

AGENDA

PLANNING COMMITTEE

WEDNESDAY, 26 APRIL 2023

1.00 PM

**RICHARD YOUNG SUITE, BOATHOUSE
BUSINESS CENTRE, WISBECH, PE13 3BH**

Committee Officer: Jo Goodrum
Tel: 01354 622285
e-mail: memberservices@fenland.gov.uk

Whilst this meeting is being held in person, we would encourage you to view the meeting via You Tube:

- 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/YR22/1032/O
Land West Of, Princess Avenue, March
Erect up to 125 x dwellings with associated infrastructure, drainage and landscaping (outline application with matters committed in respect of access) (Pages 5 - 40)

To determine the application.
- 5 F/YR22/1156/O
Land North Of 96A To 100, Westfield Road, Manea
Erect up to 26 x dwellings, involving the formation of a new access (outline application with matters committed in respect of access) (Pages 41 - 52)

To determine the application.

- 6 F/YR21/0855/F
7 Wisbech Road, March
Erect 18 x dwellings with associated garages, parking and landscaping, and the formation of an access, involving the demolition of existing outbuilding (Pages 53 - 72)

To determine the application.

- 7 F/YR22/1190/FDC
Land North Of 84 Upwell Road Access From, Smiths Drive, March
Erect a dwelling (outline application with matters committed in respect of access) (Pages 73 - 80)

To determine the application.

- 8 F/YR23/0113/PIP
Land North Of 10, Primrose Hill, Doddington
Residential development of up to 9 x dwellings (application for Permission in Principle) (Pages 81 - 96)

To determine the application.

- 9 F/YR23/0188/O
Land South Of 30, Eastwood End, Wimblington
Erect a dwelling (outline application with all matters reserved) (Pages 97 - 108)

To determine the application

- 10 F/YR22/0493/O
Land North And East Of Goosetree House, Selwyn Corner, Guyhirn
Erection of up to 2 single-storey dwellings involving the demolition of existing outbuildings (outline application with all matters reserved) (Pages 109 - 118)

To determine the application.

- 11 F/YR22/0640/O
Land West Of Broadlands, Whitemoor Road, March
Erect up to 3no. dwellings (outline application with all matters reserved) (Pages 119 - 130)

To determine the application.

- 12 F/YR22/0783/F
Land North Of 20, Eastwood Industrial Estate, Eastwood End, Wimblington
Change of use from agricultural field to a builder's yard (B2) including the siting of a portacabin office, and erection of aggregate bays and a 2.4m palisade fence, and the formation of a swale (Part Retrospective) (Pages 131 - 150)

To determine the application.

13 F/YR22/1037/F

Land South West Of The Old Post Office, Upwell Road
Erect a dwelling (single-storey, 2-bed) (Pages 151 - 164)

To determine the application.

14 F/YR22/1259/F

3 Silver Street March
Erect 1 x dwelling (2-storey 3-bed), and erection of a single-storey rear extension to existing dwelling, involving the demolition of existing conservatory and outbuilding (Pages 165 - 174)

To determine the application.

15 Items which the Chairman has under item 2 deemed urgent

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

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F/YR22/1032/O

Applicant: Richborough Estates

**Agent : Mr Simon Atha
Boyer**

Land West Of, Princess Avenue, March, Cambridgeshire

Erect up to 125 x dwellings with associated infrastructure, drainage and landscaping (outline application with matters committed in respect of access)

Officer recommendation: Grant

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

1 EXECUTIVE SUMMARY

- 1.1 This is an outline application for up to 125 dwellings (20% affordable) on the south-west side of March to the west off Princess Avenue. March is considered to be a Market Town in Policy LP3 the Council's settlement hierarchy where the majority of the district's new housing should take place. The site is part of the West March Broad Concept Plan (site allocation in the adopted local plan). The BCP was adopted by Planning Committee 14th July 2021.
- 1.2 The proposed access is at the western end of Princess Avenue which accords with the adopted BCP.
- 1.3 Significant numbers of residents have objected particularly regarding the access.
- 1.4 March Town Council raise no objection.
- 1.5 The Local Highway Authority does not identify any reason on which to refuse on highway grounds.
- 1.6 The Local Lead Flood Authority gives no reason on which to refuse the application on flood risk grounds.
- 1.7 The application is considered against the relevant national and local planning policies. The balanced recommendation considers the proposal would not result in substantial harm, subject to conditions and the receipt of an acceptable Section 106 Agreement.

2 SITE DESCRIPTION

- 2.1 The 4.9-hectare greenfield site was last used for grazing livestock. It is enclosed by field hedges and scattered trees with an existing gated access off Princess Avenue. The site is largely flat but abuts St Thomas's cut (drain) which drops approximately 1.6 metres from the field level. This abuts existing housing on Princess Avenue and Crown Close. To the east is a Nursing home (separated from the application site by a field, and to the north-east is the recreation ground. The northern edge of the site abuts trees and scrubland to the north.

3 PROPOSAL

- 3.1 The application for up to 125 houses, is in outline form with only access from Princess Avenue included as a detailed matter for consideration. The proposal includes 20% affordable housing, 70% affordable rent and 30% shared ownership. Infrastructure contributions include pro rata for a total of £ 2000 per dwelling (up to 125 dwellings subject to what total comes forward in detail) totalling £250,000, including Education, NHS and Libraries, and including off-site highway works at the B1101 High Street/St Peter's Road junction.
- 3.2 The application includes a Parameter Plan with residential areas and areas of vegetation, public open space and sustainable drainage areas defined together with x2 Local Areas of Play (LAP) and a larger Local Equipped Areas of children Play (LEAP), vehicular and pedestrian (including public right of way) and access into a separate area of proposed housing in the BCP to the south-east from this site. This parameter plan is therefore for determination in order to guide the reserved matters application. An illustrative layout was submitted that accords with the parameter plan giving a more detailed road internal road layout that could accommodate the development, this is not for determination.
- 3.3 The application is accompanied by the following reports:

Planning Statement,
Flood Risk Assessment,
Heritage Statement,
Arboricultural Method Statement
Statement of Community Involvement
Transport Assessment and Travel Plan
Landscape and Visual Appraisal
Air Quality Assessment
Contaminated Land Desk Study
Ecological Impact Assessment
Health Impact Assessment.

- 3.4 Full plans and associated documents for this application can be found at:
[F/YR22/1032/O | Erect up to 125 x dwellings with associated infrastructure, drainage and landscaping \(outline application with matters committed in respect of access\) | Land West Of Princess Avenue March Cambridgeshire \(fenland.gov.uk\)](#)

4 SITE PLANNING HISTORY

F/YR08/0596/SC Screening and Scoping Opinion:- Residential (up to 1700 dwellings) and business (5 ha appx) development, community and open space Land West of The Avenue, March - Further info not required 29.08.2008

F/YR20/0223/BCP West March strategic allocation - Approved 14.07.2021

5 CONSULTATIONS

5.1 Wildlife Officer

*Recommendation: The application scheme is acceptable but only if conditions are imposed. Assessment/Comment:
The principle of the site and the proposed mitigation, compensation and enhancement as laid out within the Ecological Report are well designed and I have*

no real complaints. However there remains some significant questions which must be planned around for the detailed design. The plan of lighting the site will be vital to ensuring that the proposed landscaping will achieve its goals at replacing the loss of the bat feeding habitat. The swales must not be lit in any way, even with “bat sensitive” lighting.

While I am happy that the proposed site will result in biodiversity net gain. None of the documentation makes comment on the existing habitat condition or the target habitat condition. The EDS conditioned above must contain methodology which will result in the proposed habitats reaching the targets. If it is determine that these targets are unreachable then the BNG calculations must be re done. In the extreme case that this results in a net loss of habitat, offsite compensation will be required. The full BNG metric spread sheet must be submitted with the EDS. The current landscaping proposals do not detail proposed ecological enhancements to the site, or the proposed species mixes for the hedge rows. The Conditions ensure that those details are captured within the final draft.

Conditions

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

- (a) All ecological enhancements, mitigation and compensation as recommended within the Ecology Report (RammSanderson, August 2022);*
- (b) Planting plans to all public areas, retained hedge and trees, species, numbers, size and density of planting;*
- (c) Boundary treatments.*

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

Any trees, shrubs or hedges forming part of the approved landscaping scheme that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced.

Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

2. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Summary of potentially damaging activities.*
- b) Identification of “biodiversity protection zones”.*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site.*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*

- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

3. No development shall take place until an ecological design strategy (EDS) addressing the creation of mitigation and compensation habitat both on and off site. The EDS shall include the following:

- a) Purpose and conservation objectives for the proposed works.*
- b) Review of site potential and constraints, including a submission of the full spreadsheet of the Biodiversity Metric 3.1 Assessment.*
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.*
- d) Extent and location/area of proposed works on appropriate scale maps and plans.*
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.*
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.*
- g) Persons responsible for implementing the works.*
- h) Details of initial aftercare and long-term maintenance.*
- i) Details for monitoring and remedial measures.*
- j) Details for disposal of any wastes arising from works.*

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

4. No external lighting shall be erected until, a "lighting design strategy for biodiversity" for all lighting across the site 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 breeding birds and bats 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.

Informative –

Where it is intended to create semi-natural habitats, all species used in the landscaping schedules shall be locally native species of local provenance unless otherwise agreed in writing with the local planning authority.

5.2 FDC Environmental Health

Reference to 'the remaining suite of contaminated land conditions' means that the first part of the full suite of contaminated land conditions has already been completed in that a Phase 1 or 'Desk Study' has been undertaken to help support this application. As the Phase 1 recommends a Phase 2 (intrusive investigation) now needs to be undertaken, it means we can simply remove the first part of the contaminated land conditions (Part a) where it refers to a Desk Top Study and go straight to part B where the condition refers to the site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor etc.

Conditions

'Prior to the commencement of the development hereby approved a scheme and timetable to detail with contamination of land and/or groundwater shall be submitted to and approved in writing by the Local Planning Authority. This scheme should align with the recommendations of the Phase One Contaminated Land study undertaken and shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

- (a) a site investigation including intrusive ground investigations to confirm ground conditions, establish the presence and extent of made ground and assess the contamination of the site.*
- (b) a recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. This investigation to be in accordance with a methodology agreed by the LPA.*
- (c) A pre-demolition/refurbishment asbestos survey, undertaken by a specialist asbestos consultant (if relevant)*
- (d) Further investigation in respect of ground gas potential and asbestos testing on soil samples.*
- (e) A written method statement for the remediation of land and/or groundwater contamination affecting the site, including an asbestos management plan, shall be submitted to and approved in writing by the Local Planning Authority. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.*

Following written LPA approval of the Site Investigation the LPA will require:

- (f) 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.*

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)

Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full. The additional information required by this condition is considered necessary to make the development acceptable in planning terms.

The last bit of the suite of contaminated land conditions relates to 'Unsuspected Contamination' where in the event contamination not previously discovered is encountered during development, then work shall stop, and a further investigation of the encountered contamination shall be investigated etc. before further development takes place.

5.3 CCC Highways (Transport Assessment Section)

Transport Assessment Review 10th October 2022

The proposed site is part of the west March strategic allocation.

Local Highway Network

The description of the local network is acceptable.

No assessment has been made of the route to school.

An ATC survey has been undertaken on Princess Avenue

MCC were undertaken at 5 junctions on 15 June 2022, it is assumed this is the applicants proposed study area. The study area is acceptable. The proposed network peaks are acceptable.

Accident Data- The latest 5 years accident data has been provided and no cluster sites have been identified.

Local Facilities - It is noted that there are a number of facilities within walking/cycling distance.

Pedestrian and Cycle Accessibility- Has consideration been given to providing a 3m wide shared use surface from the site access, along Princess Avenue to join with the B1101? It is noted the existing carriageway is 6m wide and there are grass verges. If this were a proposed isolated development, I would agree it would be appropriate to accommodate cyclists on road but given this is part of a much bigger allocation this is not acceptable.

Although this is an outline application, why has a pedestrian route been provided to the rear of houses where it is not overlooked and bounded by a hedge on the other side? The site feels very separate from the rest of the allocation with just two small low key pedestrian access points. The proposals as submitted do not comply with LTN1/20.

Bus Accessibility- The nearest bus stops are within walking distance of the site, both north and south stops are flag and poles only. There is very limited scope to provide any additional infrastructure.

Bus Stop Improvements - A detailed plan needs to be provided showing the proposed mitigation. The applicant will also need to agree with the local parish council that they will maintain a bus shelter.

Traffic Generation -The use of TRICS and census data is acceptable.

Given the train station is outside acceptable walking distance, these trips are likely to be vehicle trips. The assessment of comparing TRICS trips against existing trips of current residents in Princess Avenue is note, the trip rates are broadly similar.

Traffic Distribution and Assignment - The use of census data to determine traffic distribution is acceptable.

Committed Development - It should be assumed that all trips generated from committed development which head south from the Peas Hill roundabout will hit

the Mill Hill Roundabout. If no committed development traffic is assumed to be using the Mill Hill roundabout, then it's likely the capacity assessment will not be representative of what is happening on the ground. The assessment scenarios are acceptable.

Full details need to be provided on how the growth rates were calculated (what settings were used in TEMPRO).

B1101/Princess Avenue Junction

A dimensioned plan needs to be provided showing the inputs into junctions9. It is noted that this junction is operating within capacity in all scenarios.

B1101/Cavalry Park Junction - A dimensioned plan needs to be provided showing the inputs into junctions9

It is noted that this junction is operating within capacity in all scenarios.

B1101/St Peters Road Junction

The LinSig file needs to be emailed to the Highway Authority for full review.

B1101/Burrowmoor Road Junction

A dimensioned plan needs to be provided showing the inputs into junctions9. It is noted that the development does have an impact on the operation of this junction.

B1101/Barkers Lane / Jobs Lane Junction

A dimensioned plan needs to be provided showing the inputs into junctions9. It is noted that this junction is operating within capacity in all scenarios.

A141/B1101 / March Road Junction

A dimensioned plan needs to be provided showing the inputs into junctions9. Given that no traffic from some committed developments is not included within this assessment, the assessment may be underestimating traffic conditions.

Mitigation Scheme- The Highway Authority are unable to determine the developments impact on this junction without the LinSig file.

A contribution amount has not been presented by the applicant.

Given CCC do not have a final design or any funding towards this junction improvement scheme, without the applicant undertaking any physical works the Highway Authority may request no occupation of the development until the improvement scheme has been delivered on the ground.

Sensitivity testing- A sensitivity test has been undertaken, taking into account the rest of the allocation.

It is unclear where the West March flows have come from, they do not appear to match the ones we hold on-file, additional information is therefore required.

Conclusion

The application as submitted does not include sufficient information to properly determine the highway impact of the proposed development. Were the above issues addressed the Highway Authority would reconsider the application. CCC therefore requests that this application not be determined until such time as the additional information above has been submitted and reviewed.

The applicant has proposed off-site works either by way of contributions or provision of the works themselves. It is understood the LHA agrees with this in principle but is testing the details to ensure the scheme is deliverable and the final comments will be included in the updates to members.

5.4 CCC Highways (Development Management)

23rd October 2022

The updated Parameter Plan (drawing 004 Reb D) has addressed my previous comments and is acceptable. I note that the Parameter Plan includes a vehicular access route to the land south-east of the site, which is included in the Local Plan allocation and the West March Broad Concept Plan. This principle is accepted but the layout shown on drawing 006 Revision F may prohibit such access as it is not appropriate for access to be formed on the end of a turning head. However, I accept the layout is illustrative only, but the applicant will need to take note when preparing any future reserved matters applications. The applicant should also consult CCC's General Principles for Development document prior to submission of a reserved matters application inclusive of layout.

<https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-and-pathways/highways-development>

Based on the revised submission, I do not object to the application, but I acknowledge that the County's Transport Assessment team have outstanding comments. They will provide a response separately.

Please append the followings Conditions and Informatives to any permission granted:

1. Construction Facilities: Prior to the commencement of the development hereby approved adequate temporary facilities area (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

2. Gates/Enclosure/Access Restriction: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking, amending or re-enacting that order) no gates or other means of enclosure shall be erected across the vehicular access hereby approved.

Management of Estate Roads: Prior to the occupation of the first dwelling/use hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Wheel Wash Facilities: Development shall not commence until fully operational wheel cleaning equipment has been installed within the site. All vehicles leaving the site shall pass through the wheel cleaning equipment which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The wheel cleaning equipment shall be retained on site in full working order for the duration of the development.

