studies and some limited site surveys.

6.2 The supporting site survey information has been prepared by the following consultancies:

- Arboriculture: FPCR Environment and Design Ltd
- Geology/ Contaminated land: RSK Environment Limited
- Drainage: Amazi Consulting Ltd/ Infrastructure Design Ltd (iD Ltd)
- Archaeology & Heritage: Archaeological Project Services
- Ecology : FPCR Environment and Design Ltd
- Highways : Milestone Transport Planning
- Landscape: FPCR Environment and Design Ltd
- Noise: Spectrum Acoustic Consultants Ltd
- Air Quality: Air Quality Consultants Ltd
- Utilities: Persimmon Homes (Using ProMap Utilities)
- Social Infrastructure (Education): EFM Ltd
- Employment Land Study: Lichfields (Nathaniel Lichfield & Partners Ltd)

### ***Green Infrastructure – Landscape & Open Spaces***

6.3 In accordance with Policies LP7, LP16 and LP19 of the Local Plan, the BCP sets out a vision for the provision of a high quality environment which provides adequate open space and green infrastructure and anticipates around 38Ha will be allotted to accommodate this (BCP, page 40). The BCP allows for a number of Locally Equipped Areas of Play (LEAP) and Neighbourhood Equipped Areas of Play (NEAP) as well as informal areas of formal public open space. A 'green lung' is proposed to extend along the eastern side of the site to provide a green corridor, essentially connecting Knights End Road to the recreation ground at the Avenue incorporating active trails, areas of play, amenity greenspace and biodiversity enhancement. The area to the north (captured in a blue dashed line on the BCP plan – page 89) is envisaged to incorporate the formal outdoor sports provision, with the specific location yet to be finalised following further survey work.

6.4 Based on the Council's current open space standards, the entire allocation should provide for around 8Ha of formal outdoor sports land. However, it is recognised that formal sports already exist in close proximity by virtue of the cricket club and bowls green to the north and sports facilities at Neale Wade Academy which is around 800m from the centre of the BCP site. Following discussions with the Council's Open Spaces team a reduction of formal sports to around 5Ha has been agreed in view of the existing provision.

6.5 Along the western edge of the site, the existing trees are proposed to be enhanced to provide a landscape buffer between the A141 and future development, with the area also accommodating the bulk of the drainage features including SuDS ponds and drainage features.

6.6 The Listed Building at Cherrryholt Farm is proposed to be buffered by open space and an allotment area, in order to preserve its setting. The BCP also sets an intention to ensure that views of St Wendreda's Church are incorporated into development and with views of this landmark from the west protected.

- 6.7 The provision and retention of significant open space together with the retention of the majority of the trees and hedgerows within and on the periphery of the site renders the BCP compliant with the requirements of Local Plan policies LP7 (a, b, e, g, l, and o).
- 6.8 The open space, formal sports and green infrastructure is intended to be delivered as phases come forward through the relevant applications and will be secured by means of a S106 agreement or through conditions imposed on individual planning applications.

### **Archaeology & heritage**

- 6.9 Policy LP7 of the Fenland Local Plan, 2014 sets out;

*“The most significant archaeological assets will be retained in situ and managed either for informal open space or by other means that will preserve their integrity in the long term. The design solution for this site should pay particular attention to the need to protect and enhance the setting of St Wendreda’s Church and the cluster of listed buildings around it, maintaining the rural character of the immediate area and preserving views of the church.”*

- 6.10 The site within Persimmon Homes’ control (BCP, page 37:parcel 1) has undergone some investigations through land scrapes and Persimmon Homes continue to liaise with the County Council’s Archaeology team to discuss the findings. So far, indications are that there has been little of interest found to date. Notwithstanding this, it has been indicated that further archaeological investigation will be needed as part of any planning application for those parcels, however at this time there is no evidence to indicate that there are any areas of significance that could otherwise prevent the delivery of key infrastructure.
- 6.11 As noted above, the listed buildings of Cherryholt Farm, St Wendreda’s Church and Willows Day Nursery are a key consideration for land uses and landscaping around these assets and any future planning applications which could affect their settings would need to demonstrate that this is done sympathetically.
- 6.12 The Council’s Conservation team are broadly supportive of the BCP, noting the landscape buffers around the sites of historic interest.
- 6.13 In this regard, it is considered that the requirements of Policy LP7 have been met through the BCP.

### **Arboriculture, Ecology & Biodiversity**

- 6.14 Persimmon Homes have utilised a mixture of desk studies and site surveys to understand the constraints and opportunities for biodiversity and ecology across the site. A report submitted in early 2020 has been reviewed. The Council’s Wildlife Officer, Ecology consultant (The Landscape Partnership) and Arboricultural Officer have been consulted on the evidence provided to support the BCP proposals.
- 6.15 The Council’s Arboricultural Officer considers the plan a fair representation of the trees on site and considers that in many cases, the value of the trees/vegetation is as groups and the ecology interest may be more important, particularly wildlife potential associated with the hedges etc. (foraging, nesting). The Officer concludes

that the broad layout appears to be sympathetic to the existing vegetation with a commitment to reinforce existing hedgerows/groups of trees and significant additional planting and suggests that a method statement for the protection of the trees would be required with any future detailed landscape scheme.

6.16 The Ecology Consultant also concluded that the surveys undertaken to date summarises the habitats and species situation reasonably well, subject to recommendations as summarised;

- The extent of the scrub is surveyed by a topographic surveyor to inform future detailed submissions
- Further detailed badger survey is undertaken during the badger active season
- Surveys as recommended by FPCR are carried out and timescales for update surveys are proposed
- Consideration is given to designing a scheme which would be compatible with forthcoming Biodiversity net gain requirements
- Strong consideration is given to providing a green/ blue infrastructure with a fen wetland character rather than a standard infrastructure typical of housing developments.

6.17 Further to this assessment, Persimmon Homes have negotiated a further parcel of land (BCP, page 37: parcel 12). The Council's Wildlife Officer has visited this parcel and indicated that is of reasonably high ecology potential, thereby concurring with the Ecology Consultant. Persimmon Homes are currently undertaking further survey work in relation to the parcel of scrubland to further understand the biodiversity value and to consider options in this regard.

6.18 Whilst any future planning application would need to be supported by an assessment of biodiversity and may need to demonstrate that biodiversity net gain is achieved commensurate with the pending Environment Act, the BCP appears to have considered existing biodiversity and habitats and promotes opportunities to enhance this broadly in accordance with LP7(g) and LP19 of the Fenland Local Plan, 2014.

### **Surface Water/ Drainage**

6.19 A significant majority of the site lies in Flood Zone 1, with sections of the far northern parcels and the western edge lying in Flood Zone 3. Policy LP7 sets out;

*“Some fairly significant surface water attenuation features to mitigate local flood risk are likely to be necessary.”*

6.20 The County Council as Lead Local Flood Authority has also identified instances of localised flooding, albeit attributing these mainly to lack of maintenance of existing infrastructure, rather than natural, critical drainage issues.

6.21 Persimmon Homes has engaged via their drainage consultant with the Environment Agency, LLFA and Middle Level Commissioners (MLC) to seek an in principle agreement in relation to drainage measures – suggesting that a majority of the SuDS features are located along the western edge.

6.22 Whilst any specific drainage proposals would be subject to detailed design and would need to be supported by detailed modelling and evidence, the broad drainage layout indicated on the BCP and the overall proposal to utilise sustainable

drainage features has been accepted in principle by the EA, LLFA and MLC and follows the requirements of policy LP14.

### **Highways & Transport**

- 6.23 The BCP relies on a primary spine road, envisaged as a boulevard which extends from Knights End Road to the south, up to Gaul Road, crossing Burrowmoor Road. Principal points of access are intended to be created from the A141 Isle of Ely Way, Knight's End Road, Burrowmoor Road and Gaul Road, with secondary access points at eastern parcels and the northern school site.
- 6.24 The BCP denotes how each parcel will connect through a series of secondary roads. The development will then be served by a descending hierarchy of side streets, mews and green lanes, which in turn connect to the traffic-free footpath and cycle network. The existing rights of way are proposed to be upgraded where possible to encourage non-car modes of travel also to facilitate healthier lifestyles. Furthermore, and following the public consultation and discussion with the County Council's rights of way team where possible and appropriate, bridleways will be introduced/ incorporated into footway/ cycleways to enable access for equestrian uses as well as green corridors to maximise accessibility for non-car users, in-line with NPPF paragraph 98.
- 6.25 Policy LP7 sets out;
- "The broad concept plan for the area should show how development will relate acceptably to the strategic and local highway network, including the town centre, as well as indicating direct sustainable transport links to the north of the town, the town centre and Neale Wade Academy."*
- 6.26 The Council's Transport planning team have indicated strong support for the BCP, in particular; the principles of highway hierarchy, pedestrian and cycle permeability including off-road cycling routes and good connectivity to places of interest/ essential services e.g. Neale Wade school, Town Centre routes.
- 6.27 They have raised concerns that full site connectivity, particularly for walking and cycling, is reliant on *all* landowners approving and taking forward the BCP. However, there are a number of landowners along the east of the site who are not/ less supportive to the BCP. Therefore, they have raised concerns if this is not resolved, this could lead to issues completing the full scheme and risk creating gaps in the proposed walking and cycling network for the site and therefore that possible alternative proposals should be thought about to ensure walkers and cyclists still have a complete network should all elements of the BCP not be delivered.
- 6.28 Subsequent to these discussions, Persimmon Homes secured parcel 12 which could achieve direct connectivity through land in their control to The Avenue and therefore toward Neale Wade and the Town Centre. Whilst future opportunities to improve on this should be encouraged, nonetheless the BCP indicates good, sustainable and deliverable links beyond the BCP site.
- 6.29 The County Council as the Local Highway Authority has reviewed the proposals and advises that without any detailed work being provided it's not possible to determine what mitigation is required to deliver the scheme or when the mitigation needs to be delivered, this applies to all transport modes, noting that a number of

key junctions close to the development are already over capacity and this development will have a severe impact on them, given its size. The LHA note that Knights End Road is quite narrow in places and may not be suitable for a bus route, indicating that Princess Avenue may be more suitable.

- 6.30 In essence, the LHA will require demonstration through a public transport strategy and transport assessment to accompany future planning application(s) that the proposed access locations are suitable and that an appropriate phasing plan is provided to ensure the key transport infrastructure is provided at the right time. Persimmon Homes has advised that they are confident that they will be able to demonstrate a suitable package of mitigation is achievable through the planning application processes throughout the various developments that are likely to come forward. As such, whilst the BCP includes a list of likely infrastructure that would be required, relative to various phases (BCP, pages: 76-83), there may be a requirement for alternative or additional infrastructure dependant on the outcome of further studies. In this regard the IDP as set out in the BCP is only indicative and will be an organic document, required to be updated throughout the development of the BCP site.
- 6.31 In summary, the BCP indicates a logical arrangement of accesses and connectivity, enabling access for all modes of transport. Notwithstanding this, should other parcels come forward in the future proposing additional access points, these can be considered subject to further assessment at detailed design stages and subject to it conforming with the overall BCP objective of maximising accessibility and sustainable travel options.

#### ***Number of Dwellings & Development Parcels***

- 6.32 The West March BCP proposes around 2000 dwellings across the site, commensurate to Local Plan Policy LP9.
- 6.33 Officers consider that the c.2000 dwellings may be possible to be provided on the site subject to detailed design at the planning application stage and subject to nearly all parcels coming forward. Therefore, at present and having regard to the landowners interest plan (BCP page 37) the full quantum may not be achievable.
- 6.34 The BCP (BCP: pages 42, 88 – 89) indicates average housing densities of between c34-39 dwellings per hectare (dph) across the site which is fairly high and whilst this may be suitable in certain zones of the BCP area, this may need to be reduced in some areas in order to provide a mixture of densities and to respond to existing environs. For example; the area around St Wendreda's Church may require a different character area and therefore density than, for example around the school sites. As such the BCP should not be too prescriptive over densities and it is recommended to amend the references to densities to state "up to 39dph where appropriate" thereby enabling flexibility across the site.
- 6.35 In summary, the BCP indicates that around 2000 homes could likely be accommodated within the BCP area alongside essential infrastructure and formal and informal greenspaces.

#### ***Design Principles***

- 6.36 Section 6.0 of the BCP (Pages 64-73) sets out the vision for design and character principles, the specific detail of which would be required at detailed design stages through planning applications. These principles include flexibility in street design to reflect variation in house design and character areas that may come forward but

nonetheless sets out that the street layouts should accord with the Cambridgeshire Design Guide and Manual for Streets guidance.

- 6.37 The design ethos of the BCP is to deliver a variety of homes within residential neighbourhoods of varying scale and character, all located within easy walking and cycling distance of the Community Hub and new Primary Schools and each with accessible green space close by. Underpinning the design principles is a desire to achieve a network of formal and informal greenspaces to support residents and encourage healthier lifestyles.
- 6.38 Views and Vistas will be created wherever appropriate and practicable through West March to provide focal points and reinforce a strong sense of place. In addition to St Wendreda's church, existing natural site features such as the mature Oak and Ash trees in the east, the stand of Poplars around Kingswood Road and the mature trees at the southern boundary could provide key focal elements. Longer range views towards the landscape to the west as well as St Peter's church spire in the town centre will also be explored. Furthermore, the setting of listed buildings nearby will be protected through carefully designed developments.
- 6.39 It is considered that the BCP sets out an appropriate design vision which would achieve high quality living environments

## **7 COMMUNITY CONSULTATION**

- 7.1 In-line with Fenland Local Plan Policy LP7 and March Neighbourhood Plan Policy H1, a public consultation has been undertaken to ascertain residents' opinions on the BCP.
- 7.2 Due to limitations imposed through the pandemic it was not possible to undertake face-to-face consultation events. However, FDC hosted an on-line public consultation event running from 24<sup>th</sup> May to 14<sup>th</sup> June 2021. The consultation invited comments through the SurveyMonkey platform and was communicated via the Council's website, social media, local newspaper articles and site notices posted around the Town. In addition, over 2000 letters were posted to residents living within 1km of the centre of the BCP site, notifying them of the consultation.
- 7.3 Over 200 residents responded to the consultation, some through written letters but most via the SurveyMonkey site as follows;.

A number of positive comments were received, generally relating to;

- Improvements/ reconfiguration of accesses to the A141
- Provision of school(s)
- Provision of greenspace, open space and recreational land
- Provision of a range of additional housing

A large number of responses raised concerns over the following matters;

- Use of land for residential development
- General scale of expansion (2000 homes)
- Lack of secondary school/ perceived capacity at current secondary school
- Flood risk and drainage impacts (inc. existing drainage problems)



- Traffic congestion and suitability of local roads to accommodate increases. There is particular reference to the suitability of Knights End Road and the roads around the church as a route, as well as impacts on the High Street
- Wildlife/ Biodiversity impacts
- Healthcare provision
- Delivery of infrastructure e.g. roundabout on A141 and the timing of this.
- Impacts on existing residents abutting the site – noise, light, loss of view
- Loss of walking areas
- Requiring confirmation of where specific houses are proposed to go
- Lack of Equestrian access

7.4 Whilst some of these concerns have already been addressed in this report, the following are considered in more detail;

#### **Use of land/ Number of homes**

7.5 The Fenland Local Plan (adopted in 2014) sets out at policy LP9 that it expects around 2000 homes to be accommodated within the west March allocation. Whilst this figure is not based on any specific modelling, nonetheless the principle of around 2000 homes was founded in 2014 through the adoption of the Local Plan. Therefore, whilst the resident's concerns over development of this site for housing, with some particularly referring to the proposed amount of housing, are acknowledged the principle of the site for residential development and at the quantum proposed is already accepted. The final quantum would of course be a matter for detailed design, to demonstrate that the quantum could be appropriately accommodated and would therefore be a matter for later consideration

#### **Schools**

7.6 Throughout the BCP negotiations, both Fenland District Council and Persimmon Homes have engaged with the County Council as Local Education Authority (LEA) to discuss requirements through the urban extension.

7.7 The LEA have set out that there will be a requirement for a 2FE primary school initially, but this will require additional land for a further 1FE at some point in the future. They have also requested that land is made available for second 2FE primary school to the north of the BCP site, which may be required dependant on population growth and pupil yields in the future. It is important to note that the urban extension will likely take a significant number of years to complete during which time pupil multipliers and population trends can change. Therefore, in respect of the second primary school, should this ultimately not be required by the LEA, the land would likely then be able to come forward for residential development at a future point in time.

7.8 In respect of secondary education provision, the LEA has not requested that a secondary school is provided, but that developments within the BCP would be expected to contribute financially toward this provision, either as expansion to the existing school or for a new facility within the March catchment area.

#### **Healthcare Provision**

7.9 A large number of concerns refer to the current demands on healthcare provision in March, leading to long waiting times and general concerns over current capacity. No comments were initially received from NHS England during the rounds of statutory consultation. However, in recent weeks the Council has been contacted by and engaged with representatives of the NHS who have advised that a facility of

some kind will be required within the BCP site to accommodate what will likely be a multi-disciplinary healthcare provision.

- 7.10 This has informed amendments to the BCP, in particular the local centre which now indicates that healthcare facility will be accommodated. The specific details of this are still to be discussed but for now it is important that the BCP makes provision for this. The NHS has indicated that the local centre is the logical place for such a facility.

**Impacts on existing residents abutting the site – noise, light, loss of view/  
confirmation of where specific houses are proposed to go**

- 7.11 The BCP seeks to agree broad principles for the delivery of housing and associated infrastructure and does not seek to specifically detail individual development parcels. This would be a matter of detail in any subsequent planning applications, which residents would be consulted on in accordance with the Council's Statement of Community Involvement and where any amenity impacts would be assessed by the LPA.

**Loss of walking areas**

- 7.12 It is understood that various parts of the BCP are used by members of the public for walking and leisure. The BCP seeks to retain and enhance where possible the existing rights of way which are legal routes for public access and to provide a network of paths and roads for pedestrians and cyclists (and equestrian uses where possible) which should provide an enhanced network of walking routes.

## **8 MARCH TOWN COUNCIL CONSULTATION**

- 8.1 Policy H1 of the March Neighbourhood Plan sets out that the BCP should be formally considered by March Town Council, and its views recorded, prior to it being submitted to Fenland District Council for consideration.
- 8.2 The Town Council considered the BCP in September 2020 and indicated they were generally supportive, referring to having had previous engagement with Persimmon Homes on the draft BCP. The following points were raised:
- a. Two new primary schools are welcomed, but the longer-term problem of senior school capacity also needs addressing.
  - b. Doctors and dental surgeries are a major concern within the town with, for example, people having to wait up to nine weeks to see their own specified GP. Also, there is no availability of NHS dentists with some residents having to travel to Downham Market to get appointments.
  - c. The sewerage system in March is already nearing capacity.
  - d. Slightly more detail regarding the type of properties envisaged would be useful.
  - e. Town Centre parking would not cope with the increased volume of traffic and additional areas would need to be provided.
  - f. Vehicular access to the bypass would need to be carefully planned, both from the main access point and the secondary points where Burrowmoor Road and Knights End Road meet the A141.
  - g. In general, housing within the town is welcomed, but this should not be at the expense of overwhelming local services and facilities.

- 8.3 March Town Council is broadly supportive of the plan but with some concerns relating to schools, medical facilities, sewerage, town centre parking and traffic flows. The BCP seeks to address the Town Council's concerns (BCP: page 32). Notwithstanding this, matters of education, healthcare, detailed design and access have been considered above and are concluded to be acceptable for the purpose of the BCP.
- 8.4 In respect of town centre transport impacts, as noted above the County Council would need to be satisfied that all transport impacts arising from developments within the site are mitigated. Notwithstanding this, the BCP seeks to encourage where possible non-car modes of travel e.g. bus routes, cycle and pedestrian networks and direct links to the bypass which is intended to reduce the need to travel into the town centre via private motor car, in-line with the sustainable transport aims of the NPPF.
- 8.5 In respect of sewerage capacity, Persimmon Homes have engaged with statutory bodies in this regard and indicates that there is sufficient capacity for the allocation (BCP: page 32). Notwithstanding this, each development parcel will need to demonstrate that it will not have an adverse impact on current systems, and that capacity is available or can be made available, with Anglian Water as a statutory consultee on any major development proposals (10 houses or more).
- 8.6 In conclusion, the approach to the BCP accords with the requirements of Policy H1 of the March Neighbourhood Plan in that the Town Council has formally considered the plan

## **9 INFRASTRUCTURE DELIVERY & PHASING**

- 9.1 In accordance with the requirements of Policy H1 of the March Neighbourhood Plan, the BCP includes an initial IDP (Infrastructure Delivery Plan) (BCP: pages 74-83) which seeks to ensure that necessary infrastructure will come forward – either through direct delivery by the developer on each parcel, or through financial contributions for off-site infrastructure as parcels are released.
- 9.2 The IDP lists a range of potential infrastructure including education, healthcare, affordable housing, sports and open space provision and transport improvements.
- 9.3 The IDP is based on consultation with statutory bodies to understand the infrastructure requirements of the BCP site and seeks to enable parcels within the 5 phases (BCP: page 77) to come forward, without necessarily relying on adjacent parcels to have to deliver key infrastructure beforehand.
- 9.4 The BCP demonstrates a possible arrangement for delivering the development of West March, however it is flexible to ensure that if landowners within each phase wish to bring forward development in a different way they can, provided the phase still delivers its required infrastructure in accordance with the IDP. The IDP should also be considered as a fluid document, subject to regular review which may alter in time as the BCP site is unlocked and infrastructure priorities may change.
- 9.5 Policy H1 of the March Neighbourhood Plan requires the phasing to provide indicative timeframes. Whilst it is not possible as an LPA to set out specific timings of phases being delivered, Persimmon Homes have already engaged the LPA in pre-application discussion for the first 2 phases of their site and the LPA are also

aware of other sites within the BCP area where planning applications are currently being prepared.

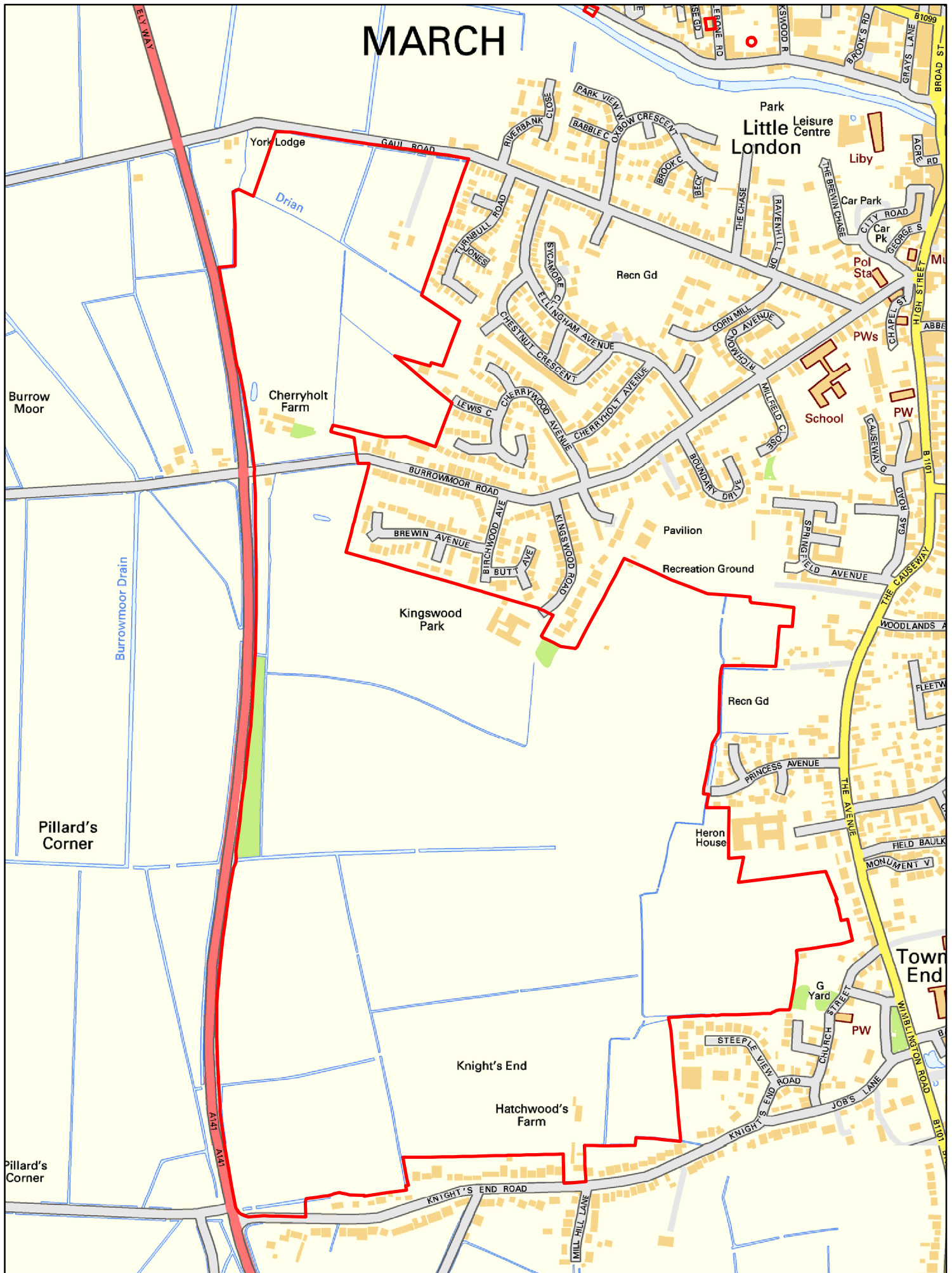
## **10 CONCLUSIONS**

- 10.1 The proposed BCP is considered to represent a generally sound strategy for the development of West March as set out in Policy LP7 and LP9 of the Fenland Local Plan 2014 and H1 of the March Neighbourhood Plan and consultation with stakeholders, statutory consultees and local residents has informed amendments to the BCP.
- 10.2 It is anticipated that the approval of this document will provide the basis for the submission of future planning application(s) to which they will be expected to adhere. This conclusion is on the basis of an amendment to references to housing densities as set out at section 6.34 above.

## **11 RECOMMENDATION**

- 11.1 Approve the Broad Concept Plan for West March subject to the proposed amendment as set out at section 6.34.

# MARCH



Persimmon Homes

# **WM** West March, Cambridgeshire

**Broad Concept Plan**  
July 2021







St Wendreda's Church, March

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masterplanning ■ environmental assessment ■ landscape design ■ urban design ■ ecology ■ architecture ■ arboriculture ■ graphic design





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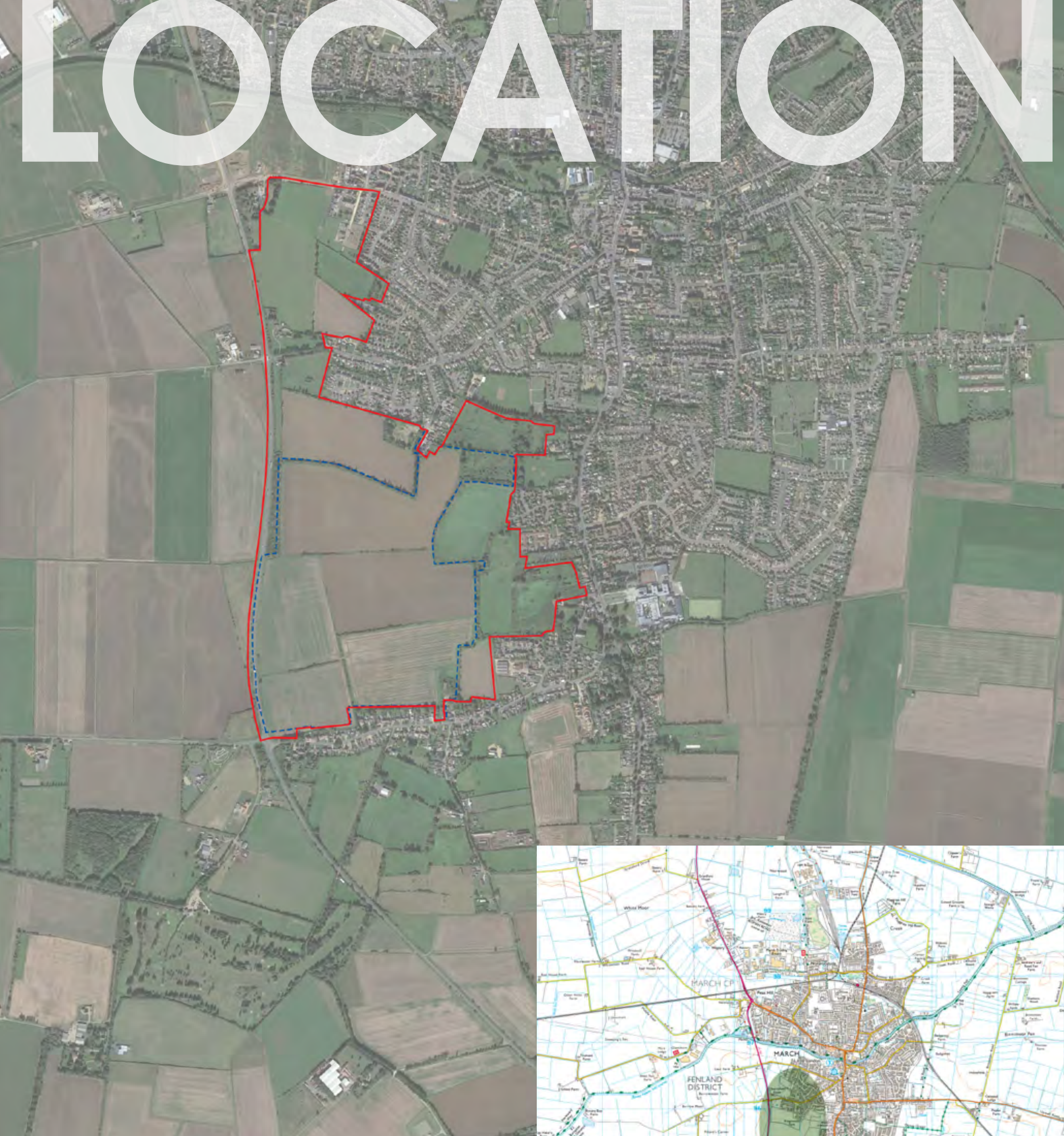
## Introduction & Vision

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# 10

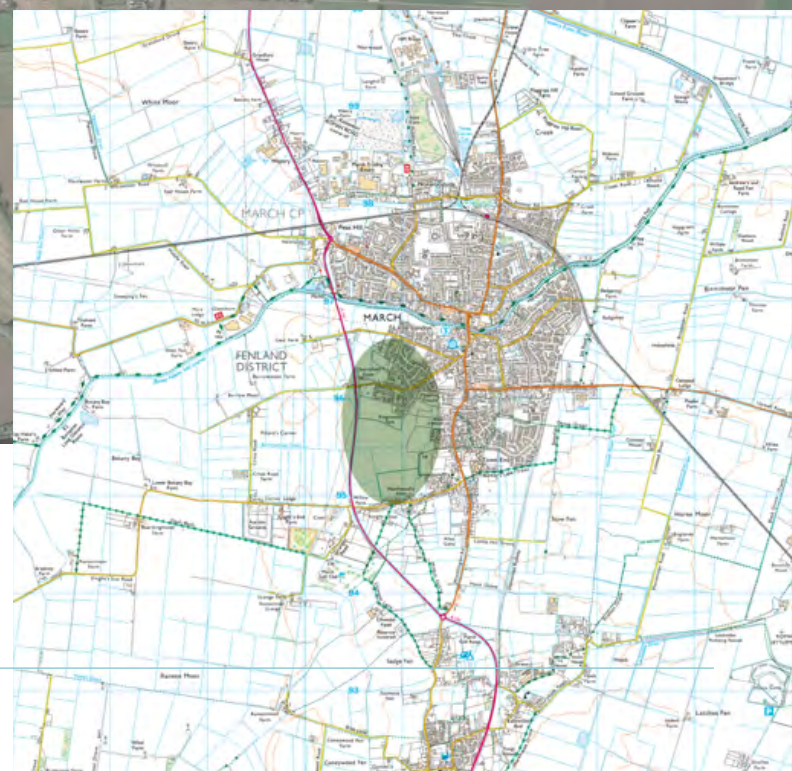


# LOCATION



- Policy LP9 West March Strategic Allocation
- - - Persimmon Homes Land Control
- Site Location

**Figure 1: Site Location**  
N.T.S



## Introduction

This document sets out the Broad Concept Plan (BCP) for West March Strategic Allocation as required by Policy LP7 of the Fenland District Local Plan to ensure a coordinated approach to the planning and implementation of this major allocated site.

It outlines the parameters and guiding principles for a high-quality residential development and associated uses that could accommodate around 2,000 new homes, two Primary Schools, a Local Centre and significant Green Infrastructure.

The BCP has been prepared on behalf of Persimmon Homes who control approximately half of the allocation. In preparing the BCP, Persimmon Homes has worked closely with Fenland District Council officers and other relevant stakeholders. The West March Strategic Allocation landowners have been consulted during the preparation of this document, and the BCP has the support of all significant landowners.

The BCP demonstrates the 'optimum arrangement' for delivering the development of West March, however it is flexible to ensure that if landowners within each phase wish to bring forward development in a different way they can provided the phase still delivers its required infrastructure in accordance with this BCP. The BCP is not a fixed masterplan.

When approved by the council, the BCP will provide a template for all future planning applications within the allocation to adhere to.



March Town Hall



Vision

The overall Vision for West March is to create a distinctive and high-quality place, which respects and enhances the character and assets of March while ensuring connectivity with the existing community.



West March Strategic Allocation - A Sustainable Community

West March presents Fenland District Council with the opportunity to create a sustainable development of high environmental quality. A locally distinctive neighbourhood of around 2,000 new homes complete with a Community Hub, including Local Centre and Primary School, and a potential second Primary School if required, will be delivered, set within a strong landscape framework to provide residents with an attractive, green environment in which to live.

The following principles underpin the development:

- **Bringing people closer to the countryside;** not only new residents, but existing residents of March who will be connected to the new community and its open spaces by sustainable means of travel as well as through the development making best use of existing connections with the town.

- **Better integration** of urban form into the surrounding countryside, softening the built urban edge with structural landscape planting and creating a new striking 'gateway' for March.
- **Enhanced pedestrian and cycle links** to the town centre which in turn will aid the future regeneration of March through encouraging new residents to support local businesses.
- **Improved social opportunities** via provision of new educational facilities, a local centre, affordable housing, tenure blindness and a mix of new housing including a proportion of smaller more affordable market homes, which will provide a healthy mixed community and sufficient housing for all sections of the community.
- **Embracing our natural environment** through dedicating land to Green Infrastructure, meaning an efficient use of land that is built on in order to deliver much needed homes for the town.

- Liveability** – integrating new and existing communities into the countryside through new green spaces
- Place-making** – creating an attractive new 'green gateway' and destination for March
- Vitality** – helping to support local businesses by bringing new residents to the town and improving pedestrian and cycle links to the town centre
- Social Opportunity** – delivering new schools, affordable housing and a mix of market homes including smaller, more affordable market homes
- Embracing our Natural Environment** – establishing new green assets through efficient use of land





## Planning Policy

- Policy LP7 - Urban Extensions (Fenland Local Plan, 2014)
- Policy LP9 – March (Fenland Local Plan, 2014)
- Policy LP5 - Affordable Housing (Fenland Local Plan, 2014)
- Policy LP14 - Climate Change (Fenland Local Plan, 2014)
- Policy H1 - Large Development Sites (March Neighbourhood Plan, 2017)

# 20



**Fenland Local Plan (2014):  
Policy LP7 - Urban Extensions**

Policy LP7 of the adopted Local Plan sets out a range of criteria that new urban extensions will need to consider and should be read alongside other policies in the Local Plan.