5.5 NHS (Cambridgeshire and Peterborough ICS)

The proposed development is likely to have an impact on the services of the GP Practice operating within the vicinity of the application Cornerstone & Mercheford Practice. These practices have a combined registered patient list size of 15,788 and this development of 125 dwellings would see an increase patient pressure of 300 new residents which would require additional GP/Nurse / (Admin support) workforce to support increase in appointments : GP = 0.15 / Nurse = 0.10 and Admin = 0.29 with a resulting increase on estate demand of 20.57 sqm net internal area.

A developer contribution will be required to mitigate the impacts of this proposal. CAPICS calculates the level of contribution required, in this instance to be £75,126.86. Payment should be made before the development commences. CAPICS therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section 106 planning obligation. In its capacity as the healthcare provider, CAPICS has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development. The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development. Assuming the above is considered in conjunction with the current application process, CAPICS would not wish to raise an objection to the proposed development. Otherwise, the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated. The terms set out above are those that CAPICS deem appropriate having regard to the formulated needs arising from the development. CAPICS are satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.

5.6 Anglian Water

Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary. The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated. Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station. The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of March Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

This response has been based on the following submitted documents: The Amended Flood Risk Assessment dated 23rd January 2023 Based upon the above reference documents, the proposed connection is acceptable. We do not require a condition in planning for foul water. 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.

*INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991.
Contact Development Services Team 0345 606 6087.*

INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with sewer sector guidance, design and construction guidance for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments in the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be reconsulted to ensure that an effective surface water drainage strategy is prepared and implemented.

5.7 Cambs Police Designing Out Crime Officer

I have viewed the documents in relation to crime, disorder and the fear of crime and have searched the Constabulary crime and incident systems covering the above location for the past 2 years. At present, I would consider this to be an area of low risk to the vulnerability to crime. This proposed layout should provide for high levels of natural surveillance with pedestrian and vehicle routes in the main, aligned together, well overlooked and that pedestrian safety has been considered. Vehicle parking appears to be predominantly in-curtilage to the front/sides of properties, allowing owners the ability to view their vehicles from inside their home

from active windows. Permeability should be limited to essential areas/routes only, away from access to rear of properties and this will also provide high levels of territoriality amongst residents.

I will reserve further comment until we have received the reserved matters/full application. Our office would be happy to discuss Secured by Design and measures to reduce the risk to vulnerability to crime prior to receiving the above-mentioned applications.

5.8 CCC Lead Local Flood Authority

After receiving an amended FRA/drainage strategy on 27th March the LLFA removed its objection stating the following:

We have reviewed the following document:

Flood Risk Assessment, PJS Land Development Limited, Ref: PJSL22-002-DOC-01D, Dated: 23 January 2023

Based on this, as Lead Local Flood Authority (LLFA) we can remove our objection to the proposed development.

The submitted documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving and open attenuation structures before discharging surface water at a total rate of 10.6 l/s between two outfalls into the adjacent watercourse. The scheme has been amended to ensure that a 3.5m wide easement strip has been accommodated to permit suitable access for maintenance to the drain along the site boundary.

We request the following conditions are imposed:

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 prepared by PJS Land Development Limited (ref: PJSL22-002-DOC-01D) dated 23 January 2023 and shall also include:

a) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance

Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance.

b) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it).

c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections).

d) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants.

e) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems,

f) Full details of the maintenance/adoption of the surface water drainage system and all associated drainage infrastructure,

- g) Permissions to connect to a receiving watercourse or sewer,*
- h) 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.

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.

Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority.

Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.

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

Informative

OW Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-and-waste/watercourse-management/>

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

Pollution Control - Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

5.9 CCC Archaeology

Our records indicate that the site lies in an area of high archaeological potential, located close to the fen edge and to the south of the historic core of March. Archaeological investigations have taken place to in the adjacent fields to the west and south of the development area (Cambridgeshire Historic Environment Record reference ECB6407). The investigations revealed Iron Age and Roman occupation evidence, most notably evidence for roundhouses directly to the west of the development area. Further Roman remains have been identified to the 550m to the south-west of the site where a Roman building has been identified from cropmarks (PR09009), with Roman settlement remains being identified from archaeological investigations to the adjacent east (MCB30551).

Later features in the area include a medieval moated site 250m to the south-west, and ridge and furrow cultivation seen across the adjacent areas (e.g. MCB13688). We are aware of the archaeological Desk Based Assessment and note the comments regarding the parallel ditched earthwork at the north end of the site (MCB28722) which are present on the historic tithe map (Desk Based Assessment figures 6 and 7). If we find, though evaluation, that they represent an historic landscape feature, such as a ditched embanked road rather than 'a selion of ridge and furrow' (Desk Based Assessment 3.11 and 5.2), then we will be looking to see that they are preserved and utilised in the master plan of the new development rather than see the loss of the earthwork by development. The illustrative layout of the development appears to show that this feature will be preserved as open space, with partly hedged boundaries very tightly defined on the earthwork ditches – following the requirement of FDC Local Plan policy for archaeology in LP9 (reproduced on p4 of the Desk-Based Assessment). If this proves to be an accurate depiction of the earthwork, then it may be a satisfactory response to the archaeological evidence but would need a small interpretation board to explain what it is.

In this particular case, we agree with the recommended approach outlined in the Desk Based Assessment, of placing an archaeological condition on planning consent to secure a trench-based evaluation, given the results of pre-determination work carried out for the larger West March development area (ECB6407) but reserve the right to alter the development layout should significant archaeological evidence warrant this response.

Therefore, due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. Usage of the following condition is recommended:

1 No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work that

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 and digital archives.*

Informative:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WS

5.10 CCC S106 Contributions

The County Council requests the following:

Libraries £28,438

Early Learning, £25,551 per place (38 places from the development)

Primary School £25,551 per place (50 places)

Secondary School £25,253 per place (32 places).

A detailed justification supports these requests.

5.11 FDC Housing Strategy

14th October 2022

Policy LP5 of the Fenland Local Plan seeks 25% affordable housing on developments where 10 or more homes will be provided. Major developments (10 or more dwellings) 25% affordable housing (rounded to the nearest whole dwelling) Tenure Mix 70% affordable housing for rent (affordable rent tenure) and 30% other affordable routes to home ownership tenure (shared ownership housing) We are pleased to note that 25% of homes are being proposed as affordable housing which equates to 31 affordable dwellings in this instance. The current tenure split we would expect to see delivered for affordable housing in Fenland is 70% affordable rented tenure and 30% shared ownership. This would equate to the delivery of 22 affordable rented homes and 9 shared ownership based on the provision of 25% affordable housing. I note that the Planning Statement submitted as part of this application includes the following tenure mix proposal:

Affordable Homes (25% = 31 units)

37.5% Affordable Rented Tenure

37.5% Intermediate Tenure

25% First Homes First Homes Please see the below link to our First Homes the tenure mix and dwelling types for the affordable homes to be provided

Following the applicant's discussions with Housing Strategy the proposal changed to 20%. The Housing Strategy accept that due to the Council's position regarding viability the applicant's changed position to 20% affordable with a 70% affordable rent and 30% shared ownership would be acceptable.

5.12 Cambs Fire and Rescue

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

5.13 March Town Council recommend approval and have no objections.

5.14 Local Residents/Interested Parties

Objectors

14 letters of objection have been received referring to the following:

- Increase in traffic with associated noise and disturbance to an existing cul-de-sac development, increasing congestion, impact on parking,
- Increased pollution likely to affect residents with allergies/asthma,
- Disturbance from construction noise, poor access for construction vehicles due to parked cars, alleged structural damage from heavy vehicles, preferred access from the bypass preferring only pedestrian access from Princess Avenue. Concern the proposal will result in a through road.
- Concerns of safety for schoolchildren crossing an increased main road, a lack of immediate crossing facilities.
- Infrastructure shortfall with Health and education under provision,
- Flooding concerns with increased rainfall,
- Impact on wildlife, criticism of the ecology report and an in-principal objection to development of this greenfield site on the impact on hedgehogs, small mammals and loss of hedgerows,
- Concern the development will constitute overdevelopment,
- Concern of management/maintenance of St Thomas's Cut and its capability to serve the development.
- Reference to the adopted local plan which identifies a lack of open space in March therefore couldn't this land be part of a country park (acknowledging that there is large allocations for housing. This will have a detrimental impact on the A141 where high levels of accidents occur and result in cumulative and severe impacts to the highway network.
- A request that the LPA demonstrate that the benefits outweigh the harm referring to the Councils current 5-year land supply position of 6.69 years.
- Concerns regarding emergency services accessing the site,
- Concern regarding archaeology.
- Loss of privacy
- Creation of odours from increased use of the drainage ditch,

Following an amended Flood Risk Assessment and drainage strategy, further publicity was undertaken resulting in the following 8 letters of objections:

- Concern that only a single access remains proposed, with large volumes of traffic being a significant increase on existing, confirmation that parked cars are a problem on Princess Avenue, Will make it more difficult to exit Princess Avenue,
- Safety issues for school children,
- Access should be off the bypass,
- Increase in pollution, people should use less cars,
- Poor pedestrian crossing of the main road,

- These refer to the following: Flooding concerns (similar to those referred to below)
- Unacceptable provision of infrastructure,
- Harm to wildlife, in particularly hedgehogs,
- Development should be focussed on brownfield sites in preference to greenfield,
- Schools cannot cope,
- Overdevelopment/density,
- Proximity to property,
- Nuisance from construction,

One of these letters, a 7-page letter detailing flooding concerns (the full letter is available on the Council's website). A brief summary of the objection is as follows:

- *Insufficient consideration has been given to the risk of flooding, specifically in respect of pluvial runoff.*
- *The proposed steps to mill gate, the risk of flooding are inadequate.*
- *The proposal seeks only to consider the risk of flooding to the proposed development and fails to consider the risk to existing properties located adjacent to the proposed development arising from the development.*
- *The proposed reliance upon existing waterways and in particular St Thomas's Cut are inadequate and will increase the risk of flooding to existing properties*
- *The proposed drainage strategy appears to be solely focussed on mitigating the risks to the new proposed development and fails to consider the increased risk such mitigation measures may have upon existing properties at Princess Avenue and Crown Close For example, had St Thomas's Cut been overwhelmed in December 2020, flooding would have been contained within the field. If this planning application is accepted, such flooding would be diverted to existing properties within Princess Avenue. This brings me to my second area of concern. Given the reliance of the proposed drainage strategy upon existing waterways and in particular St Thomas Cut, the maintenance of such waterways becomes increasingly important.'*
- *The LLFA raised the subject of Riparian ownership and the obvious issues that arise where a watercourse is divided among multiple landowners.*

These concerns are echoed by other objectors.

5.15 The Right Honourable Stephen Barclay MP registered neighbour letters received for consideration by the local planning authority.

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).

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG)

7.1 National Design Guide 2021

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

7.2 Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development
LP2 – Facilitating Health and Wellbeing of Fenland Residents
LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside
LP4 – Housing
LP5 – Meeting Housing Need
LP7 – Urban Extensions
LP9 – March
LP13 – Supporting and Managing the Impact of a Growing District
LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland
LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland
LP16 – Delivering and Protecting High Quality Environments across the District
LP17 – Community Safety
LP18 – The Historic Environment
LP19 – The Natural Environment

7.3 Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

Policy 1 – Spatial Planning
Policy 2 – Local Housing Need
Policy 4 – Open Space
Policy 5 – Local Green Space
Policy 7 – Design Quality
Policy 8 – Historic Environment
Policy 10 – Flood Risk
Policy 12 – Delivering Sustainable Transport

However, the site is not part of the draft allocation LP39.03.

7.4 March Neighbourhood Plan 2017

H1 – Large Development Sites
H2 – Windfall Development
H3 – Local Housing Need
OS1 – Open Space

8 KEY ISSUES

- Principle of Development
- Highway Safety
- Design and impact on the character of the area.
- Heritage
- Affordable Housing
- Flood Risk
- Residential amenity
- Infrastructure provision.
- Other issues

9 ASSESSMENT

Principle of Development

- 9.1 This site is part of the West March Strategic Allocation in the adopted Local Plan and the Broad Concept Plan required as part of the policies regarding this allocation has been adopted by the Council. Therefore, the principle of developing the site for residential purposes is considered to accord with the development plan. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan therefore the principle should be accepted subject to compliance with other policies and any other material considerations. The adopted Broad Concept Plan acknowledges access serving the site from Princess Avenue.
- 9.2 Reference is made by objectors to the Council's current land supply of 6.69 years. However, this site is part of the Council's allocated sites which partly forms the current land supply. Furthermore 5-year land supplies are ongoing requirements and are largely dependent on further permissions being granted, i.e., LPAs cannot achieve a land supply and retain it without permitting further developments. The relevant guidance in the NPPF is section 11 regarding the presumption in favour of sustainable development. It states that: *for decision-taking*
- c) approving development proposals that accord with an up-to-date development plan without delay; or*
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting planning permission unless*
- 1. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - 2. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole*

As an allocated site in what is still an up-to date plan, there is no requirement to assess benefits against harm. It should also be remembered that 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.

Nevertheless, as an allocated site considering the benefits is straight forward. The provision of housing on an allocated site, which as an allocation has been tested against the NPPF, and as such is sustainable. Therefore, the provision of up to 125 houses towards ongoing need to meet the Council's land supply is significantly beneficial. The further benefit of 20% of the development being affordable units and meeting housing need is also significantly beneficial. The Local Plan process would have tested the allocation against the NPPF and would have concluded any negatives did not outweigh the benefits. The Council's Planning committee accepted a BCP with access from Princess Avenue. Therefore, the concerns raised have been assessed against the NPPF.

- 9.3 Although the Emerging Plan currently carries minimal weight, it is noted its deallocation of this site would result in a field of land sandwiched between existing housing to the east and the retained allocation to the west. As a site within the proposed development boundary of March, a sustainable location, there would be little or nothing to indicate refusal in principle of a stand alone application in the emerging local plan.
- 9.4 Therefore, given the allocated status of the site considered to be a sustainable location, and subject to other policy considerations below, the application is in accordance with section 11 of the NPPF considered to be acceptable in principle.

Highway Safety

- 9.5 The site is considered to be a sustainable location where access to services and facilities is within acceptable walking distances reducing the need to use vehicles.
- 9.6 As regards the proposed access, Princess Avenue has a carriageway approximately 6 metres wide (wider than most access roads into developments of this scale) and currently stops alongside the application site boundary. In appearance it suggests a road designed to access the application site. The LHA considers the proposed access to be suitable and has no highway safety concerns. The Council adopted the BCP which clearly seeks vehicular access to the site from Princess Avenue and does not seek vehicular access from the west or linking to the wider BCP allocation. Indeed, if a second access were proposed it is likely this would result in a through road. Pedestrian and cycleway access is to be provided to the wider BCP site. No objection is raised by emergency services. Vehicles parked in a manner that blocks roads and being potentially dangerous, as cited by objectors, are matters for the Police. Overall, the LHA has no issues regarding the use of Princess Avenue as the access.
- 9.7 The application proposes off-site highway improvements at the B1101 High Street/St Peter's Road/The Causeway three-arm traffic signal-controlled junction are proposed by the applicant after discussions with the Highway Authority. A Stage 1 safety audit has been undertaken. The highway works currently indicate the following:
- Minor highway widening along the eastern side of the B1101 The Causeway to facilitate a 2.5m wide right turn pocket within the junction (right turn from The Causeway to St Peter's Road),
 - Upgrading of the existing pedestrian crossing facilities to 3.2m wide Toucan crossings at the junction, carriageway and footway surfacing and the replacement of drainage gullies.

- Additional highway works include minor upgrading of an existing pedestrian-controlled crossing on the B1101 High Street to the north of the traffic signal-controlled junction, which includes resurfacing of the footway and carriageway and refreshing the carriageway markings and tactile paving.

- 9.8 Final comments from the Transport Assessment section are awaited regarding the off-site works which will be reported on the updates. However, it is noted the applicant has confirmed they are content to either provide the off-site works themselves, via a planning condition, or a contribution consistent with those from similar scale developments in March to the LHA to undertake the works.
- 9.9 Subject to the outcome of these comments the LHA has no objections to the proposal in highway safety terms and the application is considered to accord with Policy LP15 of the Fenland Local Plan.

Design and impact on the character of the area.

- 9.10 The proposal does not include layout, scale, appearance or landscaping details for consideration. However, the proposal is a housing development off a relatively modern housing estate and will be adjacent to a larger residential development to the west (application currently being considered). The scheme will result in the loss of a greenfield site however this is an allocated site and therefore this has been accepted in principle. The detailed design will be considered at the reserved matters stage and a condition is attached requiring an assessment against the National Design Guide. Whilst not being determined the illustrative layout is considered to have some quality which would be welcomed by officers.
- 9.11 The proposal as it currently stands in Outline form is not considered likely to result in harm to the character of the area and therefore accords with policy LP16(d) of the Fenland Local Plan.

Heritage

- 9.12 The applicant's Heritage Statement identifies the only built heritage assets potentially sensitive to the development of the site as the Church of St Wendreda (Grade I Listed Building). The church is approximately 440 metres to the south-west of the proposed nearest residential areas. The illustrative layout shows an uninterrupted view corridor focused on the spire of the Church of St Wendreda to the south-east. Whilst the illustrative layout is not for determination it does include an intention to preserve the uninterrupted view from the centre of the site to the church. A planning condition could be attached requiring this same design feature comes forward in any proposed layout.
- 9.13 The Heritage Statement considers the development of the site will result in the loss of some views of the church spire from within the site. However, as the site forms a neutral element of the church's wider setting and these views and the present character of the site do not provide any meaningful contribution to the church's heritage significance, the development will not result in any substantial harm to the setting of the Listed Building. Furthermore, the retained view required by condition supports this conclusion. Officers consider the findings of the Heritage Statement to be acceptable and conclude that whilst some change to the wider views may occur there will be no significant impact on the rural character or historic importance as required by Policy LP9. Therefore, the application is in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and conforms to the requirements of the NPPF and local planning policy with regard to built heritage.

Affordable Housing.

- 9.14 The amended provision of 20% affordable housing with 70% affordable rent and 30% shared ownership accords with the council's current position and is therefore considered policy compliant.

Flood Risk

- 9.15 The site is entirely within Flood Risk Zone 1, an area considered to be at the lowest risk of flooding where development ought to be located. The applicant submitted a Flood Risk Assessment amended at the request of the LLFA and included a Drainage Strategy which comprises two trains of attenuation areas and pipes/manholes that result in two outfalls one to the south and one on the northern edge of St Thomas's cut drain. The scheme includes foul water sewers connecting to existing network which benefits from an existing pumping station adjacent to the site. The applicant included a visual survey of the watercourse.
- 9.16 The applicant has responded to the neighbour's detailed objection on flooding grounds (the full letter is detailed on the council's website) highlighting the following summarised reply:

With regards to flooding risk at the development, the Flood Risk Assessment submitted adheres to the NPPF requirements in that all sources of flood risk have been considered in relation to the proposed site and surrounding area, a point raised again in the letter of objection. Further to this, the steps proposed to manage flood risk on the site ensure that there is no increase in flood risk over and above the existing baseline conditions. The proposals go further in providing a betterment over the current greenfield run-off scenario, comparable discharge rates

Northern catchment 5 litres per second compared to 12.35 l/s (Uncontrolled existing rate)

Southern catchment 5.6 l/s compared with 22.75 l/s

The site proposes to store a total of 1974m³ of stormwater on site and discharge to points upstream and downstream of the widened section of the watercourse and controlled rates, this water would currently drain into St Thomas's Cut unabated in large storm events (as seen in the objector's photo from December 2020). There is no requirement under the NPPF to improve upon baseline conditions, however, there is considerable betterment afforded as part of our drainage proposals. The existing greenfield runoff to the watercourse is unrestricted and increases with storm intensity, whereas the proposed strategy will maintain a constant low rate of discharge for all storm intensities.

The applicant addresses concerns of riparian ownership as follows:

Whilst it is not uncommon for landowners to be unaware of their statutory obligations, the legal requirement for riparian owners to maintain flows through an ordinary watercourse is set out under The Land Drainage Act 1991.

The applicant concludes:

In respect of the drainage/flooding concerns raised by the existing homeowners adjoining St Thomas Cut, we acknowledge the burden of the riparian responsibilities and firmly believe our proposals will offer betterment and future maintenance of the Cut and swales / attenuation basis on our site will be provided for within a management company funded collectively by future residents,

alleviating some of the cost and burden of the riparian responsibilities for existing landowners.

Officers comment – the applicant has addressed the objector’s concerns evidencing an improvement and more to the existing drainage position without the development. He also addresses the issue of Riparian ownership, whilst perhaps not a planning issue nevertheless suggests maintenance is likely to be improved upon the existing position. It is considered these issues have been suitably addressed. The LLFA has confirmed the reply is appropriate.

9.17 The LLFA and Anglian water have no objections to the amended Flood Risk Assessment subject to conditions. The objector’s concerns have been considered; however, the proposal improve upon the concerns. Subject to any further comments from the LLFA the proposal is considered to accord with Policy LP14.

Residential amenity

9.18 No detailed housing layout is being determined and therefore separation and relationship with existing housing is being considered. However, the advice from Anglian Water should be included in the detailed layout regarding a cordon sanitaire of 15 metres near the sewage pumping station and is included as a condition.

9.19 Whilst not for determination the illustrative layout shows no back-to-back separation of less than 23 metres between proposed and existing houses (the drain would separate the housing). Therefore, the illustrative layout would suggest reasonable standard of amenity could be retained for immediate existing neighbours in any reserved matters application.

9.20 There is no objection from the Environmental Health Officer whose requested conditions can be attached. Therefore, there are not considered to be any reasons on which to refuse the application on harm to residential amenity grounds.

Infrastructure provision and Affordable housing

9.21 The County Council requests the following:

Libraries £28,438

Early Learning, £25,551 per place (38 places from the development)

Primary School £25,551 per place (50 places)

Secondary School £25,253 per place (32 places).

The NHS request £75,126.86 for the Cornerstone and Mercheford practices.

9.22 The Council’s position due to its own viability assessment is to seek £2,000 per plot for education, NHS and libraries. To total £2000 per plot up to a maximum of 125 dwellings this therefore has a maximum total of £250,000. Prorata the split between the various demands on the infrastructure contributions is as follows:

Early learning	£76,811
Primary school	£101,067
Secondary School	£63,928
March Library	£2,250
NHS Cornerstone Mercheford	£5944
Total	£250,000

- 9.23 As regards Affordable housing the scheme proposes 20% (25 units) with 70% affordable rent (17 units) and 30 % shared ownership (8 units) if the scheme delivers 125 dwellings in total.
- 9.24 Off-site Highway improvements regarding at the B1101 High Street/St Peter's Road/B1101 to be agreed (awaiting update from the LHA). These elements will be included in the Section 106 agreement (subject to the off- site highways being dealt with via contribution or condition).

Other Considerations

- 9.25 Archaeology is raised by the objectors. However, this report includes a planning condition requiring further archaeological assessment takes place.
- 9.26 Ecology was considered by the Wildlife Officer who raised no objections and requested appropriate planning conditions to ensure Biodiversity Net Gain is achieved. Subject to compliance with conditions the application is considered to accord with the NPPF and Policy LP19 of the Fenland Local Plan (2014).

10 CONCLUSIONS

- 10.1 This application relates to an allocated site in the adopted Local Plan. It is considered to constitute sustainable development. Matters of Flood Risk, Highway Safety, Residential amenity, Infrastructure contributions along with other matters, and objections raised, have been considered. The application is considered to accord with relevant planning policies. Therefore, in accordance with NPPF advice, an application that accords with an up-to-date development plan should be approved without delay.

11 RECOMMENDATION

- 1 That subject to the highway objection being resolved, 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 affordable housing and open space and infrastructure contributions as detailed in this report, F/YR22/1032/O application be granted.

OR

3. Refuse the application in the event that the S.106 unilateral 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

The currently proposed conditions are as follows;

1	<p>Approval of the details of:</p> <ul style="list-style-type: none"> i. the layout of the site ii. the scale of the building(s); iii. the external appearance of the building(s);
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	<p>iv. the landscaping</p> <p>(hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority prior to the commencement of development.</p> <p>Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.</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 & Country Planning Act 1990.</p>
3	<p>The residential elements of the development shall be up to and no more than 125 dwellings (Use Class C3). 125 dwellings shall depend on submission of an acceptable layout at the submission of reserved matters stage. No layout of 125 dwellings has been accepted by the granting of this outline permission.</p> <p>Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
4	<p>No development shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following aspects of demolition and construction as a minimum:</p> <ul style="list-style-type: none"> a) Construction and phasing programme b) Contractors' access arrangements for vehicles, plant and personnel, and contractors parking clear of the public highway for turning, loading and unloading of all vehicles visiting the site during the period of construction, c) Construction hours to be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays d) Delivery times and collections / dispatches for construction purposes to be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays e) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites to be undertaken during all phases of development f) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites and any piling construction methods / options, as appropriate.

	<p>g) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition All vehicles leaving the site shall pass through the wheel cleaning equipment which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The wheel cleaning equipment shall be retained on site in full working order for the duration of the development. A road sweeper shall be present on site at all times to remove any mud on the immediate public highway.</p> <p>h) Prohibition of the burning of waste on site during demolition/construction.</p> <p>i) Site artificial lighting including hours of operation, position and impact on neighbouring properties.</p> <p>j) Drainage control measures including the use of settling tanks, oil interceptors and bunds.</p> <p>k) Screening and hoarding details.</p> <p>l) External safety and information signing and notices.</p> <p>m) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.</p> <p>n) Membership of the Considerate Contractors Scheme.</p> <p>Reason: In the interests of safe operation of the highway and protection of residential amenity in accordance with policy LP15 and LP16 and LP19 of the Fenland Local Plan, 2014</p>
5	<p>Prior to the commencement of the development hereby approved 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. This scheme should align with the recommendations of the Phase One Contaminated Land study undertaken by PJS Geotechnical Engineers (Ref PJSG22-20-DOC-01) dated 30th June 2022. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:</p> <p>(a) a site investigation including intrusive ground investigations to confirm ground conditions, establish the presence and extent of made ground and assess the contamination of the site.</p> <p>(b) a recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. This investigation to be in accordance with a methodology agreed by the LPA.</p> <p>(c) A pre-demolition/refurbishment asbestos survey, undertaken by a specialist asbestos consultant (if relevant)</p> <p>(d) Further investigation in respect of ground gas potential and asbestos testing on soil samples.</p> <p>(e) A written method statement for the remediation of land and/or groundwater contamination affecting the site, including an asbestos management plan, shall be submitted to and approved in writing by the Local Planning Authority. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall</p>

	<p>be made from this scheme without the express written agreement of the Local Planning Authority.</p> <p>Following written LPA approval of the Site Investigation the LPA will require:</p> <p>(f) 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>
6	<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 LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.</p> <p>Reason: To ensure that the development complies with approved details in the interests of the protection of human health and the environment and in accordance with policy LP16 of the Fenland Local Plan (2014).</p>
7	<p>No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.</p> <p>The scheme shall be based upon the principles within the agreed Flood Risk Assessment prepared by PJS Land Development Limited (ref: PJSL22-002-DOC-01D) dated 23 January 2023 and shall also include:</p> <p>a) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;</p> <p>b) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, radiants, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);</p> <p>c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);</p>

	<p>d) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;</p> <p>e) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;</p> <p>f) Full details of the management, maintenance/adoption of the surface water drainage system and all associated drainage infrastructure;</p> <p>g) Permissions to connect to a receiving watercourse or sewer;</p> <p>h) Measures taken to prevent pollution of the receiving groundwater and/or surface water.</p> <p>Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts, and in accordance with Policy LP14 of the Fenland Local Plan (2014).</p>
8	<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, and in accordance with Policy LP14 of the Fenland Local Plan (2014)</p>
9	<p>Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development, and in accordance with Policy LP14 of the Fenland Local Plan (2014)</p>

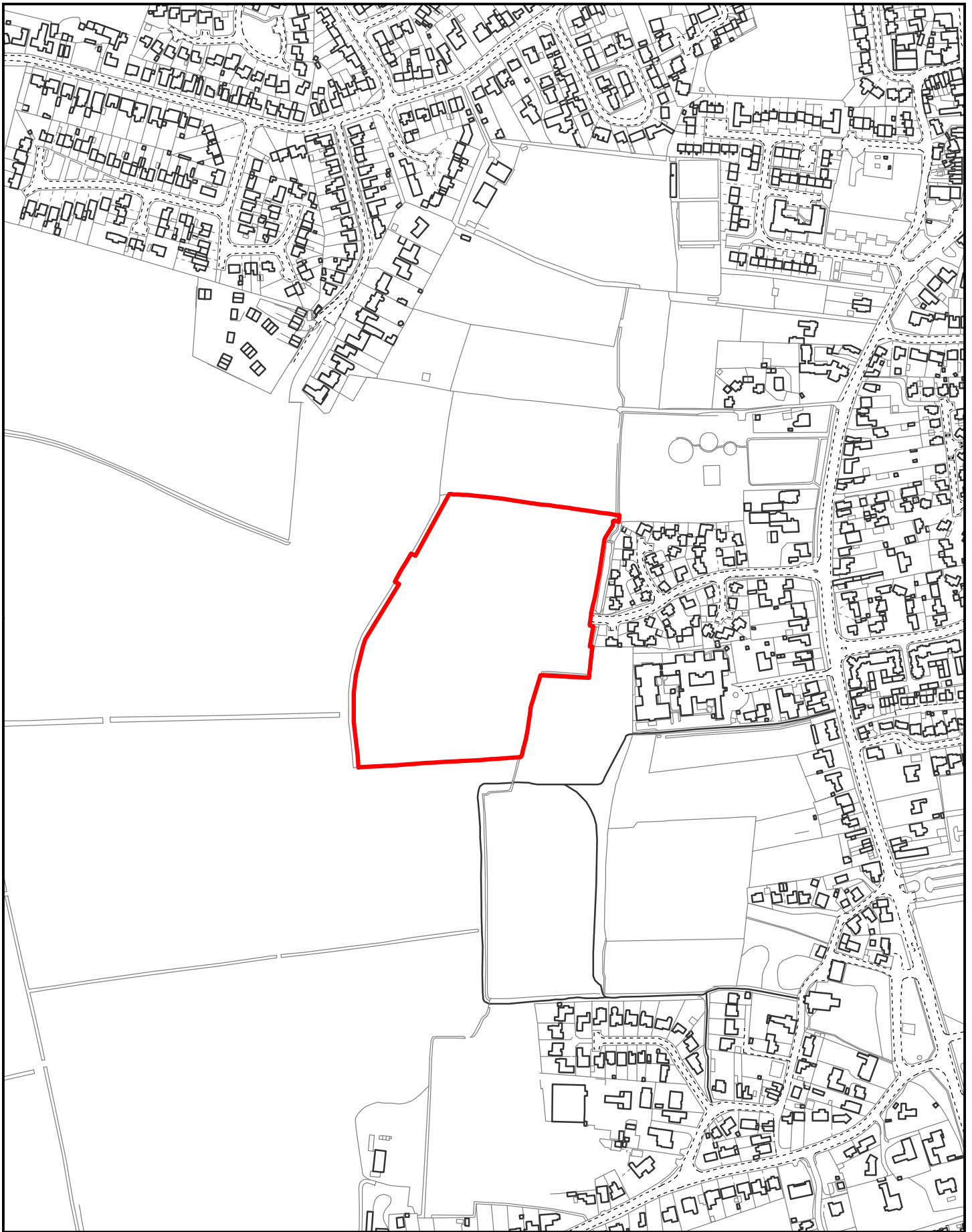
10	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, amending or re-enacting that order) no gates or other means of enclosure shall be erected across the vehicular access hereby approved.</p> <p>Reason: In the interest of satisfactory development and highway safety in accordance with Policy LP15 of the Fenland Local Plan (2014).</p>
11	<p>Prior to the occupation of the first dwelling hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.</p> <p>Reason: In the interest of achieving a satisfactory development and in accordance with Policy LP15 of the Fenland Local Plan (2014).</p>
12	<p>The details required in condition No 1 shall include a scheme of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development. The development shall be carried out and thereafter retained in accordance with the approved details.</p> <p>Reason To ensure that the precise height of the development can be considered in relation to adjoining dwellings and for the visual appearance of the finished development in accordance with policy LP16 of the fenland Local Plan (2014).</p>
13	<p>No development shall take place until an ecological design strategy (EDS) addressing the creation of mitigation and compensation habitat both on and off site. The EDS shall include the following:</p> <ul style="list-style-type: none"> a) Purpose and conservation objectives for the proposed works. b) Review of site potential and constraints, including a submission of the full spreadsheet of the Biodiversity Metric 3.1 Assessment. c) Detailed design(s) and/or working method(s) to achieve stated objectives. d) Extent and location/area of proposed works on appropriate scale maps and plans. e) Type and source of materials to be used where appropriate, e.g. native species of local provenance. f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development. g) Persons responsible for implementing the works. h) Details of initial aftercare and long-term maintenance. i) Details for monitoring and remedial measures. j) Details for disposal of any wastes arising from works.