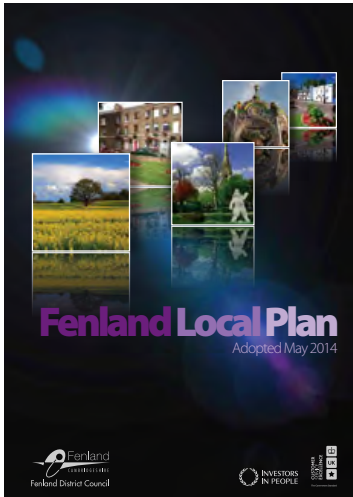
It explains that:

*"urban extensions must be planned and implemented in a coordinated way, through an agreed overarching Broad Concept Plan (BCP), that is linked to the timely delivery of key infrastructure".*

The policy precludes development coming forward in these areas that is not in accordance with the agreed Broad Concept Plan.

The BCP approach is to ensure that the Fenland market towns are planned in a coordinated way. It allows development to be delivered in a timely manner along with the necessary social, green and physical infrastructure. Landowners and developers will be expected to work together to bring forward areas for development in a way that embraces sound planning principles, provides benefits to new and existing residents and allows the delivery of sites in a logical and coordinated manner.

The policy requires all stakeholders to work together to produce a BCP for the whole area. Once approved, the BCP will provide the basis for how the area develops and subsequent planning applications are considered. Phasing is likely to be a key part of the development in these areas. The completion of each phase will allow the BCP to be reviewed regularly and if necessary revised to take on a change in circumstances.



**Fenland Local Plan (2014):  
Policy LP9 - March**

Policy LP9 of the adopted Local Plan identifies the site 'West March' as a strategic allocation for *"around 2,000 new dwellings"*, stating that *"all development should contribute to maintaining and improving March as a strong, safe and community focussed market town, preserving, enhancing and making appropriate use of heritage assets to benefit its regeneration and sense of place"*.

In respect of 'West March', *"the broad concept plan for the area should show how development will relate acceptably to the strategic and local highway network, including the town centre, as well as indicating direct sustainable transport links to the north of the town, the town centre and Neale Wade Academy. Noise and landscape mitigation measures should be provided along the A141 as appropriate. Education provision will be necessary and local convenience shopping will need to be provided. Opportunities should be taken to add to the area of open space currently forming part of the Recreation Ground in The Avenue as a focus for the community. Some fairly significant surface water attenuation features to mitigate local flood risk are likely to be necessary. The most significant archaeological assets will be retained in situ and managed either for informal open space or by other means that will preserve their integrity in the long term. The design solution for this site should pay particular attention to the need to protect and enhance the setting of St Wendreda's Church and the cluster of buildings around it, maintaining the rural character of the immediate area and preserving views of the church"*.

**Fenland Local Plan (2014):  
Policy LP5 - Affordable Housing**

Policy LP5 seeks provision of a target 25% of dwellings to be affordable houses and for schemes to meet the needs of all sectors of the community, such as the disabled and the elderly.

**Fenland Local Plan (2014):  
Policy LP14 - Climate Change**

Policy LP14 expects development to respond to climate change and contribute towards minimising resource consumption.

March Neighbourhood Plan (2017):  
Policy H1 – Large Development Sites

Policy H1 of the Neighbourhood Plan requires that development within the allocated site is in accordance with Local Plan policies LP7 and LP9 and that the BCP demonstrates:-

- 1. “...extensive, ongoing, meaningful and cooperative engagement with landowners, stakeholders and the community...
- 2. ...how engagement with the community took place and how such views and aspirations of the community have been taken on board in shaping the proposals, together with, if applicable, an explanation as to why some suggestions and comments have not been taken on board.
- 3. ...a Phasing Plan with indicative timeframes.
- 4. an Infrastructure Schedule, indicating what on and off-site infrastructure is necessary to fully support the development, identifying broadly where it will be located and in which phase it will be provided.”



In addition, the BCP will:-

- a) “...be restricted to the allocated area as defined on the Key Diagram for March as set out in the Fenland Local Plan;
- b) ...make efficient use of land with regard to accommodating the approximate numbers identified or meeting the intended use, and with specific regard to meeting other criteria in this policy;
- c) identify where the primary and secondary access points in and out of [the] site will be located;
- d) identify the broad distribution of roads within [the] site and highlight the general movement of traffic within the site and onto the surrounding road network;
- e) identify the different uses of land within [the] site (residential, employment, retail, open space etc.), and provide an indicative area in hectares for each use, ensuring an appropriate balance and sustainable use of land is achieved;
- f) identify strategic landscaping belts to define the new outer edge of development and provide a green buffer to surrounding countryside;
- g) identify the broad design principles that will be applied with the aim of showing how local vernacular styles, patterns of development and materials will be reflected within the development;
- h) identify the areas at risk of flooding, including problems associated with surface water run-off both on and off-site and the measures to be employed to manage any identified risk.”

The BCP should be formally considered by March Town Council, and its views recorded, prior to it being submitted to Fenland District Council for consideration.







## Design Evolution & Capacity

- Opportunities & Constraints
- Sustainable Movement - The Proposed Strategy
- Drainage - The Proposed Strategy

# 3.0





Opportunities & Constraints

The design evolution and resulting capacity for West March is informed by the environmental and technical constraints of the site together with the benefits and opportunities it presents as summarised below. For landholdings beyond the Persimmon Homes site, desktop studies together with limited site survey work have been used.

- **Landscape character** of the site is relatively simple, being predominantly in arable use, with limited landscape features. Subdivided by hedgerows and drainage ditches with an area of scrub in the north-east, tree cover across the site is limited to a belt alongside the A141 Isle of Ely Way at the north-western edge of the site and a small woodland block at the southern boundary as well as within the perimeter and internal hedgerows, affording an open character overall.
- **Located within 'The Fens' National Landscape Character Area**, a low lying landscape "notable for its large-scale, flat, open landscape with extensive vistas" and "many drainage ditches", the site is not covered by any landscape designations nor are there any nearby
- **Woodland** planting is limited to a single small block adjacent to the southern edge of the site. The development proposals provide significant opportunity to introduce new trees and woodland planting to enhance the existing vegetation cover and therefore biodiversity as well as to create an attractive setting for both the new homes and non-residential buildings.
- **The network of internal and boundary hedgerows** will largely be retained and utilised to create the individual development parcels, although minor losses will occur to enable the road layout for the development. The hedgerows will be supplemented and reinforced with new planting where appropriate.
- **Existing ecological habitats** will be retained within the new Green Infrastructure and will be enhanced through provision of additional wildlife habitat to increase biodiversity across the site and localised area. **Existing trees**, a small number of which are identified as having bat potential, will also be retained where possible and integrated within the Green Infrastructure. Available survey information for the allocation has been reviewed and nothing of particular note is recorded. The north-eastern fields are likely to contain some ecological interest due to their habitat structure.
- **No ecological statutory or local designations cover the site**, or lie in close proximity, the nearest designated site is a County Wildlife Site (CWS) c.675m to the south-west. There are no internationally designated sites within 5km of the site or nationally designated sites within 2km. None of the trees within the site or along its perimeter are protected by a Tree Preservation Order (TPO).
- **Landform** within the site is low-lying and predominantly flat, broadly sloping east to west where lower ground lies adjacent to the A141 with the exception of the south-westernmost corner where the landform rises again. The interaction of the landform with existing mature vegetation and the built edge of March results in the site being visually well contained. Great care will be taken to ensure that the residential areas and other land uses are clearly physically defined by existing and proposed features to minimise visibility of West March; development on the ridge will be sensitively designed in terms of its layout and building heights.

- **A range of character types** surround the site, these are categorised into; 'urban', 'traditional', 'rural', 'farmstead' and 'recreational' and will influence adjacent proposed land uses as well as the scale and density of new buildings.
- **Visibility** is limited to close range views from residential properties bordering the site, the (PRoW) crossing it and the A141 Isle of Ely Way, when passing the site, immediately west. Longer range views are available from the open countryside further west where the landscape is quite open in character. Natural features of the site, including mature Oak and Ash trees in the east, a stand of Poplars around Kingswood Road and the mature trees along the southern boundary, are integral to the site character. There are views of St Wendreda's church from within the site as well and from the site's western edge as well as views towards St Peter's church spire in the centre of town. The development layout will take account of identified key views and new buildings will be softened by new trees, hedgerows and woodland planting to ensure a soft edge to the development and enduring effective screening of West March in views from the wider countryside to the west. The existing developed edge will be softened and enhanced as a result and overall tree cover across the site significantly improved. Maximising views of the church will be a consideration of all relevant development proposals across the site.
- **Three listed buildings** - two of which lie beyond the site boundary; St Wendreda's church (Grade I Listed), Church Street and Willow's Day Nursery (Grade II Listed), Knight's End Road; and Cherry Holt Farm (Grade II Listed), Burrowmoor Road located within the site. The development proposals will incorporate appropriate buffers to safeguard the setting of these heritage assets.
- **Archaeological investigations** are currently ongoing within the Persimmon Homes land interest however, so far, there has been little evidence within the site area. Should there be any findings as survey work continues, the development proposals will be sympathetic to these. Fenland District Council's mapping indicates two linear landforms within landowner parcels 3 and 13 which are potential areas of archaeological interest. The Archaeology consultants have reviewed the lidar mapping and aerial photographs and consider these to be fairly mundane features unlikely to present a barrier to development. Liaison has taken place with the County Council Archaeology Team and it has been indicated that further archaeological investigation will be needed as part of any planning application for those parcels. Policy LP9 states "The most significant archaeological assets will be retained in situ and managed either for informal open space or by other means that will preserve their integrity in the long term".
- **Public rights of way** (PRoW) 156/12 and 156/13 cross the site; these will be retained along their existing alignment and integrated within the open space proposals for the development being crossed at only three locations to minimise disruption to walkers who will have priority crossings at these points.
- **Vehicular access** will be via a new through traffic route designed as an attractive boulevard to form the principal vehicular and public transport link through West March. The development will then be served by a descending hierarchy of side streets, mews and green lanes, which in turn connect to the traffic free footpath and cycle network. Principal points of access will be created from the A141 Isle of Ely Way, Knight's End Road, Burrowmoor Road and Gaul Road with secondary access proposed from Princess Avenue.



Opportunities & Constraints

- **Pedestrian and cycle access** will be created both as part of the new road infrastructure as well as off-road along upgraded PRow, new greenways and through the park to provide accessibility to the town centre, employment areas to the north, as well as to the railway station.
- **Public transport** will be readily available to all, the existing bus stop catchment clips the eastern edge of the site therefore provision of new bus routes through West March as well as enhancing access to facilities in March for existing and new residents will be a priority.
- **A new Community Hub** will act as a nucleus for social interaction at West March where facilities such as a **Local Centre** and **Primary School** are located, which will provide small-scale employment. Parents dropping off or collecting children at the school can conveniently use the local shop to serve their daily requirements. The Hub will be easily accessed, adjacent to the primary road as well as the retained PRow within the development.
- **Two new Primary Schools** will provide state of the art resources for the new and existing communities.
- **Required easements** for the **underground gas pipe and overhead electricity pylons**, as well as **noise and air offsets** which fall primarily within the area proposed as new structure planting alongside the A141 Isle of Ely Way, can be readily accommodated within the development proposals, the low voltage pylons could be undergrounded as part of the development proposals.
- **Limited flood risk**; the floodplain is contained to the western edge of the site with localised areas in the south-western corner, the north and east of the site. The proposals will protect these areas of flood risk with all new built development located outside of these areas.

- **Climate change** will be a key consideration through the design development; positive measures will be afforded by the Green Infrastructure proposals together with other elements, from building materials and construction practices to the way buildings are powered and heated once complete. Development will be encouraged to incorporate climate change measures where practical and viable.
- |  |  |
|--|--|
|  | Policy LP9 West March Strategic Allocation               |
|  | Potential Primary Access Points                          |
|  | Potential Secondary Access Points                        |
|  | Access to Consented Site                                 |
|  | A141 Isle of Ely Way                                     |
|  | Minor Roads  |
|  | Public Rights of Way                                     |
|  | 1km Walk Catchment                                       |
|  | Bus Stop Catchment (400m)                                |
|  | Noise Contour LAeq 40dB (Night)                          |
|  | Noise Contour LAeq 50dB (Night)                          |
|  | Noise Contour LAeq 60dB (Night)                          |
|  | Listed Buildings   |
|  | Vista to St Wendreda's Church from Site/ A141            |
|  | Views from Roads   |
|  | Views from Existing Residential Properties               |
|  | Pylons Retained & Pylon Easement                         |
|  | Overhead Powerlines Rerouted Underground                 |
|  | LHP Gas Main & 12m Easement                              |
|  | 15m Offset - Air Quality Buffer from A141                |
|  | Existing Trees   |
|  | Existing Vegetation                                      |
|  | Existing Trees with Bat Potential (Persimmon Homes Site) |
|  | Existing Watercourses Surveyed (Persimmon Homes Site)    |
|  | EA Flood Zone (Zones 2 & 3)                              |
|  | Surface Water Flood Risk (Refer to FRA Plan)             |
|  | Existing Landform  |
|  | Existing Fall  |

Figure 2: Opportunities & Constraints  
N.T.S



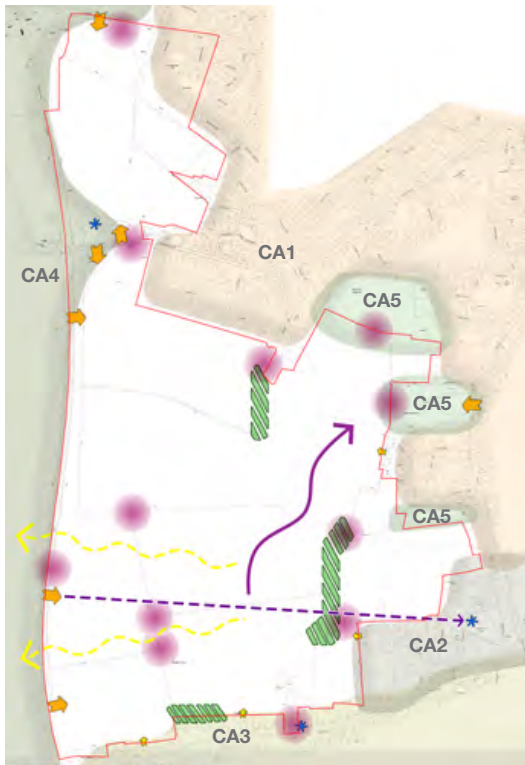


Opportunities & Constraints



**Figure 3: Natural Environment**  
N.T.S.

- Policy LP9 West March Strategic Allocation
- Existing Trees (to be retained as far as practicable)
- Existing Vegetation (to be retained as far as practicable)
- Existing Landform
- Existing Trees surveyed with Bat Potential
- Area of Potential Ecological Interest
- Existing Watercourses surveyed
- Existing EA Flood Zone
- Potential Green Lung
- Potential Green Corridors
- Potential Drainage (SuDs) - Attenuation Ponds
- Potential Drainage (SuDs) - Swales
- Potential Areas for Woodland/ Orchard Tree Planting
- Potential Structural Planting along the A141



**Figure 4: Views & Character (Place Making)**  
N.T.S.

- Views from Roads
- Views from Existing Residential Properties
- Distant Views to Open Countryside
- Vista to St Wendreda's Church from Site/ A141
- Views towards St Peter's Church
- Site Features: Mature Trees
- Listed Buildings
- Primary Nodes - Connecting/ Access Points
- Character Area 1 - Urban (March)
- Character Area 2 - Traditional
- Character Area 3 - Rural
- Character Area 4 - Farmstead
- Character Area 5 - Recreational



**Figure 5: Permeability & Movement**  
N.T.S.

- Bus Stop Catchment (400m)
- A141 Isle of Ely Way
- Minor Roads
- Existing Bus Route - B1101 The Avenue
- Potential Primary Route
- Potential Secondary Routes
- Potential Primary Access Points
- Potential Secondary Access Points
- Access to Consented Site
- Public Rights of Way
- Potential Pedestrian/ Cycle Links (within Green Lung)
- Potential Pedestrian/ Cycle Links (within Green Corridors)
- Potential Pedestrian/ Cycle Links (within Drainage Corridors)
- 1km Walk Catchment



**Figure 6: Social & Recreational Infrastructure**  
N.T.S.

- Potential Local Centre
- Potential Primary Schools
- Potential Allotments
- Potential Sports Zone (pitches to be accommodated within zone as indicated)
- Potential Pedestrian/ Cycle Links (incorporating existing retained trees and hedgerows, open space, habitat creation and SuDs):
- Green Lung
- Green Corridors
- Drainage Corridors (attenuation ponds and swales)



Sustainable Movement - The Proposed Strategy

Existing Connectivity

Existing connectivity between the allocation, March Town Centre and local area is limited as outlined below:

- **Existing footpaths** across the site are generally unmade and unsuitable for cyclists.
- **Existing routes** are Public Rights of Way (PRoWs) focussed to the south-east of the allocation and offer no connectivity to key desire lines to the north and northeast.
- **Existing infrastructure** will not facilitate most direct movement by foot or cycle to key amenities, including March Town Centre, the rail station and retail/ employment opportunities further north of the town centre.

Proposed Connectivity

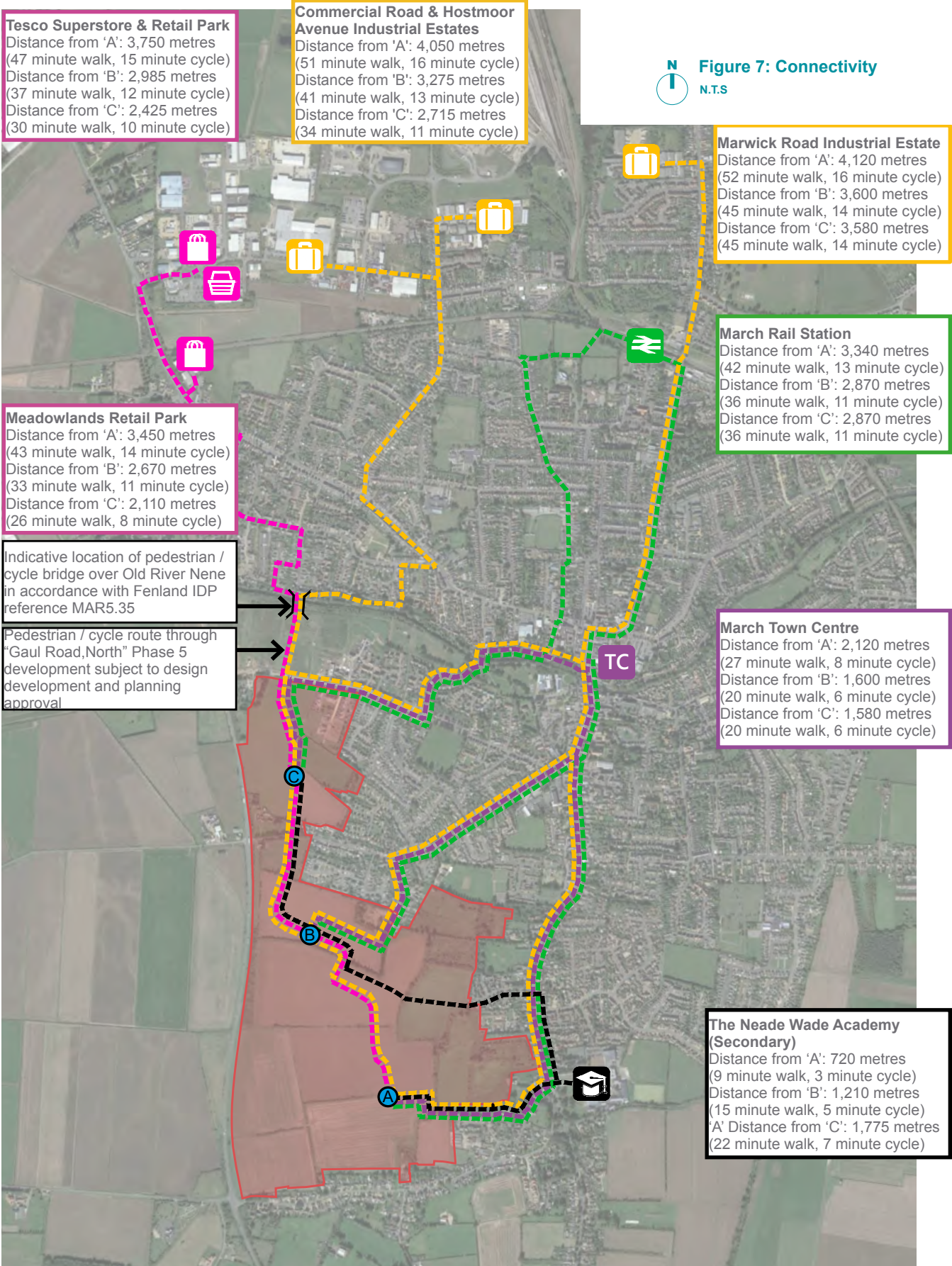
The plan opposite identifies key sustainable routes from the allocation to March Town Centre as well as major amenities and employment opportunities within the town. These are briefly described below:

- **A comprehensive network of footpaths, cycleways and upgraded PRoWs within the site will facilitate connectivity to the site edge and beyond.**
- **Three key eastern connections will be created towards The Avenue, facilitating ease of access to the Neale Wade Academy within a maximum walk time of 22 minutes (7 minute cycle).**
- **Residents to the south of the allocation will be able to reach March Town Centre within a maximum walk time of 27 minutes (8 minute cycle).**
- **A new pedestrian and cycle link through to Kingswood Road will open up opportunities for residents in the centre of the allocation to reach March Town Centre within a 20 minute walk (6 minute cycle) and the rail station within a 36 minute walk (11 minute cycle).**
- **Provision of strong north-south pedestrian/ cycle infrastructure from the centre of the allocation to its northern extent will facilitate access to the town centre and the rail station, together with retail and employment opportunities within a maximum walk time of 52 minutes (16 minute cycle) crossing the Old River Nene via the proposed foot/ cycle bridge.**

— Policy LP9 West March Strategic Allocation  
● 'Hubs' within Allocation

**Pedestrian/ Cycle Routes to Key Locations**

	Education
	Employment
	Town centre
	Retail
	Rail Station





Drainage - The Proposed Strategy

Existing Drainage System

There are a number of watercourses that dissect the site: some flow towards the urban area of March north of the site, and others flow westwards through the site to culverts that pass under the A141 road and into arable land beyond.

There is very little land uphill of the site. The site is generally the top end of local watersheds and there is no catchment runoff upstream that will need to be managed on site.

Environment Agency Plans show the far western edge of the site to be at risk of flooding from Main Rivers.

Some small areas at the south-west and east of the site are shown to be at risk of flooding from surface water, these will be picked up within development proposals for the respective parcel drainage.

The site lies within the Highland catchment area of the March 3rd Internal Drainage District.

Proposed Drainage System

The proposed strategy is for a series of ponds, swales and wetlands to be introduced around the site, in the vicinity of each parcel, so that each parcel of land discharges close to its existing outfall within the existing ditch courses. The proposed development surface water drainage strategy design will ensure that:

- **There is no increase in runoff flow rate compared with the existing greenfield rates;**
- **The existing greenfield flow paths are mimicked for the existing situation;**
- **There is a reduction in outflow in vulnerable areas currently at risk of flooding;**
- **There is no 'more vulnerable' development in areas at potential risk of flooding;**
- **SUDs features are integrated into the development proposals to create new wildlife habitats and green corridors for leisure use.**

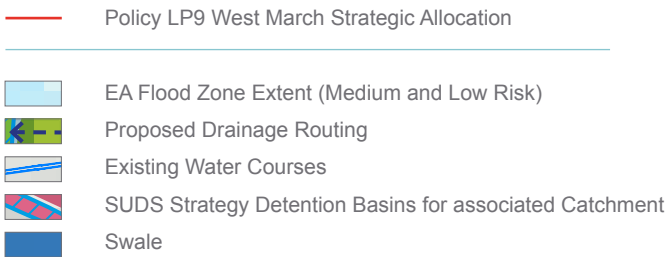
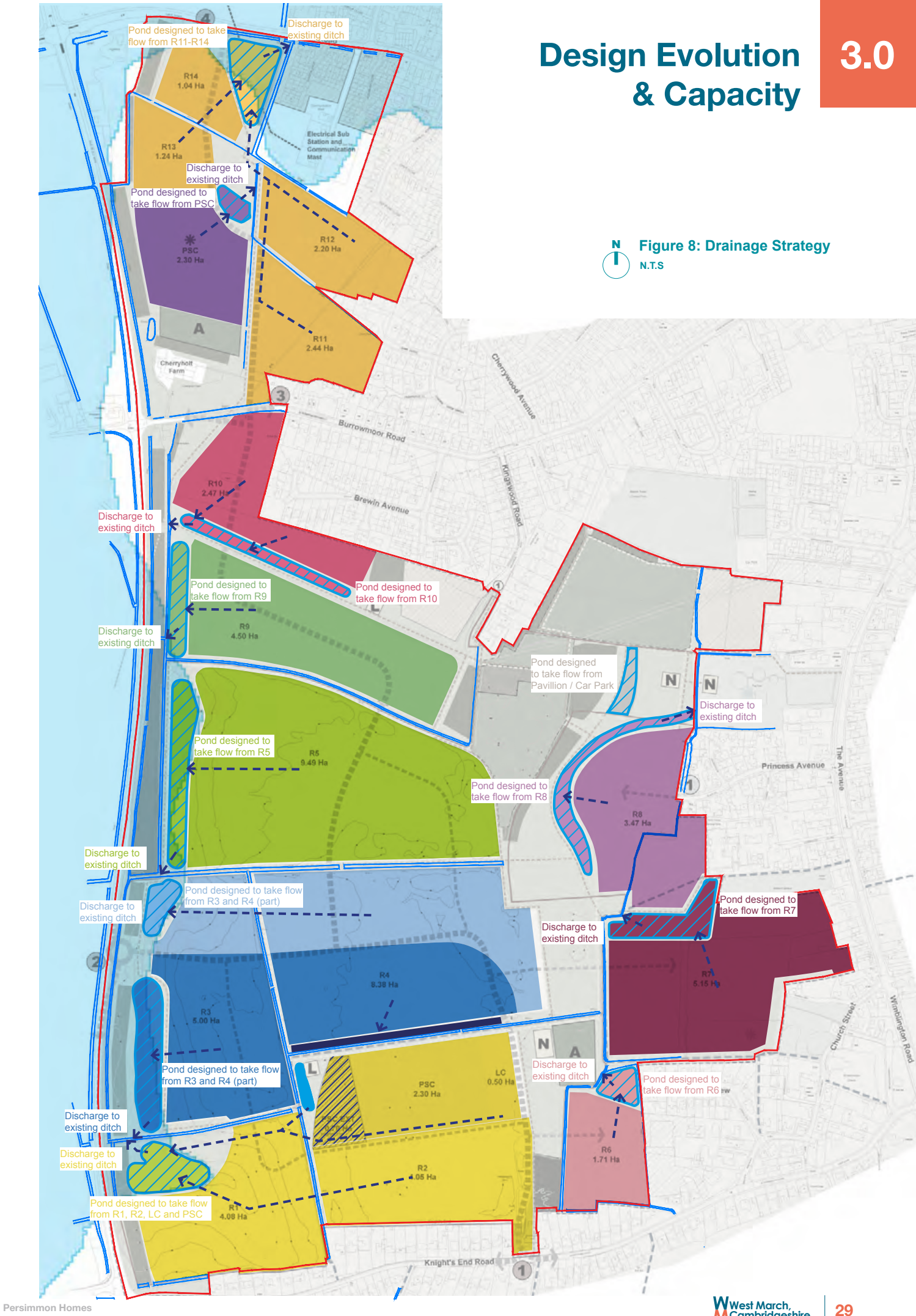


Figure 8: Drainage Strategy  
N.T.S







Broad Concept Plan



## Consultation

- Stage One: Local Authority/ Town Council/ Stakeholders & Landowners
- Stage Two: Public Engagement

# 4.0



Pre-application consultation follows a two-stage approach as set out below.

Stage One: Local Authority/ Town Council/ Stakeholders & Landowners

FDC, the Town Council, Stakeholders and 3rd Party Landowners will be consulted on the draft BCP prior to public consultation.

Local Authority

Regular project meetings have taken place between Fenland District Council and the Persimmon Homes project team in order to progress the BCP. The structure and content of this BCP has been discussed and agreed with FDC.

Town Council

March Town Council were consulted on the Vision Document, prepared for Orchard Meadows, in June 2020. Overall, feedback is positive with comments including:

- *“Two new primary schools are welcomed, but the longer-term problem of senior school capacity also needs addressing.”*  
**Response:** In addition to the on-site primary school provision, planning applications for the West March allocation are likely to be requested to provide developer contributions towards secondary school places at Neale-Wade Academy.
- *“Doctors and dental surgeries are a major concern within the town with, for example, people having to wait up to 9 weeks to see their own specified GP. Also, there is no availability of NHS dentists with some residents having to travel to Downham Market to get appointments.”*  
**Response:** The NHS will be consulted upon planning applications for the allocation and may request developer contributions towards health care.

- *“The sewerage system in March is already nearing capacity.”*  
**Response:** Utilities have been investigated with confirmation of sufficient capacity for this allocation.
- *“Slightly more detail concerning the type of properties envisaged would have been useful.”*  
**Response:** Sections 5 and 6 of this BCP provide details of the potential mix and type of dwellings together with images of their likely appearance, which could be provided within the allocation. However, such detail will be set out in planning applications.
- *“Town centre car parking would not cope with the increased volume of traffic and additional areas would need to be provided.”*  
**Response:** The increased population to March resulting from this development will make a positive contribution to the vitality and viability of the town centre.
- *“Vehicular access to the bypass would need to be carefully planned, both from the main access point and the secondary points where Burrowmoor Road and Knights End Road meet the A141.”*  
**Response:** Transport work has been undertaken to establish the most appropriate access junctions to serve the development, with further details provided at Section 5 of this BCP.
- *“In general, new housing within the town is welcomed, but this not be at the expense of overwhelming local services and facilities.”*  
**Response:** The purpose of this BCP is to ensure that the allocation is developed with the provision of appropriate on-site facilities and developer contributions towards off-site services and facilities.

In accordance with Policy H1, this BCP will be formally agreed with the Town Council prior to its formal submission and adoption by FDC.

Stakeholders & Landowners

In June 2020 Persimmon consulted stakeholders, including Cambridgeshire County Council (CCC) and statutory organisations, and all landowners, on the initial Vision Document. Feedback from landowners on this initial consultation was generally positive.

Stakeholder Consultation

From December 2020 to March 2021 FDC undertook a technical consultation with statutory organisations on the draft BCP document, with responses received from the following:

- Cambridgeshire Police
- CCC Education
- CCC Highways
- CCC Lead Local Flood Authority
- CCC Rights of Way
- Environment Agency
- FDC Conservation
- FDC Environmental Health
- FDC Transport
- Middle Level Commissioners & March Third District Drainage Commissioners

All comments have been taken on board and have been incorporated within the BCP where appropriate.

Landowner Consultation

During December 2020-February 2021 Persimmon Homes engaged in a 'one to one' landowner consultation in order to seek their support and comments on the draft BCP.

A questionnaire was provided to all landowners and the offer of a meeting to discuss the BCP in more detail.

Several meetings were held and a total of 13 responses were received. Two of the less significant parcels are split between landowners who have provided conflicting views, so the responses for these parcels are considered to be neutral. A number of parcels within the allocation which already benefit from planning permission did not respond and are assumed to be either neutral or supportive.

The following pages include the questions that were asked of the landowners and an accompanying table indicating the responses. The plan on page 37 provides a visual summary of the landowners level of support and is illustrated using green (supportive/ planning consent granted), amber (neutral) and red (less supportive).

As part of the one to one consultation, all landowners were asked the following 6 questions. Responses are given in the table opposite.

**Q1.** *The BCP/IDP demonstrates the ‘optimum arrangement’ for delivering the development of West March, but is intended to be sufficiently flexible to allow landowners within each phase to bring forward development in a different way than shown if they wish provided the phase will deliver its required infrastructure in accordance with the IDP. Do you agree?*

**Response:** This key question seeks to demonstrate all significant landowners are in support the BCP. Of the 11 responses, 7 were 'yes', 1 'maybe', and 3 'no', which demonstrates 73% of landowners are supportive. These responses are demonstrated on the land parcel plan opposite and as can be seen all significant landowners are supportive as connectivity can be secured in all four directions.

**Q2.** *Would you welcome the BCP/IDP being approved by Planning Committee as an informal ‘in principle’ approval to which all parties would expect subsequent planning applications to adhere to?*

**Response:** This question seeks to demonstrate landowners would like the BCP to be progressed to Committee in order to unlock the allocation to enable planning applications. Of the 11 responses, 7 were 'yes', 0 'maybe', 1 'no', and 3 'no view expressed', which demonstrates 64% of landowners are supportive (and when including the 'no view expressed' responses, 91% have no objection).

**Q3.** *Would approval of the BCP/IDP mean you are likely to bring your land forward (either yourself or via a developer) for development through the planning process?*

**Response:** This question sought an indication of whether landowners are inclined to bring their parcels forward for development. Of the 11 responses, 8 were 'yes', 0 'maybe', 0 'no', and 3 'no view expressed', which demonstrates 73% of landowners are supportive (and 100% have no objection).

**Q4.** *Do you agree with the proposed locational-based phasing of the IDP which allows each of the five phases to come forward for development at any time subject to the delivery of the key infrastructure required by that phase?*

**Response:** Of the 11 responses, 4 were 'yes', 2 'maybe', 3 'no', and 2 'no view expressed', which demonstrates 55% of landowners are supportive (and 73% have no objection).

**Q5.** *The BCP includes design framework principles such as ‘indicative’ street designs principles and images showing possible appearance of houses to show how West March can be delivered in a consistent and coordinated way. Do you agree with the inclusion of key indicative design principles?*

**Response:** Of the 11 responses, 8 were 'yes', 0 'maybe', 1 'no', and 2 'no view expressed', which demonstrates 73% of landowners are supportive (and 91% have no objection).

**Q6.** *Do you have any other comments?*

**Response:** As you would expect in a District with viability issues, the key concern for the majority of landowners is development viability. Some landowners are concerned at the land uses shown on their parcels, however this BCP is not a fixed masterplan and has flexibility.

LANDOWNER RESPONSE					
Land Parcel Ref	Q1	Q2	Q3	Q4	Q5
1	YES	YES	YES	YES	YES
2	YES	YES	YES	YES	YES
3	YES*	YES	YES	NO	YES
4	MAYBE	YES	YES	MAYBE	YES
7	NO	NO	YES	NO	YES
9	YES	YES	YES	YES	YES
12	YES	YES	YES	MAYBE	NO
13	NO	N/C	N/C	N/C	N/C
15	YES	YES	YES	YES	YES
17	YES	N/C	N/C	N/C	N/C
18	NO	N/C	N/C	NO	YES

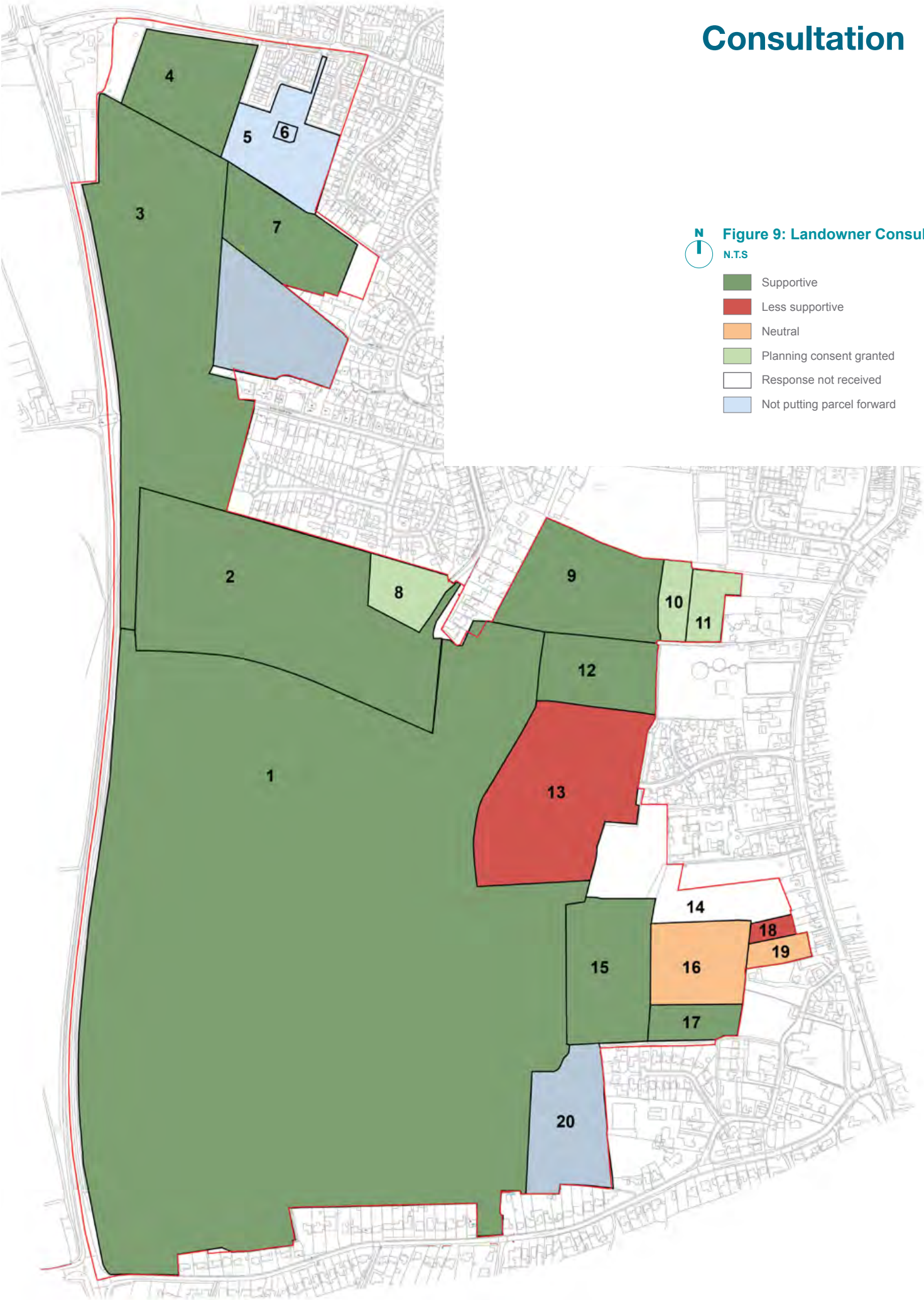
N/C=No Comment  
\*Initial resonse of 'no' however positive meetings have since taken place during which verbal support to this BCP has been given.

This consultation has clearly demonstrated that all significant landowners are supportive of this BCP which is illustrated by Figure 9 opposite (responses to Q1 and Q2).

Although a small minority have indicated they are not entirely supportive at this time, the BCP can still be delivered for the considerable majority of the urban extension without their involvement with connectivity achievable in four directions.

Stage Two: Public Engagement

Following Stage One of the consultation process, Fenland District Council will undertake a round of public consultation through various media. This will be in accordance with the Council's Statement of Community Involvement, the Fenland Local Plan and March Neighbourhood Plan, prior to it being considered by the Council's Planning Committee.







## Parameters

- Land Use
- Access & Movement
- Design Parameters
- Green Infrastructure

# 5.0



The Parameters for West March are divided into four key sections, each accompanied by a plan illustrating the associated parameters.

- Land Use
- Access & Movement
- Design Parameters
- Green Infrastructure

Land Use

The Land Use Parameters identifies the following:

- Location and extent of proposed land uses
- Amount of built development
- Means of vehicular access

Policy LP9 West March Strategic Allocation 105.66Ha

Built Development

Residential

Residential - Consented

Primary School

Primary School Extension Land

Possible Location for 2nd Primary School (if required)

Local Centre

Proposed Primary Points of Access

Proposed Secondary Points of Access

Primary Road

Secondary Streets

Proposed Sports Pavilion and Car park

Green Infrastructure

Open Space

Sports Zone (pitches to be accommodated within zone as indicated)

Sports Area (suggested location)

Allotments / Community Gardens

SUDS Strategy Detention Basins

Equipped Children's Play Area (NEAP)

Equipped Children's Play Area (LEAP)

Proposed Active Trail (workout stations every c. 400m)

Existing Retained Vegetation

Structural Landscape

Existing Rights of Way / Footways

Proposed Footpaths / Cycleways

Proposed Footpaths / Cycleways Points of Access

LHP Gas Main

Overhead Powerlines

Overhead Powerlines

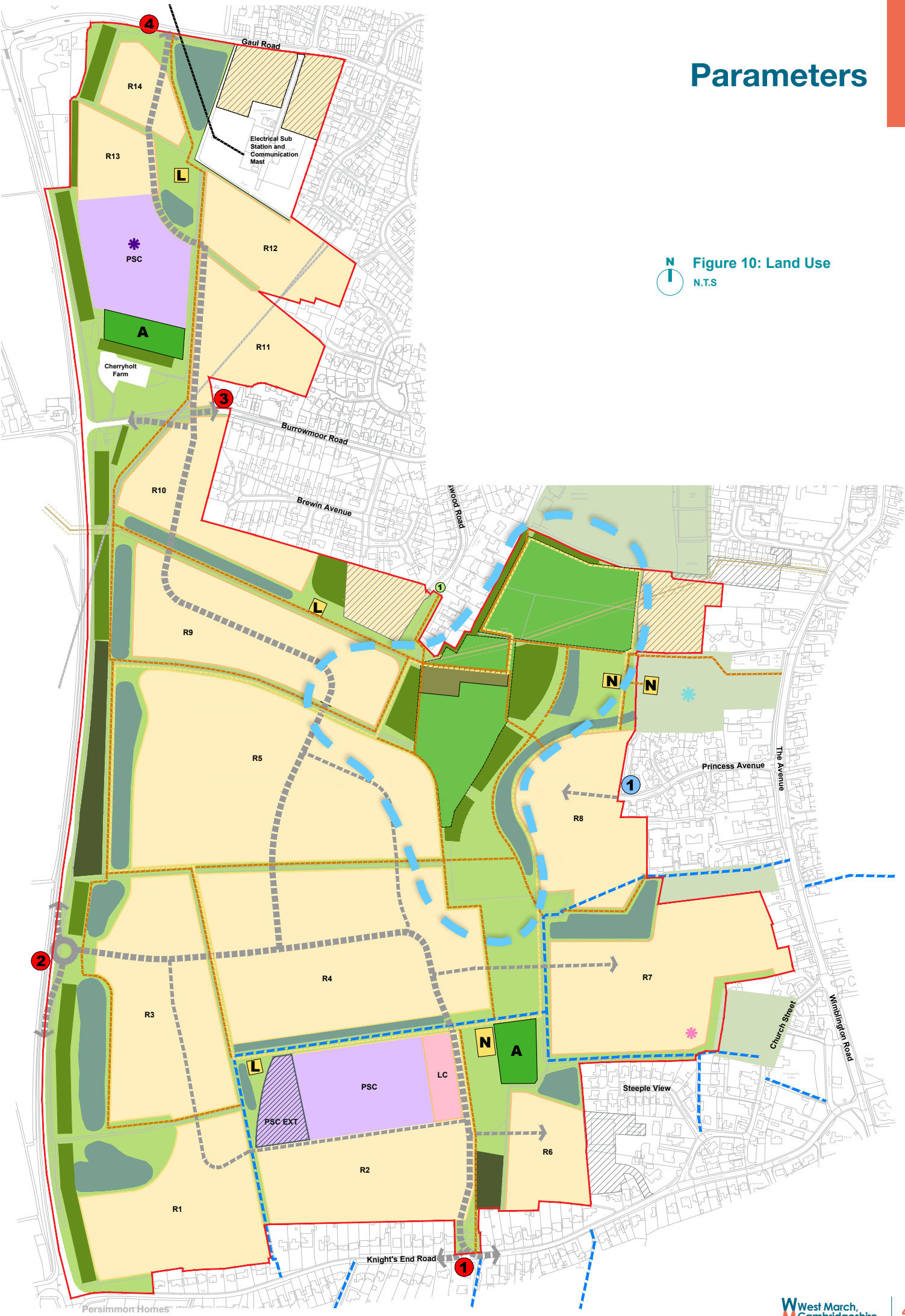
Existing Children's Play Area

Land for Potential Cemetery

Residential development has been maximised across the allocation demonstrating an optimum layout. Built development is balanced with the necessary open space requirements for recreation, conservation and drainage. The table below summarises the amount of development and mix of uses for West March. It is important to note that these areas are approximate only and subject to some flexibility dependant upon future demand.

	Policy LP9 West March Strategic Allocation (Ha)
<b>Built Development</b>	<b>64.46</b>
Residential (proposed)	55.22
Residential (consented/ built)	3.44
Primary School	4.60
Primary School Expansion	0.70
Local Centre	0.50
<b>Green Infrastructure</b>	<b>38.21</b>
Open Space	26.20
Sports Area	5.00
Active Trail	(2,959m)
Allotments/ Community Gardens	1.00
SuDS	5.69
Equipped Children's Play	0.32
Sports Pavilion & Car Park	0.35
<b>Existing Land Uses</b>	<b>2.99</b>
<b>Total Site Area (Ha)</b>	<b>105.66</b>

Figure 10: Land Use  
N.T.S





Residential

The total housing area within the allocation provides 58.66 Ha land for around 2,000 new homes including 108 dwellings already consented. The housing area includes associated streets, public realm, private gardens and parking space.

The development will provide for a broad range of dwellings and house types offering a mix of market housing from first time homes to larger family homes. The final housing mix will be determined at the detailed stage. It is expected the development will comprise a variety of dwelling types and sizes to offer a broad range of accommodation. This will range from 1 bedroom to larger 5 bedroom family houses and will reflect government guidance on efficient land use, as well as current market demand. To ensure a mixed balanced and robust community, up to 25% of the development will be affordable housing. There have been a number of enquiries from Registered Providers which may contribute a sizeable number of affordable schemes within the strategic allocation.

The average residential density across West March Strategic Allocation is c34-39 dwellings per hectare (dph), which is considered to be an appropriate density level for the site, and to achieve the design vision.

Housing will predominantly be 2 storey in height, with some 2.5 and occasional 3 storey homes at the main Primary Road junctions, subject to design considerations.



Education

Initial consultation with officers at the Local Education Authority (LEA) has indicated the allocation may potentially require 2 x two-form entry (420 place) Primary Schools including early years provision. Therefore the BCP demonstrates how the site could accommodate one Primary School to the south and one to the north, with both schools covering an area of 2.30 Ha with an additional 0.70 Ha for potential expansion of the southern School to a three-form entry.

Further discussions with the LEA on the need for two schools has indicated there to be some existing capacity within Burrowmoor School. Given the long build out period of the development, the preference is for safeguarding land for a second Primary School with S106 triggers flexible to either call for the second Primary School or require contributions towards the expansion of the First Primary School or expansion of Burrowmoor School.

There is the potential for the Schools to be designed and managed so that they could be used by the new community 'out of school hours', for social and leisure groups. Whilst this is a supported aspiration, it cannot be guaranteed by the LEA without the agreement of the school promoter.

The detailed design will be determined through discussions with the LEA. However, it is anticipated that these are likely to be arranged as a series of interlinked single storey buildings, with space for car parking and drop off parking, hard and soft play, sports playing fields and wildlife areas.

The Schools will be located within the development to ensure new residents are only a 5-10 minute (400-800m) walk away. They will be close to new pedestrian routes through proposed 'Greenways' which will be overlooked, forming part of the development's walking and cycling strategy. The southern School is also near to existing public rights of way.

The Primary Schools will also be connected by the Primary Road and potential public bus route. This will provide regular bus services for residents between West March and March town centre. The street pattern and the walking and cycling strategy should ensure the Schools are accessible and within easy reach of all residents.

Off-site contributions will be sought towards secondary school places in the event that the needs generated by the development exceed existing capacity.





Local Centre

A new Local Centre, encompassing day to day uses for modern living such as local shops and workspaces and an opportunity for a healthcare facility (subject to evidence of need), will be located on the alignment of the Primary Road, adjacent to the southern Primary School. It will include appropriate space for new bus stops together with provision for vehicle and cycle parking. The street and walking/ cycling strategy will ensure that the Local Centre is accessible and within easy reach of both the new and existing communities.

The Local Centre and southern Primary School are located close together near to the ‘green lung’, where equipped play and allotment gardens are proposed, as well as the retained public footpath to create an active ‘Community Hub’. This ‘Hub’ will provide a focus for the new neighbourhood at West March, offering the day to day needs for residents in terms of ‘top-up’ shopping and a place to meet for social interaction.

Covering an area of around c.0.5 Ha (based upon Persimmon Homes Fernwood development as well as discussions with local agents), the Local Centre will include retail such as a small convenience store and take-away outlets, facilities such as a community facility for social events, local meetings and indoor leisure health pursuits, and residential use to ensure that the area is an active place with 24-hour presence. The exact type of facilities will be finalised at the detailed design stage.

The main design principles for the Local Centre is to introduce well designed keynote buildings that are set within a high quality public realm of pedestrian friendly streets and spaces that are attractive and safe. Careful attention to the servicing of the Local Centre proposals will also be necessary to minimise any potential disturbance or adverse effects upon the development layout. Where delivery and service yards are required, these should be generally be to the rear and screened but also avoid forming long exposed and inactive frontages.



The Local Centre will be a key focal building close to the primary access into the development from Knight’s End Road.

Early discussions with FDC officers confirmed the West March allocation is not expected to provide significant employment uses, with employment likely to be focussed at areas to the north of the town. The Local Centre and Primary Schools will provide small-scale on-site employment opportunities. Enhanced pedestrian and cycle routes, including the potential provision of a new foot/ cycle bridge over the Old River Nene, will link the site more directly to employment areas north of the town and to the railway station.

Green Infrastructure (Public Open Space)

Public Open Space is proposed within the residential development reflecting local character. Several distinct areas of open space will be created within the site. A new ‘Green Lung’ will be located centrally through the site accommodating areas for informal play as well as equipped play areas, recreational routes including upgraded existing public footpaths, community allotments and orchards, individual tree planting, areas of woodland, wildlife ponds and SuDS.

Further areas of open space will include new green corridors along the site boundaries and through the site to accommodate the existing boundary vegetation. These green corridors will also strengthen links for pedestrian movement and provide access to March and accommodate the existing public rights of way within the site.



Sports Provision/ Play

A significant amount of space for natural play, sport and recreation will be provided throughout the site, to include sports pitches and an area for a new pavilion and associated car park. Areas of informal play space and equipped play will be within walking distance of the new housing and a new ‘Active Trail’, complete with a series of work-out stations every c.400m for all-round fitness along the trail, will be created around the periphery of the development.

Structural Landscape

There are existing mature hedgerows and trees to the sites boundaries. Where these have become gappy or particularly species poor, additional planting will be introduced to create a robust Green Infrastructure around the site. New woodland areas, orchard tree planting and parkland/ avenue tree planting will be introduced within the site’s Green Lung.

Attenuation

A series of attenuation basins will be located at the lowest points of the site, predominantly along the western boundary. The new attenuation features will relieve surface water drainage from the new built development and will be designed to maximise biodiversity as well as reflecting fenland landscape and ecological characteristics such as reed planting.





Access & Movement

The framework of streets and routes is the underlying element of placemaking and the creation of attractive places.

The main principles are based on the design vision and best practice approaches.

- Well ordered streets, that are set within a green landscape setting;
- Ensuring that all users (pedestrians, cyclists, horse-riders, car users, buses etc) can move safely, and calmly through the development;
- To provide attractive and inclusive streets, 'Greenways' and rights of way, that provide a choice of movement routes;
- To control vehicle speed by using best practice design methods;
- To design streets and routes for people, with priorities for cyclists, pedestrians and less mobile people;
- Creating a hierarchy of streets;
- Introducing spaces and squares at key street intersections, to reinforce legibility and to provide focal points within the layout;
- To provide opportunities for views and vistas of key note buildings and public spaces
- Introducing sustainable transport measures that will encourage people to use public transport and to walk and cycle;
- To maximise pedestrian and cycle movement into March, with links, for example onto Knight's End Road, Burrowmoor Road and Gaul Road together with improved connections onto The Avenue;
- To create street frontages that are active and animated, with a mix of house types and buildings close to the street edge;
- To deliver a legible and quality public realm of footways, crossing points, surfaces, street trees, greenspace and street furniture; and
- To ensure that streets and the public realm is well surveyed by properties and buildings.

Walking and Cycling

West March delivers extensive walking and cycling routes through a connected pattern of streets which will interconnect with existing rights of way and new 'greenways'. These will serve all desire lines within the site and offer safe and direct routes to facilities such as the Primary Schools, Local Centre, the 'green lung', including the playing fields, as well as other incidental areas of open green space.

The street design will include footways and provide priorities for pedestrians and cyclists in terms of movement and crossing points.

A broad specification for pedestrian and cycle routes within green space has been agreed with CCC Rights of Way Officer. Where lighting is required along these green routes it will be appropriately designed and specified to minimise any impacts on wildlife habitats.

This strategy will promote active and healthy living, encouraging the community to walk and cycle.

Access principles for pedestrians and cyclists at West March are set out on the following pages.



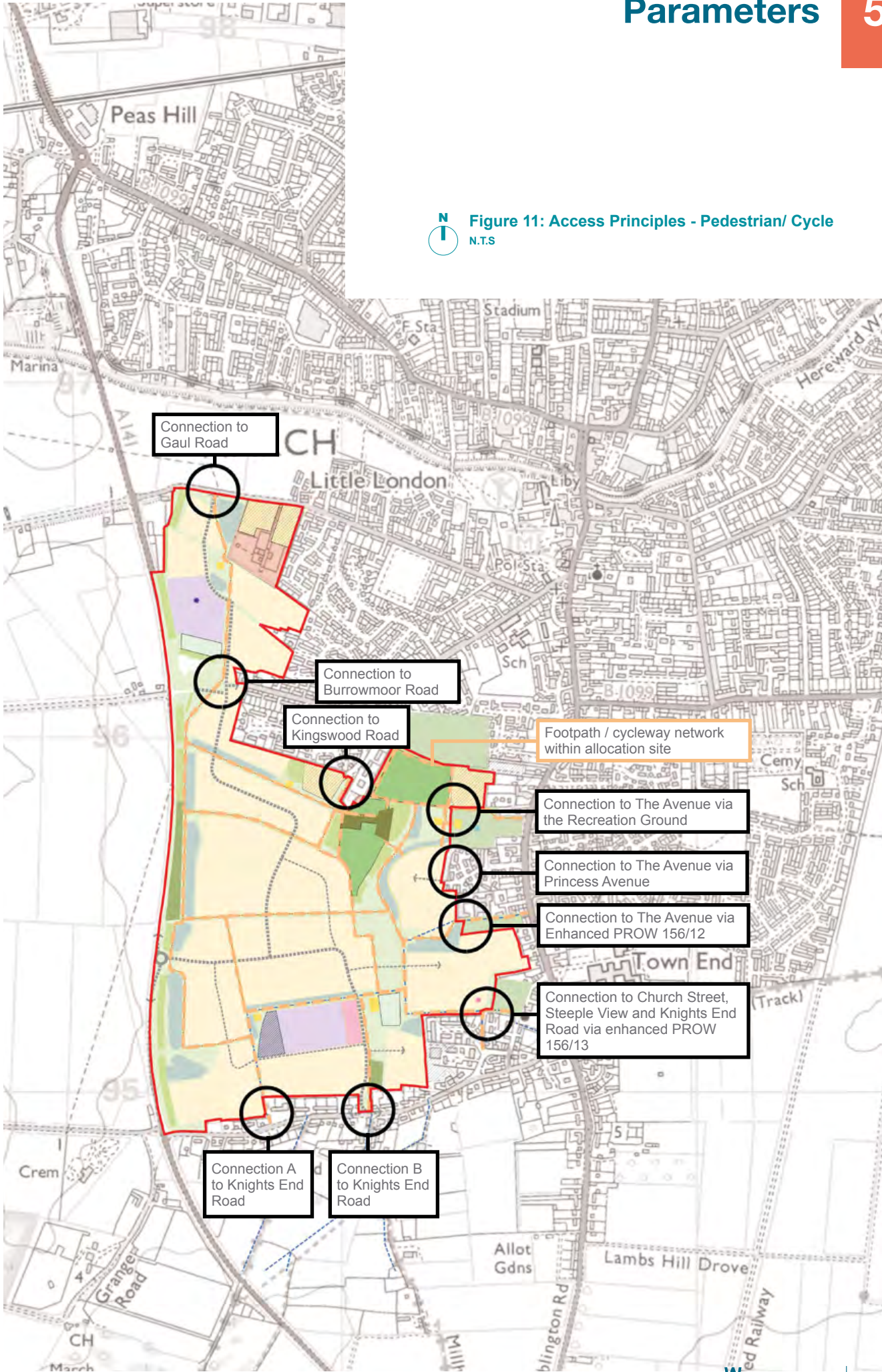
The plans on the following pages show the 'Access Principles' for different modes of travel:

- Pedestrian/ Cycle
- Public Transport (Bus)
- Highways (Vehicular)



Access Principles - Pedestrian/ Cycle

- Comprehensive network of footpaths/ cycleways within the site beyond road infrastructure.
- 2 x southern connections to Knights End Road.
- 3 x eastern connections towards The Avenue for onward connectivity to the Secondary School and town centre.
- Enhancement to existing Public Rights of Way 156/12 and 156/13 within the allocation to cater for pedestrians and cyclists.
- Connections to Kingswood Road, Burrowmoor Road, Princess Avenue and Gaul Road towards the town centre and amenities to the north.
- Explore the opportunity for equestrian access.





Access Principles - Public Transport (Bus)

- Bus service provision subject to discussions with Cambridgeshire and Peterborough Combined Authority (CPCA) and bus operators.
- Current CPCA aspiration to join and strengthen existing 33 and 39 services.
- Above proposal would divert 33/ 39 service into the allocation with the route modified over time to reflect the phased housing delivery.
- Aim of the route to provide a half hourly service for residents within the allocation with direct connectivity to March Town Centre, Peterborough and Ely.

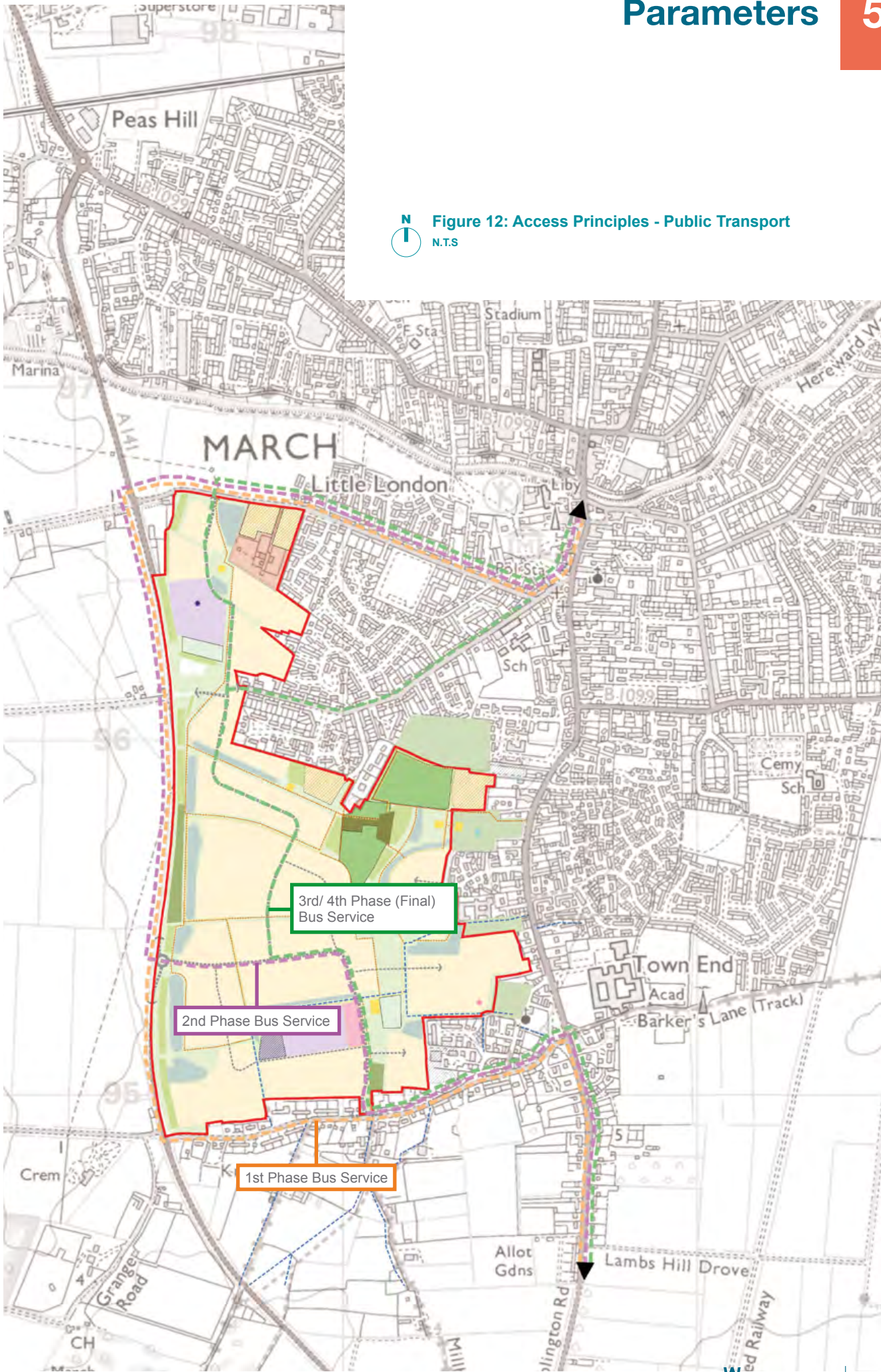
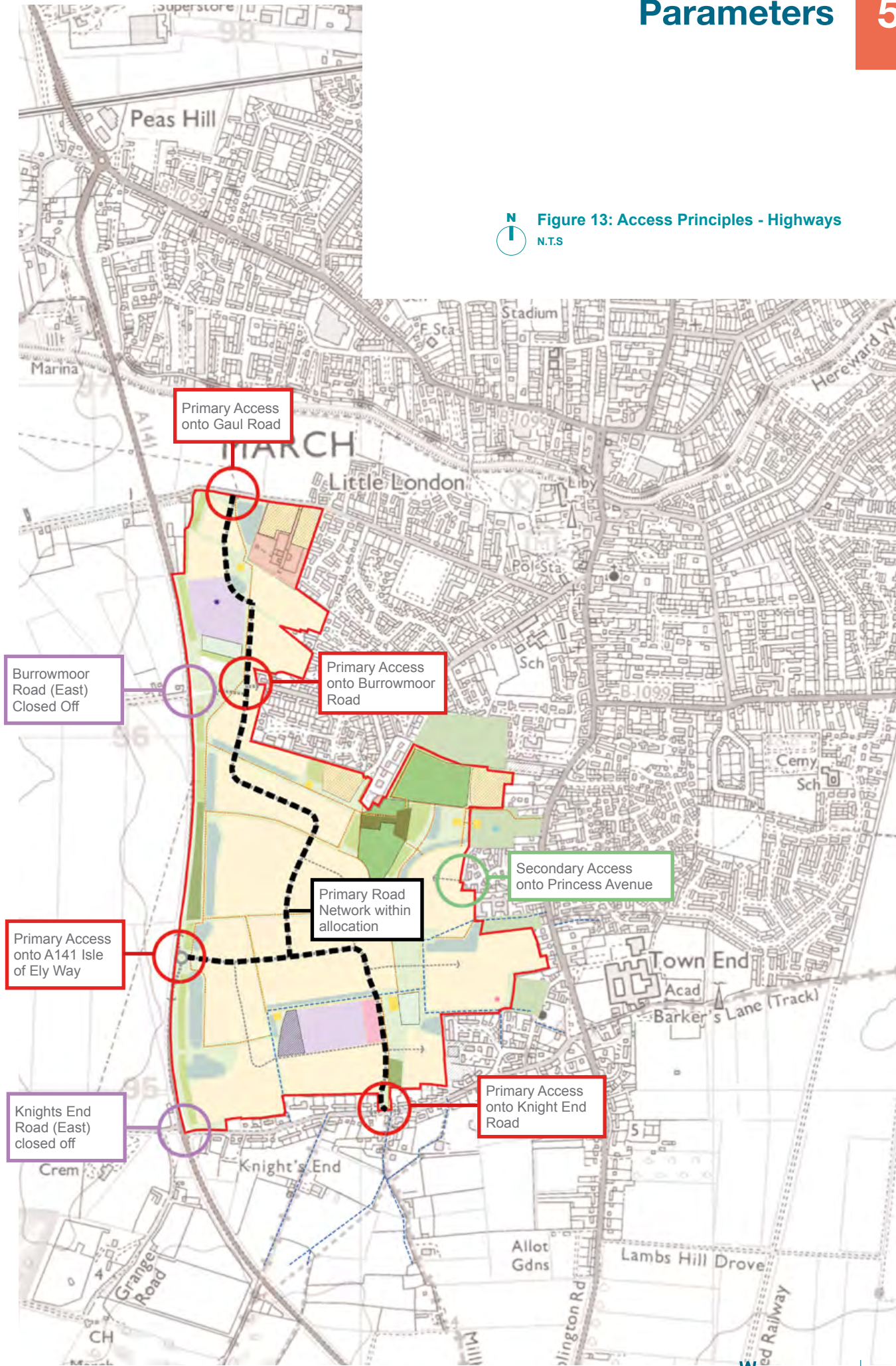


Figure 12: Access Principles - Public Transport  
N.T.S.



Access Principles - Highways

- Primary access onto the A141 formed as a 3-arm roundabout.
- Primary access onto Knights End Road formed as a priority junction with priority reversed to maintain major arm flow between the site access and Knights End Road (E).
- Knights End Road (E) to be closed off at the junction with the A141 once the primary access roundabout is in operation.
- Primary access at Burrowmoor Road with priority given to site traffic and staggered crossroad approaches provided for Burrowmoor Road (W) and (E).
- Burrowmoor Road (E) to to be closed off at the junction with the A141 once all primary access points are formed.
- Primary access onto Gaul Road formed as a simple priority junction.
- Secondary access onto Princess Avenue provided as a continuation of the existing road.





Development Access

The potential locations for vehicle access into the development have been discussed with highways officers at Cambridgeshire County Council and are agreed in principle.

All new vehicular connections into the site will be subject to full design and capacity assessment prior to being approved by the Highway Authority. Therefore the indicative access proposals and potential road closures shown will be subject to detailed Transport Assessments to support planning applications which will analyse the existing capacity of the road network to determine highway mitigation and junction/ road closure requirements. Any potential road closure would be the subject of formal consultation.

**Access from the A141 Isle of Ely Way** could take the form of a 3-arm roundabout with a 40m inscribed circle diameter.

All approach arms could be provided with flared two-lane entries.



Isle of Ely Way Vehicular Access (indicative only)

Details of the four primary vehicular access points and their likely form are shown below. These, and the secondary vehicular access point from Princess Avenue, are identified on the Access and Movement Parameters Plan on the following pages.

**Access from Knights End Road** could see a change to the existing vehicle priority. The eastern section of Knights End Road could bend northwards into the site, whilst the western section of Knights End Road could form the minor arm of a new simple priority junction.

The proposal to close off the junction of Knights End Road and the A141 Isle of Ely Way and form a turning head in this location will be explored.

Traffic accessing the western end of Knights End Road could be redirected via the new site access roundabout.



Knight's End Road Vehicular Access (indicative only)

**Access from Burrowmoor Road** could see major arm priority given to the new north-south route through the site allocation.

Intersections with Burrowmoor Road could be formed as staggered simple priority junctions.

Closure of the Burrowmoor Road and the A141 Isle of Ely Way junction will be explored with the possibility of traffic being redirected either via Gaul Road or the new site access roundabout.



Burrowmoor Road Vehicular Access (indicative only)

**Secondary Access from Princess Avenue**

Access from Princess Avenue could see the potential extension of the existing road and adjacent footway provision westwards into the site. The geometric parameters of Princess Avenue will be retained in serving the site, following Secondary Street design principles (as outlined later in this section).

**Access from Gaul Road** could be constructed as a simple priority junction.

To aid connectivity between the proposed residential parcels and the wider area and to enable bus services, the potential for the Primary Road through West March to link directly to the new access junctions with Knight's End Road, A141 Isle of Ely Way, Burrowmoor Road and Gaul Road will be explored.



Gaul Road Vehicular Access (indicative only)

Street Pattern

The development’s street pattern is based on a regular pattern of connected streets. This will create streets that are more direct in their form, and will be easier to navigate for pedestrians and cyclists.

It will also produce streets and perimeter blocks that are practical and efficient in their design. The street pattern will allow the opportunity to introduce avenues, feature spaces and crescents. It will also encourage the use of vistas and views of keynote buildings as streets intersect.

Indicative Street Types

Traditional places are organised on distinctive street types and, in general, a hierarchy of higher order streets such as a Primary Road (Main Street) and lower order streets such as Lanes or Shared Driveways. Higher and lower order streets will be used across West March. A series of street types will be introduced and these will act as ‘character streets’.