	<p>The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.</p> <p>Reason: In the interests of a satisfactory development and in the interest of biodiversity in accordance with Policies, LP16 and LP19 of the Fenland Local Plan (2014).</p>
14	<p>The details required in condition No 1 shall include a scheme for the soft landscaping of the site and shall provide the following details:</p> <p>(a) All ecological enhancements, mitigation and compensation as recommended within the Ecology Report (Ramm Sanderson, August 2022);</p> <p>(b) Planting plans to all public areas, retained hedge and trees, species, numbers, size and density of planting;</p> <p>(c) Boundary treatments.</p> <p>The development shall be carried out in accordance with the submitted details and at the following times:</p> <p>Any trees, shrubs or hedges forming part of the approved landscaping scheme that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced.</p> <p>Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.</p> <p>Reason: In the interests of a satisfactory development and in the interest of biodiversity in accordance with Policies, LP16 and LP19 of the Fenland Local Plan (2014).</p>
15	<p>No development shall take place (including demolition, ground works) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:</p> <p>a) Summary of potentially damaging activities.</p> <p>b) Identification of "biodiversity protection zones".</p> <p>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site.</p> <p>d) The location and timing of sensitive works to avoid harm to biodiversity features.</p> <p>e) The times during construction when specialist ecologists need to be present on site to oversee works.</p> <p>f) Responsible persons and lines of communication.</p> <p>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</p> <p>h) Use of protective fences, exclusion barriers and warning signs.</p> <p>The approved CEMP shall be adhered to and implemented throughout</p>

	<p>the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: In the interests of a satisfactory development and in the interest of biodiversity in accordance with Policies, LP16 and LP19 of the Fenland Local Plan (2014).</p>
16	<p>No external lighting shall be erected until, a "lighting design strategy for biodiversity" for all lighting across the site shall be 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 breeding birds and bats 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. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p> <p>Reason: In the interests of a satisfactory development and in the interest of biodiversity in accordance with Policies, LP19 of the Fenland Local Plan (2014).</p>
17	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work that 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:</p> <p>a) the statement of significance and research objectives;</p> <p>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;</p> <p>c) The timetable for the field investigation as part of the development programme;</p> <p>d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.</p> <p>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with the National Planning Policy</p>

	<p>Framework. It is also in accordance with Policy LP18 of the Fenland Local Plan (2014).</p>
18	<p>Prior to the commencement of the development a scheme and timetable for the provision of fire hydrants shall be submitted to, and agreed in writing by, the Local Planning Authority and provision of the fire hydrants shall be made in accordance with the scheme and timetable.</p> <p>Reason - To ensure a satisfactory form of development.</p>
19	<p>Notwithstanding the indicative layout submitted with the application, the submission of a detailed layout as required by condition No 1, shall include an assessment of the layout, scale, appearance and landscaping against the sections within the National Design Guide , those relating to residential developments. This is in order to demonstrate and achieve high quality development in accordance with the conclusion within the Design and Access Statement submitted with this application.</p> <p>Reason: In the interest of satisfactory development and in accordance with Policy LP16 of the Fenland Local Plan (2014) and paragraphs 129 to134 of the NPP</p>
20	<p>The submission of a detailed layout as required by condition No 1, shall include an internal road layout that shall provide a link to the site boundary with land in the south-eastern corner as indicated on the Parameters plan hereby approved. In order to enable access to a part of the BCP site. No occupation of 50% of the site shall take place before completion of this vehicular link to the site boundary.</p> <p>Reason: In the interest of satisfactory development and comprehensive planning to facilitate access to an otherwise isolated part of the Broad Concept Plan area and in accordance with Policies LP9 and LP15 of the Fenland Local Plan (2014).</p>
21	<p>The submission of a detailed layout as required by condition No 1, shall include a pedestrian cycleway link to the western and southern edge of the site as detailed on the Parameters Plan hereby approved (Cross boundary non-vehicular link, in order to link to the main part of the BCP site. The pedestrian cycleway link shall be provided prior to 50% occupation of the site.</p> <p>Reason: In the interests of comprehensive form of development serving the wider BCP allocation and the interest of pedestrian and cycleway provision in accordance with Policies LP9 and LP15 of the Fenland Local Plan (2014).</p>
22	<p>The submission of a detailed layout as required by condition No 1, shall include a cordon sanitaire (the details of which should be agreed with the LPA in discussion with Anglian Water) to ensure that occupiers of new housing are not detrimentally impacted by proximity to the sewage pumping station adjacent to the site.</p> <p>Reason: In the interests of the amenity of future occupiers in accordance with Policy LP16 of the Fenland Local Plan (2014).</p>

23	<p>The submission of a detailed layout as required by condition No 1, shall include a line of view between built forms towards the spire of St Wendreda's Church (Grade 1 listed building) similar to that illustrated on the indicative drawing submitted in support of the application ref 006 rev F.</p> <p>Reason: In the interest of a reduction of impact of the development towards a heritage asset, and in the interest of good urban design, in accordance with Policies LP16 and LP18 of the Fenland Local Plan (2014).</p>
24	<p>Prior to commencement of development a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection shall accord with the agreed details and thereafter be retained in perpetuity.</p> <p>Reason - To ensure a satisfactory form of refuse collection and development.</p>
25	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents;</p>



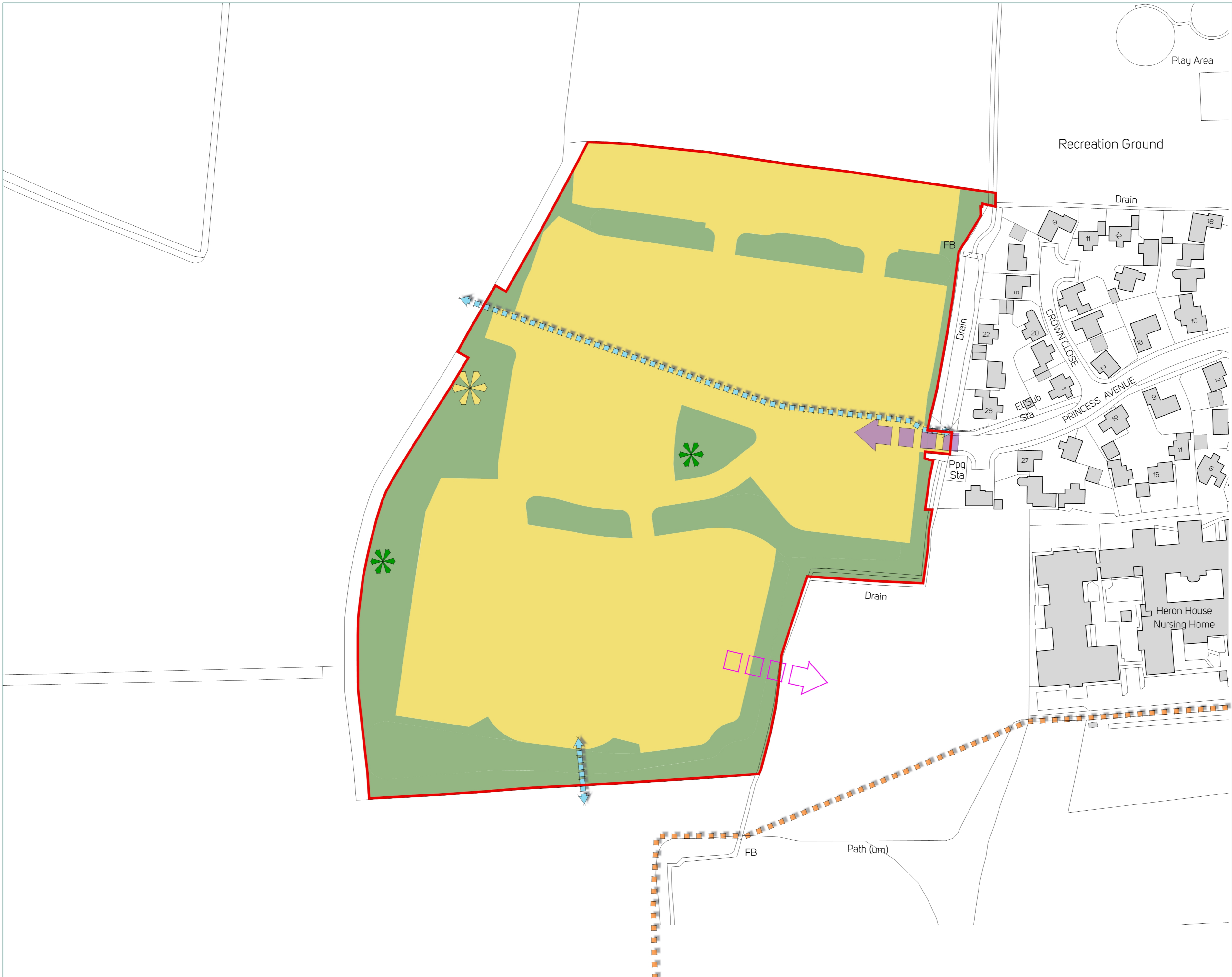
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




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F/YR22/1032/O

Scale = 1:5,000





- Key
-  Application site boundary
 -  Areas of retained vegetation, pub open space and sustainable drainage
 -  Residential development area (including buffer to watercourse along north-eastern boundary)
 -  Local Area of Play (LAP)
 -  Equipped area of Children's Play (LEAP)
 -  Proposed vehicular access
 -  Reserved vehicular access to adjacent allocated land
 -  Existing Public Right of Way
 -  Approximate location of cross-boundary non-vehicular link

















Project
Princess Avenue, March

Drawing Title
Parameters Plan

Project Code	Drawing Nr	Rev
n1920	004	D
Date	Drawing Scale	
03.02.2023	1:1,000 @ A2	



- Key**
-  Application site boundary
 -  Existing (retained) trees & hedgerow
 -  Indicative proposed planting
 -  Proposed tree/hedge removal
 -  Open space
 -  Indicative surface water attenuation feature
 -  Existing Public Right of Way
 -  Proposed pedestrian/cycle link
 -  Proposed vehicular access
 -  Children's play (LAP)
 -  Children's play (LEAP)
 -  Visual links
 -  Indicative extent of residential area
 -  Hard surfaced verge (cobble sets, resin bound gravel or other similar approved) with trees in tree pits



 Richborough Estates

nineteen47
 CHARTERED TOWN PLANNERS & URBAN DESIGNERS

Project
 Princess Avenue, March

Drawing Title
 Illustrative Layout

Project Code	Drawing Nr	Rev
n1920	006	F
Date	Drawing Scale	
03.02.2023	1:1,000 @ A2	

Extent of adjacent emerging proposals

Extent of adjacent emerging proposals

View toward the spire of St. Wendreda's Church

Potential future vehicular access

Extent of adjacent emerging proposals

Path (um)

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F/YR22/1156/O

Applicant: Mr Mark Stone
IFEX Engineering

Agent : Mr R Papworth
Morton & Hall Consulting Ltd

Land North Of 96A To 100, Westfield Road, Manea, Cambridgeshire

Erect up to 26 x dwellings, involving the formation of a new access (outline application with matters committed in respect of access)

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 The application seeks outline planning permission with all matters reserved for the erection of up to 26 dwellings on land off Westfield Road, at the edge of Manea. The application is a re-submission of F/YR22/0084/O which was refused in August 2022.
- 1.2 The application is unacceptable because the proposed site relates more to open countryside than the built area of Manea and is out of keeping with the pattern of development and character of this part of the village which is predominantly countryside with frontage development. The development would not contribute positively to the character and local distinctiveness of the area.
- 1.3 The application is therefore recommended for refusal.

2 SITE DESCRIPTION

- 2.1 This is an irregular shaped site measuring approximately 1.52 hectares and is situated to the northern side of Westfield Road, Manea, which is the main entrance road into the village when approaching from the southwest. The site lies very close to the outer edge of the village where the pattern of development is largely linear residential in nature with small pockets of backland development to the immediate rear of the built frontages. Notably 9 dwellings have previously been approved at the part of the site closest to Westfield Road (see history below). Some of these dwellings are completed with other/s under construction. Access is gained off Westfield Road.
- 2.2 The proposed site boundary fans out beyond the area of approved development into the open countryside to the rear where the land is bordered to the east by the extensive depth of garden to the rear of 94 Westfield Road and to the southwest in part by the rear boundaries to other residential gardens and also open land. There are commercial storage buildings to the southwest alongside which access can be gained to a public footpath which runs in a northeast direction to the rear of the proposed site, following the route of Darcey Lode Drain. Beyond this to the west are open agricultural fields. The larger part of the site to the rear of the

frontage comprises a green field bordered by trees and hedgerows. The trees to the rear eastern boundary on the border with No. 94 (and within the garden of No. 94) are mature and noteworthy for their size and appearance. Trees to the front of the site (within the approved development area) are protected by Tree Preservation Order 5/2001. The northwest corner of the site falls within Flood Zone 3 which is at highest risk of flooding. The remainder of the site is within Flood Zone 1 which is land at lowest risk of flooding. There is an underground high voltage electric cable which runs diagonally across the site from southwest to northeast.

3 PROPOSAL

- 3.1 This is an outline planning application for up to 26 dwellings with all detailed matters, including access, reserved for subsequent consideration. An indicative site plan has been submitted showing vehicular and pedestrian access off Westfield Road and the plan notes that the access is as approved under F/YR07/1204/F and F/YR18/1074/F but shall be widened to 6.0 metres with 1.8m footpaths. Not all of the land within the applicant's ownership forms the proposed site. There is a substantial area of the field which abuts the northern boundary abutting Darcey Lode drain which does not form part of the site and is labelled grass field outside of development on the indicative plan.

Full plans and associated documents for this application can be found at: [F/YR22/1156/O | Erect up to 26 x dwellings, involving the formation of a new access \(outline application with matters committed in respect of access\) | Land North Of 96A To 100 Westfield Road Manea Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/land-north-of-96a-to-100-westfield-road-manea-cambridgeshire)

4 SITE PLANNING HISTORY

- 4.1 The front part of the site, up to a point roughly level with the rear boundary to 96A Westfield Road, has been granted planning permission to build 9 dwellings. The key applications being;

F/YR07/1204/F – 8 dwellings approved

F/YR18/1074/F – 1 dwelling approved (plans varied by F/YR21/1435/VOC)

F/YR22/0084/O – Erect up to 26 X dwellings (outline application with all matters reserved - Refused

5 CONSULTATIONS

- 5.1 **Anglian Water**– Will ensure that there is sufficient foul water capacity to cater for the proposed development **(30 December 2022)**.
- 5.2 **Archaeology** – The site is identified as being located in an area of high archaeological potential and therefore a condition securing a programme of archaeological investigation is recommended **(24.10.2022)**.
- 5.3 **Cambridgeshire Constabulary** – The layout is considered to be generally acceptable in terms of providing natural surveillance. Has requested details relating to external lighting, cycle storage and boundary treatments **(31.10.2022)**.