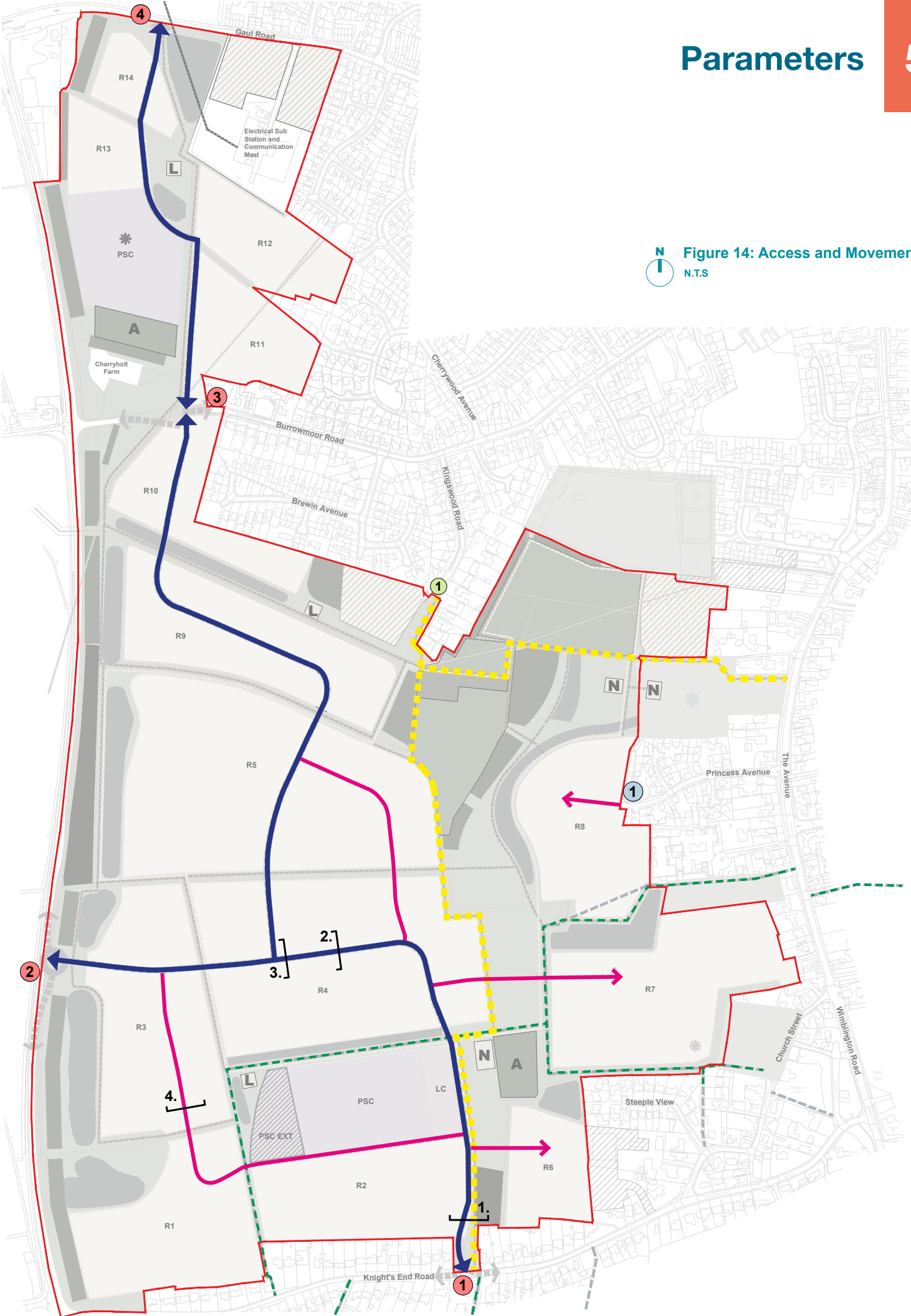
The principle is that there should be around four ‘character streets’ each having variations in width, building form, densities and landscape treatment. These are:

- Primary Road (Main Street)
- Secondary Streets
- Tertiary Streets and Green/ Edge Lanes
- Shared Driveways

During the detailed design stage these could be refined further with additional street types, following the principles set out within this Broad Concept Plan.

Figure 14: Access and Movement  
N.T.S

- Policy LP9 West March Strategic Allocation
- Primary Road
- Secondary Street
- - - Existing Rights of Way / Footpaths (intention to upgrade to footpath/ cycleways)
- ..... Proposed Footpath / Cycleway Link (Knight’s End Road to Kingswood Road / The Avenue)
- ① Proposed Primary Points of Access  
1. Knight’s End Road / 2. A141 Isle of Ely Way  
3. Burrowmoor Road / 4. Gaul Road
- ① Proposed Secondary Points of Access  
1. Princess Avenue
- ① Proposed Footpaths / Cycleways Points of Access  
1. Kingswood Road





The following sets out the broad design concepts for West March. Specific details will be reserved for future formal submission of planning applications.

Design Parameters

Street Design

- Street design will be flexible to reflect variation in house types, densities, setbacks and frontage depths, and should accord with the principles of the Cambridgeshire Design Guide and Manual for Streets. The development will comprise of a mix of street characters, with a Primary Road (Main Street), and Secondary Streets and Tertiary Streets leading off the Primary Road.
- The Primary Road (Main Street) will comprise of a spine road through the site, linking the primary vehicular access points in a north-south direction. It should function as a strategic route and higher order street, providing the main vehicular route through West March and be designed to a sufficient width to be able to accommodate a bus route and incorporate suitable provision for pedestrians and cyclists. Its design will reinforce the status of the Main Street as the primary route.
- The Secondary Streets will connect with the Main Street and provide the main circulation into the core of West March. The Secondary Streets will vary in width depending on its context and built and landscape form, and will incorporate suitable provision for pedestrian and cyclists.
- The Tertiary Streets will be designed as a lower order street to accommodate safe movement for pedestrians, cyclists and vehicles.
- There will be high quality links for pedestrians and cyclists.

Scale

- The design of buildings should be of a scale and height that is sensitive and appropriate to the setting of the adjacent settlement of March.
- The development may include a mix of buildings heights, but it is anticipated two storey buildings are likely to be the predominant height across West March. Up to three storey development could be considered in appropriate locations, subject to design considerations.
- Buildings of the same storey height may have varied ridge heights, lengths and widths in order to add character and variation.
- Both wide and narrow plan building types may be used. Wide plan house types will typically occur in lower density areas and narrow plan house types in higher density areas.

Density

- Given the site’s urban fringe location and to broadly reflect the medium density of the adjacent residential edge, the average density for West March is likely to be around 34-39 dwellings per hectare. This will create a suburban character typically comprising of detached, semi-detached and terrace house types with private frontages, rear garden space and on-plot parking.
- It is expected the density mix will graduate from the centre to the edges of the development, with lower densities closer to the edges of the layout where blocks lie adjacent to ‘greenways’ or open space such as the ‘green lung’ as well as adjacent to St Wendreda’s church and Cherry Holt Farm. Higher densities are likely to be focussed around the Local Centre and perhaps key junctions where appropriate.
- In general, it is envisaged that the higher density arrangements will be formed through the use of plots closer to street edges with a greater use of narrow plan, linked dwellings. Lower densities will generally be characterised by larger detached wide plan properties with typically deeper frontages.
- Both wide and narrow plan building types may be used. Wide plan house types will typically occur in lower density areas and narrow plan house types in higher density areas.

Character

- There will be the opportunity to create different character areas across West March.
- Character near to the heritage assets will be important, with development parcels adjacent to St Wendreda’s church and Cherry Holt Farm in particular requiring sensitive and careful consideration to ensure their character is sympathetic to their setting.

Plot Design

Plot design will deliver efficient and practical depths and widths. Appropriate space will be needed for secure private rear gardens and frontages for houses. Refuse and recycling space, cycle storage and appropriate parking will be required. The detailed layout of plots will also consider optimising solar gain, i.e. the orientation of front and rear walls.

Non-residential uses within the Local Centre will have active frontages with the rear being private and secure.

Residential Frontages

Private frontages will be well defined. The depths and the design will vary depending upon density and street type. Housing in higher density areas is more likely to have small private frontages while in lower density areas, such as along Green/Edge Lanes and Shared Driveways, housing will have deeper front gardens. There will be a high degree of grass lawns with hedges and garden trees of appropriate species throughout.

Green Infrastructure

One of the key elements of the design vision is to create a development within a green setting.

The principle of the development’s Green Infrastructure is to deliver functional well designed spaces that will enhance biodiversity and landscape character, as well as providing play and recreational opportunities. The Green Infrastructure will be multi-functional in its use. It comprises:

- Existing retained habitats and features (e.g. boundary trees and hedgerows as well as internal hedgerows and drainage ditches)

- Existing public rights of way

It also includes new landscape and recreation in the form of:

- A green lung
- ‘Greenways’ (walking and cycling routes)
- ‘Greenspace’ (new woodland, hedgerows, and open space to provide for informal recreation and play together with enhanced wildlife opportunities)
- Swales and detention basins
- Sports pitches, an ‘Active Trail’ and equipped childrens’ play

The total Green Infrastructure for West March is 38.21 Ha or c.36% of the total site area. The Green Infrastructure will be designed to be publicly accessible and as illustrated by the Green Infrastructure plan, all new residents will be within a 5 minute walk of an area of greenspace, in accordance with Natural England’s Accessible Natural Greenspace Standards (ANGSt).

A breakdown of the Green Infrastructure and FDC open space requirements is included in the table opposite.



Persimmon Homes

POLICY LP9 WEST MARCH STRATEGIC ALLOCATION				
Public Open Space (POS) Category	FDC Standard	FDC Requirement (Ha)	Proposed Green Infrastructure (Ha)	+/- FDC Requirement (Ha)
Neighbourhood/ Town Parks	0.45ha per 10ha development site	4.60	17.58	+12.98
Children’s Play	0.4ha per 10ha development site (1/3 equipped play)	4.08	1.07	-3.01
Allotments	0.1ha per 10ha development site	1.00	1.00	0.00
Outdoor Sports	0.8ha per 10ha development site	8.17	5.00 (+ 2,959m Active Trail)	-3.17
Amenity Space	-	-	to be identified within residential parcels through RM	-
Natural Green Space	0.5ha per 10ha development site	5.11	13.56	+8.45
TOTAL		22.96	38.21	+15.25



Persimmon Homes





Public Open Space Categories

**Neighbourhood/ Town Parks** will include existing public rights of way, a new 'Active Trail' and recreational routes. New structural landscaping, tree planting and SuDS will offer opportunities for new wildlife habitat creation which could provide ecological mitigation.

It is acknowledged that the **Outdoor Sports** and **Children's Play** is below the policy requirements however a new Active Trail of almost 3km long, with workout stations every c.400m, is proposed and there will be links to existing facilities in the locality including the town's Cricket Club to the north, The Avenue Recreation Ground to the north-east (of which the equipped play element will be upgraded as part of the proposals for the allocation) and the Neale Wade Academy further east. A Play Strategy - detailing the approach to children's play across the allocation - is provided in Section 6 of this BCP.

**Amenity Space** will provide open green space with individual parkland trees and mown grass rides through some of the more natural areas.

**Natural Green Space** will encompass retained existing features such as the hedgerows and ditches as well as areas of ecological mitigation/ compensation and enhancement. This could include new grassland swards, structure planting and scrub, wildlife ponds and infill planting/ reinforcement of existing hedgerows.

- Policy LP9 West March Strategic Allocation  
(Includes Cherryholt Farm: 0.25Ha, part of the A141  
Isle of Ely Way and part of Burrowmoor Road: 0.88Ha,  
Electrical Sub Station and Communication Mast: 1.86ha)

105.66Ha
- Open Space  
(Neighbourhood/ Town Parks, Natural Green Space and Amenity Space)
- Existing Vegetation
- Structural landscaping
- Children's Play
- Outdoor Sports Zone (pitches to be accommodated within  
zone as indicated)
- Outdoor Sports (suggested location)
- A

Allotments
- SuDS
- Existing Facilities
- Proposed Sports Pavilion and Car Park
- Existing Rights of Way / Footways
- Proposed Footpath / Cycleway Link  
(Knight's End Road to Kingswood Road/ The Avenue)
- Proposed Active Trail  
(workout stations every c.400m)

Figure 15: Green Infrastructure  
N.T.S







Broad Concept Plan



## Design & Character

- Placemaking
- Character & Urban Form
- Green Infrastructure Framework & Principles
- Play Strategy

# 6.0



Placemaking

It is an accepted principle that new development should be well related to its context and setting. The masterplanning process for West March seeks to maximise site features and the interface with its immediate environment as well as the local context and setting. The principles set out below will be followed to instil a ‘sense of place’ throughout the development:-

**A variety of new homes**, including affordable homes, ranging in both size and density, to suit specific locations within the site and respond positively to the existing settlement edge, will be created within an attractive and robust framework of Green Infrastructure with strong links to March town centre for the existing and new communities to enjoy.

**Residential neighbourhoods** of varying scale and character will be proposed, all within easy walking and cycling distance of the Community Hub and new Primary Schools and each with accessible green space close by.

**Streets and lanes** together with **front and rear gardens** will be characteristic of each development area.

**Greenways and areas of public open space** will be directly overlooked by frontage development to ensure high levels of passive supervision and community involvement.

**Individual architectural themes** will create a distinctive character for West March, reflecting examples and characteristics of Fenland and Cambridgeshire.

**Architectural character** of the non-residential buildings will focus on contemporary design grounded in locally distinctive materials and detailing in order to create a striking sense of arrival in the West March neighbourhood.

**Nodes** will be created within West March, such as at vehicular junctions and at PRow and greenway intersections with open green space. These nodes can be framed by variations in architectural character and/ or distinctive landscape treatment or use i.e. specimen trees or children’s play.

**St. Wendreda’s church** (Grade I Listed) will be protected in terms of its setting and views towards it from within the development will be maximised as far as practicable from PRow 156/12, the A141 and within the residential layout.

**Cherry Holt Farm** (Grade II Listed) will also be safeguarded by a wide landscape buffer to both the north and south of the property. An appropriate boundary treatment will be provided alongside the Grade II Listed **Willow’s Day Nursery** located adjacent to the access from Knight’s End Road.

**Views and Vistas** will be created wherever appropriate and practicable through West March to provide focal points and reinforce a strong sense of place. In addition to St Wendreda’s church, existing natural site features such as the mature Oak and Ash trees in the east, the stand of Poplars around Kingswood Road and the mature trees at the southern boundary could provide key focal elements. Longer range views towards the landscape to the west as well as St Peter’s church spire in the town centre will also be explored.

Character & Urban Form

**Arrangement of Blocks, Plots and Buildings – Principles**

- To provide a largely’ regular’ pattern of perimeter blocks in tandem wit a ‘regular’ pattern of streets.
- To create a range of blocks sizes (depth-length) to provide character and variety.
- To design as closed blocks, i.e. back-to-back properties with public frontages and private backs.
- To provide changes in density, creating variation in house types, streets and plot arrangements.
- To ensure that the residential plot arrangement (house, garden, parking) is well designed, so that the plot is laid out efficiently.
- To create a positive relationship between buildings, streets and Green Infrastructure, with buildings facing and overlooking the public realm and green space.
- To ensure that plots and buildings are safe and secure, with any opportunities for crime and anti-social behaviour being designed out.
- To clearly define public and private space by frontage design and boundary treatments.

- To design buildings that allow for modern living.
- To provide space on-plot for refuse, recycling and cycle storage.
- To adopt sustainable approaches and methods in the design and construction of new homes and buildings.
- To design quality new homes and buildings that are attractive and well designed, with an emphasis on simplicity in scale, proportion and composition.
- To design new homes and buildings that are well related to their setting by drawing reference from the best examples of local character in March, in terms of colours, materials and detailing to deliver high quality designs.
- To duly respect the character and setting of St Wendreda’s church and maximise views towards this heritage asset wherever possible.
- To duly respect the character and setting of Cherry Holt Farm and The Willow’s Day Nursery.





Green Infrastructure Framework & Principles

A **distinctive new park**, inter-connecting greenways and woodland blocks will reinforce and expand the existing green framework for existing and new residents. A large swathe of publicly accessible open space will create a strong ‘green lung’ through West March from which greenways will radiate to serve as natural interfaces with the new residential development parcels. Not only will there be a strong emphasis on recreation and biodiversity enhancement, together with the creation of a sustainable drainage network of retained ditches as well as new ponds, swales and wetlands, but also an active sporting focus with a new pavilion and car parking.

**Existing features** of trees, hedgerows and drainage ditches are retained wherever possible and reinforced where necessary. The hedgerows and ditches will continue to provide a connected network as well as forming strong green linkages creating the basis for new ‘greenways’.

**Native structure planting** will help assimilate the built development within the local landscape as well as benefitting wildlife, including woodland blocks and a tree belt c.20m wide alongside the A141 at the site’s western edge.

**Areas of publicly accessible green space** will provide recreational opportunities and include **equipped children’s play** to suit a range of age groups, from toddlers to teenagers, and abilities.

**Formal sports** will include pitches with a new pavilion and associated car parking, likely to be located around the north-eastern edge of the site within the vicinity of the existing sports facilities.

A new **‘Active Trail’** with a series of training and exercise stations located along its length will be provided around the formal sports area and adjacent parkland, there will also be opportunity for a **5km ‘park run’ route** which utilises the open green space and inter-connected network of ‘greenways’.

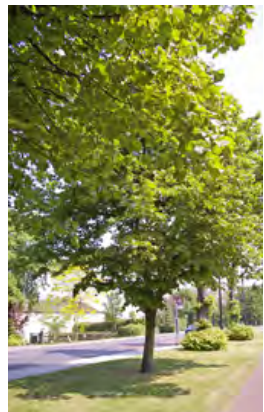
**PRow** will be retained, protected and enhanced within West March. They will be utilised as the spine for a substantially expanded network of **traffic free walking and cycling routes** along new ‘greenways’, to provide enhanced connectivity around the development and beyond, such as March town centre and existing public rights of way including the Hereward Way long distance route to the north, with convenient and direct access to the Local Centre and Primary Schools. Routes within ‘greenways’ will combine surfaced paths with informal mown grass paths as appropriate.

Subject to local demand, **allotment gardens** will be laid out in appropriate and discrete, yet accessible locations such as close to the Community Hub in the south of the site and adjacent to the northern primary school which will assist in providing a deeper landscape buffer to Cherry Holt Farm.

**Orchard planting** will provide a public amenity as well as additional screening for the new built development.

Appropriately designed and planted **SuDs and wetlands** will create an extensive network of new wildlife habitat throughout the green space, integrating and taking influence from the existing network of ditches, as well as fenland characteristics such as reed beds

An overall **enhanced biodiversity** through improved and new wildlife habitat creation with the aim to achieve a net gain across the entire allocation. Each application will need to demonstrate how it actively contributes to this target.





Play Strategy

Arrangement of Play & General Principles

The play strategy for West March focuses on the creation of a series of play areas that are realised in various forms and styles to suit their location within the site and development. These play areas will adhere to the principles of social, creative and accessible play and will cater for children of all ages. Each and every space will uniquely respond to its environment and encourage interaction with the surrounding landscape.

Within the play features proposed throughout West March the following play formats will be included:-

Play Examples

Inclusive / Accessible Play

- All children are entitled to play, all play areas and features within the development will be accessible and include a variety of play provision that is suitable for a range of abilities.

Adventure Play

- Taking a variety of forms, ranging from interactive natural landscape features through to formal play equipment.

Sensory Play

- Focusing on introducing sounds, smells, tactile elements and visual interest to add another level of experience to the play areas.

Imaginative Play

- Providing children with prompts, props and opportunities for thought provoking play will enable them to interact with their surroundings.

Play with Nature

- Existing and proposed landscape features across the site allows unique spaces to be created. Encouraging children to engage with nature will further their enjoyment and understanding of the site.

Social Play

- Available within every play space whether it takes the form of prescriptive group play provision or an informal area with play opportunities.

Play Feature Characters

- Play / Park Identities to follow at the detailed design stages for the development.

Implementation Schedule

- Implementation of the play features will come forward as part of associated built development and Green Infrastructure provision requirements.

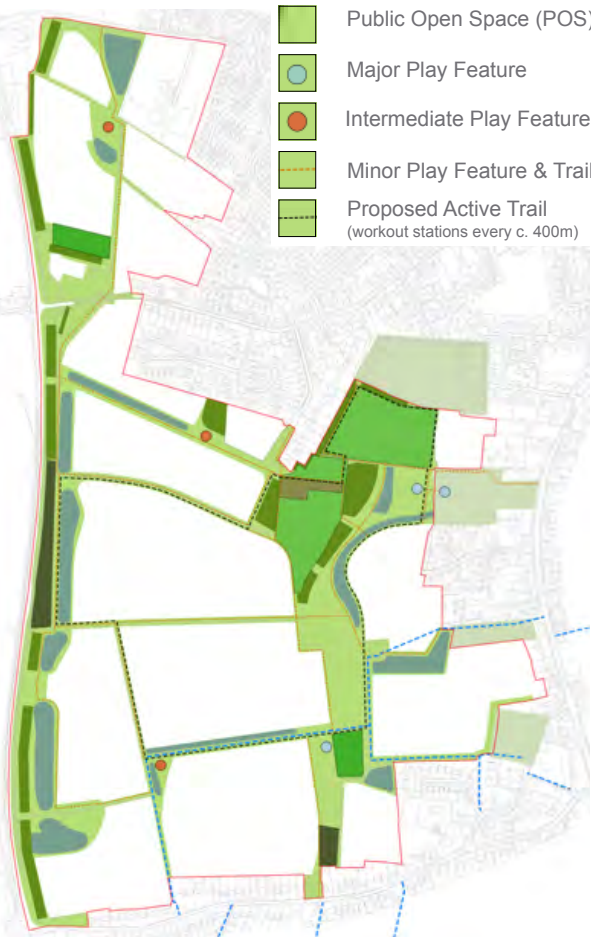


Figure 16: Play Strategy  
N.T.S

Major Play Features - General Principles

Major Play Features will be located within a 15 minute walk from a child's home in key positions across West March.

Providing a combination of formal play provision that focuses on children aged between 5 and 12 plus active features that are suited to 10-16 age groups, the location of the play areas will inform the material palette, fencing, planting as well as other functional requirements.

Active features will not be limited to Multi Use Games Areas (MUGAs) and gym equipment but will reflect the surrounding character and land



uses with potential features including Parkour, Interactive Ball Walls, a DJ Booth, Natural Play Features, BMX pump track and water play.

Area 1

Location: POS/ adjacent to Sports Fields  
Form and Character: to be confirmed at the detailed design stages for the development.  
Size: approximately 1000m2 - 2000m2.

Area 2

Location: POS/ Local Centre and Primary School  
Form and Character: to be confirmed at the detailed design stages for the development.  
Size: approximately 1000m2 - 2000m2



Figure 17: Major Play Features  
N.T.S



Intermediate Play Features - General Principles

Intermediate Play Features will be positioned in focal areas within areas of open green space across West March and will be a 5 minute walk from a child's home.

Play provision will take a number of different forms that respond to other play provision in the vicinity as well as the character of the surrounding area, whether it's residential or public open space.

Some play will be formal and traditional in style whilst other areas may be natural and focus on sensory engagement.

Area 1

Location: POS/ Pocket Park North  
Form and Character: to be confirmed at the detailed design stages for the development.  
Size: approximately 400m2

Area 2

Location: POS / Pocket Park South of Brewin Avenue  
Form and Character: to be confirmed at the detailed design stages for the development.  
Size: approximately 400m2 - 800m2

Area 3

Location: POS / Pocket Park South  
Form and Character: to be confirmed at the detailed design stages for the development.  
Size: approximately 600m2



Figure 18: Intermediate Play Features

Minor Play Features & Trails - General Principles

The Minor Play Features and Trails are positioned in areas where there is less play provision to forge vibrant and playful connections across West March.

The trails will be formed by a combination of individual items which connect to their setting and add to the variety of play experiences. They will encourage a non prescriptive and flexible approach to play.

The Features will be small areas dedicated to younger children, focussing on imaginative and challenging play.

Locations will be determined at the detailed design stages as development parcels come forward.



Figure 19: Minor Play Features & Trails

N.T.S.





Broad Concept Plan

## Infrastructure Delivery Plan

- Purpose
- Phasing
- Infrastructure Schedule

# 7.0



Purpose

The purpose of this Infrastructure Delivery Plan (IDP) is to set out comprehensively the provision of key items of infrastructure to support the needs of the West March Strategic Allocation.

It addresses the necessary key infrastructure to be delivered by the development of West March in terms of:

- Affordable Housing
- Community Facilities
- Education
- Health Facilities
- Transport – Cycle/foot
- Transport – Bus
- Transport – Road
- Utilities & Flood Risk
- Open Space & Recreation
- Wildlife & Biodiversity

Phasing

West March is likely to come forward in a phased approach as there a large number of different landowners.

It is expected the Persimmon Homes residential-led development will form the basis of an early hybrid planning application seeking outline permission for up to 1,200 dwellings (including a detailed residential phase), a primary school, a local centre, and associated green infrastructure/ open space. The remaining parcels of the Strategic Allocation can be brought forward at any time and will accommodation additional residential development, a second primary school, and associated green infrastructure/ open space.

For the purposes of this IDP West March has been split into five phases which, rather than being based upon timing of delivery as this is an unknown, is based upon the location of the principal site accesses which are directly required to be delivered by each phase.

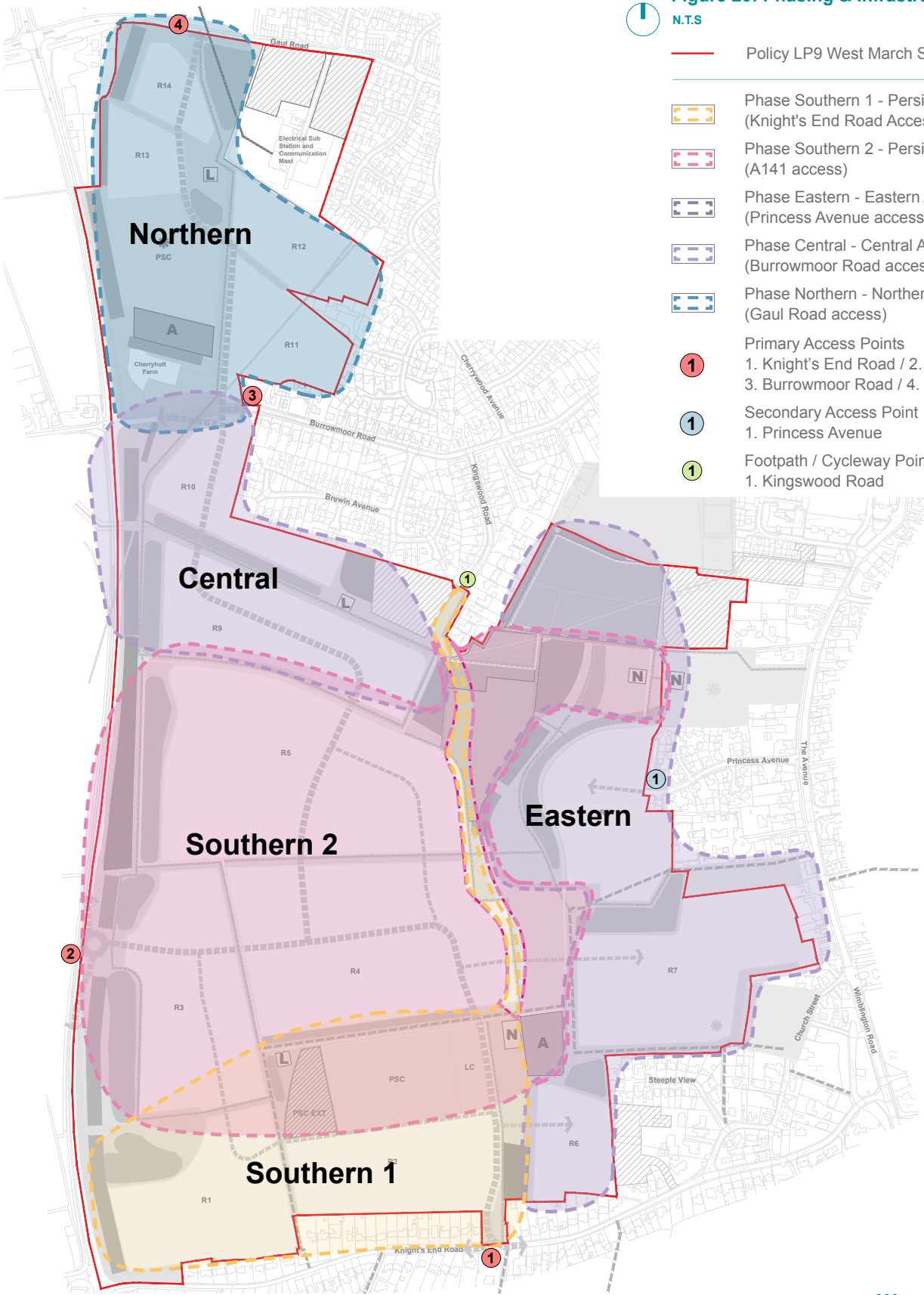
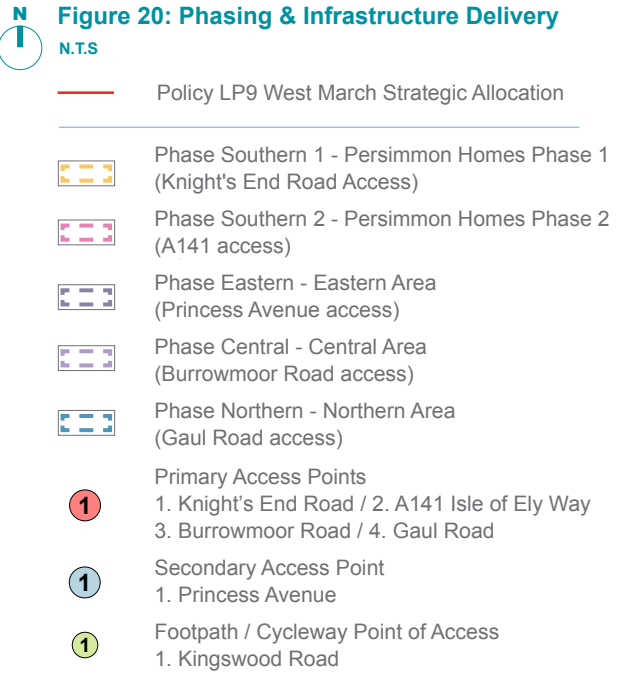
As illustrated by Figure 20 opposite, the five phases are:

- Phase Southern 1 - Persimmon Homes Phase 1 (Knight's End Road access)
- Phase Southern 2 - Persimmon Homes Phase 2 (A141 access)
- Phase Eastern - Eastern Area (Princess Avenue access)
- Phase Central - Central Area (Burrowmoor Road access)
- Phase Northern - Northern Area (Gaul Road access)

Each phase shall be responsible for delivering its own essential on-site infrastructure (e.g. site access, internal road linkages, footpath/cycle enhancements, open space, primary school, affordable housing), together with the phase's proportional contributions towards any of the identified infrastructure that cannot be delivered within that particular phase (e.g. education, highway mitigation, a type of open space).

For example Phase Southern 1 will deliver the following significant infrastructure: Knights End Road vehicular access, land for a Primary School, and cost of providing a 1 Form Entry Primary School and Core Facilities; and Phase Southern 2 will deliver: A141 vehicular access, a Local Centre, cost of extending the Primary School into a 2 Form Entry, and a number of highway mitigation measures on the local road network.

The BCP demonstrates the 'optimum arrangement' for delivering the development of West March, however it is flexible to ensure that if landowners within each phase wish to bring forward development in a different way they can provided the phase still delivers its required infrastructure in accordance with this IDP.





Infrastructure Schedule

The Infrastructure Schedule below summarises the potential infrastructure requirements of the IDP for each phase to facilitate the delivery of West March.

The categories of the Schedule are reflective of the infrastructure outlined in the Fenland Local Plan (2014) and Fenland Infrastructure Delivery Plan (2016).

INFRASTRUCTURE SCHEDULE		
Fenland Local Plan or Infrastructure Delivery Plan Reference/ Description	Phase Southern 1 - Persimmon Homes Phase 1 (Knights End Road access)	Phase Southern 2 - Persimmon Homes Phase 2 (A141 access)
Affordable Housing		
Policy LP5: Seek the provision of 25% of dwellings to be affordable housing	Endeavour to provide up to 25% affordable housing across the allocation	
Community Facilities		
MAR1.1: Enhanced library provision (resources and fit out) requiring extension to existing building	Off-site contributions per Phase for libraries	
MAR1.2 & MAR1.3: Community space (430sqm & 100sqm)	N/A	On-site provision of Sports Pavilion and car park
Policy LP9: Local convenience shopping	N/A	On-site provision of Local Centre
Policy LP7: Options for provision of new cemetery space	N/A	
Education		
MAR2.1, Policies LP7 & LP9: 3FE Primary School – West March	On-site provision of land for Primary School 1 (including early years)	On-site contribution for Primary School 1 (extension to 2 Form Entry facilities)
MAR2.2, Policies LP7 & LP9: 3FE Primary School – South East or South West	On-site contribution for Primary School 1 for 1 Form Entry and Core Facilities	On-site safeguarded provision of Primary School 1 Expansion Land (if required by the Local Education Authority)
MAR2.4, Policies LP7 & LP9: 8-10 FE Secondary capacity to serve March & Wisbech (only one facility at March OR Wisbech	Off-site contributions per Phase towards secondary education	
Health Facilities		
MAR3.1: Increased capacity within the March surgeries	Off-site contributions per Phase towards NHS infrastructure/ services	
MAR3.2: 3 x additional Dentists	N/A	Potential for provision within Local Centre
MAR3.3: 1 x Pharmacy	N/A	Potential for provision within Local Centre

The Schedule identifies potential on-site infrastructure and off-site contributions for each phase, but will be further informed during the determination of planning applications by feasibility and viability work, relevant legislation and detailed negotiation with FDC and all relevant stakeholders.

Note off-site contributions can equate either to contributions to be spent towards infrastructure located in other phases and / or on infrastructure outside of the Strategic Allocation.

INFRASTRUCTURE SCHEDULE		
Phase Eastern - Eastern Area (Princess Avenue Site Access)	Phase Central - Central Area (Burrowmoor Road access)	Phase Northern - Northern Area (Gaul Road access)
Endeavour to provide up to 25% affordable housing across the allocation		
Off-site contributions per Phase for libraries		
N/A		
N/A		
On-site provision of land for cemetery extension	N/A	
Off-site contribution towards primary education	Off-site contribution towards primary education	On-site provision of land for Primary School 2 (if required by the Local Education Authority)  On-site contribution for Primary School 2 (or off-site contribution towards primary education if Primary School 2 not required)
Off-site contributions per Phase towards secondary education		
Off-site contributions per Phase towards NHS infrastructure/ services		
N/A		
N/A		



INFRASTRUCTURE SCHEDULE		
Fenland Local Plan or Infrastructure Delivery Plan Reference / Description	Phase Southern 1 - Persimmon Homes Phase 1 (Knights End Road access)	Phase Southern 2 - Persimmon Homes Phase 2 (A141 access)
Transport – Cycle/ Foot		
MAR5.29: Signed cycle routes from West March area to town centre	Final scope and cost to be determined on confirmation of grant funding to cycle route upgrades, as advised by March Town Council. Persimmon Homes phases to contribute to routes on The Avenue corridor, other phases within allocation to fund routes on The Avenue (in part), Gaul Road, and Burrowmoor Road	
MAR5.33: Multiple access links between West March strategic allocation and existing cycle / road network  MAR5.34: Upgrade link (Public Right of Way 156/12) from West March strategic allocation to The Avenue (South of Coronation Close)	On-site provision of new pedestrian/ cycle link north to Kingswood Road	Provision of new pedestrian/cycle link to The Avenue via Recreation Ground. Off-site contribution towards upgrade of PROW 156/13 to provide enhanced pedestrian/ cycle link to Church Street/ The Avenue
MAR5.35: Pedestrian / cycle bridge across Old River Nene (between West End Park footbridge and A141) river	N/A	
Policy LP7: Ensure Rights of Way are protected, and enhanced where possible	All Rights of Ways to be retained, and where possible enhanced, potential use for cyclists	
Transport – Bus		
Policy LP7: Community transport strategy and measures for its implementation, linking the new community with job opportunities and services	Off-site contribution per Phase towards existing/ new bus services	
Transport – Road		
MAR8.2 & Policy LP15: New access(es) from A141 to West March area	On-site provision of new Knights End Road access	On-site provision of new A141 access
Policy LP15: Off-site Highway Mitigation	N/A (mitigation not required based upon traffic modelling)	Off-site Highway mitigation: A141/ Knights End Road closure
		Off-site Highway mitigation: A141/ Gaul Road
		Off-site Highway mitigation: A141/ B1099 Peas Hill Roundabout
Note: Contributions may be required to Town Centre improvements as identified within MATS Option Assessment Report		

INFRASTRUCTURE SCHEDULE		
Phase Eastern - Eastern Area (Princess Avenue Site Access)	Phase Central - Central Area (Burrowmoor Road access)	Phase Northern - Northern Area (Gaul Road access)
Final scope and cost to be determined on confirmation of grant funding to cycle route upgrades, as advised by March Town Council. Persimmon Homes phases to contribute to routes on The Avenue corridor, other phases within allocation to fund routes on The Avenue (in part), Gaul Road, and Burrowmoor Road		
On-site upgrade of PROW 156/12 to provide enhanced pedestrian/ cycle link to The Avenue (South of Coronation Close)	On-site provision of new pedestrian/ cycle link to Burrowmoor Road	On-site provision of new pedestrian/ cycle link to Gaul Road and Burrowmoor Road
Off-site contribution per Phase towards pedestrian/ cycle bridge across Old River Nene		
All Rights of Ways to be retained, and where possible enhanced, potential use for cyclists		
Off-site contribution per Phase towards existing/ new bus services		
On-site provision of new Princess Avenue access	On-site provision of new Burrowmoor Road access	On-site provision of new Gaul Road access
Off-site Highway mitigation: A141 / Burrowmoor Road  Off-site Highway mitigation: A141 / A47 Guyhim Roundabout		
Note: Contributions may be required to Town Centre improvements as identified within MATS Option Assessment Report		



INFRASTRUCTURE SCHEDULE		
Fenland Local Plan or Infrastructure Delivery Plan Reference / Description	Phase Southern 1 - Persimmon Homes Phase 1 (Knights End Road access)	Phase Southern 2 - Persimmon Homes Phase 2 (A141 access)
Utilities & Flood Risk		
MAR9.1: March Surface Water Flood Alleviation Scheme	On site provision for each Phase	
MAR9.2 : Electricity – upgrade to primary substation (132kV)	On site provision for each Phase	
MAR9.3: March Water Recycling Works improvements required to increase capacity in WRC	On site provision for each Phase	
MAR9.4: Sewerage network improvements required in order to take waste water from sites to WRC	On site provision for each Phase	
MAR9.6: Gas – upgrades to Low and Medium Pressure systems	On site provision for each Phase	
MAR9.7: Improvement of water level/ flood risk management system in the Gaul Road area	On site provision for each Phase	
Utilities Diversions	Utilities diversions are likely to be required for each Phase	
Open Space & Recreation		
MAR4.2 & Policies LP7 and LP16: Open Space Provision	On-site provision of: - Neighbourhood Park - Natural Greenspace - Active Trail - Children’s Play	On-site provision of: - Neighbourhood Park - Natural Greenspace - Allotments - Outdoor Sports, including Active Trail - Children’s Play
MAR4.6: The Avenue POS – Junior area – provide Multi Use Games Area (MUGA)	N/A	
Wildlife & Biodiversity		
Policy LP7: Protect and enhance features of biodiversity value	On site provision for each Phase	

INFRASTRUCTURE SCHEDULE		
Phase Eastern - Eastern Area (Princess Avenue Site Access)	Phase Central - Central Area (Burrowmoor Road access)	Phase Northern - Northern Area (Gaul Road access)
On site provision for each Phase		
On site provision for each Phase		
On site provision for each Phase		
On site provision for each Phase		
On site provision for each Phase		
On site provision for each Phase		
On site provision for each Phase		
Utilities diversions are likely to be required for each Phase		
On-site provision of: - Neighbourhood Park - Natural Greenspace - Outdoor Sports, including Active Trail - Children's Play  Off-site contributions: - Allotments	On-site provision of: - Neighbourhood Park - Natural Greenspace - Active Trail - Children's Play  Off-site contributions: - Outdoor Sports - Allotments	On-site provision of: - Neighbourhood Park - Natural Greenspace - Allotments - Children's Play  Off-site contributions: - Outdoor Sports
On-site provision of a NEAP to extend The Avenue POS	N/A	
On site provision for each Phase		





Broad Concept Plan



## Summary & Final Broad Concept Plan

- Summary
- Final Broad Concept Plan - Enabling a New Community

# 8.0



West March will deliver a high quality sustainable development for the 21st century, achieving each of the design principles set out within section 6 of this BCP. It will bring significant economic, social and environmental benefits not only to March but also to the wider Fenland District. The site is able to meet the requirements of Local Plan Policy LP9 through:-

Summary

- It relating well to the highway network with potential links to the A141 Isle of Ely Way to the west, Knight’s End Road to the south, Burrowmoor Road and Gaul Road to the north as well as Princess Avenue to the east with ability to serve the town efficiently.
- Scope for a robust landscape buffer along the western boundary of the site, creating an attractive landscaped edge that will in turn protect new homes from the noise of the adjacent A141 Isle of Ely Way. This buffer will supplement and connect to the existing established tree belt along the boundary.
- Provision of a Community Hub combining a range of new community uses with local convenience shopping and new primary schools to create a central focus for the development that can be easily accessed by both the new and existing communities.
- It having tremendous potential to create a new community park as part of any future development, with clear opportunities to connect positively with, and ultimately enhance, the existing Recreation Ground immediately east of the site, providing a strong community focus overall and a destination area of publicly accessible open green space. Coupled with this is the potential for an extensive Sustainable urban Drainage System (SuDS) which will create attractive recreational and biodiversity features.
- A thorough archaeological investigation to ensure the development of the site respects any archaeological remains that may be present on site.
- The setting of St Wendreda’s church and preserving views of this heritage asset will be a primary focus throughout the design development and iterative masterplan process. The development layout, both the housing and public open space will be sympathetic to the proximity of the church and will to maximise its visibility.

Adopting a ‘landscape-led’ and ‘ground-up’ approach is the underlying principle for West March which enables a strong layout maximising the site’s inherent character and features of internal drainage ditches and hedgerows as well as public rights of way and established perimeter vegetation. Collectively, these elements have shaped the layout of open space, streets and built development parcels which will form a series of interconnected neighbourhoods in response to the surrounding local character.

The Vision for West March embodies the design principles which are developed through this BCP and has resulted in a well-considered layout based upon the integration of existing features of hedgerows, ditches, vegetation and PRow. These features will be conserved and enhanced to form a framework of inter-linked green space, new landscape planting and walkable neighbourhoods, affording good access to on-site community facilities including shopping, education, playing fields and recreation.

It is important that the development takes reference from local character found within March as well as precedent examples across the district. However, the Vision for West March is to ensure the successful delivery of a new contemporary and sustainable mixed use development which embraces and responds to its setting, is well-related to it while being respectful of St Wendreda’s church local heritage asset, and, importantly, achieves a strong identity and sense of place that is West March.

The BCP has been prepared on behalf of Persimmon Homes who control approximately half of the allocation. In preparing the BCP, Persimmon Homes has worked closely with Fenland District Council officers and other relevant stakeholders. The West March Strategic Allocation landowners have been consulted during the preparation of this document, and the BCP has the support of all significant landowners.

The BCP demonstrates the ‘optimum arrangement’ for delivering the development of West March, however it is flexible to ensure that if landowners within each phase wish to bring forward development in a different way they can provided the phase still delivers its required infrastructure in accordance with this BCP. The BCP is not a fixed masterplan.

When approved by the council, the BCP will provide a template for all future planning applications within the allocation to adhere to.



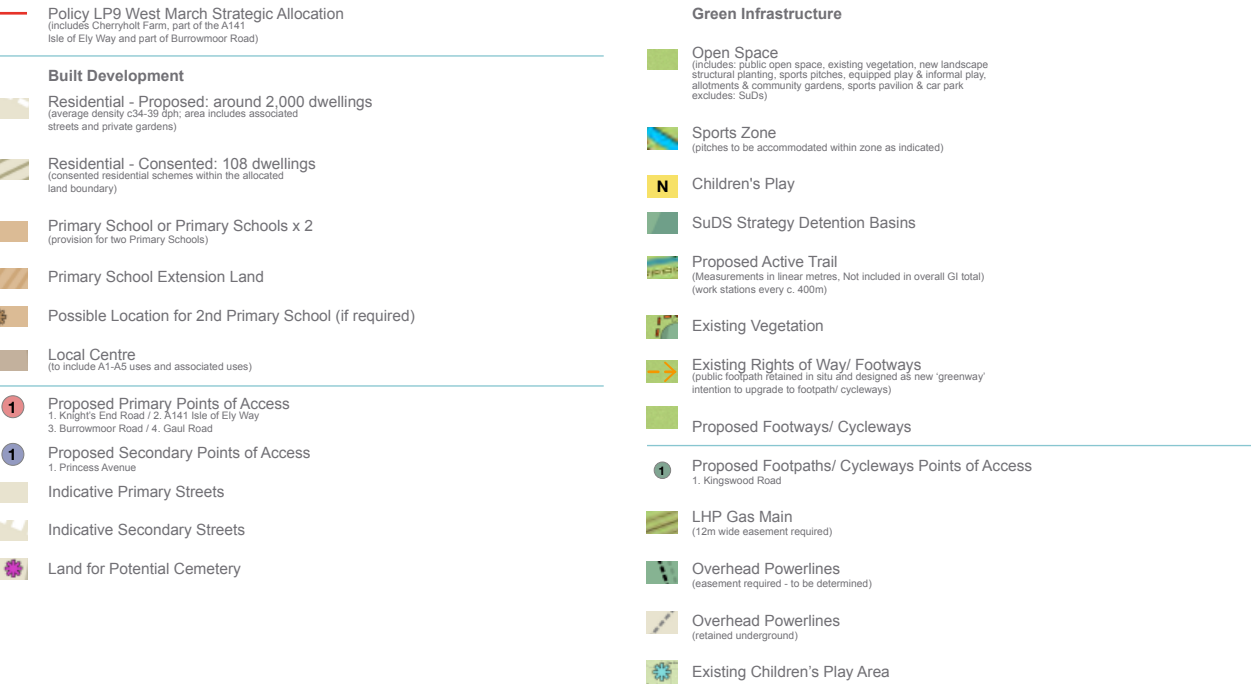
Final Broad Concept Plan - Enabling a New Community

The development capacity of West March has been determined by the existing assets across the site together with the positive opportunities that these present. The Vision for the new development is expressed through the Final Broad Concept Plan (Figure 21) shown opposite which illustrates the indicative layout and scale of land uses together with Green Infrastructure. This plan takes account of more detailed work i.e. highway and drainage considerations.

Key design considerations are:-

- A robust landscape buffer of new woodland planting along the site's western edge will prevent long-term views from the wider landscape to the west, containing the potential extent of visibility of the development in the context of March;
- This woodland will be implemented during the early phases of construction to create visual containment and an appropriate transition with the adjacent countryside from the outset. New woodland and structural planting in other select locations will be introduced early helping the development to readily assimilate into the existing context;

- Retention of existing vegetation combined with significant new landscaping offers potential to create a highly desirable residential scheme with a strong sense of place;
- The layout connects with the existing town via upgraded PRow and new links to provide direct connectivity with the town;
- Vehicle connections from Knight's End Road to the south, the A141 to the west, Burrowmoor Road and Gaul Road to the north as well as Princess Avenue to the east will make the scheme fully accessible and permeable, these will be further supported by cycle and pedestrian links;
- The proposals will include a new Local Centre (with the opportunity for a community facility) and up to two new Primary Schools with dedicated spaces for meeting and for parents to drop off and collect their children;
- Areas of public open space will be created, including an extensive 'green lung' through the development, incorporating opportunities for sport, recreation, wildlife and a range of children's play to cater for all age groups.









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**F/YR20/1222/F**

**Applicant: Mr Lee Klimczuk**

**Agent : Mr Chris Walford  
Peter Humphrey Associates Ltd**

**30 Feldale Lane, Coates, Peterborough, Cambridgeshire**

**Change of use of agricultural land to paddock including erection of a store/stable and chicken run, 2.25 metre high (max) fencing, construction of a stone driveway & hard standing and removal of unauthorised brick piers and road/turning head (part-retrospective)**

**Officer recommendation: Grant**

**Reason for Committee: Number of representations contrary to Officer recommendation**

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## **1 EXECUTIVE SUMMARY**

- 1.1 Change of use of agricultural land to paddock including erection of a store/stable and chicken run, 2.25 metre high (max) fencing, construction of a stone driveway and hard standing.
- 1.2 The proposed stable/store has the appearance of an agricultural type building which would respect the countryside setting; the development is required in connection with the maintenance of the land and the keeping of the applicant's horses. It is acknowledged that the development would have an impact on the open character of the area, however the scheme is reflective of the rural and agricultural nature of its surroundings
- 1.3 The development is located to the rear of the large gardens serving the surrounding properties and in a position within the site furthest away from existing dwellings. The development is for the applicant's personal use, it is not proposed to be used for commercial purposes and is limited by its scale, it is therefore not considered have a significant detrimental impact on the residential amenity of surrounding dwellings or users of the lake.
- 1.4 The principle of the development on this site is acceptable and whilst there are impacts in relation to visual and residential amenity these are not considered to be significantly adverse and a waste management plan can be obtained by way of a condition. There are potential impacts in relation to ecology, however it is considered this could be adequately avoided by way of a lighting condition. There are not considered to be any issues in relation to parking, highways or flood risk. The unauthorised works can be dealt with by way of enforcement action if necessary.



## 2 SITE DESCRIPTION

- 2.1 The application site is land to the rear (north east) of the existing dwelling of 30 Feldale Lane and utilises the same access. The majority of the site is laid to grass, however a compacted stone/hardcore access has been created along the western side of the site leading to an area of hardstanding, a number of trees have also been planted. To the north west of the site is a large lake used for fishing and owned by the Council. The unauthorised brick piers referred to have already been removed from site but the turning head, road, hardstanding and 2.4m high close boarded fence remained when the site was visited.

## 3 PROPOSAL

- 3.1 The application seeks full planning permission for:

- A change of use of agricultural land to paddock\*
- Erection of a store/stable building and chicken run
- Erection of 2.25m high fencing to the north western boundary
- Replacement of the unauthorised 2.4m high close boarded fence on the south eastern boundary with a 1.5m post and rail fence
- Construction of an access and hardstanding (retrospective)

- 3.2 The proposed building measures 18.2m x 12.2m and 4.1m in height and comprises 3 stables, tack/hay store and central paddock/machine store.

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

[F/YR20/1222/F | Change of use of agricultural land to paddock including erection of a store/stable and chicken run, 2.25 metre high \(max\) fencing, construction of a stone driveway & hard standing and removal of unauthorised brick piers and road/turning head \(part-retrospective\) | 30 Feldale Lane Coates Peterborough Cambridgeshire PE7 2ED \(fenland.gov.uk\)](#)

- 3.4 \* If horses were being left to graze with the purpose of feeding from the land and were not kept for any other purpose (such as exercise or recreation) then a change of use would not occur from agricultural land. In this case it is clear that the area of land incorporated within the application site would not solely be used for grazing.

## 4 SITE PLANNING HISTORY

- 4.1 The development as a whole has been the subject of numerous applications since the original permission for the site was obtained; those specifically relating to this plot are as follows:

F/YR20/0218/F	Erect a 3-storey 5/6-bed dwelling with detached carport/triple garage/office with attic storage above, 1.8 metre high stone wall to the front of the site, raised patio area, 2.4 metre high (max) boundary fencing and compact stone drive (retrospective)	Granted 4/5/2020
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F/YR19/1059/F	Change of use of land for domestic purposes including erection of 2.4 and 1.8 metre high close boarded fencing and 2.0 metre high mesh fence; construction of a hardstanding with 2.4 (max) metre high brick piers and gate and driveway and formation of a raised platform with retaining wall to existing dwelling (retrospective)	Withdrawn
F/YR17/0436/F	Erection of a 3-storey 5/6-bed dwelling with detached carport/triple garage/office with attic storage above and 1.8 metre high stone wall (part retrospective)	Granted 11/7/2017
F/YR15/0407/F	Erection of a 3-storey 5/6-bed dwelling with detached triple garage with attic storage above and 1.5 metre high stone and railing wall	Granted 04/08/2015
F/YR14/3052/COND	Details reserved by conditions 2, 7, 10, 12, 13, 14, 15, 16 and 17 of planning permission F/YR12/0623/F (Erection of 11no dwellings with garages comprising of 5 x 2-storey 3-bed (3no affordable), 4 x 2-storey 4-bed and 2 x 3-storey 5/6-bed involving demolition of existing warehouse)	Approved 05/11/2014
F/YR12/0623/F	Erection of 11no dwellings with garages comprising of 5 x 2-storey 3-bed (3no affordable), 4 x 2-storey 4-bed and 2 x 3-storey 5/6-bed involving demolition of existing warehouse	Granted 20/02/2014

## 5 CONSULTATIONS

### 5.1 Arboricultural Officer (FDC)

*Looking at photographs I consider that potential impact on the western boundary trees from the proposed paddock store is likely to be low. However, I suggest that we should condition that the west side of the foundation is excavated by hand to a depth of 800mm and any roots are cleanly severed and resulting trench lined with an impermeable membrane to protect the roots (if any). Any roots >25mm diameter will require arboricultural advice before severing.*

*I note from the photographs that some trees have already been planted and this will contribute to biodiversity.*

*With regard to the fencing, this will need to be installed by hand digging the fence post locations adjacent to trees, if roots >25mm diameter then the location of the post should be moved and retaining the roots; the design needs to be flexible enough to allow repositioning.*



*If the applicant considers that the works are outside the root protection areas (RPAs) of the trees, then a brief report to that effect stating trunk diameter will suffice*

## **5.2 Cambridgeshire County Council Highways**

*The proposal is remote from the public highway and therefore results in no material harm to the operation of the highway.*

*No highway objections.*

## **5.3 Environmental Health (FDC) (4/1/2021)**

*This response has considered the Environmental Health issues concerning this proposal.*

*A site visit hasn't been made and this response is based on a desk-top study. Documents considered are: -*

*Application Form – Dated 1 December 2020*

*Location Plan*

*Site Plan*

*Design and Access Statement – Peter Humphrey Architecture*

*The main concern is the storage, collection and disposal of animal waste, which could impact on nearby residential properties. I would recommend a condition is attached to any consent to address this and a suggested condition is attached below.*

*No indication is given in this proposal of the intention to install lighting on the site, However, if it is the intention to do so, then I would recommend that details of the proposed lighting is submitted to Fenland District Council for approval.*

*There are no implications with noise being created by this proposal and there are no known noise sources which are likely to adversely impact on this site.*

*There are no implications for local air quality with this proposal.*

*There are no issues with ground contamination and no known former contaminative use of the site.*

*Consequently, there are no objections to this proposal and would agree to consent, subject to the attachment of the following condition: -*

### **WASTE STORAGE AND DISPOSAL**

*Any animal waste collected on site, should be stored in such a manner and disposed of in such a manner, that any accumulation doesn't cause an odour nuisance to the occupiers of nearby residential properties, or likely to cause a rodent or insect infestation.*

## **5.4 Environmental Health (FDC) (12/5/2021)**

*The Environmental Health team note and accept the submitted information and our response sent on 3rd January 2021 still stands.*

## **5.5 Whittlesey Town Council (7/1/2021 and 11/5/2021)**



*The Town Council have no objection and therefore recommend approval, providing the Environmental health conditions are included in the permission.*

## **5.6 Councillor Wicks**

*Please find my comments below regarding current planning application for 30 Feldale Lane.*

- 1. There is no mention in the applications regarding the removal of the ISO container, Tools of Trade and building materials.*
- 2. I question the statement made in Section 5 of the application commenced. The answer surely should be no as the previous application was to change use to domestic was withdrawn in Jan 20.*
- 3. Section 12 of the application has been answered totally incorrectly.*
- 4. Section 13 states other but does not define it. Instead, is answered N/A. Either it sewerage exists or does not. Excrement from the horses does require a viable disposal plan and will have an effect on adjoining properties.*
- 5. The Environmental report has clearly been compiled without any on site visit. Pictures already exist within the Planning Department of a large Bonfire on the site both before its ignition and after. What exactly was burnt cannot be verified but there exists a possibility that tyres were part of the fuel source, in which case there exists a possibility of contaminants existing in the soil. There also is the possibility that an unbunded fuel tank exists on the property. From Pictures that were forwarded to the planning department in 2019-2020 fuel deliveries take place at this property.*
- 6. More detail is required regarding the perimeter tree planting and hedge rows required for the complete boundary with the FDC property.*
- 7. It is clear that the Biodiversity report has been compiled by someone with no knowledge of the area. The adjoining property to the North is owned by FDC and is Environmentally sensitive and has Water Voles in residence. In fact, there are a number of facts that are incorrect in it.*
- 8. A statement regarding exactly what will be stored in the Agricultural building is required, given the history of this applicant.*

*Given the number of errors and incorrect statements does this application have any legs.*

## **5.7 Estate Manager (FDC)**

*The Council is an adjoining landowner as it owns Feldale Lake which is a public open space and amenity area that is also managed and used by an Angling Club. From my past visits to the site this is a quiet haven and a pleasant place to relax. The lake may also contain protected species.*

*As landowner I would be concerned to see amenity protected by appropriate hedging or fencing if any lighting is proposed as this could have an adverse effect on the lake. Details of any lighting would need to be carefully considered before being approved.*

*I note that the environmental health officer recommends that there are measures in place to mitigate against the smell of animal waste. In addition if there is likely to be any run-off from animal wastes then suitable protective measures would need to be put in place so as not to contaminate the lake itself.*

## **5.8 Wildlife Officer (FDC)**



*Had the work not already started I'd certainly have wanted more information on the shrub belt and trees along the water. As it's done now though I don't think there's any point in requesting information at this stage.*

*I think the big issues here are arboricultural so I'll leave those to your tree officer. However you're right, bats will certainly be in the area and there are records of them nearby. If the applicant wants lighting it will need to be consistent with Bats and artificial lighting in the UK 2018 by the Bat Conservation Trust and Institution of Lighting Professionals. They will need to assume that bats are foraging and commuting in the area, and I think they should also design the lighting assuming the trees themselves are being used for roosting (otherwise they'll have to get a preliminary roost assessment done of the trees which would be expensive and the impacts can likely be avoided with a well-designed lighting scheme). I would recommend the lighting plan be conditioned. BS42020 offers the following wording:*

*Prior to occupation, a "lighting design strategy for biodiversity" for [... specify buildings, features or areas to be lit ...] shall be submitted to and approved in writing by the local planning authority. The strategy shall:*

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*

*All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.*

## **5.9 Local Residents/Interested Parties**

Six objections (all from Feldale Lane, Coates) have been made in relation to the following:

- The application should have been submitted sooner
- No mention of containers and building materials on site
- Red diesel tank on site/contamination of land (from tank, bonfires and waste)
- Should not be granted as application at No.24 was refused
- Concerns regarding use of site as a business
- Biodiversity affected
- Concerns regarding the extent of hardstanding
- scheme required to deal with waste
- Some of the work has already been undertaken
- Visual impact
- Post and rail fence more appropriate
- The site is already heavily developed/over developed
- Unclear whether land to the rear is incorporated
- Definition of paddock unclear
- Would set a precedent/encroach into green open space



- Who is responsible/pay for if road damaged
- View of lake obstructed by fence
- Object to lighting due to impact on ecology
- No indication of the overall height of the building
- Applications in the area treated differently – bias

5.10 Comments where they relate to planning considerations will be addressed in the sections below.

5.11 When the site was visited there were no containers or tanks within the site.

5.12 It should be noted that loss of view is not a planning consideration and as the access road is private, the responsibility and cost of any maintenance would be a civil matter. The drawings submitted are to scale enabling the measurements of the scheme to be ascertained; all applications are dealt with on their own merits.

## **6 STATUTORY DUTY**

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

## **7 POLICY FRAMEWORK**

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

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

### **National Design Guide 2019**

Context – C1

Identity – I1, I2

Built Form – B2

Movement – M3

### **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP12 – Rural Areas Development Policy

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

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP19 – The Natural Environment



## 8 KEY ISSUES

- **Principle of Development**
- **Design considerations and visual amenity of area**
- **Amenity/Health and wellbeing**
- **Parking/Highways**
- **Flood Risk**
- **Ecology**
- **Unauthorised works**

## 9 BACKGROUND

- 9.1 Planning application F/YR19/1059/F was withdrawn due to elements of the scheme being unacceptable. The elements that were considered to be acceptable (subject to full consideration) were resubmitted under F/YR20/0218/F which was granted in May 2020. The current application is a revised scheme for development to the north east of No. 30. The proposal has been amended during the course of the application to reduce the number of structures and amount of hardstanding to lessen the impact on the character of the area.
- 9.2 Reference has been made to application F/YR20/0107/F for the change of use of land for domestic purposes and erection of a shed and greenhouse including wildlife pond and wild flower meadow (part retrospective) at 24 Feldale Lane. This application was refused and dismissed on appeal; the appeal decision stating that *the 'use of the appeal site as domestic garden land, including the erection of the two buildings (whether or not they are temporary as asserted in the appeal statement) combined with the vegetable garden etc has altered the character and appearance of this part of the paddock, emphasising the encroachment of a residential use into the countryside with a consequential negative effect on the rural character of the area.'* As such the development was considered contrary to the relevant policies. It is clear that these schemes are not comparable in nature.

## 10 ASSESSMENT

### **Principle of Development, design considerations and visual amenity of area**

- 10.1 The application site is considered to be outside the settlement of Coates and as such is in an 'elsewhere' open countryside location for the purposes of Policy LP3. Development elsewhere is restricted to that which is demonstrably essential for the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services.
- 10.2 The recently developed 'executive' style housing has a strong established curtilage line, with high level fencing only extending as far back as this to all plots, beyond this is agricultural in character and there is a clear distinction between the urban environment and the open countryside. There is a hay store and ménage associated with 16 Feldale Lane, the hay store is a former agricultural building which was relocated and the type of structure seen in the countryside especially on the edge of rural settlements.
- 10.3 The proposed stable/store has the appearance of an agricultural type building which would respect the countryside setting and is proposed to be finished in brown profiled sheet cladding; full details of which have not been provided but could be dealt with by way of a condition. It is required in connection with the maintenance of the land and the keeping of the applicant's horses. With reference to the development refused at 24 Feldale Lane; the shed and



greenhouse were of domestic scale and appearance, typical of buildings located in residential gardens and consequently resulted in a residential encroachment into the countryside. The scale and appearance of the current proposal is, conversely, considered to respect its rural location.

- 10.4 The hardstanding has been reduced to an area to allow for turning and loading/unloading of machinery and a horsebox. The fencing to the south eastern boundary is proposed to be 1.5m high post and rail fencing which is keeping with the character of the area and the boundary treatments of surrounding land. On the north western boundary, it is proposed to continue the 2.25m high close boarded fence as this boundary is currently open to the fishing lake. It is acknowledged that the development would have an impact on the open character of the area, however the scheme is reflective of the rural and agricultural nature of its surroundings. Whilst the continuation of the high close boarded fence is not ideal, it is required to secure the site and is located on the edge of the field and as such would not affect its open nature and would be obscured by trees when viewed from the lake, mitigating its impact.
- 10.5 Due to the close proximity of the proposal to trees on third party land there is potential for the scheme to adversely affect them, the Council's Arboricultural Officer has recommended a condition is imposed in relation to construction methods to avoid any significant impacts to these trees.

#### **Amenity/Health and wellbeing**

- 10.6 The development is located to the rear of the large gardens serving the surrounding properties and in a position within the site furthest away from existing dwellings, hence whilst visible is not considered to have a significant detrimental impact on residential amenity in terms of overlooking, overshadowing and loss of light or outlook.
- 10.7 The development is for the applicant's personal use, it is not proposed to be used for commercial purposes and is limited by its scale, it is therefore not considered have a significant detrimental impact on the residential amenity of surrounding dwellings or the users of the adjoining lake. Given the location of the development it is considered necessary to impose a condition to ensure it is linked to No.30 and is not used for any commercial purposes.
- 10.8 Concerns have been raised in relation to the management of waste and potential contamination of the site. As such it is considered necessary to condition a waste management scheme to ensure a suitable arrangement can be achieved. Whilst contamination has not been raised as an issue by Environmental Health it is considered reasonable to impose an unsuspected contamination condition in case any is encountered.

#### **Parking/Highways**

- 10.9 The existing access is proposed to be utilised and extended to the hardstanding area, the LHA do not consider that the proposal results in material harm to the operation of the highway and as such have no objections; the personal nature of the development would limit additional vehicular movements. The hardstanding is designed to serve a horsebox and as such is fit for purpose. There are no issues to address regarding Policy LP15 of the Fenland Local Plan

#### **Flood Risk**



- 10.10 The application site lies within flood zone 1; accordingly there are no issues to address in respect of Policy LP14.

### **Ecology**

- 10.11 The site is in close proximity to a lake and a large number of trees, as such it is considered that there is scope for it to provide habitat for protected species. Given that some of the works had already been undertaken the advice of the Wildlife Officer was obtained in relation to the necessity of an ecology survey, it was considered in this case that this was not required. However, it is considered that the area is likely a foraging and commuting area for bats and the trees potential for roosting and as such any external lighting would need to be designed accordingly. Full details of lighting have not been provided and as such it would be necessary to impose a condition in this regard

### **Unauthorised works**

- 10.12 There are unauthorised works currently on site and whilst the application indicates that these are to be removed conditions cannot be imposed in order to remedy a pre-existing problem or issue not created by the proposed development, as such it is not possible to condition their removal. The unauthorised works need to be removed and should the Committee be minded to grant this application it is intended to agree a timescale with the applicant for the removal of these works. Should the timescale not be complied with formal enforcement action can be taken.

## **11 CONCLUSIONS**

- 11.1 The principle of the development on this site is acceptable and whilst there are impacts in relation to visual and residential amenity these are not considered to be significantly adverse and a waste management plan can be obtained by way of a condition. There are potential impacts in relation to ecology, however it is considered this could be adequately avoided by way of a lighting condition. There are not considered to be any issues in relation to parking, highways or flood risk. The unauthorised works can be dealt with by way of separate enforcement action if necessary.