- 5.4 **Definitive Map Officer** – A public Footpath (No 6 Wimblington) lies to the west of the site. The full width of the path must remain open and unobstructed at all times, informatives are recommended **(31.10.2022)**.
- 5.5 **CCC Education and Libraries** – Reiterates its requirements made in relation to the earlier application F/YR22/0084/O that developer contributions shall be required towards provision of early years, primary and secondary school expansion, contribution towards library and S106 monitoring. The indicative total contribution required is £564,906 (officer note: almost all of this is towards school expansion).
- 5.6 **Environmental Health** – Recommends a ‘Unsuspected contamination’ condition **(02.11.2022)**.
- 5.7 **Environmental Services** – The roadway would need to cater of refuse vehicles and indemnity provided against future potential damage. Tracking should be provided to demonstrate turning and shared bin collection points required for private drives **(18.02.2022)**.
- 5.8 **Fire and Rescue** – Requests that adequate provision should be made for fire hydrants secured by S106 or planning condition **(25 October 2022)**.
- 5.9 **Housing Strategy** – Supports the provision of affordable housing (7 units) and mix (4 x 2 bed units, 3 x 3 bed units), and recommends that the tenure mix should be 5 affordable rented units, and 2 shared ownership units. **(10.11.2022)**.
- 5.10 **LLFA** – Earlier objections **(17.11.2022)** on the type of hydraulic calculations used were withdrawn and replaced **(14.12.2022)** by a recommendation for conditions relating to surface water drainage, and informatives.
- 5.11 **Manea Parish Council** – Objects on grounds of: back land development, over development, inadequate access and greenfield site **(23.11.2022)**.
- 5.12 **Natural England** – Refers to standing advice re SSSI impact zones and the need for new residential development to consider recreational pressure impacts on nearby sensitive SSSIs **(24.11.2022)**.
- 5.13 **NHS Cambs and Peterborough CCG** – Concludes that a contribution of £15,626.39 to mitigate impact on primary healthcare provision will be required **(25.10.2022)**.
- 5.14 **Tree Officer** - The submitted arboricultural impact assessment has noted that no trees are to be removed for the proposed development. In addition, impacts on the retained trees are minimal and will not impact on their long-term health. Tree protection can be dealt with as part of Conditions and a tree protection plan will be required at that stage. A robust landscape scheme will be required to include the planting of trees within the plots and can include the use of fastgiate forms where space is restricted.**(11.04.2023)**.
- 5.14 **Local Residents/Interested Parties**

Objections

19 representations have been received, 10 in support and 9 objecting.

The objections are summarised as follows:

- Loss of wildlife.
- Overlooking and loss of privacy.
- Noise and disturbance arising from construction, and after occupation.
- Site is used for the disposal of building and toxic materials.
- The proposal constitutes development outside the village boundary setting an unwelcome precedent.
- Flooding.
- Large numbers of approved housing remains unconstructed in the village.
- Out of keeping.
- Thorough and intensive archaeological evaluations need to be undertaken.
- Existing services cannot cope.
- Litter from the site is strewn along the PROW.
- Traffic/highway safety.
- Trees.
- Light pollution.
- Parking arrangements.
- Separation distances between dwellings.
- Shadowing/loss of light.
- Contrary to policy, the previous reasons for refusal have not been overcome.
- Detrimental impact on a TPO Oak tree.
- Village treatment plant does not have capacity.
- Financial levy should be imposed if the development is not completed within 5 years.
- Impact of views from the PROW.

Support

The reasons for support are summarised as follows:

- Well laid out.
- Park would be publicly beneficial.
- Site not at risk of flooding.
- Contribute towards affordable and housing need.
- Remove an eyesore.
- Provision has been made for wildlife.
- Will provide support for local businesses.

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).

2 POLICY FRAMEWORK

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

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

7.3 **National Design Guide 2021 (NDG)**

The NDG places great emphasis on well-designed places which are integrated into their surroundings, so they relate well to them. To this extent its Policy C1 requires development to relate well to existing built development and landscape character.

7.4 **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside.

LP4 – Housing.

LP9 - March

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

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP19 – The Natural Environment

7.5 **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

Policy LP1 – Settlement Hierarchy

Policy LP2 – Spatial Strategy for the Location of Residential Development

Policy LP7 – Design

Policy LP12 – Meeting Housing Needs

Policy LP19 – Strategic Infrastructure

Policy LP20 – Accessibility and Transport

7.6 **Supplementary Planning Documents/ Guidance:**

Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM3 – Making a Positive Contribution to Local Distinctiveness and Character of the Area

DM4 – Waste and Recycling Facilities

Developer Contributions SPD 2015

Fenland Infrastructure Delivery Plan 2016

8 KEY ISSUES

- Background
- Principle of Development
- Flood risk and drainage
- Highway Safety
- Residential Amenity
- Biodiversity
- S106 Contributions
- Other Issues

9 ASSESSMENT

Background

- 9.1 The previous outline application (F/YR22/1156/O) for up to 26 dwellings with all matters reserved was refused on the grounds that the site fell outside the built-up area of Manea; it was out of keeping with the character and pattern of development and in the absence of supporting ecological information an assessment on the matter could not be made. Furthermore, provision had not been made for affordable housing or infrastructure needs generated by the proposal.
- 9.2 This resubmission is identical to the previous application in providing for 26 dwellings which are similarly laid out. The main differences are that the current application is now accompanied by Draft Heads of Terms providing for a housing contribution of £52,000, and 7 affordable housing units together with an ecological appraisal.
- 9.3 Given the submission of the Draft Head of Terms and the Ecological Appraisal the main issue in the consideration of this application is whether the proposal to develop in open countryside remains unacceptable.

Principle of Development

- 9.4 Policy LP3 of the Fenland Local Plan (2014) sets out the settlement hierarchy with the market towns being the main focus for housing and growth, with development of a considerably limited scale in the Growth Villages (including Manea). The general principle of limited development in Manea is therefore supported by Policy LP3.

Character and Appearance

- 9.5 Policy LP12 seeks to protect the sustainability of settlements and the open character of the countryside. To this end, in this instance it requires that:
- a) The site is in or adjacent to the existing developed footprint of the village.
 - b) It would not result in coalescence.
 - c) It would not have an adverse impact on the character and appearance of the surrounding countryside and farmland.
 - d) It is in keeping with the core shape of the settlement, and not harm its character and appearance.

- 9.6 The requirements of Policy LP12 are reinforced by Policy LP16 which stipulates that new development must make a positive contribution to the local distinctiveness and character of the area.
- 9.7 The previous application was refused on the primary grounds that the proposal did not accord with Policies LP12 and LP16. Given the predominately frontage development on this part of Westfield Road, it was considered that the proposal constituted an encroachment into the open countryside incongruous with the character and pattern of existing development.
- 9.8 Although details relating to affordable housing and ecology have now been submitted the indicative scheme remains essentially as that refused previously. As before, it is considered that the application fails to address concerns regarding developing the open countryside against the character and pattern of existing development and for this reason the proposal remains contrary to policy and therefore unacceptable.

Flood Risk and Drainage

- 9.9 The proposed dwellings will be sited outside the small areas of Flood Zones 2 and 3 which lie along the north-western boundary of the site.
- 9.10 The LLFA is satisfied that the surface water from the site can be managed through the use of permeable paving (though these areas will not be adopted by the Highway Authority), attenuation basin and restricting the flow of discharge.

Highway Safety

- 9.11 The Highway Authority has not commented on the current application. It should be noted that it had not raised any objections on the previous application where it set out that the width of the carriageway had to be at least 5, with 2m footways on either side. The current layout shows a carriageway width of 6m with 1.7 footways on either side, the previous requirements of the Highway Authority could therefore be met with minor adjustments.

Residential Amenity

- 9.12 Policy LP 16 (e) requires proposals not to adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy and loss of light.
- 9.13 It has been accepted that the site is sufficiently sized to accommodate 26 dwellings, although the layout may need to be adjusted to ensure sufficient separation distances are achieved in some instances.
- 9.14 The passage of traffic through the access to the site will result in some noise and disturbance to the nearest frontage dwelling on Smart Close but given that the road passes it gable end there would not be sufficient grounds for refusal.
- 9.15 In summary, impact on living conditions would be addressed at reserved matters were planning permission to be granted

Biodiversity

- 9.16 Policy LP16 (b) requires proposals for new development to protect and enhance biodiversity on and surrounding the proposal site, taking into account the requirements of Policy LP19.
- 9.17 Natural England have referred to additional recreational pressures on SSSIs generated by new development. Officers consider that any extra pressures brought about by the proposal will be marginal when seen in the context of Manea's population of around 2,600.
- 9.18 An ecological appraisal has been submitted; it concludes that the site is of low ecological value. These conclusions have not been verified by the Council's Ecologist. Should comments be received these will be reported to Members by way of an update. However, accepting the professional opinion of the applicant's ecologist, there does not appear to be a case to suggest that the application is unacceptable on ecological grounds.
- 9.19 There are protected trees near the proposed access, an Oak and Holly Tree. As the proposal does not involve the removal of any trees and impacts on those retained are minimal, the Tree Officer has confirmed that tree protection and landscaping can be dealt with by condition.

S106 Contributions

- 9.20 Policy LP5 Part A of the local plan requires developments of 10 or more houses to provide 25 percent of the dwellings as affordable houses, the exact tenure mix to be informed by an up-to-date housing needs assessment. This should form the basis of a S106 Agreement to accompany the submission.
- 9.21 Policy LP13 of the local plan sets out that planning permission will only be granted if there is sufficient infrastructure capacity to support and meet all the requirements arising from the proposed development.
- 9.22 The Council's Local Plan and CIL Viability Assessment report of December 2019, concludes that development on greenfield sites in the south of the district should be able to bear developer contributions of 20 percent affordable housing and scope for £2000 per unit or 10 percent affordable housing with scope for approximately £5000 per unit. With no affordable housing, there is scope for £15,000 or so per unit on greenfield sites in the south of the district.
- 9.23 The National Planning Practice Guidance (NPPG) states that planning applications that fully comply with up-to-date policies that have set out the contributions from developments, they should be assumed to be viable. A decision maker can give appropriate weight to emerging policies. The Council has been applying the findings and recommendations set out in the December 2019 report to development proposals. The NPPG states that it is up to the applicant to demonstrate the need for a viability assessment at the application stage.
- 9.24 Unlike the previous application, this application is accompanied by S106 Head of Terms which provides for £52,000 (26 dwellings by £2000) with 25% of the development (7 units) to be affordable.
- 9.25 Both the County Council and the healthcare provider have set out a case for obtaining developer contributions towards education and libraries (£564,906) and primary health care (£15,626.39) to mitigate the impact of the development.

9.26 The Council's Local Plan and CIL Viability Assessment report of December 2019, concludes that development on greenfield sites in the south of the district should be able to bear developer contributions of 20 percent affordable housing and scope for £2000 per unit. This is a material consideration in the determination of applications. The application proposes a level of financial contribution and affordable housing provision which would be in line with the Viability Assessment.

Other Issues

- 9.27 Reasonable noise and disturbance during construction and following occupation is to be expected.
- 9.28 Time limits for implementing permissions (and any potential penalties) is a matter for central government.
- 9.29 The site is sufficiently sized to provide for adequate separations distances between dwellings.
- 9.30 Contamination is able to be dealt with through condition/s.
- 9.31 An area covering 3,750m² (0.8 acres) is shown as open space around the attenuation pond to the northwest of the site. This area has been referred to as 'Parkland' of public benefit in several comments submitted in favour of the proposal. Given the limited size, and remote location of this area, Officers consider that this area is unlikely to be of use other than to the residents of the development.

10 CONCLUSIONS

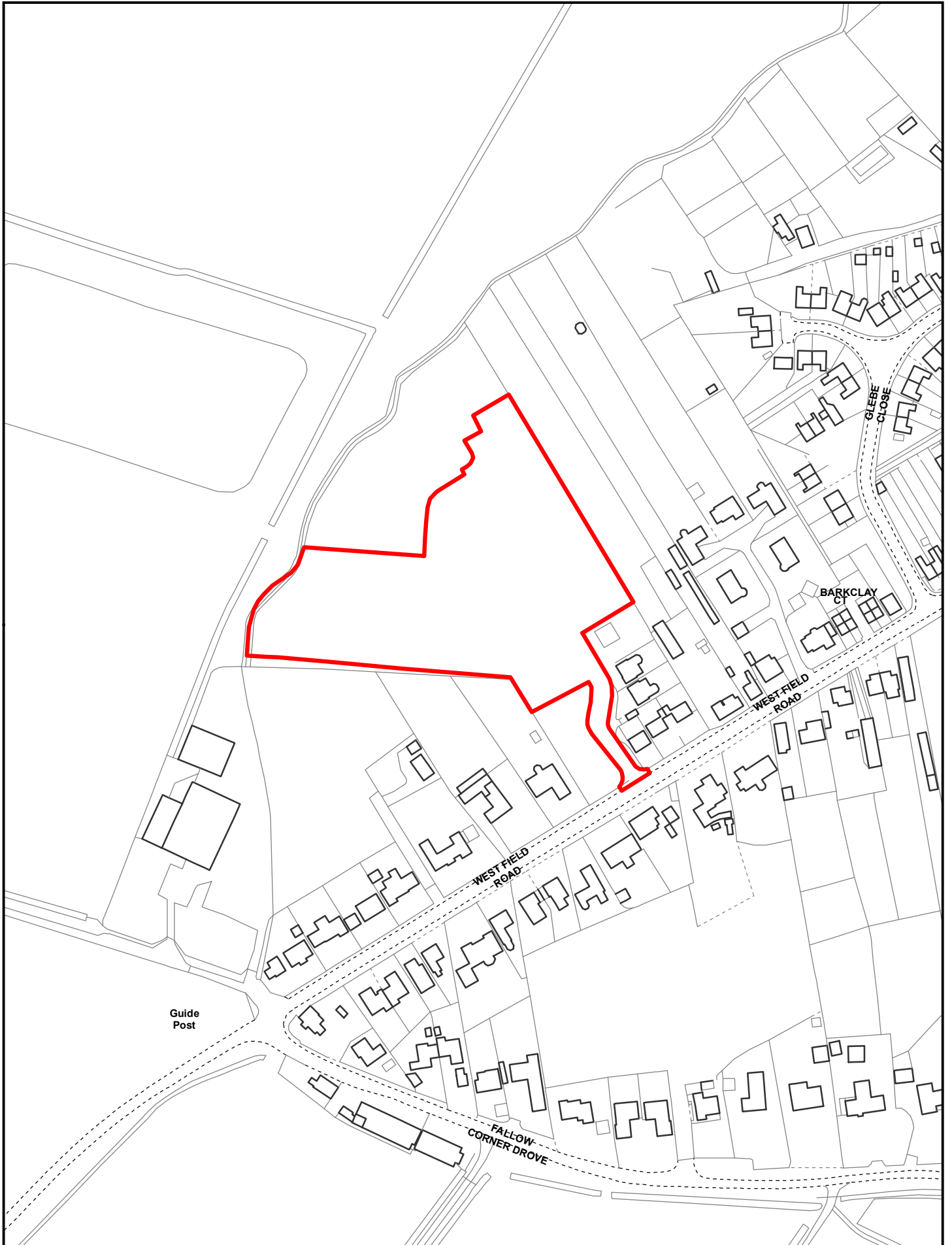
- 10.1 The application is unacceptable because the proposed site relates more to open countryside than the built area of Manea and is out of keeping with the pattern of development and character of this part of the village which is predominantly countryside with frontage development. The development would not contribute positively to the character and local distinctiveness of the area. This conclusion is entirely consistent with the previous decision of the Council (Committee) to refuse the application on this basis.
- 10.2 In other respects, the development could be made acceptable by imposing conditions if permission were being recommended. However, this does not outweigh the fundamental issues and conflicts with development plan policy set out above.