## **12 RECOMMENDATION**

**Grant, subject to the following conditions**

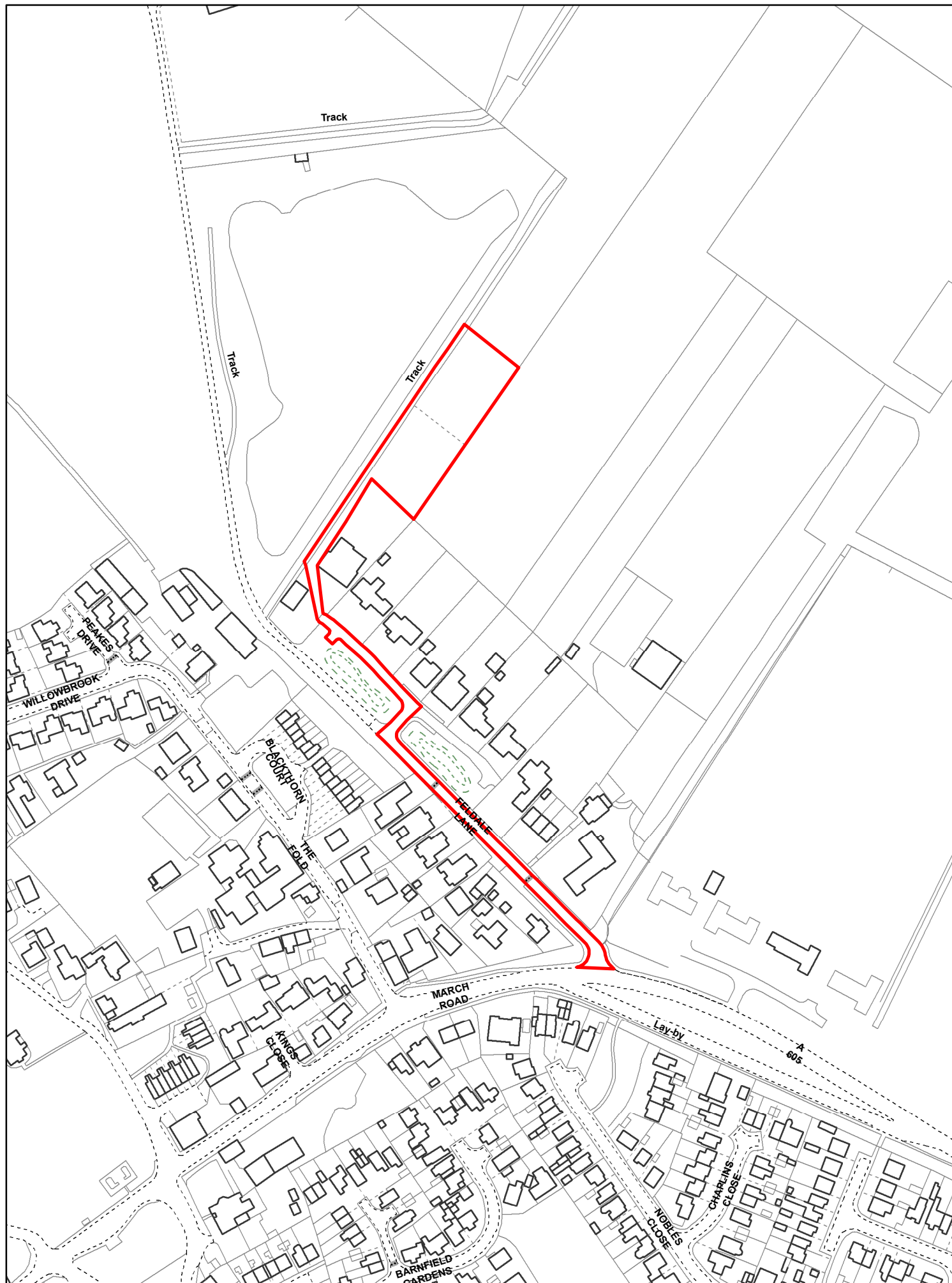


## Conditions

1.	<p>No development other than groundworks and foundations shall take place until full details of the materials to be used in the development hereby permitted for the walls and roof are submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour and reference number. The development shall then be carried out in accordance with the approved details and retained in perpetuity thereafter.</p> <p>Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
2.	<p>Prior to the commencement of the store/stable building and 2.25m high fence on the north western boundary, a scheme for their construction method in relation to the root protection areas of adjoining trees shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in full accordance with the approved scheme.</p> <p>Reason - to ensure the trees are adequately protected in the interest of visual amenity and in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
3.	<p>Notwithstanding the details no external lighting shall be erected or installed until a lighting design strategy for biodiversity has been submitted to and approved in writing by the local planning authority. The strategy shall:</p> <p>a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and</p> <p>b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.</p> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.</p> <p>Reason - To protect the habitats of protected species and the amenity of surrounding users in accordance with Policy LP19 of the Local Plan.</p>
4.	<p>Prior to the first use of the development hereby permitted the applicant shall submit for approval to the local planning authority a scheme for the method of storage and disposal, and the frequency of disposal of the horse waste. The stored waste shall not be burnt on site at any time. The storage and disposal of the horse waste shall be undertaken in accordance with the approved scheme.</p>

	Reason - To ensure there is no detrimental effect upon the amenities of the area in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.
5.	<p>The development hereby permitted shall be used only in association with and for the use of the occupants of 30 Feldale Lane, Coates and no business use or commercial activity (including storage) shall take place within the site.</p> <p>Reason - The determination of this application is on the basis of the details submitted; any commercial element or separation of use would require further consideration of the amenity of the host and surrounding dwellings and the users of the adjoining lake, highway safety, parking provision and ecology in accordance with LP2, LP15, LP16 and LP19 of the Fenland Local Plan 2014.</p>
6.	<p>Prior to the first use of the development hereby permitted the permanent space shown on the drawing 5296/ENF1B to be reserved on the site to enable vehicles to:</p> <ol style="list-style-type: none"> <li>1. enter, turn and leave the site in forward gear;</li> <li>2. park;</li> <li>3. load and unload;</li> </ol> <p>shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.</p> <p>Reason - To ensure there is adequate on site parking and turning and in the interests of the amenity of surrounding dwellings in accordance policies LP15 and LP16 of the Fenland Local Plan 2014.</p>
7.	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the approved remediation strategy.</p> <p>Reason: To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 178 and 179, and Policy LP16 of the Fenland Local Plan 2014.</p>
8.	The development hereby permitted shall be carried out in accordance with the following approved plans and documents





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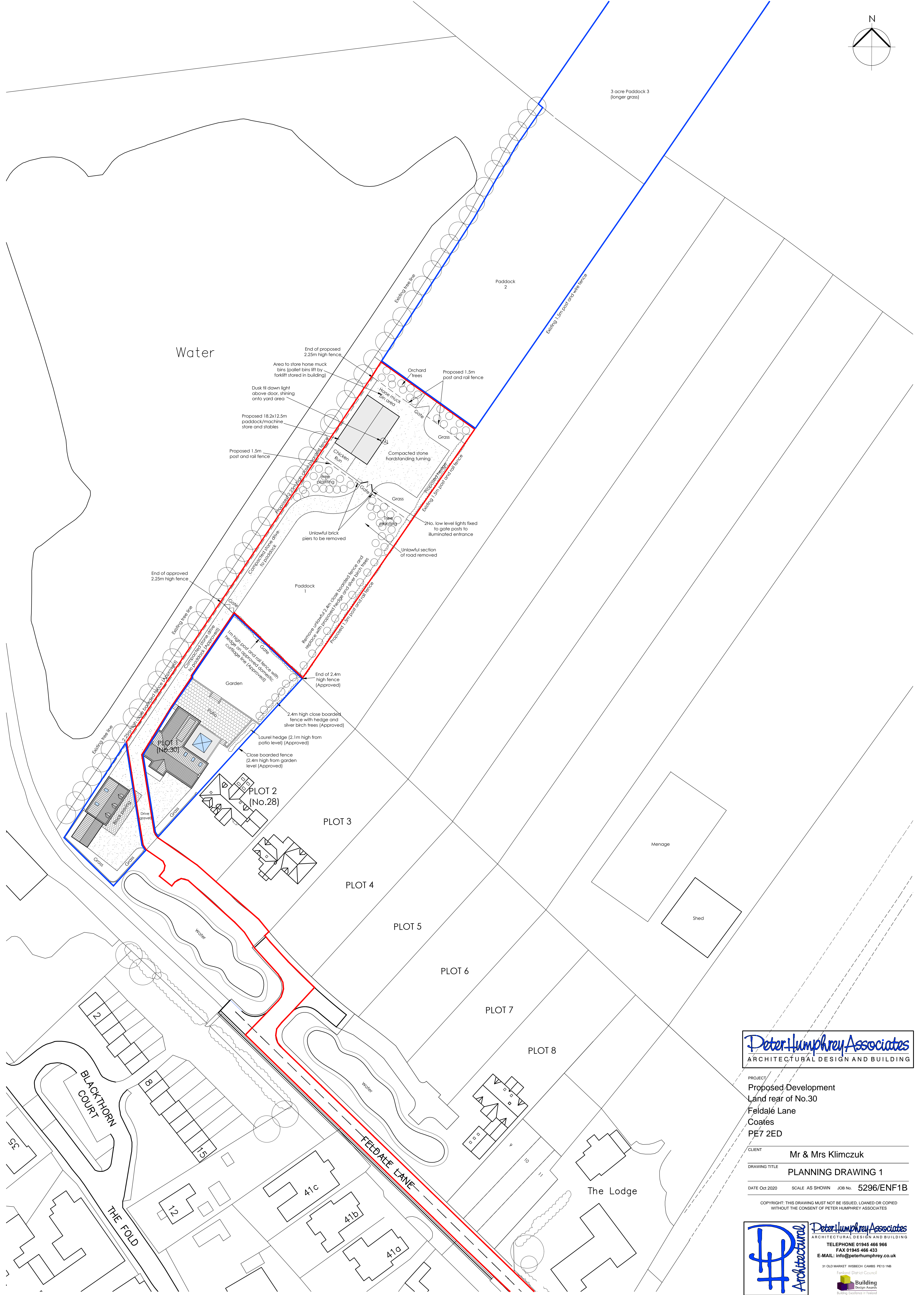
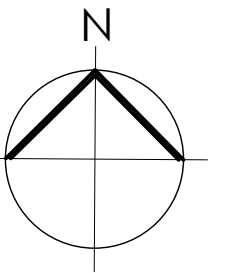
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**F/YR20/1222/F**

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**Peter Humphrey Associates**  
ARCHITECTURAL DESIGN AND BUILDING

PROJECT:  
Proposed Development  
Land rear of No.30  
Feldale Lane  
Coates  
PE7 2ED

CLIENT: Mr & Mrs Klimczuk

DRAWING TITLE: PLANNING DRAWING 1

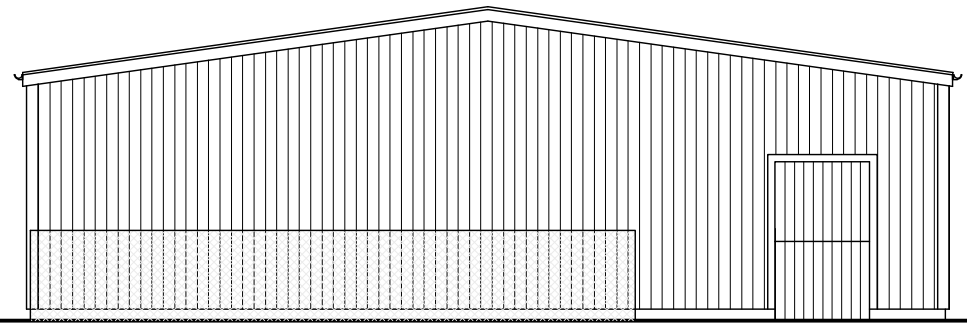
DATE: Oct 2020 SCALE: AS SHOWN JOB No: 5296/ENF1B

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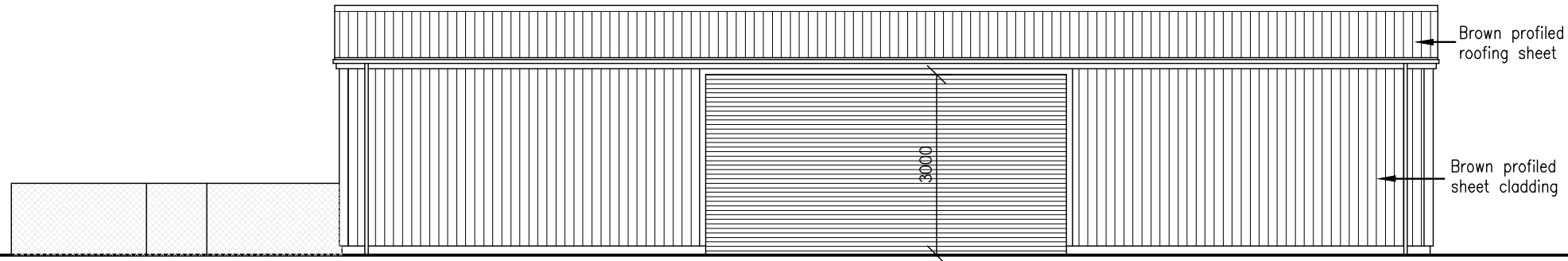


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Building Design Awards  
Winning Development Category  
Category Winner 2008

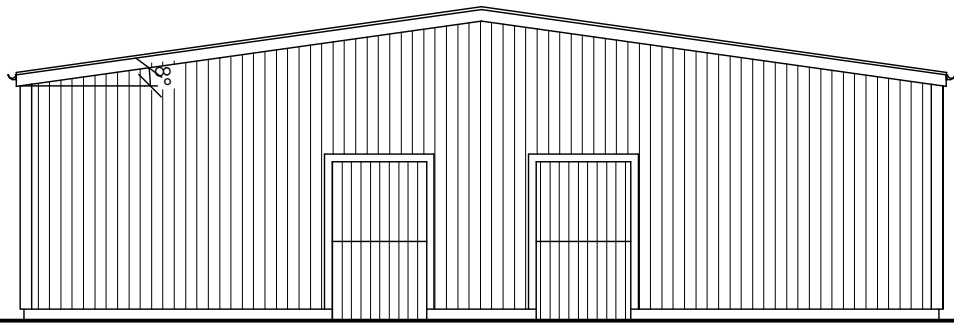




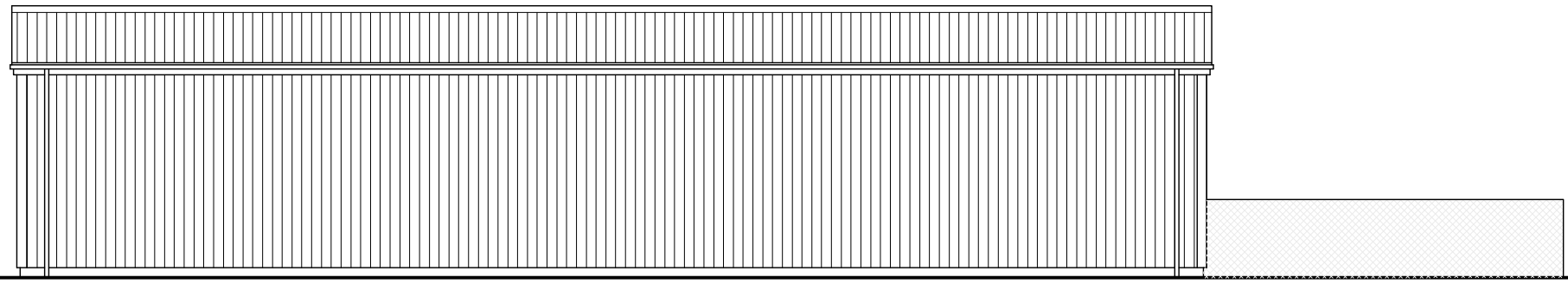
Proposed Front Elevation 1:100



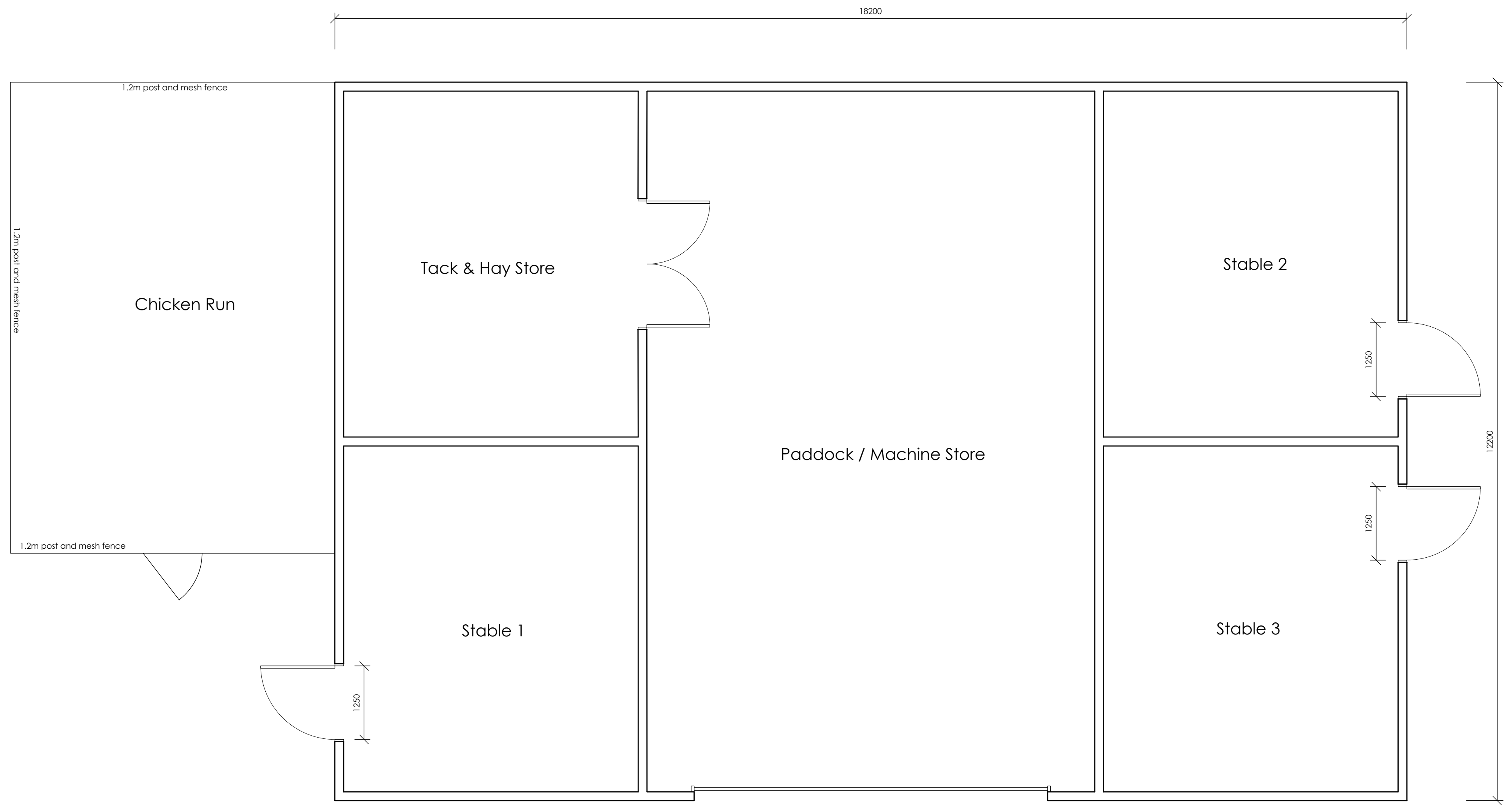
Proposed Side Elevation 1:100



Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100



Proposed Stable and Machine Store Floor Plan 1:50



PROJECT			
Proposed Development			
Land rear of No.30			
Feldale Lane			
Coates			
PE7 2ED			
CLIENT		Mr & Mrs Klimczuk	
DRAWING TITLE		PLANNING DRAWING 2	
DATE Oct 2020	SCALE AS SHOWN	JOB No.	5296/ENF2F

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Building Excellence in Fenland  
Category Winner 2008

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F/YR20/1235/O

**Applicant:** NYC Estates Ltd

**Agent :** Johnson Mowat Planning Ltd

**Land South Of, Bridge Lane, Wimblington, Cambridgeshire**

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

**Officer recommendation: Grant**

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

## 1 EXECUTIVE SUMMARY

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

## **2 SITE DESCRIPTION**

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

## **3 PROPOSAL**

- 3.1 The proposal is in outline for up to 88 dwellings with only access being committed at this stage. Layout, Scale, Appearance and Landscaping are 'Reserved Matters' to be considered at a future date, should outline permission be granted. An illustrative layout and committed access plans have been submitted which have been amended during the process of the application to take account of statutory consultee's comments. These include: alterations to the access mouth; further transport information and proposals; amended landscape buffer along the northern boundary adjacent to Bridge Lane and amendments to the surface water drainage strategy.
- 3.2 The site is proposed to be served by a single vehicular access point leading directly on to Wimblington Road, located at the south west of the site. Indicatively drawn, an attenuation feature is located at the south east corner and a soft landscape buffer with pedestrian/ cycle links is proposed along the northern edge of the site.
- 3.3 In addition to the new accesses the Highways Technical note sets out the provision of a bus stop on the eastern side of March Road and upgrade of the existing bus stop opposite, on the western side. Tactile paving is also proposed to the footway at the north west corner.
- 3.4 The illustrative layout also provides details of the type of properties that could be accommodated comprising:
  - 29No. 2-storey 4 bedroom dwellings
  - 43No. 2-storey 3 bedroom dwellings
  - 16No. 2-storey 2 bedroom dwellings
- 3.5 The illustrative Masterplan is not necessarily the way the development will be carried out, it aims to demonstrate that up to 88 dwellings could be accommodated on this site; the final layout, appearance, scale and landscaping would be established at a future reserved matters stage.



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

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

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

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

#### **4 SITE PLANNING HISTORY**

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

#### **5 CONSULTATIONS**

##### **5.1 Wimblington Parish Council**

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

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

##### **5.2 Ward Councillor - Cllr Maureen Davis**

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

*The proposed development is located outside the existing developed footprint of Wimblington village and in an Elsewhere location. The proposal would result in development into an area that is currently open agricultural land and has a strong relationship with the adjoining countryside. Further, the proposal would erode an important visual gap and area of separation between Bridge Lane and March Road and Wimblington village. The proposal would have an unacceptably adverse*

*impact on the character and appearance of the area and is contrary to policies LP12 and LP16 of the Fenland Local Plan 2014.*

**5.3 Anglian Water Services Ltd (summarised)**

*Wastewater Services*

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

*Used Water Network*

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

*Surface Water Disposal*

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

**5.4 FDC Housing Strategy (FDC)**

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

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

**5.5 NHS England (East)**

*No comments received*

**5.6 Cambridgeshire Fire & Rescue Service**

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

**5.7 Environment & Health Services (FDC)**

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

*This plan should address the following issues: -*

- 1 Hours of operation of the site from the initial ground-breaking phase, right through to the hand-over of the site at the end of the project.*
- 2 Proposed hours of operation on site, including Sundays and Public holidays.*



- 3 *Identification of machinery and activities likely to create elevated noise levels and means to ameliorate the impacts of them.*
- 4 *Identification of machinery and activities likely to create elevated noise levels and means to ameliorate the impact of them.*
- 5 *Means of dust control from construction activities, including vehicular activity, both on site and accessing and egressing it. Means of dust suppression during dry or windy weather conditions should be referred to.*

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

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

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

#### **5.8 Middle Level Commissioners**

No comments received

#### **5.9 CCC Archaeology**

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

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

- a) the statement of significance and research objectives;*
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- c) The timetable for the field investigation as part of the development programme;*
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material*

#### **5.10 The Wildlife Trust**

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

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

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

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

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

#### **5.11 CCC Growth & Infrastructure (Section 106)**

Initially set out the following requirements;

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

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



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

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

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

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

#### **5.12 Cambridgeshire County Council Highways Authority**

*[Following revised Transport Assessment modelling];*

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

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

#### **S106**

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

### 5.13 Cambridgeshire County Council Highways Authority

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

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

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

### 5.14 CCC (Lead Local Flood Authority)

[Following revisions to the Outline Drainage Strategy];

*We have reviewed the following documents:*

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

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

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

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

*We request the following conditions are imposed:*

#### Condition 1



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

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

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

*Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.*

#### Condition 2

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

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

**Condition 3**

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

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

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

**5.15 CCC Waste & Minerals**

**Minerals**

*The site lies within a sand and gravel minerals safeguarding area as shown on page 66 of Appendix D to the Cambridgeshire and Peterborough Minerals and Waste Core Strategy. Policy CS26 Minerals Safeguarding Areas of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) (MWCS) seeks to prevent the sterilisation of safeguarded minerals resource.*

*Given the location and size of development, and its proximity to the village, I am of the view that it is unlikely that prior extraction could be reasonably undertaken. In the event that the Local Planning Authority (LPA) is of the view that there is an overriding need for the development, then the development would be in accordance with the Policy.*

**Waste**

*It is noted that in the Case Report that accompanied the application the topic of waste water is addressed, but the broader topic of waste management is not. Furthermore, it is noted that the Cambridgeshire and Peterborough Minerals and Waste Core Strategy is erroneously identified as a supplementary planning document, and not as a local development plan document in the adopted development plan for the area. To ensure that Policy CS28 of the MWCS is met it is requested that, if the LPA is minded to grant permission that it should be subject to the following condition:*

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



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

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

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

## **5.16 Local Residents/Interested Parties**

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

### Wimblington

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

Doddington - Manor Estate x 3

March - Coneywood Road x 1

Manea - Station Road x 1

Cambridge - Newmarket Road x 1

Raising the following concerns;

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

## **6 STATUTORY DUTY**

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

## **7 POLICY FRAMEWORK**

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

- |               |   |
|---------------|---|
| Para 8:       | The 3 dimensions of sustainability                                  |
| Para 57:      | Viability   |
| Para 108-110: | Safe and effective access which prioritises pedestrian and cyclists |
| Para 117:     | Promote effective use of land.                                      |
| Para 127:     | Well-designed development.  |



Para 170: Contribution to and enhancement of the natural and local environment.

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

## **7.3 National Design Guide 2019**

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

## **7.4 Fenland Local Plan 2014 (FLP)**

LP1 – A Presumption in Favour of Sustainable Development  
LP2 – Facilitating Health and Wellbeing of Fenland Residents  
LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside  
LP4 - Housing  
LP5 – Meeting Housing Need  
LP6 – Employment, tourism, community facilities & retail  
LP12 – Rural Area Development Policy  
LP13 – Supporting and Mitigating the Impact of a Growing District  
LP14 – Climate Change and Flood Risk  
LP15 – Facilitating the creation of a More Sustainable Transport Network in Fenland  
LP16 – Delivering and Protecting High Quality Environments across the District  
LP17 – Community Safety  
LP18 – The Historic Environment  
LP19 – The Natural Environment

## **7.5 Supplementary Planning Documents/Guidance:**

- Delivering & Protecting High Quality Environments in Fenland SPD (2014)
- FDC Developer Contributions SPD (2015)
- Resource Use & Renewable Energy SPD (2014)
- Cambridgeshire Flood & Water SPD (2016)
- The Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) which includes the RECAP CCC Waste Management Design Guide SPD (2012)

## **8 KEY ISSUES**

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

## 9 BACKGROUND

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

## 10 ASSESSMENT

### Principle of Development

#### 10.1 Site Location

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

- 10.2 The developed footprint of the village is defined as the continuous built form of the settlement and excludes:
- (a) *individual buildings and groups of dispersed, or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement;*
  - (b) *gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built-up area of the settlement;*
  - (c) *agricultural buildings and associated land on the edge of the settlement;*
  - (d) *outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.*
- 10.3 The lies immediately adjacent to the continuous built form of Wimblington, specifically the recent Matthew Homes development to the south, and to the properties along Bridge Lane to the north. Therefore, whilst the land is in agricultural use, it is effectively sandwiched between housing developments, albeit the character of Bridge Lane is distinctly more rural than that of the development extending south and is effectively an outlier of ribbon development.
- 10.4 Notwithstanding this, as can be noted on many housing schemes throughout Fenland, it is commonplace and necessary to develop on agricultural land, inevitably required in order to achieve housing delivery in the District. That is not to say that all agricultural land should be built upon, especially where it relates more to open countryside than to the settlement and Officers consider that this is the intention of criteria (c) above, supported by the preamble at paragraph 4.7.1 of the FLP. An assessment however should be made as to the relationship of the land to the open countryside, in comparison to the built envelope of the settlement. In this instance Officers consider that the site directly abuts the built envelope of Wimblington and does not extend to open countryside due to the Bridge Lane developments. Therefore, it is considered that the site could be



deemed to relate more to the built environment than to open countryside. This is explored in more detail with regards to character impact.

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

Indicative layout and scale parameters

- 10.6 The indicative plan provided denotes a range of dwelling types set around a network of primary and secondary streets with landscaped open space buffer adjacent to Bridge Lane which would meet with the 22% open space requirement as set out in the developer Contributions SPD.
- 10.7 As such, whilst the layout is only indicative at this time, Officers consider that the proposed quantum of development could be delivered within the site area along with the policy compliant level of open space including supporting infrastructure.

Community Consultation

- 10.8 FLP Policy LP12 requires demonstrable evidence of local support where the development threshold set at the time of adopting the FLP has been exceeded. This demonstration is required to be evidenced through a community consultation exercise proportionate to the scale of the development as directed by LP12. In effect this means that subject to demonstration of 'clear local community support' following a consultation exercise, policy LP3 enables sustainable development beyond the initial village threshold limits set under LP3.
- 10.9 Wimblington is identified as having exceeded the 15% development threshold set, with 175 dwellings committed or built since April 2011 against a threshold of 116 (based on 771 dwellings in existence as at 2011). Therefore, the requirement to undertake the community consultation stages as detailed under LP12 and to demonstrate local support would apply to any proposed residential development in Wimblington.
- 10.10 The application is accompanied by a Statement of Community Involvement (SCI) which sets out the applicant's approach to community engagement pre-submission (October 2020) and the results of the consultation. They advise that they engaged with the Parish Council and undertook a leaflet drop in the area and set up a website to enable residents' comments to be submitted and considered.
- 10.11 The SCI notes that the Parish Council objected to the scheme and a total of 46 responses were received noting the following (summarised);
- (i) Concerns over the density of development and dwelling sizes leading to a loss of character of the area.
  - (ii) Concern – traffic and parking during construction.
  - (iii) Concern – congestion and highways safety
  - (iv) Concern – capacity the existing site drainage.
  - (v) Concern – lack of capacity of local services, particular mention towards the local school and doctors facility.
  - (vi) Request – affordable housing to be located in the middle or north of the site and POS to be located to the south.

- (vii) Concern – public footpaths will be lost and need to be protected.
- (viii) Concern – there is a covenant on the land to not be developed.

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

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

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

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

10.15 The Inspector went on to state;

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

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

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

#### **Impact on the Character of the Area**

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



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

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

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

*Appeal site*

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

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

10.22 In this regard it is noted that the appeal site referred to by the Parish is located further back in the adjacent field along Bridge Lane, with the proposed 3 dwellings fronting directly onto Bridge Lane and therefore would have had a distinctly different appearance both locationally and visually to the current proposal. Furthermore, the quantum of the appeal proposal, being just 3 dwellings and therefore the public benefits to weigh up, are significantly different. Finally, at the time of the appeal, the Matthew Homes development had not yet commenced and therefore the overall character of the area appeared different, with the field presented as a far wider area of open land, almost double in width than is experienced today. The Inspector noted;

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

10.23 The appeal decision is a material consideration, although the appeal proposal was clearly very different both in scale and location to the application now before the Council, notwithstanding the development that has occurred in the interim.

- 10.24 The application site itself and its surroundings are not identified in any landscape or character appraisals in order to inform any specific qualities, and long distance views across the site to the east from March Road terminate beyond the site with the belt of trees approximately 350m away from March Road. This, combined with the recent residential development to the south and the linear development along Bridge Lane creates a semi-enclosed area of agricultural land, distinctly different to the substantial extent of open countryside opposite to the west, with this character of open countryside interrupted only by Eastwood Hall. The proposed area has been further urbanised through the recent introduction of the footway, which runs along the western boundary and provides a continuous link from the core of the village to the edge of March.
- 10.25 Whilst Officers acknowledge that the character of Bridge Lane and the looser knit ribbon of development extending along March Road is distinctly different in character to the denser development immediately south, they consider that the indicative layout demonstrates that this urban to semi-rural transition could be achieved through developing the site – through the landscaped buffer on the northern boundary which would still provide a rural feel to Bridge Lane and would provide a clear distinction between the two character areas. It is considered that the indicative layout demonstrates that the development would not have an undue adverse impact on the character and appearance of the surrounding countryside, would not extend the linear features of the settlement whilst respecting the natural boundary features in accordance with Policy LP12 Part A (c), (d), (e) and (f). Furthermore, given the aforementioned changes to the character of the area in recent years, it is considered that the site does not provide the same important gap within the village as it once did. This character harm is predicated on a suitable detailed scheme coming forward which would need to be carefully considered, to ensure the sympathetic transition between character areas is achieved.
- 10.26 One resident has referred to an appeal for 10 dwellings on land to the north of Bridge Lane, behind the ribbon of houses fronting it (application ref: F/YR15/0798/O - appeal ref: APP/D0515/W/16/3146008), considering that this indicates that the development should not be permitted. Whilst Officers have considered this, the appeal proposal is distinctly different both locationally and in scale, and its impacts not comparable to the current proposal; with the main concerns over the visual impacts of widening Bridge Lane and sustainable travel options for residents. This latest application does not propose to alter Bridge Lane. In respect of sustainable travel options, the County Council has not raised any concerns and has indeed identified some upgrade projects to existing public transport to promote sustainable travel, notwithstanding the new footway that has recently been completed. Furthermore, it is recognised that the Matthew Homes site is immediately adjacent and the Council did not raise concerns over sustainable travel issues on that occasion. Therefore, to refuse the application on this ground would be inconsistent. Notwithstanding this, the Inspector at that appeal did identify that the appeal site was not adjacent to the built envelope of Wimblington as is required by Policy LP12. The application site however, by virtue of the Matthew Homes development is now considered to adjoin the continuous built form.
- 10.27 In summary, the proposal is not considered to result in significant adverse impact to the character and appearance of the area, albeit it will result in some change to the character by reducing the gap between urban and semi-rural character areas. This character change could be deemed to be harmful as nearly all development



is harmful in some way. It is the degree of harm that should be balanced with the benefits of any scheme, when considered against the development plan.

### **Loss of Agricultural land**

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

### **Access, Highways and Transport**

- 10.31 Policies LP15 and LP16 of the FLP seek to ensure that development can be served by adequate highways infrastructure – avoiding identified risks, maximising accessibility and helping to increase the use of non-car modes by giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport. Paragraph 108 of the NPPF requires development to take account of opportunities for sustainable transport modes, provide safe and suitable access for all people and that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 10.32 The scheme is proposed to be served by a single vehicular access point leading off March Road) and this detail is committed as part of this application. The Local Highways Authority (LHA) has raised no concerns over the access arrangements, subject to conditions securing its timely delivery and overall construction detail.
- 10.33 The County Council's Transport Team has sought amendments to the transport assessment and modelling, requiring updated trip data in view of the difficulty in obtaining reliable data at present due to the pandemic and the impacts this has had on travel patterns (this concern was also raised by some residents). The Transport team have reviewed the latest transport assessment submitted with the application and has agreed to the findings and is seeking improvements to existing bus infrastructure.

- 10.34 The applicant has agreed to these provisions which are considered necessary to improve sustainable means of travel to the services and facilities in surrounding market towns and beyond in-line with the aims of the NPPF and Policy LP15 of the FLP.
- 10.35 The LHA has confirmed their acceptance to the proposal having regard to the quantum of the development, proposed access arrangements and the supporting Transport Statement and addendums provided and subject to conditions and S106 obligations securing the aforementioned infrastructure.
- 10.36 Although illustrative at this time, the internal road configuration comprises mainly of standard gauge road and footways alongside private drives. It is considered that the general indicative layout demonstrates that adequate access could be provided within the site to serve the quantum of development proposed.
- 10.37 Whilst residents' comments which raise concerns in respect of congestion have been noted, Officers have been provided no clear evidence to substantiate this, or any concerns raised in this respect from the Local Highways Authority (LHA). Therefore, Officers do not feel that they could robustly defend a refusal on this basis.
- 10.38 As such it is concluded that the development as proposed would not give rise to any severe, cumulative transport impacts, that safe and suitable access can be delivered and that encouraging sustainable modes of transport can be secured through the development thereby satisfying policy LP15 and LP16 of the FLP and the NPPF.

### **Biodiversity & Ecology**

- 10.39 The proposal is supported by a preliminary ecological appraisal and indicative landscape masterplan and proposes to retain trees and ditches around the edges of the site where possible, in-line with policy LP12, LP16 and LP19 and would support opportunities for enhanced landscaping within the site and along the boundaries.
- 10.40 The Wildlife Officer has noted that the indicative landscape masterplan doesn't exactly follow the recommendations of the ecology report, however it is considered that this matter could reasonably be addressed through detailed design and that there appears to be capacity within the scheme to incorporate the biodiversity enhancements, including those around the SuDS feature as recommended.
- 10.41 In summary, the ecology survey found that there were very few potential habitats for bats, reptiles, amphibians and birds – with the main areas of any value confined to the site margins, which is not uncommon for agricultural fields. The ecology report sets out recommendations for enhancing biodiversity potential e.g. a green corridor along the northern boundary, SuDs feature at the south east corner and tree planting along the western boundary. These should have a positive impact on habitat potential and will also soften the impact of the development through substantial soft-landscaped edges.
- 10.42 One resident has raised concerns over the impact of the development on the Ouse Washes Site of Special Scientific Interest (SSSI) as well as the Nene Washes SSSI, which form part of the Ouse Washes Special Protection Area (SPA) and Ramsar Site and the Nene Washes SPA and Ramsar site respectively. Both sites are between 5 and 6 miles from the site and it is



considered that there would be no immediate adverse impacts, particularly based on the scale of the development. The Wildlife Trust has been consulted on the application and has raised no concerns in this regard and is satisfied with the survey work undertaken to date and the recommended mitigation measures.

- 10.43 It is concluded that the development, if designed similarly to the indicative layout but with the aforementioned enhancements, would respect ecological and biodiversity features in-line with FLP policy LP12 Part A (g), LP16 (b) and LP19. It is considered that demonstration of biodiversity enhancements in-line with the recommendations of the ecology survey can be reasonably secured via planning condition.

#### **Flood Risk & Drainage**

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

#### *Surface water*

- 10.47 The County Council, as Lead Local Flood Authority, has considered the FRA and has no objection to the scheme, subject to conditions securing a detailed surface water drainage scheme for the site (including levels), based on sustainable drainage principles and using infiltration where ground conditions are conducive to this and/ or attenuation. Furthermore, the LLFA require details for the long term maintenance arrangements of the surface water drainage system (including all SuDS features) and confirmation of its completion. This could also be reasonably secured via planning condition.
- 10.48 It is noted that several residents have objected to the scheme due to recent flooding that has occurred in the area. It is uncertain what specifically caused this flooding but Officers have not been provided with any technical grounds with which to challenge the approach to drainage with this development, or to indicate that the development would exacerbate any existing problems. Notwithstanding this, the drainage strategy is in outline only, with a more detailed scheme to be provided at a future date. The scheme would need to demonstrate that the development can adequately drain without adversely impacting on existing properties.

#### *Foul Water*

- 10.49 The applicant proposes to discharge foul water into the existing mains sewer. Anglian Water has reviewed the application and advises that there are assets owned by Anglian Water or those subject to an adoption agreement within or

close to the development boundary that may affect the layout of the site. Therefore, the future site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991.

- 10.50 Anglian Water advises that the foul drainage from this development is in the catchment of Doddington Water Recycling Centre that there is currently no capacity for these flows, but they are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission. Anglian Water raises no concerns over any existing problems and indicates that the development could be suitably accommodated. This would be subject to securing an agreed scheme for on-site foul water drainage works, including connection point and discharge rate which could be reasonably secured via planning condition.
- 10.51 In conclusion, the development lies in an area at lowest risk of flooding and could be served by sustainable surface water and waste water drainage systems which would avoid any potential increase in flood and pollution risk from the development in accordance with policies LP14 and LP16 of the FLP.

#### **Residential Amenity**

- 10.52 The site lies adjacent to March Road, however it is not anticipated that future occupiers would be exposed to undue noise nuisance e.g. from traffic or any other uses nearby. The applicant has undertaken a phase 1 ground contamination survey which indicates that there is a low risk of contamination in the ground having regard to its previous use. Notwithstanding this, the recommendations from the survey are to carry out phase 2 intrusive investigations to provide certainty as there may be an area of made ground within the site. This can reasonably be secured via planning condition.
- 10.53 Given that only access is committed, potential impacts on existing residents e.g. loss of light, overlooking, overbearing, noise and light pollution cannot be fully considered, however the indicative layout sufficiently indicates that a scheme could likely be secured which would not result in severe harm to the residential amenity of existing neighbouring properties in accordance with Policy LP16.

#### **Planning Obligations**

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

#### Affordable housing



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

#### Education

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

#### Transport

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

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

#### Open Space & Sports

- 10.59 In accordance with Developer Contributions SPD 2015 the open spaces and sports obligations can be broken down as follows: (site area is 3.6 hectares)

- Neighbourhood Park – £ 14,400 off site contribution
- Natural greenspace – £ 18,000 off site contribution
- Allotments – £ 3,600 off site contribution
- Outdoor Sports contribution – £ 28,800 off site contribution
- Children's Play – 0.143Ha area of locally equipped area of play (LEAP) (one third as Designated Equipped Playing Space and two-thirds as informal playing space) – on site

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

#### **Viability**

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

was acknowledged by the Council, essentially as an expected starting point for future schemes.

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

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

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

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

Item	Amount
FDC Affordable Housing	Number of Units: 25% (22 units based on 88 dwellings) whichever is the greater.  Mix/ Tenure TBA
CCC Education	Project: Early Years / Secondary Education education provision at settings to be determined by the County Council towards meeting the needs of this development. £2,843 per dwelling (£192,104 based on 88 dwellings) Trigger: TBC
CCC Transport	Project: Maintenance of the bus shelter and RTP1 unit to be installed at the northbound bus stop on March Road, Wimblington £: £17,500 Trigger: Prior to first occupation  Project: Maintenance of the bus shelter and RTP1 unit to be installed at the southbound bus stop on March Road, Wimblington £: £17,500 Trigger: Prior to first occupation of the development

- 10.65 Cumulatively, the offer exceeds the anticipated contributions set out in the Council's viability report – in affordable housing terms by an extra 4 dwellings and



in financial contribution terms by an extra £109,184 (£74,184 social infrastructure: £35,000 Transport).

- 10.66 The County Council has accepted the offer which is based on the full social infrastructure contribution going to education provision. Having regard to the open space requirement, it is noted that the indicative layout could likely provide a substantial area of amenity greenspace including a LEAP, to be maintained in the future at the expense of the developer. If agreeing to allocate the social infrastructure funds wholly to the County Council, this would mean no contribution toward neighbourhood park, off-site natural greenspace, outdoor sports and allotments. This would be a disbenefit to the scheme, to be weighed against the benefits of achieving a policy-compliant level of affordable housing and better than anticipated education contributions.
- 10.67 Officers consider that, on balance this is an acceptable offer and is taken in the context of a very low delivery of affordable housing in the past few years and evidence to suggest that a lower than policy delivery can be expected in the future though most schemes.

**Other matters – resident comments**

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

*Local services/ infrastructure/ schools - unable to cope*

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

*Devaluing property*

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

*Loss of view/Outlook*

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

*Would set a precedent*

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

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

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

*Anti-Social Behaviour (ASB)*

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

*Parking arrangements*

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

*Waste/Litter*

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

*Strain on utilities*

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

*Should be developing on brownfield land instead*

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

## **11 CONCLUSIONS**

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

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



- 11.3 In respect of the application site and its suitability for housing development, the site has a number of factors in its favour in terms of potential suitability for residential development as it:
- is in flood zone 1, the lowest risk category for fluvial flooding and that to which the NPPF directs residential development in preference,
  - can be served by safe and effective access,
  - is accessible to natural green space, play space and areas of open countryside thereby promoting leisure and health opportunities,
  - is remote enough from heritage assets above ground so as not to result in substantial harm
  - is in suitable proximity of local services which can be accessed on foot, cycle and via public transport,
  - is of sufficient scale to incorporate affordable housing within the site.
- 11.2 In terms of constraints to the potential suitability of the site for development (especially for residential purposes):
- the proposed development of the site will encroach into an area of agricultural land which divides the urban edge of the settlement to the semi-rural character of Bridge Lane and will therefore have some character and landscape implications
  - the site currently comprises 3.6ha of grade 2/3 agricultural land which is defined as good to moderate land by Natural England and BMV land as per the NPPF which would be lost.
- 11.3 In terms of sustainability, the proposal would contribute towards economic growth, including job creation both during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services/facilities. Furthermore, the scale of the development (as opposed to smaller sites of less than 11 dwellings) would yield some financial contributions e.g. towards education. In this regard however, it is acknowledged that the development would deliver a significant shortfall of said contribution which weighs against the scheme, albeit the Council's district-wide viability appraisal would indicate that this shortfall is still above the average that can be expected on similar schemes across the south of the District.
- 11.4 Environmentally, the proposal offers potential for the incorporation of additional planting and habitat enhancement and the visual impacts of the development are considered to be acceptable given the net biodiversity benefits arising from additional landscaping which would also assist in reducing its visual impacts. The development will introduce enhancements to local infrastructure through the bus stops which will have wider (social and environmental) benefits to the community. Finally, it would increase the supply of housing - including a 25% provision of affordable housing to aid in addressing the identified shortfall, with zero affordable homes being completed in either March or Wimblington in the last 3 years. This has substantial social benefits.
- 11.5 Having fully assessed all three dimensions of sustainable development and in applying the planning balance it is concluded that the benefits of the proposal outweigh the identified harm which is considered to be; some landscape and character impact, loss of BMV land and the viability constraints which given the Council's assumptions in their own viability report is a better than average scenario in such developments. In summary, there are no overriding technical objections that indicate that permission should not be granted, the application is

recommended to be approved subject to the recommended obligations as set out in 10.63 above and the conditions as listed below.

## 12 RECOMMENDATION

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

OR

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

## 13 PROPOSED CONDITIONS

The proposed conditions are as follows;

1.	<p>Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.</p> <p>Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town &amp; Country Planning Act 1990.</p>
2.	<p>Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development to which this permission relates shall be begun no later than the expiration of two years from the final approval of the reserved matters.</p> <p>Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town &amp; Country Planning Act 1990.</p>
3.	<p>The development hereby permitted shall be carried out in accordance with the approved plans listed in the table below insofar as they relate to site access.</p> <p>Reason: For the avoidance of doubt to ensure that the development is carried out in accordance with the approved plans.</p>
4.	<p>The residential elements of the development shall not exceed 88 dwellings (Use Class C3).</p> <p>Reason: For the avoidance of doubt and to ensure a satisfactory standard of</p>



	development.
5.	<p>No buildings shall not be occupied until the means of vehicular access has been laid out and constructed in accordance with the approved plans.</p> <p>Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policy LP15 of the Fenland Local Plan, 2014.</p>
6.	<p>The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority prior to first occupation.</p> <p>Reason: To prevent surface water discharging to the highway I the interests of highways safety in accordance with Policy LP15 of the Fenland Local Plan, 2014..</p>
7.	<p>Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) shall be constructed to at least binder course surfacing level from the dwelling to the adjoining highway.</p> <p>Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with Policy LP15 of the Fenland Local Plan, 2014.</p>
8.	<p>Prior to first occupation of the development, the developer shall upgrade the northbound bus stop on March Road within the vicinity of the site to include a shelter and a Real Time Passenger Information display unit as detailed in principle in the Highways Technical Note dated 18<sup>th</sup> May 2021. Details to be submitted to and approved in writing by the Local Planning Authority and works to be carried out by the developer.</p> <p>Reason: In the interests of encouraging sustainable transport modes in accordance with policy LP15 of the Fenland Local Plan, 2014.</p>
9.	<p>Prior to first occupation of the development, the developer shall upgrade the southbound bus stop on March Road within the vicinity of the site to include a shelter and a Real Time Passenger Information display unit as detailed in principle in the Highways Technical Note dated 18<sup>th</sup> May 2021. Details to be submitted to and approved in writing by the Local Planning Authority and works to be carried out by the developer.</p> <p>Reason: In the interests of encouraging sustainable transport modes in accordance with policy LP15 of the Fenland Local Plan, 2014.</p>
10.	<p>Prior to first occupation of the development, the developer shall be responsible for the provision of Welcome Travel Packs to be agreed in writing with the Local Planning Authority. The Welcome Travel Packs shall include the provision of 6 months free bus travel vouchers for use with the relevant local public transport operator. Such packs are to be provided to the first occupiers of each new residential unit on the development site.</p> <p>Reason: In the interests of encouraging sustainable transport modes in accordance with policy LP15 of the Fenland Local Plan, 2014.</p>
11.	<p>Prior to the commencement of development, a Construction Environmental Management Plan (CEMP), shall be submitted to and approved in writing by the</p>

	<p>Local Planning Authority. The CEMP shall accord with and give effect to the waste management principles set out in the adopted Cambridgeshire &amp; Peterborough Minerals and Waste Core Strategy (2011) and Waste Hierarchy when completed. The CEMP shall include the consideration of the following aspects of construction:</p> <ul style="list-style-type: none"> <li>a) Site wide construction programme.</li> <li>b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers,</li> <li>c) Construction hours and delivery times for construction purposes</li> <li>d) Maximum noise mitigation levels for construction equipment, plant and vehicles</li> <li>e) Dust suppression management and wheel washing measures to prevent the deposition of debris on the highway and the general environment</li> <li>f) Site lighting</li> <li>g) Location of Contractors compound and method of moving materials, plant and equipment around the site.</li> </ul> <p>The Construction Environmental Management Plan shall be implemented in accordance with the agreed details, unless minor variations are otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of safe operation of the highway and protection of general residential amenity in accordance with policy LP15 and LP16 and LP19 of the Fenland Local Plan, 2014.</p>
12.	<p>The details required under condition 1 shall also include details of the finished floor level of all buildings and associated external ground levels.</p> <p>Reason: In the interests of visual and residential amenity in accordance with policy LP16 of the Fenland Local Plan, 2014.</p>
13.	<p>The details required under condition 1 shall also include a detailed design of the surface water drainage of the site. The scheme shall be based upon the principles within the agreed Flood Risk Assessment &amp; Outline Drainage Strategy prepared by Andrew Moseley Associates (ref: 20297-FRA-001) dated the 1st February 2021 and shall also include:</p> <ul style="list-style-type: none"> <li>a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;</li> <li>b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;</li> <li>c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);</li> <li>d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);</li> <li>e) Site Investigation and test results to confirm infiltration rates;</li> </ul>



	<p>f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;</p> <p>g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;</p> <p>h) Full details of the maintenance/adoption of the surface water drainage system;</p> <p>i) Permissions to connect to a receiving watercourse or sewer;</p> <p>j) Measures taken to prevent pollution of the receiving groundwater and/or surface water</p> <p>k) A timetable for implantation and completion of the approved scheme</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 in accordance with policy LP14 and LP16 of the Fenland Local Plan 2014.</p>
14.	<p>No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with policy LP14 and LP16 of the Fenland Local Plan 2014.</p>
15	<p>Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to any surface water condition imposed.</p> <p>Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development in accordance with policy LP14 and LP16 of the Fenland Local Plan 2014.</p>

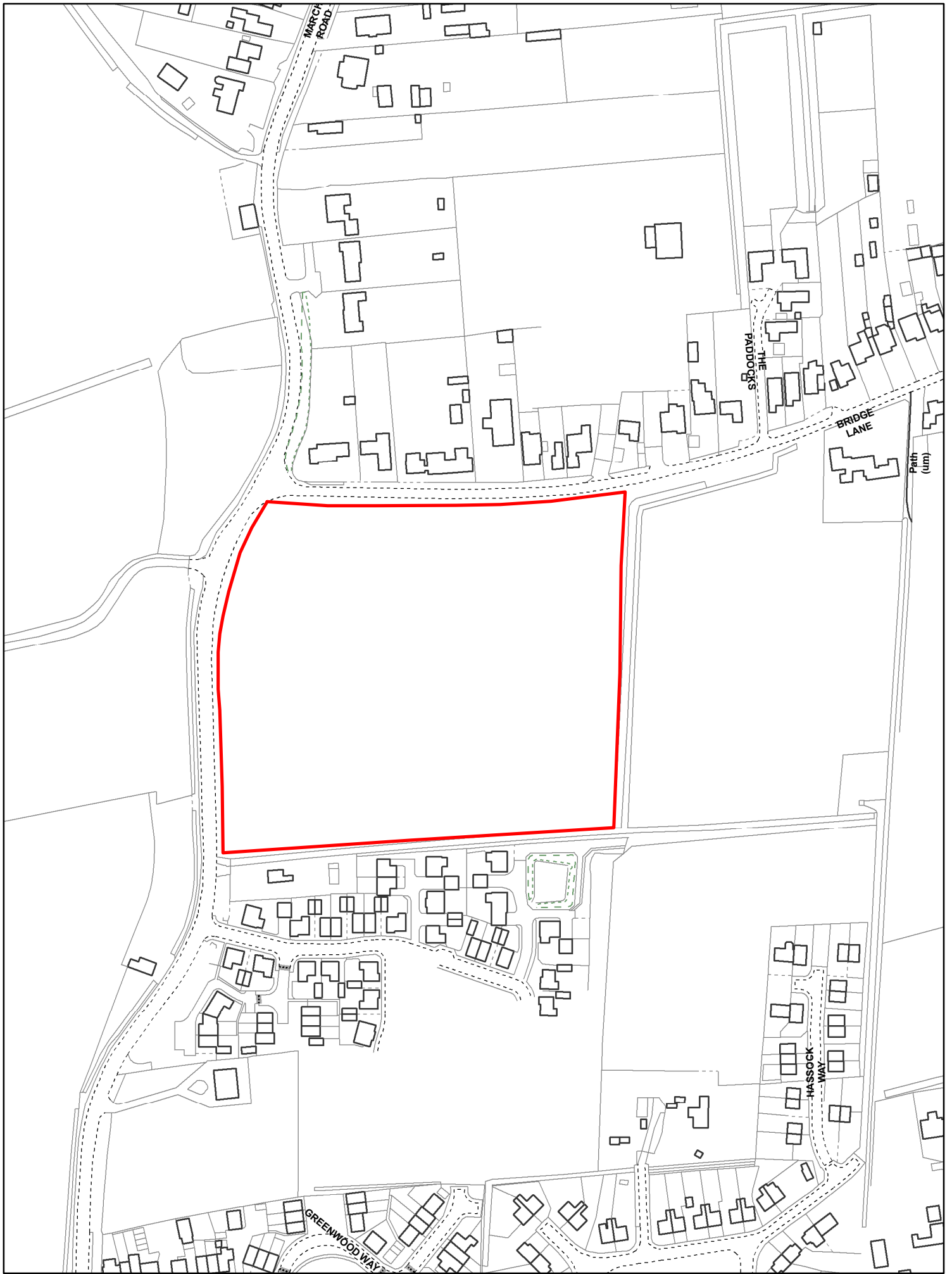
16.	<p>The details required under condition 1 shall also include a Landscape and Ecological Management Plan (LEMP) detailing the biodiversity enhancements and protection measures commensurate to the recommendations as laid out within Section 5 of the submitted Preliminary Ecological Appraisal (Futures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



18.	<p>Prior to the first occupation of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and made available for use prior to the occupation of the first dwelling.</p> <p>Reason: In the interests of the safety of the occupiers and to ensure there are available public water mains in the area to provide for a suitable water supply in accordance with infrastructure requirements within Policy LP13 of the Fenland Local Plan 2014.</p>
19.	<p>Prior to the commencement of development a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme and timetable shall then be implemented on site. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:</p> <p>a) A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the phase 1 risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.</p> <p>b) The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.</p> <p>Reason: To control pollution of land or water in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 178 and 179, and Policy LP16 of the Fenland Local Plan 2014.</p>
20.	<p>If, during development, contamination not previously identified is found to be present at the site:</p> <p>(i) it shall be reported to the local planning authority within 1 working day;</p> <p>(ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been carried out and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;</p> <p>(iii) the remediation strategy shall be implemented as approved;</p> <p>(iv) no occupation of any part of the development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until:</p> <p>a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;</p> <p>b. if required by the local planning authority, any proposals for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.</p> <p>(v) the long-term monitoring and maintenance plan shall be implemented as approved.</p>

	Reason: To control pollution of land or water in the interests of the environment and public safety in accordance with LP2 and LP16 of the Fenland Local Plan 2014.
21.	<p>Prior to the commencement of any development, a scheme for the provision, implementation and long term management and maintenance of foul water drainage shall be submitted and agreed in writing with the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained and maintained in perpetuity.</p> <p>Reason: To ensure a satisfactory method of foul water drainage and to prevent the increased risk of pollution to controlled waters in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.</p>
22.	Approved Plans





Created on: 22/12/2020

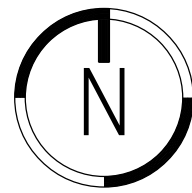
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**F/YR20/1235/O**

Scale = 1:2,500







Cycle calming / gateway

Railings at path access

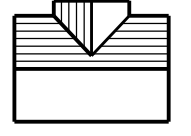
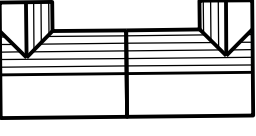
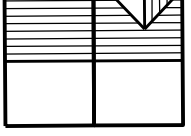
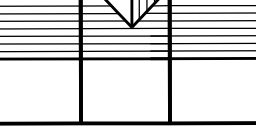

Picnic Area

Cycle calming / gateway

Railings at path access

## March Road, Wimblington (20-6453)

### House Types

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

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

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

#### AMENDMENTS

STATUS: **FEASIBILITY**

CLIENT:

NYC ESTATES LTD

PROJECT NAME:

MARCH ROAD

PROJECT ADDRESS:

MARCH ROAD  
WIMBLINGTON

DRAWING TITLE:

INDICATIVE SITE PLAN

JOB NO:

20-6453

DRG NO:

SK02

REVISION:

N

DATE:

July 20

SCALE:

1:500

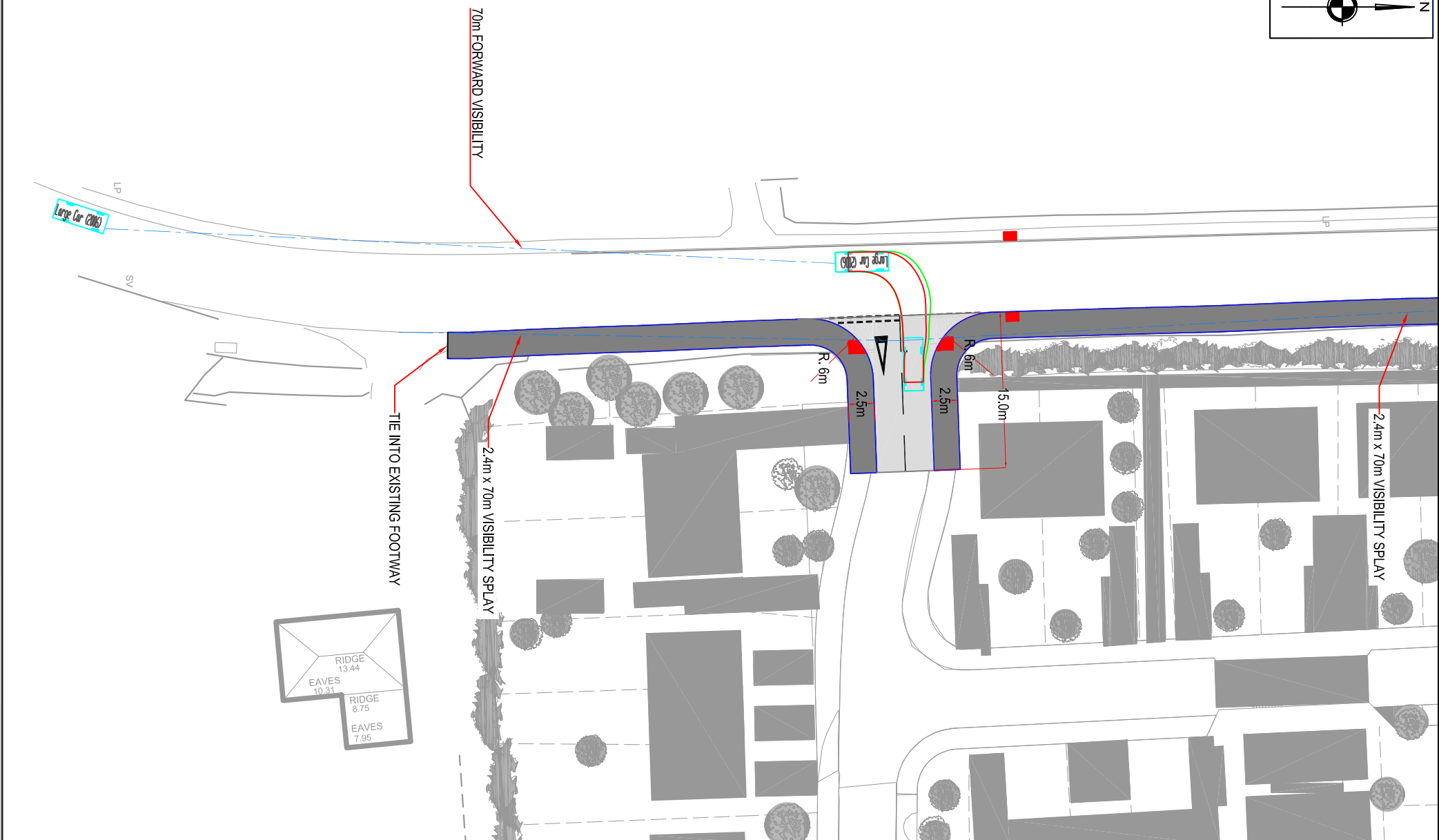
SHEET SIZE:


A1

**S+SA**  
ARCHITECTS

1 CARDALE PARK, BECKWITH HEAD ROAD  
HARROGATE, N.YORKSHIRE, HG3 1RZ  
WWW.SSA-ARCHITECTS.CO.UK  
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NOTES			
<div> <div>  <p>ANDREW MOSELEY ASSOCIATES TRANSPORT AND DEVELOPMENT PLANNING CONSULTANTS</p> </div> <div> <p>Project: MARCH ROAD, WIMBLINGTON</p> </div> </div>			
Client:			
Drawing: NYC ESTATES LTD PROPOSED HIGHWAY IMPROVEMENTS			
Drawn By:	GDM	Date:	17.05.21
Checked:	ATM	Scale:	1:500 @ A3
Drawing No.	AMA/20297/SK021		Rev. -

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**F/YR21/0526/F**

**Applicant: Mr Adam Ivory**

**Agent : Mr Matthew Gosling  
Matt Gosling Architectural Design**

**Land East Of Magnolia Cottage, Kirkgate, Tydd St Giles, Cambridgeshire**

**Erect 1 x dwelling (3-storey 6-bed)**

**Officer recommendation: Refuse**

**Reason for Committee: Referred by Head of Planning on Advice of Committee Chairman**

## **1 EXECUTIVE SUMMARY**

- 1.1 This application seeks full planning permission for the erection of a detached dwelling on land east of Magnolia Cottage, similar applications have been resisted previously on the grounds of relationship to the main settlement of Tydd St Giles and failure to comply with the sequential and exception tests regarding flood risk.
- 1.2 Recent appeal decisions and approvals have seen a number of approvals for residential development within the locality and it is therefore accepted that the location forms part of the settlement and is appropriate for residential development however the earlier flood risk considerations do remain paramount.
- 1.3 Whilst the scheme has demonstrated adherence to policy in respect of its form and appearance and is also viewed as acceptable in terms of residential amenity impacts and highway safety it fails to demonstrate compliance with the Sequential and Exceptions Tests.
- 1.4 Noting that there are other reasonably available sites on which such a development may be located the only response to this proposal must be to withhold consent on flood risk grounds.

## **2 SITE DESCRIPTION**

- 2.1 The site comprises land originally within the boundaries of Magnolia Cottage which has been largely cleared, albeit there are remnants of household detritus and general spoil within the site boundaries.
- 2.2 The land has been subdivided from the host dwelling by high level hit and miss fencing along the western boundary. Temporary fencing forms the rear boundary and also reinforces the common boundary with Ivy Cottage to the east supplementing the low-level boundary fence along this aspect. To the front of the site is an established hedge which extends along the frontage of the side garden to Ivy Cottage.

2.3 The site is within a flood zone 3 location.

### 3 PROPOSAL

- 3.1 The scheme proposes a detached dwelling which follows the general line of Magnolia Cottage, albeit there is a forward projection which contains garaging at ground floor and a bedroom accommodation at first floor. The main footprint of the dwelling is 14.96 metres wide x 8.1 metres deep with a sunroom/balcony projection to the rear of 5.4 metres wide x 3.903 metres deep. The forward projection is offset by 1.5 metres from the eastern flank and projects 7.953 metres forward of the main section of the dwelling. The maximum ridge height of the dwelling is 8.8 metres and the eaves height is 5.1 metres with the lower forward projection having an overall height to the ridge of 6.2 metres.
- 3.2 No materials details have been specified within the submission albeit it is indicated that the property will be finished in facing bricks and the drawings appear to indicate cladding to the forward projection.
- 3.3 With regard to boundary treatments the drawings indicate that the front (northern) boundary and side (eastern) boundary will be formed by 1.7 metre chain link fencing with 1.8 metre close boarded fencing to the southern and western boundaries. No reference is made to the existing hedge which forms the majority of the front boundary at present.
- 3.4 It is noted that the scheme is almost identical to earlier proposals for the site save for the internal remodelling to deliver a further bedroom and revisions to the site layout which show the existing hedge to the front no longer a feature of the ultimate development.

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

### 4 SITE PLANNING HISTORY

F/YR18/0191/F	Erection of a 3-storey 5-bed dwelling with integral garage Land East Of Magnolia Cottage	Refused	19.04.2018
F/YR17/0230/F	Erection of a 3-storey 5-bed dwelling with integral garage Land East Of Magnolia Cottage	Refused	11.05.2017
F/YR13/0798/NONMAT	Non-material amendment: Reposition dwelling 700 mm west and remove 2no ground floor windows on south elevation relating to planning permission F/YR13/0210/F (Magnolia Cottage)	Approved	11.11.2013
F/YR13/3054/COND	Details reserved by condition 5 of planning permission F/YR13/0210/F (Magnolia Cottage)	Approved	28.08.2013
F/YR13/0210/F	Erection of a 2-storey 4-bed dwelling and detached double garage with studio over involving	Granted	23.05.2013



	the demolition of existing dwelling (Magnolia Cottage)		
F/YR12/0346/F	Erection of a 2-storey 4-bed dwelling and detached double garage with studio over involving the demolition of existing dwelling (Magnolia Cottage)	Granted	27.06.2012

## 5 CONSULTATIONS

- 5.1 **Parish Council:** *‘Members considered this application and resolved to offer no objection’.*
- 5.2 **Environment Agency:** Have no objection to the submitted application but identify the need to apply the sequential test. With regard to the FRA the EA confirm that they *‘have no objection to this application, but strongly recommend that the development is carried out in accordance with the submitted flood risk assessment (Ellingham Consulting LTD. ECL0447/MG Design) and the following mitigation measures it details:*
- *The floor level should be set a minimum of 0.3m above ground level with 0.3m of flood resilient construction above finished floor level’.*
- In addition, the EA also offer advice to the applicant in respect of Flood Resilience and Foul drainage.
- 5.3 **Environment & Health Services (FDC):** *‘The Environmental Health Team note and accept the submitted information and have ‘No Objections’ to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. However as there may have been outbuildings on the site the [unsuspected contamination] condition should be imposed’.*
- 5.4 **Cambridgeshire County Council Highways Authority:** *‘The access should be sealed and drained 5 m x 10m as per the appeal site example. Plan to be annotated accordingly, or a pre-commencement condition will be required’.*
- 5.5 **North Level Internal Drainage Board:** *‘North Level District IDB has no comment to make with regard to the above application’.*
- 5.6 **Local Residents/Interested Parties:** One letter of representation has been received which indicates that whilst they *‘support the application of the build and have no issue with a property being built next door to us and Magnolia Cottage [they] have a couple of points we would like considered.*

*The windows on the first floor to the East of the build will be opposite our house and because of the layout of our property will look directly into our two main bedrooms and over our side garden so would like a consideration to these being glazed to be made.*

*The balcony to the rear of the plans will overlook our rear garden/land and we feel will affect our privacy’.*

Apart from these two points [they] have no concerns or objections to this application.

## **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 - Applications should be determined in accordance with the development plan, unless material considerations indicate otherwise

Para. 10 - Presumption in favour of sustainable development

Para. 12 - 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 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise  
Chapter 14 - Meeting the challenge of climate change, flooding and coastal change

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

### **7.3 National Design Guide**

Context C1 - Relationship with local and wider context;

Identity I1 - Respond to existing local character and identity

Built Form B2 - Appropriate building types and forms

Uses U2 - A mix of home tenures, types and sizes

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

Lifespan L3 - A sense of ownership

### **7.4 Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP12 – Rural Area Development Policy

LP14 – Responding to Climate Change and managing the risk of Flooding in Fenland

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP19 – The Natural Environment

### **7.5 Cambridgeshire Flood and Water Supplementary Planning Document**

Developed by Cambridgeshire County Council as Lead Local Flood Authority and adopted by FDC Full Council on 15th December 2016 as SPD

## **8 KEY ISSUES**

- **Principle of Development**
- **Character and design**
- **Residential amenity**
- **Highway considerations**



- **Flood Risk and the Sequential/Exception test**

## **9 BACKGROUND**

- 9.1 As can be noted from the history section above, planning permission has been refused on two separate occasions for an almost identical scheme to that now proposed, with the sole revision being the remodelling of the first floor layout internally to provide a further bedroom within the property. The reasons for refusal on both occasions were as follows:
- (1) Policy LP14 of the Fenland Local Plan (2014) and paragraph 100 of the National Planning Policy Framework and seeks to direct development to areas of lowest flood risk. The development is located within Flood Zone 3, the area of highest flood risk and therefore would result in highly vulnerable development being located in the area of highest flood risk. The application is required to pass a sequential test to demonstrate there are no sequentially preferable sites reasonably available that can meet the developments need. Guidance on the application of the sequential test is given in 'The Cambridgeshire Flood and Water Supplementary Planning Document' adopted by the LPA December 15<sup>th</sup> 2016. The application has failed to demonstrate that sequentially preferable sites are not reasonably available. Therefore the application is considered to fail the sequential test and is therefore contrary to paragraph 100 of NPPF, and Policy LP14 of the Fenland Local Plan( 2014) and contrary to guidance in the Cambridgeshire Flood and Water Supplementary Planning Document.
  - (2) The site is located away from the existing developed footprint of the village and is therefore contrary to Policy LP12, Part A(a) of the Fenland Local Plan 2014. In accordance with Policy LP3 of the Fenland Local Plan the development site is considered to be located an 'Elsewhere' development where development will be restricted to that demonstrably essential to the operation of local agriculture, horticulture or forestry. Given that no justification is included within the application the proposed development is considered to be contrary to Policies LP12 part D and LP3 of the Fenland Local Plan adopted 2014. Therefore, the proposal is considered to represent unsustainable development.
- 9.2 It is noted that the applicant did not submit an appeal in respect of either of these decisions.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1 Tydd St Giles is identified as a small village within the settlement hierarchy contained within Policy LP3 of the Fenland Local Plan and as such development proposals will normally be limited in scale to residential infill. This assumes the premise that the site at Kirkgate forms part of the main settlement.
- 10.2 The granting of consent for 4 plots to the western side of Magnolia Cottage at appeal APP/D0515/W/19/3227741 is material to the consideration of this scheme and as such the concept of infill at this site must be accepted and the earlier reason for refusal on the grounds of Policy LP3 falls away.

### **Character and design**

- 10.3 As indicated in the proposal section above the scheme now proposed is identical to that considered under the earlier two refusals, save for internal revisions which result in the dwelling having an additional bedroom. No objection was raised with regard to the earlier submission in terms of character and design and there would be no grounds to resist the scheme in the context of Policies LP12 or LP16 noting the character of the existing Kirkgate street scene and the conclusions drawn in the appeal decision referenced above, specifically the assessment of the Planning Inspector who noted that *'due to the number of developments around the site I consider that the area is residential in character'*.
- 10.4 The property is of a scale and design commensurate with its setting and aligning with other dwellings along the Kirkgate frontage and as such is acceptable with regard to Policies LP12 and LP16; however it would be necessary should a positive recommendation be forthcoming to clarify details of the boundary treatments as the chain link fencing detailed would not be appropriate within a residential setting such as this.

### **Residential amenity**

- 10.5 Again, it is noted that no residential amenity impacts were identified in respect of the earlier scheme proposals when considered in the context of Policies LP2 and LP16. The property will be situated in line with the dwelling known as Magnolia Cottage and achieves appropriate separation with its neighbours to the east and west. It is noted that representation has been received from the occupiers of Ivy Cottage to the east specifically highlighting concerns relating to the presence of the two windows in the first floor eastern elevation of the dwelling and the balcony projection to the rear. In respect of the former it is noted that these windows serve as secondary windows to the main bedroom and are sited circa 24 metres wall to wall from Ivy Cottage, whilst there may be a level of overlooking with regard to the side garden of this property this would not be so significant as to render the scheme unacceptable in terms of residential amenity. In respect of the balcony area again the distances are such that it is not considered a recommendation for refusal however it would be reasonable, notwithstanding the submitted details, to condition a privacy screen to the eastern flank of the balcony projection to ameliorate overlooking potential. Subject to the above condition recommendation it is considered that the scheme accords with Policies LP2 and LP16 of the Fenland Local Plan (2014).
- 10.6 With regard to the residential amenities of the intended occupier it is noted that the scheme makes provision for private amenity space of a minimum third of the overall plot curtilage, thereby according with Policy LP16(h). Ample space is available within the site for the storage of waste and recycling receptacles and a kerb-side collection is available which accords with the RECAP guidelines.

### **Highway considerations**

- 10.7 The LHA have raised no objection to the proposed scheme albeit they have recommended that *'the access should be sealed and drained 5 m x 10 m as per the appeal site example. Plan to be annotated accordingly, or a pre-commencement condition will be required'*.
- 10.8 Amended drawings have not been sought however this detail, as acknowledged by the LHA, may be secured by condition. With regard to parking provision the scheme amply provides for the three parking spaces required under Appendix A



of the FLP. Based on the above the scheme is considered to accord with the requirements of Policy LP15 of the FLP (2014).

### Flood Risk and the Sequential/Exception test

10.9 Policy LP14 Part B as well as Paragraph 155 of the NPPF express that new developments should adopt a sequential approach to flood risk, where new developments are steered to areas with the lowest possibility of flooding. Paragraph 158 states development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Therefore, proposals for housing should be directed to Flood Zone 1 areas followed by Flood Zone 2 areas and then Flood Zone 3 areas as a last resort.

10.10 The application includes a sequential test evaluation as part of the submitted Planning Statement (PS), this document seeks to demonstrate that there are no available alternative sites within a lesser flood risk designation.