11 RECOMMENDATION

Refuse; for the following reason:

1	The site lies predominantly within the countryside and relates more to the countryside than the built-up area of Manea. The development is out of keeping with the character and pattern of development of this part of Manea and would introduce an urbanising effect to the area which is predominantly rural and tranquil in nature with limited frontage development. As such the proposal is contrary to policies LP2, LP3, LP12 (c) and (d) and policy LP16 (a) of the Fenland Local Plan, which enable only small village extensions which make a positive contribution to the character and local distinctiveness of the area. The proposal also fails to recognise the intrinsic
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	character and beauty of the countryside in relation to paragraph 174(b) of the NPPF.
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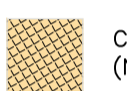
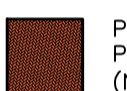


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 Please read, if in doubt ask. Change nothing without consulting the Engineers.
 Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.
 Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.
 All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.
 The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer





LEGEND

-  CONCRETE SLABS (NON SLIP)
-  PERMEABLE BLOCK PAVING (NON SLIP)
-  GRASS
-  WASTE BINS

A	PLANNERS COMMENTS	OCT 22
	REVISIONS	DATE

MORTON & HALL CONSULTING LIMITED
 CONSULTING STRUCTURAL ENGINEERS

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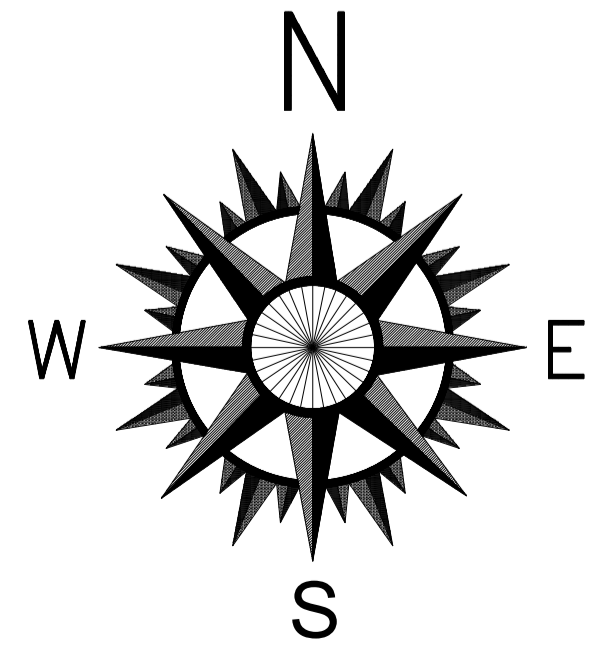
  Fenland District Council
 Building Design Awards
 winner
 Building Excellence in Fenland

CLIENT
 Mr M Stone

PROJECT
 96A-100 Westfield Road
 Manea
 Cambridgeshire
 PE15 0LS

TITLE
 Proposed Site Plan
 with Indicative Layout

DRAWN R.Papworth	DATE OF ISSUE
CHECKED	
DATE Sept 2022	DRAWING NUMBER H8549/01a
SCALE As Shown	



(1:500)

F/YR21/0855/F

Applicant: Mr Lee Russell

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

7 Wisbech Road, March, Cambridgeshire, PE15 8ED

Erect 18 x dwellings with associated garages, parking and landscaping, and the formation of an access, involving the demolition of existing outbuilding

Officer recommendation: Grant subject to conditions.

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

1 EXECUTIVE SUMMARY

The application seeks full planning permission for 18 dwellings (revised from 25 dwellings) and proposes a mix of different house types (detached, semi-detached, chalet and bungalows), some with garages and formation of access and shared road. An existing house on the site (No 7 Wisbech Road) is to be retained and has an extant permission to extend.

The application site is located within the settlement of March which is identified within the Settlement Hierarchy as a Primary Market Town; Market Towns are identified within Policy LP3 as the focus for housing growth and the site is compliant with Policy H2 of the March Neighbourhood Plan as a windfall site.

The proposal is unable to meet the requirements of affordable housing set out in local plan policy LP5 together with infrastructure requirements to serve the development. Balancing the lack of affordable housing provision counts against the provision of a mix of market housing proposed by the development carries moderate weight in favour of the scheme.

There are no significant issues in relation to residential amenity, the scheme has been amended as a result of concerns raised and conditions are required in relation to mitigation.

As such, the recommendation is to grant this application subject to conditions.

2 SITE DESCRIPTION

- 2.1 This application relates to a rectangular area of land covering 1.6 acres which is located between the playing fields of Westwood Primary School and March Fire Station, and dwellings fronting Wisbech Road and Henson Road. The site is served by an access taken between two residential properties , (9 and 5C Wisbech Road) some 45m to the north of the junction of Wisbech Road with Elliot Road.

- 2.2 The application site forms the overgrown garden of 7 Wisbech Road, an unoccupied detached house in disrepair.

3 PROPOSAL

- 3.1 As originally submitted, the application proposed a total of 25 dwellings comprising a mixture of house types, and the retention of the existing dwelling (No 7). Access is taken from the south-west corner of the site between Nos 9 and 5C Wisbech Road. The greater part of the development is laid out in a linear fashion and along the proposed carriageway which curves gently to the eastern boundary.
- 3.2 To address issues of residential amenity, parking and garage sizes the quantum of dwellings was reduced from 25 units from 18 units although the layout remained essentially as before. The reductions involved: a row of three terraced properties in the north-western corner replaced by a chalet bungalow; A detached dwelling in the south-western corner replaced by open space; Two pairs of semi-detached dwellings at the end of the cul-de-sac and bordering the rear gardens of dwellings facing Henson Road replaced by two detached bungalows; A row of three terraced and pair of semi-detached dwellings along the southern side of the road replaced by a pair of semi detached and a detached dwelling.
- 3.2 Full plans and associated documents for this application can be found at: [F/YR21/0855/F | Erect 18 x dwellings with associated garages, parking and landscaping, and the formation of an access, involving the demolition of existing outbuilding | 7 Wisbech Road March Cambridgeshire PE15 8ED \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR21/0855/F)

4 SITE PLANNING HISTORY

F/YR07/0991/F – Erection of 5 dwellings – Refused 24.10.2007. (An appeal against the decision was dismissed on the grounds that the absence of a formal undertaking to contribute towards education infrastructure would conflict with policy).

F/YR07/0367/O – Erection of 13 houses – Granted 19.11.2007.

F/YR08/0592/F- Erection of 5 houses – Granted 10.11.2009.

F/YR10/3060 – Details reserved by conditions on F/YR08/0592/F – Approved 27.09.2010.

5 CONSULTATIONS

5.1 Anglian Water

Raises no objections but states that March Water Recycling Centre will have capacity for foul drainage and that the surface water system has available capacity for the flows detailed in the Flood Risk Assessment.

Recommends that the advice of the LLFA, or IDB is sought. That the Environment Agency should be consulted if the drainage system directly or indirectly involves the drainage into a watercourse. (08.08.2021)

5.2 CCC Education, Libraries and Lifelong Learning

Had originally requested (08.09.2021) a £87,205 contribution towards mitigating

the demand for primary school places and £5,733 towards library and lifelong learning with a flat fee of £150 per standard S106 for monitoring.

Its response dated 09.02.2022 to a reconsultation reduced the sum requested to £69,764 towards primary school places and £4,095 for libraries.

5.3 CCC Growth and Economy (Viability)

A viability assessment has been submitted as part of the application. Its examination has concluded that on this occasion, due to viability, the proposal is not able to deliver affordable housing or any S106 contributions.

5.4 Cambridgeshire Fire and Rescue

Has stated that adequate provision should be made for fire hydrants and secured by S106 or planning conditions (09.02.2022).

5.5 Cambridgeshire Police

Has recommended improvements to natural surveillance, an external lighting plan, details of cycle bin storage. Gates to be lockable and self-closing if shared .

5.6 East of England Ambulance Service

Requests £4,374 to provide emergency and non-emergency ambulance services (15.02.2022).

5.7 FDC Environmental Health Protection Team

Recommends 'unsuspected Contaminated land' condition (16.02.2022).

5.8 FDC Environmental Services (Refuse Collection)

Recommends that the private road should allow access for a refuse vehicle and damage to the road surface should be indemnified. A swept path plan will be required. New residents will need to be informed of collection and storage, and refuse and recycling bins will need to be provided by the developer.

5.9 FDC Housing Strategy and Enabling Officer

Has recommended that in the event the scheme is viable 5 affordable dwellings affordable houses should be provided with a tenure split of 70% rented tenure and 30 % shared ownership.

5.10 FDC Tree Officer

Recommends that the detail on tree protection is acceptable and that there is scope for small decorative trees on the site away from the north of the site which is unsuitable due to the belt of trees within the school (18.11.2021).

5.11 Highways Authority

The Highway Authority has confirmed that the road is not to adoptable standards and therefore an indemnity for any damage arising from refuse vehicles traversing will be required and will be secured by condition.

The Highway Authority is satisfied with the relocation of the bus stop outside No 5a Wisbech Road (07.12.2022). Neighbours had been re-notified of the relocation of the bus stop outside No 5a, no representations have been received.

5.12 Lead Local Flood Authority

Had objected to the scheme on the grounds of: lack of maintenance easements; discrepancy between the drainage layout and corresponding calculations; and drainage capacity of the system (04.04.2022). Objections removed subject to imposition of informative following receipt of further information (06.07.2022).

5.13 March Town Council

Recommends approval (07.06.2022).

5.14 NHS Primary Care Estates

Originally (06.09.2021) commented that there was capacity at the Trinity Surgery to mitigate this growth and therefore did not request a S106 contribution. On 15.10.2021 it advised an error had been made in its previous response, that there was currently capacity in March at The Riverside Practice not Wisbech but with the large developments planning in March there will be need for additional capacity.

Subsequently (15.02.2022) advised that there was no capacity within the 3 local surgeries and that a Health Impact Assessment has not been completed (the application is accompanied by a HIA). A £15,552 S106 contribution for additional primary healthcare services is requested. Assuming the health impacts will be successfully mitigated objections are not raised, otherwise it is advised that the LPA may wish to review the sustainability of the development.

5.15 Senior Planning Obligations Officer

The applicant has provided several appraisals as part of their viability submission with various levels of S106 provision and sensitivity analysis which have been reviewed by Officers against the Local Plan and CIL Viability Report (LPVA).

Officers accept that on this occasion, due to viability, the proposal is not able to deliver affordable housing nor any S106 contributions (05.05.2022).

5.16 Local Residents/Interested Parties

When originally submitted representations had been received from the occupiers of 11 dwellings neighbouring the site, the objections are summarised below. 8 of the comments originated from properties located on Henson Road, 1 on Wisbech Road and the remaining two are located on Westwood Avenue and March Road.

Following receipt of revised site/plans and drainage and highways details neighbours were reconsulted in April 2022 and no further representations were received. The occupiers of 5B Wisbech Road were re-notified on 13 December 2022 following the relocation of the bus stop outside that property, no comments have been received.

- Density/Over development
- Property devaluation.
- Out of character/ not in keeping with the area.
- Drainage/flooding.
- Environmental concerns.
- Light pollution.
- Loss of view/outlook.
- Noise.
- Proximity to property.
- Overshadowing/loss of light.
- Loss of trees.
- Wildlife concerns.
- Overlooking/loss of privacy.
- Inadequate parking arrangements.
- Backfill.
- Loss of value.
- Pressure on local services.
- Non-compliant with policy.
- Set a precedent.
- Replacement and maintenance /responsibility of boundary fencing with properties of Henson Road.
- Antisocial behaviour.
- Design/Appearance.
- Insufficient lighting leading to crime.
- Responsibility for maintaining the ditch on the eastern and northern boundaries.

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)**
- 7.2 **National Planning Practice Guidance (NPPG)**
- 7.3 **National Design Guide 2021**

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

7.4 **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside.

LP4 – Housing.

LP9 - March

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

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP19 – The Natural Environment

7.5 **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

Policy 1 – Spatial Planning

Policy 2 – Local Housing Need

Policy 4 – Open Space

Policy 7 – Design Quality

Policy 10 – Flood Risk

Policy 12 – Delivering Sustainable Transport

7.6 **March Neighbourhood Plan 2017**

H2 – Windfall Development

H3 – Local Housing Need

7.7 **Supplementary Planning Documents/ Guidance:**

Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM3 – Making a Positive Contribution to Local Distinctiveness and Character of the Area

DM4 – Waste and Recycling Facilities

Developer Contributions SPD 2015

Fenland Infrastructure Delivery Plan 2016

Cambridgeshire Flood and 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**
- **Residential Amenity**
- **Highway Safety**
- **Flood Risk**
- **Infrastructure and Viability**
- **Other Matters**

9 BACKGROUND

- 9.1 Outline planning permission for 13 dwellings was granted under Ref F/YR07/0367/O. Subsequently a full application for 5 dwellings (Ref F/YR07/0991/F- (Appeal dismissed see Planning History above)) was refused as it was felt that the low density fell below the education contribution threshold; it was fragmented; lacked a focal point; failed to provide a mix of house types; and was inconsistent with policy.
- 9.2 An identical scheme to that refused was subsequently granted planning permission under Ref F/YR08/0592/F on the grounds that the principle of residential development was acceptable and that it would not be reasonable to withhold consent on grounds of 'incompleteness' and mix. Details reserved by condition on F/YR08/0592/F were subsequently approved under F/YR/10/3060/COND.
- 9.3 The current application has been revised since its submission to reduce the number of dwellings from 25 to 18.

10 ASSESSMENT

Principle of Development

- 10.1 The application site is located within the settlement of March which is identified within the Settlement Hierarchy as a Primary Market Town; Market Towns are identified within Policy LP3 as the focus for housing growth, accordingly there is a presumption in favour of development within this location. This is however on the basis that the development is in keeping with and reflects the character of the area and that there are no significant issues in respect of residential or visual amenity, heritage, design, parking, highways and flood risk.
- 10.2 The principle of proposal would fall to be considered and supported as a windfall site under Policy H2 of the March Neighbourhood Plan, providing its criteria and the relevant provisions of the Fenland Local Plan are met.
- 10.3 The proposed development is therefore considered to accord with policies LP3 and H2 of the local and neighbourhood plans.

Residential Amenity

- 10.4 Policy LP16 of the local plan requires that development does not adversely impact on the amenity of neighbouring users in areas such as noise, light pollution, loss of privacy and loss of light.

- 10.5 Following concerns about the density of the development the number of dwellings were reduced from 25 to 18.
- 10.6 The dwellings are laid out on either side of the access road (not adoptable) with direct access from it, with two detached bungalows defining the eastern end.
- 10.7 To its east the site abuts the garden of dwellings on Henson Road. There is a separation distance of about 30m between Plots 10 & 11 and the nearest rear elevation on Henson Road.
- 10.8 On the southern boundary of the site the site backs onto the Fire Station and No 5 Wisbech Road. A 3.5m wide culvert easement has been provided on this boundary. There is an 18m separation distance between Plot 15 and the nearest part of the Fire Station. 13.3m separates the Tower and Plot 12 and 14.5m between Plot 11 and the outbuilding to the Station. The separation distances to the converted dwelling and Nos 5, and 7 Wisbech Road are discussed below.
- 10.9 The northern tree lined boundary backs on to Westwood Primary School and has no implication on living conditions other than possible impacts of retained trees.
- 10.10 The western boundary runs adjacent to 17a and 15 Wisbech Road. There is a separation distance of some 25m to the rear elevation of No 15. Plot 1 obliquely faces the gable end of Nos 17a and 17 Wisbech road. The gable end of No 17a is not considered to host sole windows to habitable rooms and the rear of No 17 is largely screened by intervening outbuildings, extensions and mature planting.
- 10.11 The desire to maximize the number of dwellings has led to finite separation distances within and out with the site. Having said this, the impact on living conditions is not considered to be such to warrant refusal.
- 10.12 Due to the constrained nature of the development exercising permitted development rights in the future will adversely affect residential amenity and for this reason it is recommended that these rights are removed by condition.
- 10.13 Policy LP16 (h) requires that developments provide sufficient amenity space suitable to the type and amount of development proposed. This means that a minimum of a third of the plot curtilage should be set aside as private amenity space. The proposal complies with this policy. The size of rear private gardens is commensurate with the size of dwelling it serves.
- 10.14 No 7 Wisbech Road is a large Victorian farmhouse located within the application site near its western boundary which is to be retained as part of the proposed development. No 7 has been granted permission under F/YR21/1444/F to erect a two-storey rear extension and attached garage and porch following demolition of a two and single storey rear off-shoot.
- 10.15 Under permission F/YR08/0592/F permission was granted for the erection of 5 dwellings on the site with associated garages, this permission is extant as the foundations of a dwelling immediately to the east of No 7 have been commenced.
- 10.16 Under the current application (F/YR21/0855/F) the nearest dwelling (Plot 2) proposed to the east of No 7 will be nearer to it by about 3m than the dwelling approved under 08/0592. However, as the gable ends of the respective dwellings will be in line residential amenity should remain unaffected.

- 10.17 Plot 1, the dwelling to the west of No 7 will be about 11m distant if No 7 is extended as approved (F/YR21/1444/F). This separation distance is less than normally sought but is acceptable and will mean that the aspect from the eastern bedroom window from Plot 1 will be to a mass of building. It is unlikely if the impact on aspect would be any less were there to be a further separation of 2m or so.
- 10.18 Permission has been granted (F/YR21/1230/F) for the conversion of an existing store/workshop at 5b Wisbech Road to a dwelling.
- 10.19 The separation distance of some 8.5m between Plot 18 and the converted dwelling is somewhat below standards. Having said this the design of the conversion and its relationship to Plot 18 is unusual which renders the separation distance acceptable.
- 10.20 The converted dwelling is essentially a bungalow which steps up at its western end to accommodate two bedrooms in the roof space which are lit by rooflights on the eastern slope of the roof. There is no further accommodation in the roof space towards Plot 18 and the eastern part of the dwelling. Furthermore, as the converted dwelling is set at right angles to plot 18 with intervening car parking spaces it is considered that any impact on residential amenities as a consequence of the reduced separation distance is not considered to be significant.
- 10.21 In other words, due to the orientation and relative heights of the respective buildings there should not be any significant and direct intervisibility between habitable room windows. It should also be noted that the converted dwelling was conditioned to remove permitted development rights for extensions/dormer/windows etc, and the application subject of this report will be similarly conditioned. Any future proposals for alterations will therefore be assessed to prevent denudation of living conditions.
- 10.22 Overall, the proposal is considered to accord with Policy LP16 of the local plan.

Highway Safety

- 10.23 Due to a conflict between the proposed site access and an existing bus stop it was suggested that the bus stop was re-located to a safe and suitable location. Details of tracking for a refuse vehicle were requested and the road was found not to be to adoptable standards (04.03.2023)
- 10.24 The relocated bus stop (Drawing No 2655-07 Rev C) was subsequently found to be acceptable (07.12.2022), as were the refuse vehicle speed and steering profile.
- 10.25 The proposal accords with the aims of LP15 in demonstrating that it assists with the sustainability aims of the Local Plan.

Flood Risk

- 10.26 As the site has a high groundwater table the 1m unsaturated zone between the base of the infiltration system and groundwater table cannot be achieved and therefore infiltration cannot be used as a method of disposal of surface water.

- 10.27 Discharge from this site is therefore to be made to the existing drain along the northern boundary of the site which ultimately discharges to the Anglian Water surface water system. Anglian Water has confirmed it is acceptable to discharge via the drain at a maximum rate of 4.5 l/s.
- 10.28 A SuDs basin will be provided in the area of open space near to the entrance of the site. This will provide treatment via settlement and adsorption whilst providing conveyance and attenuation for all surface water discharge from the development. Permeable paving and parking areas, and surface water from the main road will drain to a permeable sub-base via gullies to provide attenuation and filtration. Below ground cell systems will provide temporary storage of surface water prior to controlled release. The system has been designed to channel water along the access road in the event of extreme rainfall with the water ponding at the low point before discharging into the surface water drainage system serving the development.
- 10.29 The LLFA had originally objected to the scheme as detailed under Consultations above. Following submission of further details, the LLFA confirmed it had no objections (06.07.2022). Satisfactory drainage of the site will be secured by planning condition
- 10.30 Policy LP14 of the FLP and the adopted Cambridgeshire Flood and Water SPD requires development to include a drainage strategy which demonstrates that suitable consideration has been given to surface water drainage and that appropriate arrangements for attenuating surface water run-off can be accommodated within the site. This requirement is considered to be satisfied.

Infrastructure and Viability

- 10.31 As part of their viability submissions the applicant has provided several appraisals. The appraisals have been assessed by Officers and it is accepted that on this occasion, due to viability, the proposal is not able to deliver affordable housing nor any S106 contributions due to costs of developing the site. As such, the proposal complies with policy LP5 which requires affordable housing to be secured unless it is demonstrated that the scheme is not viable.

Other Issues

Contamination

- 10.32 Any contamination due to previous uses will be dealt with by an 'unsuspected land contamination' condition.

Open Space

- 10.33 The layout plan indicates a small area of open space in the southwestern corner of the site. The small amount of greenery provides a welcome entrance into the site but it is recommended that management of this area is conditioned.

Trees

- 10.34 The Tree Officer considers the tree protection measures included in the Arboricultural Impact Assessment to be acceptable. It is considered that whilst the north of the site is not suitable for trees due to the belt of trees within the school, the remaining plots have sufficient space for decorative trees. This

suggestion can be secured by conditions for landscaping/tree protection listed below.

Ecology

10.35 The submitted Ecological Report found that: there was no potential for impact on designated nature conservation site; ruled out the presence of bats in the building on site with moderate bat roost potential; impact on nesting birds can be avoided by timing demolition/clearance works; impact on Protected and Priority Species can be minimised by avoidance measures; and provides advice on the provision of wildflowers and bat/bird boxes as net biodiversity gain.

10.36 The recommendations of the Report are to be secured by condition.

10.37 Comments on representations

- The proposed number of dwellings has been reduced from 25 to 18: the layout; design and density is considered to be acceptable.
- Additional population will result in pressure on local services but as the scheme is not viable S106 contributions are not viable.
- Devaluation and antisocial behaviour are not material considerations in this instance.
- The requirement for a lighting plan will be conditioned, addressing concerns regarding crime and light pollution.
- Boundary responsibility is a private legal matter.
- Drainage is found to be acceptable, the matter of maintenance of infrastructure is a matter for the flood authorities and applicant.

11 CONCLUSIONS

11.1 Although not viable, the proposal has clear benefits in terms of its contributions to housing stock. It accords with Policy LP3 which identifies March as the focus of housing growth. Detailed issues including impact on living conditions, highway safety, flood risk and viability have been satisfactorily addressed.

11.2 The proposal meets the criteria of the March Neighbourhood Plan Policy H2 in relation to windfall sites and accords with its Policy H3 in contributing towards local housing need.

11.3 Therefore, the clear benefits of the scheme from a housing delivery perspective, significantly outweigh any harm arising from the development and the proposal is recommended for approval subject to conditions.

12 RECOMMENDATION

- (i) Grant subject to conditions listed below.
- (ii) Delegate authority to Head of Planning to impose any other conditions which may be required.

From 1 October 2018 section 100ZA(5) of the Town and Country Planning Act 1990 provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of

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

The applicant has been consulted on the proposed conditions and has confirmed their agreement to them in writing.

The proposed conditions are as follows;

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall contain as a minimum:-</p> <ul style="list-style-type: none"> - Hours of Site working and deliveries - Parking provision for site workers - Layout of site compound and materials store - Dust management measures - Measures to minimise mud from being taken onto the highway from the site - Name and contact details for on site person responsible for compliance with this CMP (including an out of hours contact) - Details of temporary fencing during construction - Measures to prevent avoidable noise nuisance to neighbours e.g. no radios or amplified music <p>The approved CMP shall be implemented in full throughout the construction period.</p> <p>Reason: In the interest of neighbour amenity in accordance with policy LP16 of the Fenland Local Plan</p>
3	<p>No development shall take place above slab level until a scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:- a) means of enclosure b) hard surfacing, other hard landscape features and materials c) planting plans, including specifications of species, sizes, planting centres number and percentage mix d) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife e) management and maintenance details The approved hard landscaping scheme shall be carried out with regard to the dwelling to which it relates, prior to the occupation of that dwelling and the soft landscaping shall be carried out within the first available planting season following completion of the development or first occupation (whichever is the sooner) or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme. Any trees, shrubs or hedges forming part of the approved landscaping scheme (except those contained in enclosed rear gardens to individual dwellings) that die, are removed or become diseased within five years of the implementation of the landscaping scheme</p>

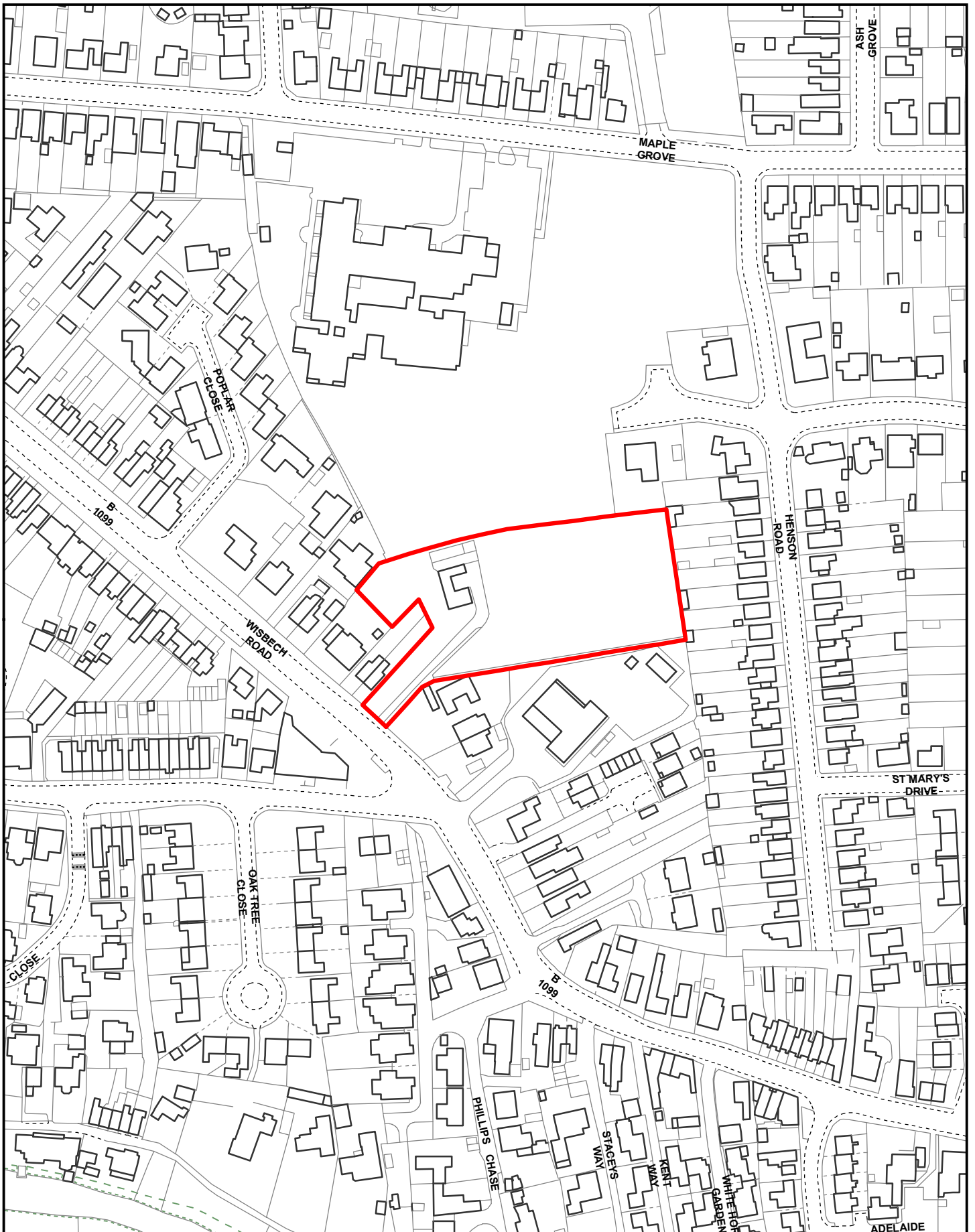
	<p>shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.</p> <p>Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with - 30 - Policy LP16 of the Fenland Local Plan 2014.</p>
4	<p>Prior to the commencement of the development and clearance of the site, details of tree protection measures for all trees to be retained (including trees where the canopy overhangs the site boundary from adjacent land) shall be submitted to and approved in writing by the local planning authority. Such tree protection measures shall accord with BS 5837:2012. The approved tree protection measures shall be put in place prior to any site clearance, materials being brought onto site or any development commencing and shall remain fully in place until the development is completed. Where development is completed in relation to a particular tree i.e. no further development will take place in the vicinity of the tree then that particular tree protection measure may be removed.</p> <p>Reason: In the interests of the visual appearance of the development and protection of retained trees/existing biodiversity in accordance with policies LP16 and LP19 of the Fenland Local Plan</p>
5	<p>Prior to development above slab level taking place details of the management arrangements for the area of open space shall be submitted to and approved in writing by the local planning authority. The details shall include but not be limited to the following;</p> <ul style="list-style-type: none"> -Name and full contact details of the management company -Drawing showing the areas to be managed by the management company -Maintenance details and schedules for all hard and soft landscaping, the play area, dog bin, lighting and biodiversity enhancements that fall within the management company area of maintenance <p>All such areas shall be maintained by the developer until such time as the management company takes over responsibility for these areas. The developer shall provide written notification to the local planning authority that the management company has taken over the maintenance of these areas within 5 working days of this event taking place.</p> <p>Reason: To ensure that all landscaped areas, play area, biodiversity enhancements and other items as approved continue to be maintained in the interests of the visual appearance of the area, residential amenity, health and well-being of residents and biodiversity in accordance with policies LP2, LP12, LP16 and LP19 of the Fenland Local Plan.</p>
6	<p>Prior to the first occupation of any dwelling which forms part of this development details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The streets shall thereafter be maintained in accordance with the approved management and</p>

	<p>maintenance details until such time as an Agreement has been entered into into Section 38 of the Highways Act 198 or a Private Management and Maintenance Company has been established.</p> <p>Reason - To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policy LP15 of the Fenland Local Plan (2014)</p>
7	<p>Prior to the first occupation of any dwelling the roads and footways shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road.</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) 13 Prior to the first occupation of individual dwellings their associated on-site parking /turning shall be laid out in accordance with the approved plan and thereafter retained for that specific use.</p> <p>Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan (2014).</p>
8	<p>Prior to commencement of development details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.</p> <p>Reason - To ensure that the precise height of the development can be considered in relation to adjoining dwellings in accordance with policy LP16(d and e) of the Fenland Local Plan (adopted May 2014).</p>
9	<p>Prior to the commencement of development above slab level, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.</p> <p>Reason - In order to ensure that the site meets the crime prevention guidelines.</p>
10	<p>Prior to the first occupation of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply and access arrangements for the fire and rescue service shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be; implemented, made available for use and the Local Planning Authority notified in writing of its completion, all prior to the occupation of the first dwelling.</p> <p>Reason: In the interests of the safety of the occupiers in accordance with policy LP2 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>

11	<p>Details of the location, height, design and materials of all screen walls and fences (including All gates serving private rear gardens to dwellings to be self-closing and lockable), shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground works being carried out. The approved scheme shall be implemented concurrently with the erection of the dwelling(s) fully in accordance with the agreed details prior to occupation and thereafter retained in perpetuity.</p> <p>Reason: To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area, and to ensure that the private areas of the development are afforded an acceptable measure of privacy in accordance with Policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
12	<p>Prior to the commencement of the development hereby approved full details of the materials to be used for the external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved particulars 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>
13	<p>Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:</p> <ul style="list-style-type: none"> i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E); ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D); iii) alterations including the installation of additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B); iv) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C); vi) the erection of any walls, fences or other means of enclosure to all boundaries/the # boundary of the site (as detailed in Schedule 2, Part 2, Class A). <p>Reasons: To prevent overlooking of neighbouring properties, in the interest of the protection of residential and amenity, and In order to control future development and to prevent the site becoming overdeveloped in accordance with Policy LP 16 of the Fenland Local Plan, 2014.</p>
14	<p>The parking space(s) and/or garages shown on the submitted plan to be constructed and the space(s) and/or garages shall be completed prior to the completion of the dwellings to which they relate, and thereafter the approved facilities together with the means of access thereto shall be retained as approved.</p>

	Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.
15	<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 for, and amendment to the remediation strategy 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>
16	<p>Prior to the occupation of the first dwelling the bus stop on Wisbech Road will be relocated as approved.</p> <p>Reason: In the interests of highway safety and to accord with Policy LP15 of the Fenland Local Plan, 2014.</p>
17	<p>Prior to the first occupation of the development hereby approved a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse collection strategy shall be implemented in accordance with the agreed details in full and thereafter be retained in perpetuity unless otherwise agreed in writing.</p> <p>Reason: To ensure a satisfactory form of refuse collection and compliance with Policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
18	<p>Prior to the commencement of any development, a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the site as outlined in the approved Flood Risk Assessment & Sustainable Drainage Strategy (Rev E June 2022 by MTC Engineering) has been submitted to and agreed in writing by 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 in perpetuity.</p> <p>Reason: To prevent the increased risk of flooding, to improve and protect water quality, to improve habitat amenity and to ensure the future maintenance of these. [add/delete as appropriate] in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.</p> <p>A pre-commencement condition is necessary in order to ensure that surface water drainage is adequately dealt with and thereafter retained in perpetuity.</p>
19	The Ecological Enhancements included in Sections 7 & 8 of the Ecology Report by Wild Frontier Ecology dated September 2021 shall be submitted and agreed in writing by the local planning authority and thereafter implemented as agreed before the occupation of any dwellings hereby

	approved and thereafter retained as approved. Reason: To protect and enhance biodiversity and to accord with the requirements of Policies LP16 and LP19 of the Fenland Local Plan 2014.
20	The development hereby permitted shall be carried out in accordance with the following approved plans and documents.