The Cambridgeshire Flood and Water SPD identifies reasonable available sites to be:

- Local Plan allocations;
- Sites with planning permission for the same or similar development, but not yet developed;
- Five-year land supply and/or annual monitoring reports;
- Housing and Economic Land Availability Assessments;
- Local property agents' lettings;
- Historic windfall rates, where appropriate.

10.11 The submitted Sequential Test has been duly considered however a number of sites have been discounted solely on the basis that the agents for those schemes have advised that '*they have not been informed the site will be available in the short/medium term*'

F/YR19/0332/F	Erection of 1no attached 2-storey 2-bed dwelling and a single-storey rear extension to existing dwelling involving demolition of kitchen and garage and formation of parking area - The Palms, 4 High Broadgate, Tydd St Giles	Granted 19.06.2019
F/YR19/0565/O	Erect 1 dwelling (outline application with matters committed in respect of access) Land East of Field House, Hockland Road, Tydd St Giles	Granted 17.10.2019
F/YR19/1008/O	Erect 1 dwelling (outline application with matters committed in respect of access) Land East of 17 Newgate Road, Tydd St Giles	Granted 15.05.2020

Furthermore, the following two sites are listed as 'available'

F/YR19/0518/F	Erect 4 dwellings (2 x 2-storey 4-bed and 2 x 2-storey 3-bed) with garages Land East of Tindall Mill, Kirkgate, Tydd St Giles	Granted 12.09.2019
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- 10.12 However the 'available' sites have been discounted as they are all within flood zone 3, with the proposed site having a 'very low long term flood risk for surface water' with the other two sites being 'low risk' in this regard, as such it is contended that 'it is not considered that there are any reasonably available sites with a lower probability of flooding and the site is considered to pass the sequential test'.
- 10.13 Given that the sites highlighted above have planning permissions in place they are for the purposes of the sequential test sequentially preferable; furthermore, the absence of plans to develop the other sites highlighted again does not preclude them from being considered for the purposes of the Sequential Test.
- 10.14 It is therefore considered that the accompanying sequential test has not fully explored reasonably available site and subsequently renders the sequential test deficient.
- 10.15 Given the failure to pass the sequential test there is no requirement to assess whether the scheme passes the exception test, however it is acknowledged that the FRA has been accepted by the Environment Agency, thereby addressing the 2<sup>nd</sup> part of the exception test. Notwithstanding this the first part of the Exception Test requires that schemes should show 'wider sustainability benefits' and to this end the submission identifies that the 'wider sustainability benefits' of the scheme comprises 'meeting the demands for rural housing'. It is clearly outlined in the Cambridgeshire Flood and Water Supplementary Planning Document at 4.5.9 that *'the general provision of housing by itself would not normally be considered a wider sustainability benefit to the community which would outweigh flood risk'* and as such the scheme would also fail with regard to compliance with the exceptions test.
- 10.16 It is concluded that the scheme fails to satisfy both the Sequential Test and the Exceptions test therefore rendering the proposal contrary to Policy LP14 and as such the scheme must be recommended for refusal on these grounds.

## 11 CONCLUSIONS

- 11.1 Whilst the scheme has demonstrated adherence to policy in respect of its form and appearance and is also viewed as acceptable in terms of residential amenity impacts and highway safety it fails to demonstrate compliance with the Sequential and Exceptions Tests.
- 11.2 Noting that there are other reasonably available sites on which such a development may be located the only response to this proposal must be to withhold consent on flood risk grounds.

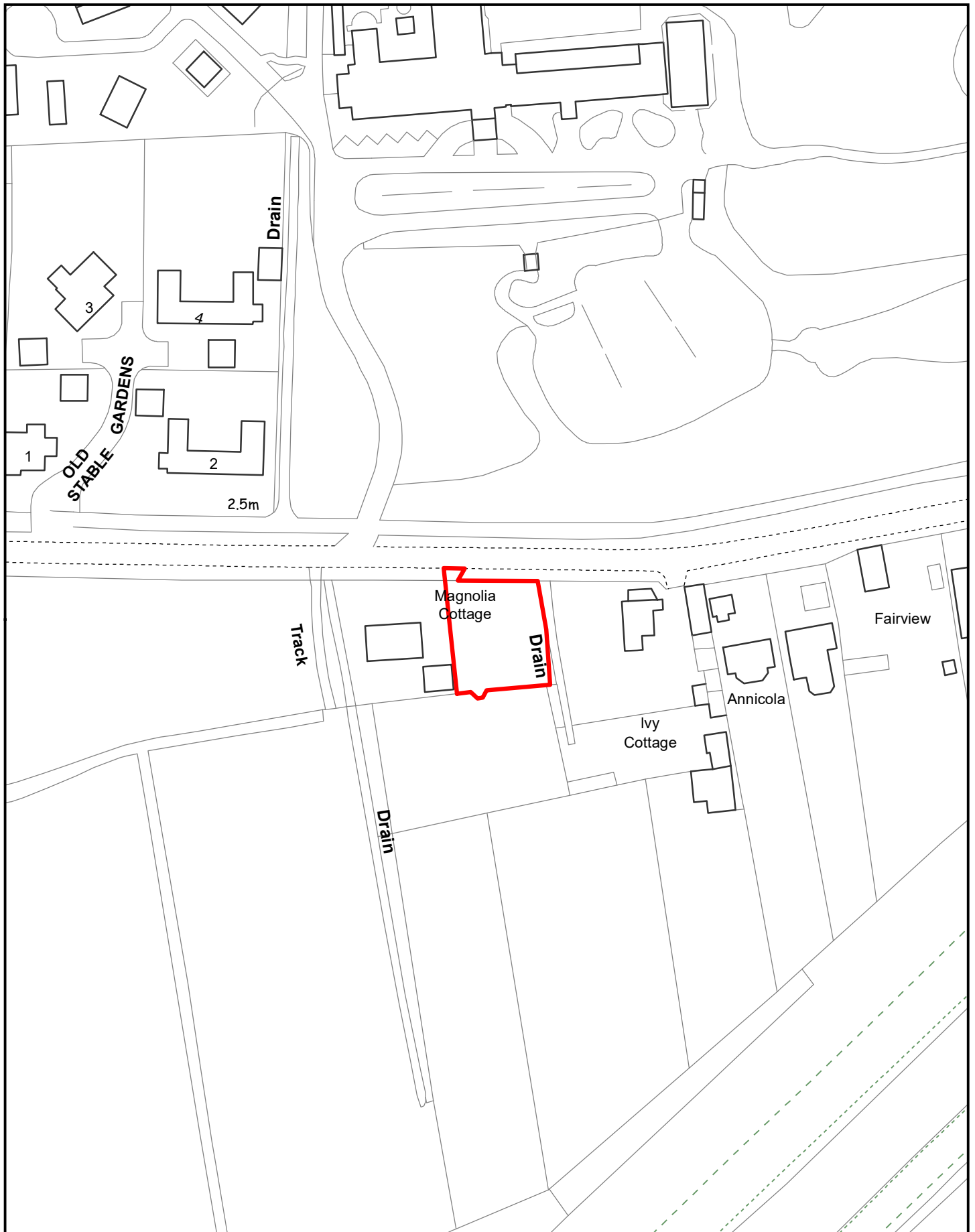
## 12 RECOMMENDATION: Refuse

### Reason for refusal

1	Policy LP14 Part B of the Fenland Local Plan 2014, Paragraphs 155 and
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	<p>158 of the National Planning Policy Framework 2012 and the Cambridgeshire Flood and Water SPD state a sequential test should be applied where new developments are located in areas known to be at risk from any form of flooding. The Policies also express that developments should not be permitted if there are reasonably available sites. The proposed development fails to demonstrate that there are no reasonably available sites within the settlement of Tydd St Giles and therefore provides a deficient sequential test. As such, the proposed development fails to comply with the aforementioned policy. Notwithstanding the schemes failure to meet the Sequential Test it is also apparent that the scheme does not demonstrate 'wider sustainability benefits' and that this would also render the scheme non-compliant with the Exceptions Test.</p>
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**F/YR21/0526/F**

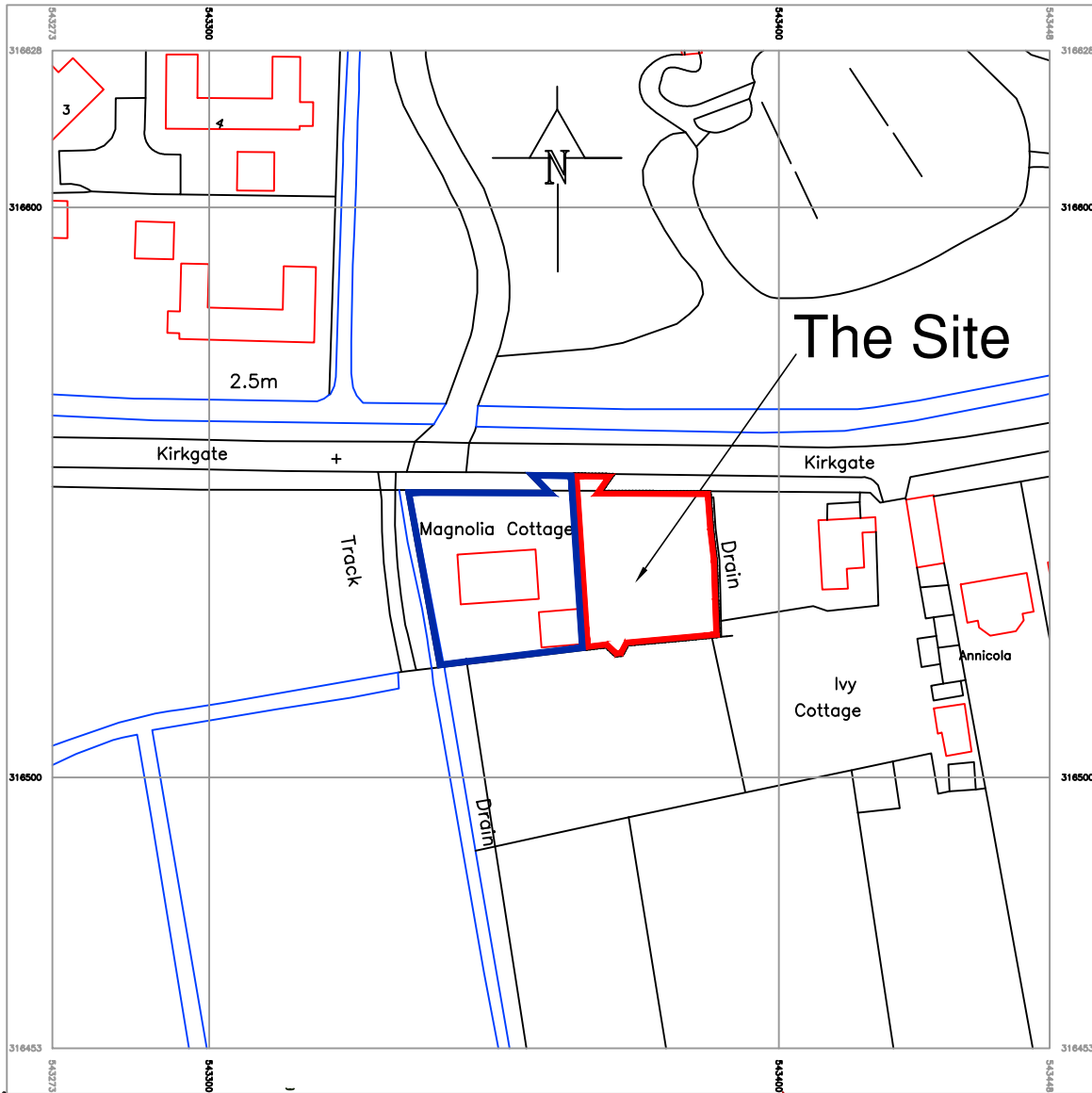
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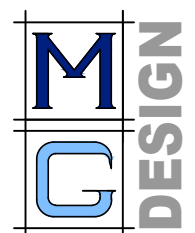
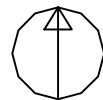
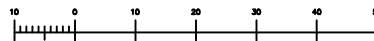


# Tydd St Giles

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Location Map 1:1250

888/21 - AI

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SCALE REFERENCE - 50mm LINE



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REV	DESCRIPTION	DATE

6 Hawthorn Close  
Watlington  
King's Lynn  
Norfolk  
PE33 0HD  
Tel: 01553 811564  
Email: [mattgosling@aol.com](mailto:mattgosling@aol.com)

Project Title  
PROPOSED DWELLING  
ADJACENT MAGNOLIA COTTAGE  
KIRKGATE  
TYDD ST GILES

Drawing Title  
PROPOSED SITE LAYOUT

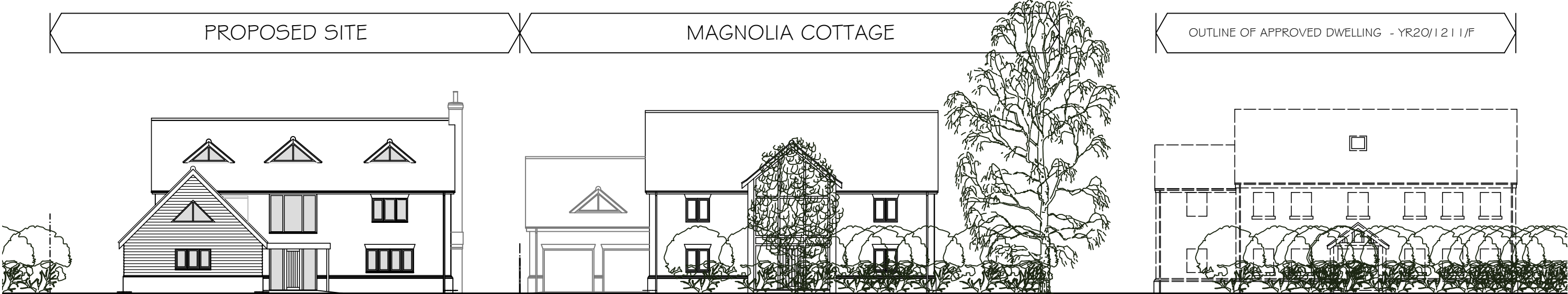
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1:200	Feb 21	MG

Drawing No: 888/21 - 15 Rev: A



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6. Only use figured dimensions.  
7. Any discrepancies to be brought to the Designers immediate attention.

0 50mm 50mm  
SCALE REFERENCE - 50mm LINE



Proposed Street Scene

REV	DESCRIPTION	DATE

M

C

DESIGN

6 Hawthorn Close  
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Project Title		
PROPOSED DWELLING ADJACENT MAGNOLIA COTTAGE KIRKGATE TYDD ST GILES		
Drawing Title		
STREET SCENE		
Scale	Date	Drawn
1:200	May 21	MG
Drawing No:		Rev:
888/21 - 16		

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0 50mm  
SCALE REFERENCE - 50mm LINE



Side (East) Elevation



Rear (South) Elevation

REV	DESCRIPTION	DATE

M

C

DESIGN

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Norfolk  
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Project Title  
PROPOSED DWELLING  
ADJACENT MAGNOLIA COTTAGE  
KIRKGATE  
TYDD ST GILES

Drawing Title  
PROPOSED ELEVATIONS

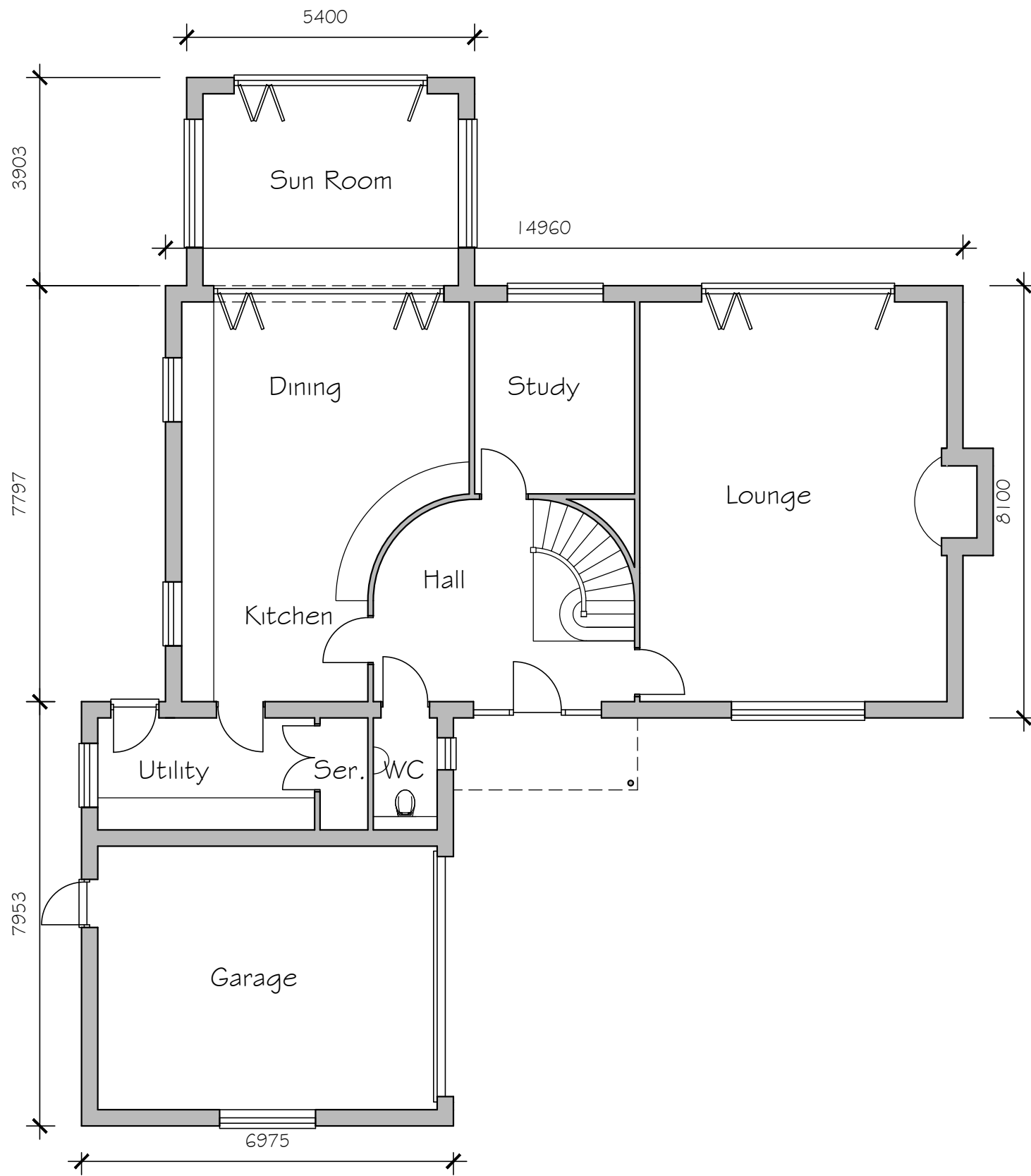
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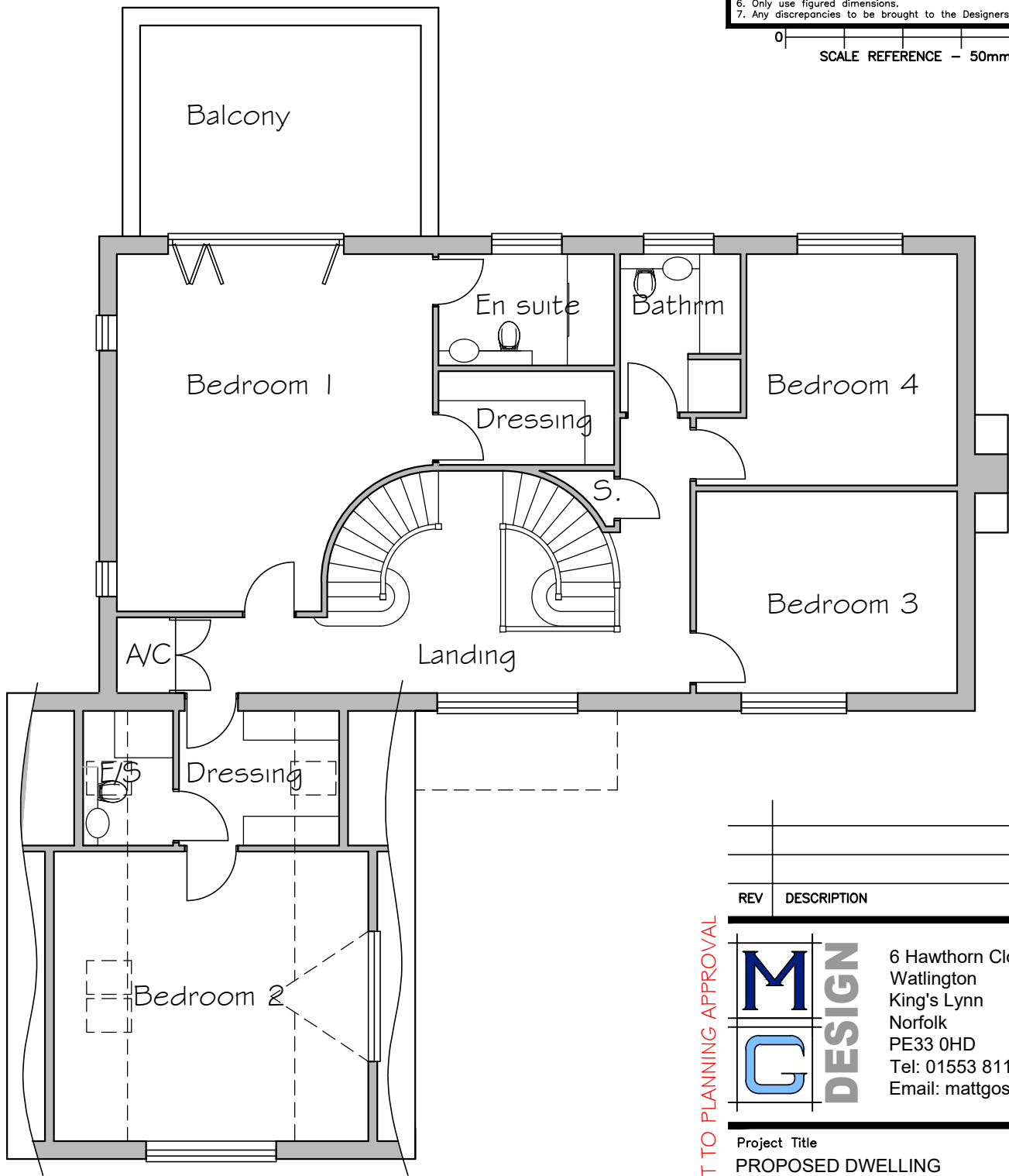
Rev:

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Ground Floor Layout



First Floor Layout

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REV	DESCRIPTION	DATE

**MCG DESIGN**

6 Hawthorn Close  
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 Norfolk  
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Project Title  
**PROPOSED DWELLING  
 ADJACENT MAGNOLIA COTTAGE  
 KIRKGATE  
 TYDD ST GILES**

Drawing Title  
**PROPOSED FLOOR LAYOUTS**

Scale	Date	Drawn
1:100	Feb 21	MG

Drawing No: **888/21 - 12** Rev:

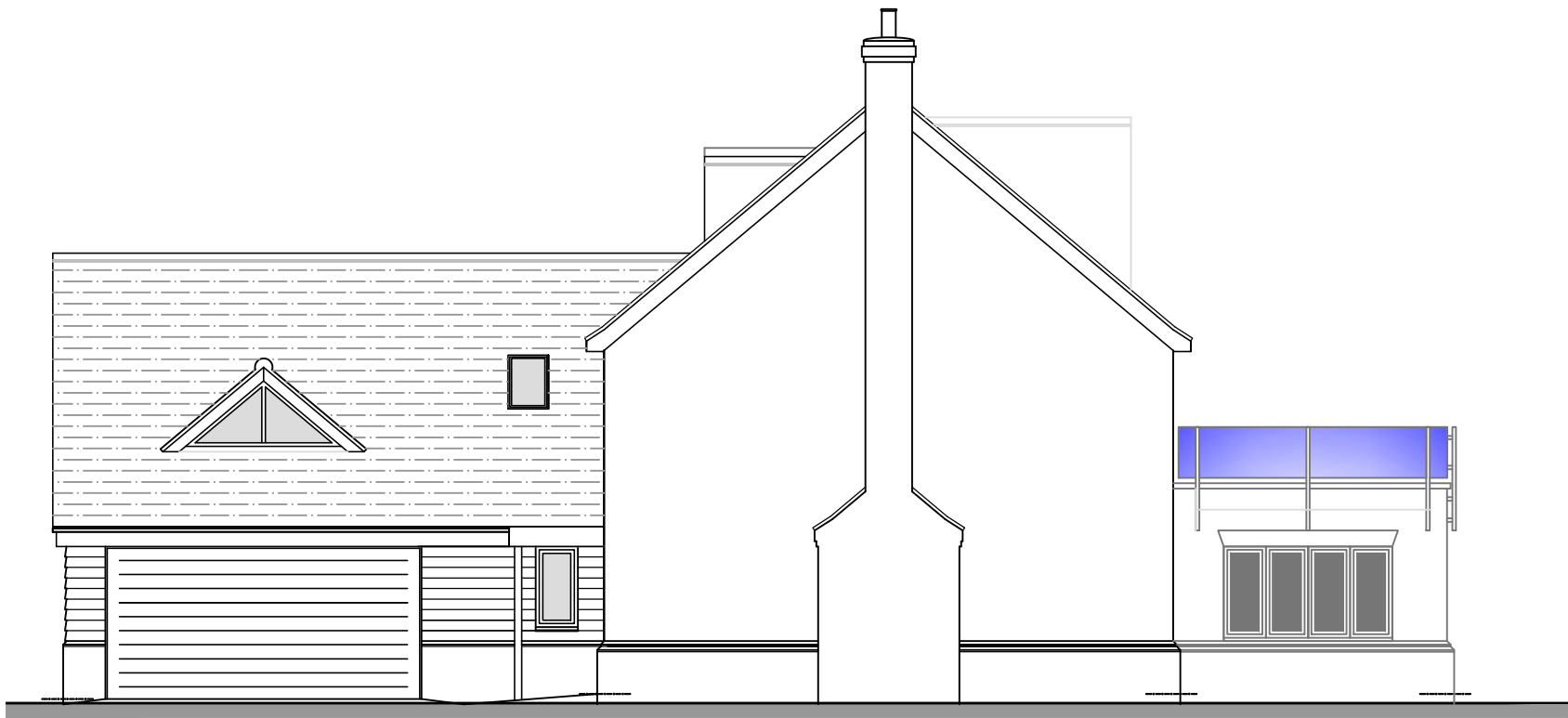
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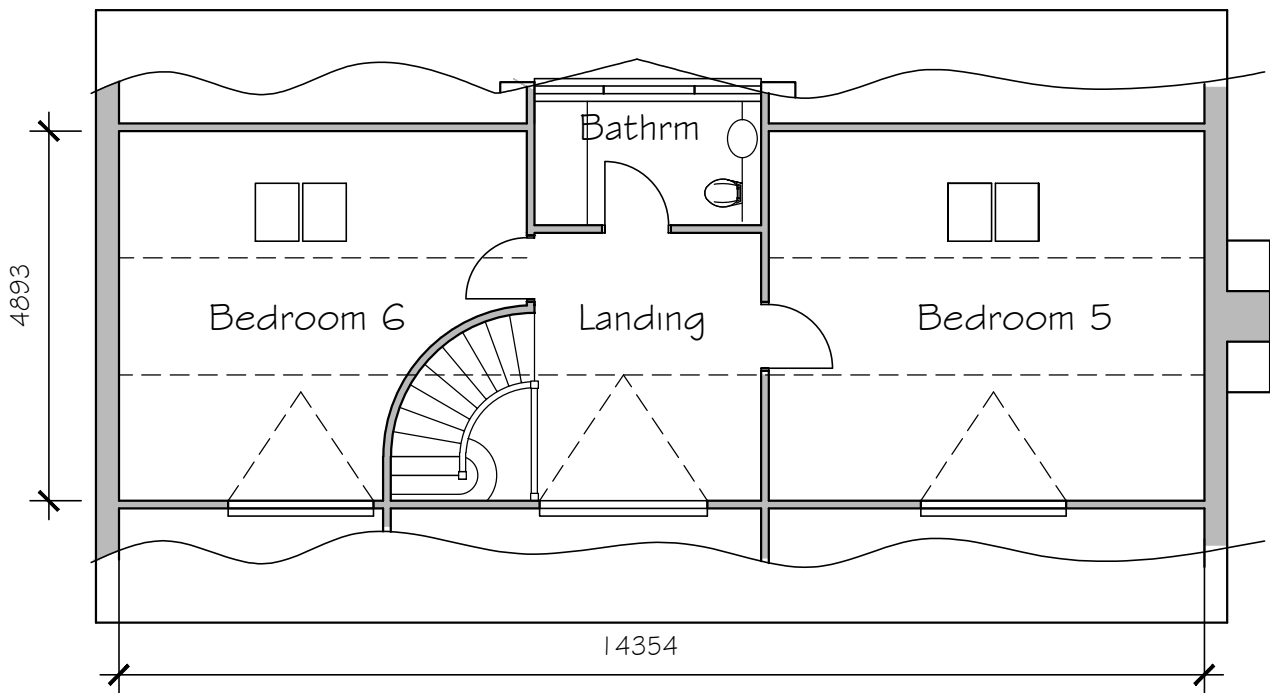
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Front (North) Elevation



Side (West) Elevation



Second Floor Layout

PRELIMINARY - SUBJECT TO PLANNING APPROVAL

REV	DESCRIPTION	DATE

6 Hawthorn Close  
Watlington  
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Project Title

PROPOSED DWELLING  
ADJACENT MAGNOLIA COTTAGE  
KIRKGATE  
TYDD ST GILES

Drawing Title

PROPOSED FLOOR LAYOUT & ELEVATIONS

Scale	Date	Drawn
1:100	Feb 21	MG

Drawing No:

888/21 - 13

Rev:

## **PLANNING APPEAL DECISIONS**

The Council has received the following appeal decisions in the last month. All decisions can be viewed in full at <https://www.fenland.gov.uk/publicaccess/> using the relevant reference number quoted.

This report was deferred from the June 30<sup>th</sup> meeting of the Planning Committee.



**Planning Application Reference: F/YR20/0728/O**

**Site/Proposal:** Erect 1 dwelling (outline application with all matters reserved), Land North Of 25A Newgate Street, Doddington

<b>Officer Recommendation:</b>	Refuse	<b>Decision Level:</b>	Delegated following advice of Committee Chairman	<b>Appeal Decision:</b>	Dismissed
--------------------------------	--------	------------------------	--	-------------------------	-----------

**Main Issues:**

- **The character and appearance of the area**

**Summary of Decision:**

The site comprises garden land to the rear of a 25A which fronts onto Newgate Street and forms a continuous built frontage of dwellings along Newgate Street. The application sought outline planning permission for the erection of a single dwelling within the rear garden of the host dwelling, No.25A.

The application was refused due to the conflict of the development with the settlement pattern and character of the area, therefore contrary to LP12 (Part A) and LP16 of the FLP.

The Inspector noted that in the immediate vicinity of No 25A, there are no other examples of dwellings which have been constructed in the rear garden of frontage properties and accessed via a shared drive from Newgate Street. Furthermore, he considered that the additional movements on the drive associated with two dwellings would make the site more conspicuous in the street scene to the detriment of its character, notwithstanding that the development would be visible from the streetscene despite its secondary position.

The Inspector had regard to examples provided by the Appellant of other backland developments in the area, but did not find any of these directly comparable to the appeal site.

In summary, the Inspector found that the relevant policies of the development plan, namely LP12 (Part A) (d) and LP16(d) were consistent with the NPPF which expects at Paragraph 127, amongst other things, developments to be sympathetic to local character, and establish or maintain a strong sense of place. The Inspector therefore found that the appeal proposal conflicted with the Local Plan and that the other material considerations advanced by the appellant were not sufficient to indicate that the appeal should be allowed.

**Planning Application Reference: F/YR20/0661/O**

**Site/Proposal:** Erect 3 x dwellings (outline application with all matters reserved), Land East Of 17 Burnthouse Sidings, Turves

<b>Officer Recommendation:</b>	Refuse	<b>Decision Level:</b>	Delegated following advice of Committee Chairman	<b>Appeal Decision:</b>	Dismissed
--------------------------------	--------	------------------------	--	-------------------------	-----------

**Main Issues:**

- Suitability of location
- Flood risk

**Summary of Decision:**

The Inspector concluded that the site lay in the open countryside away from established settlements. There were sporadic dwellings in the vicinity, and while the site was not isolated, it was within an elsewhere location under LP3 of the Local Plan and would require future occupiers to access services and facilities by car. The development was therefore in conflict with this policy.

The site was within Flood Zone 3 and no sequential test had been carried out as required by the NPPF. The appellant argued he did not own any other land, which the Inspector disregarded due to advice in the Planning Practice Guidance regarding land ownership not being a sequential constraint, and consequently the Inspector found conflict with Policy LP14 of the Local Plan as sites at a lower risk of flooding would be available.

The Inspector considered the impact on the vitality of nearby settlements, concluding that the remote location of the site was unlikely to result in the use of the limited services in nearby settlements. He also considered the contribution to the District's housing supply, concluding that the small number of dwellings involved would not outweigh the harm created by the proposal.

The appeal was therefore dismissed on the grounds of conflict with the settlement hierarchy and being sequentially unacceptable in flood risk terms.

**Planning Application Reference: F/YR19/10**

**Site/Proposal:** Erect 1no dwelling (single-storey, 2-bed) and boundary close boarded fence approx 1.8m high at Land South Of 1 Otago Road Whittlesey

<b>Officer Recommendation:</b>	Refuse	<b>Decision Level:</b> Committee		<b>Appeal Decision:</b>	Dismissed  Costs awarded to the Council
--------------------------------	--------	-------------------------------------	--	-------------------------	---

**Main Issues:**

- **Effect of the proposed development on the character and appearance of the area**

**Summary of Decision:**

The site lies to the front of the recently constructed dwellings of 27 and 27A Drybread Road. Dwellings along this area of Drybread Road are single-storey, on large plots, which follow an established building line set back from the road. This arrangement is considered to contribute to the open and spacious character of the area. The Inspector agreed that the plot had a closer relationship with the dwellings on Drybread Road than the more dense development on Otago Road and that the proposal would result in tandem development that would appear at odds with the prevailing pattern of linear development. Given the prominent position of the site the development would result in a dominant and incongruous addition in the streetscene.

The Inspector concluded that the proposal would have a significant adverse effect on the established pattern of development and the character and appearance of the surrounding area. Therefore, the proposal would conflict with Policy LP16 of the Fenland Local Plan and DM3 of the Delivering and Protecting High Quality Environments SPD, which seek to ensure high quality development that responds to the character of the local built environment and settlement pattern. Furthermore, it would conflict with the aims of the NPPF and the principles of the NDG which require developments to be well designed, appropriate in building type and sympathetic, well related and respond to local character. The absence of harm in respect of other material considerations is a neutral matter that weighs neither for nor against a proposal.

A costs claim was submitted by the Council on the basis that the appeal followed previous appeal decisions, including a recent decision in respect of a very similar proposal, where an Inspector decided the proposal was unacceptable and that the circumstances have not materially changed in the interim. The Inspector concluded that the Council had been put to the expense of defending their position when the appeal had effectively no chance of succeeding and as such the appellant had acted unreasonably. A full award of costs to the Council was given.