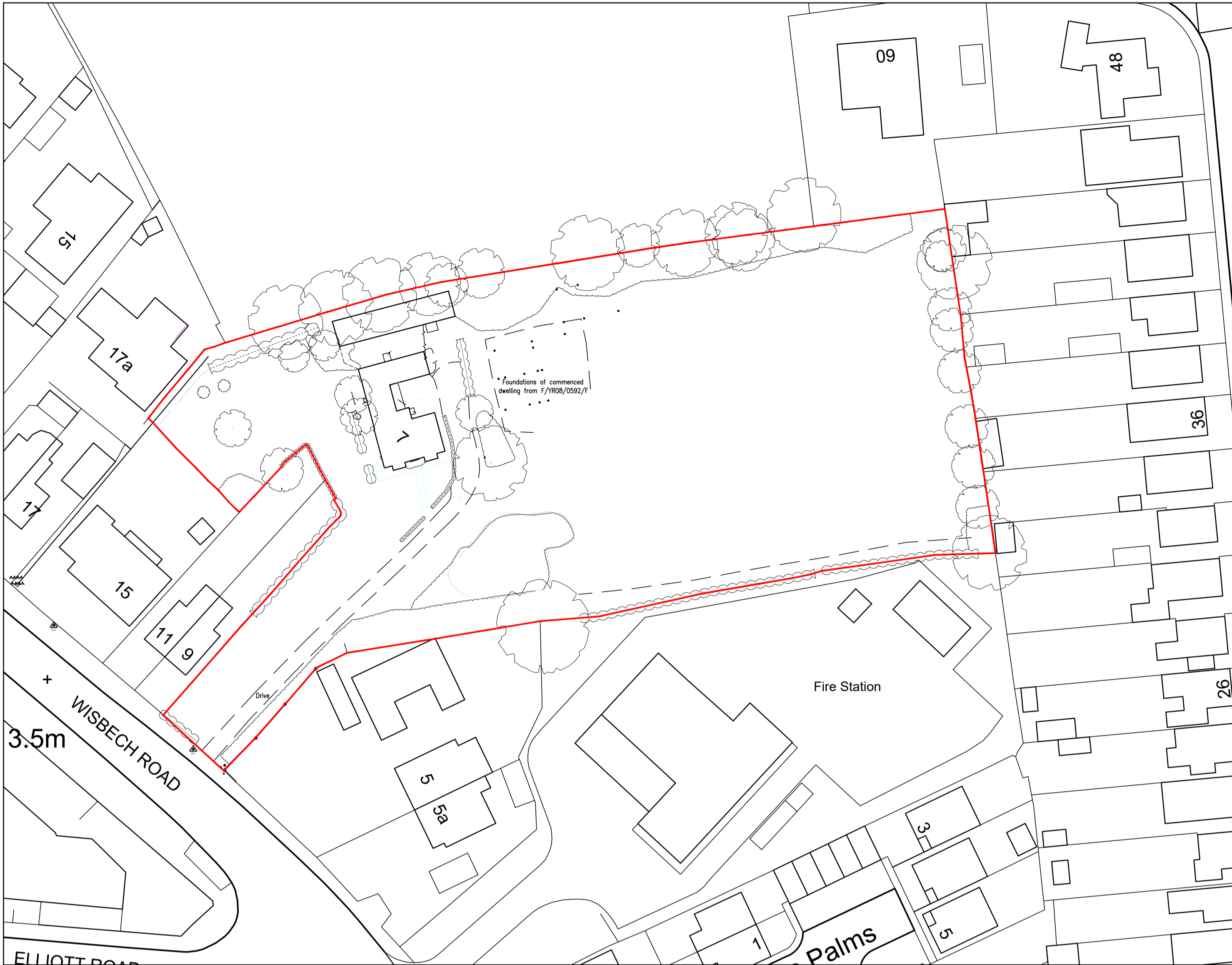
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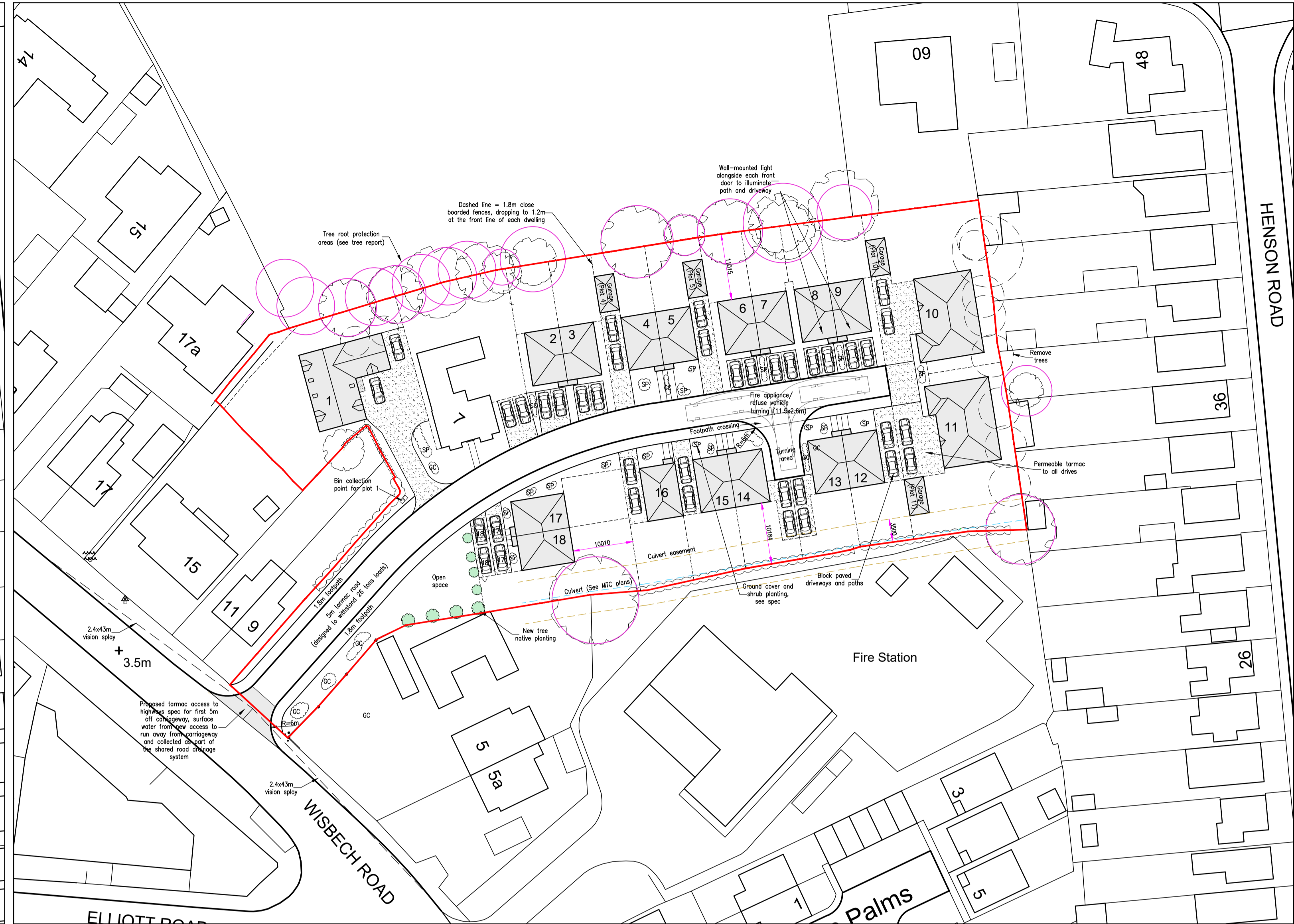
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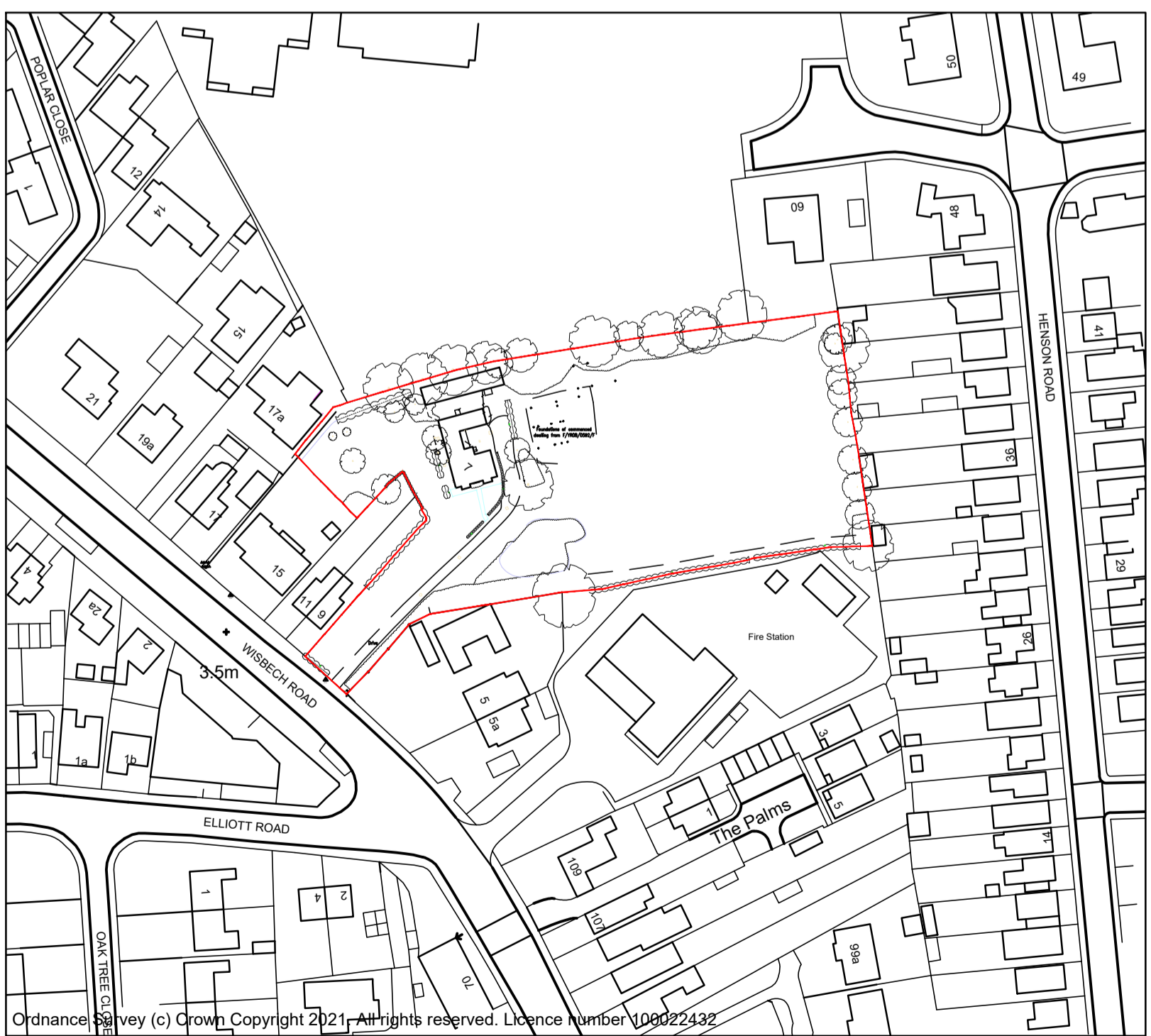




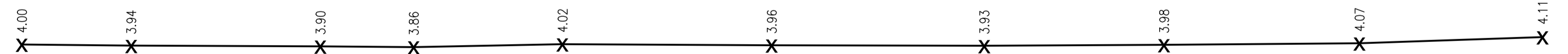
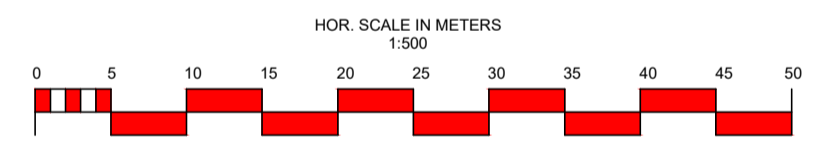
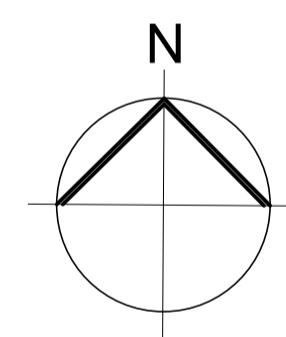
Existing Site Plan 1:500



Proposed Site Plan 1:500



Location Plan 1:1250




Existing Site Section 1:200



Proposed Site Section 1:200

A-
REVISIONS



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CLIENT
MR L RUSSELL

PROJECT
PROPOSED DEVELOPMENT

SITE
**LAND AT No.7
 WISBECH ROAD
 MARCH
 CAMBS
 PE15 8ED**

DRAWING
PROPOSED SITE PLAN

JOB NO. 6276/01Q	PAPER SIZE A1	DATE MAY 2021
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Notes:
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F/YR22/1190/FDC

Applicant: Fenland District Council

Agent : BHD Ltd

Land North Of 84 Upwell Road Access From, Smiths Drive, March, Cambridgeshire in

Erect a dwelling (outline application with matters committed in respect of access)

Officer recommendation: Refuse

Reason for Committee: Referred by Head of Planning on advice of Committee Chairman

1 EXECUTIVE SUMMARY

- 1.1 This application seeks outline planning permission for a single dwelling with matters committed in respect of access. The applicant and landowner is Fenland District Council.
- 1.2 Due to the constrained nature of the site, the proposal results in a development at odds with the prevailing form of development, which consists of 2-storey dwellings. The proposal would consequently create an incongruous and unattractive feature which fails to demonstrate that it makes a positive contribution to the local distinctiveness and character of the area and will ultimately have an adverse impacts on the street scene and is therefore contrary to the requirements of Policy LP16 of the Fenland Local Plan (2014).
- 1.3 The scheme is therefore recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The application site is a parcel of land 395m² in extent, located to the rear of the dental surgery at 84 Upwell Road and to the south of a row of 5 terraced dwellings at Nos. 56 to 64 Smiths Drive, laid out on a north-south axis. The site is presently used as a formal parking area. The site is devoid of any noticeable vegetation and is generally flat.
- 2.2 A footpath runs along the western side of the site providing pedestrian access from Upwell Road to Smiths Drive. Alongside the northern part of the site is a legal right of way providing access to the rear of the properties at Nos 56 to 64 Smiths Drive.
- 2.3 There is an electricity substation to the west of the site.
- 2.4 The site is within Flood Zone 1 (low risk).

3 PROPOSAL

- 3.1 The proposal seeks outline planning permission (with matters committed in terms of access) for the erection of one dwelling. An indicative site plan has been submitted to show how the site could be developed to provide one single-storey dwelling with a floor space of 61m² together with a private amenity space area of approximately 100m² and the provision of 2 parking spaces, measuring 5 x 2.6 metres.
- 3.2 The site is currently served by an existing access from Smiths Drive to the north.
- 3.3 Full plans and associated documents for this application can be found at: [F/YR22/1190/FDC | Erect a dwelling \(outline application with matters committed in respect of access\) | Land North Of 84 Upwell Road Access From Smiths Drive March Cambridgeshire \(fenland.gov.uk\)](#)

4 SITE PLANNING HISTORY

- 4.1 No pertinent planning history on site.

5 CONSULTATIONS

5.1 March Town Council

Recommendation: Approval

5.2 FDC Environmental Health

The Environmental Health Team note and accept the submitted information and have No Objections to the proposal as it is unlikely to have a detrimental effect on local air quality or the noise climate.

As the proposal site is made ground, we ask for the following condition to be imposed in the event planning consent is granted;

UNSUSPECTED CONTAMINATION

CONDITION: 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 LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

REASON: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

5.3 Local Residents/Interested Parties

No comments received.

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 – NPPF is a material consideration in planning decisions

Para 7 – Purpose of the planning system is to contribute to the achievement of sustainable development

Para 11 – A presumption in favour of sustainable development

Para 47 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise

Para 130 – Achieving well-designed places

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2021

Context

Identity

Built Form

7.4 Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP9 – March

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

7.5 Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan.

Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1 - Settlement Hierarchy

LP2 - Spatial Strategy for the location of residential development

LP4 - Securing Fenland's Future

LP5 - Health and Wellbeing

LP7 - Design

LP8 - Amenity Provision

LP12 - Meeting Housing Needs

LP20 - Accessibility and Transport

LP22 - Parking Provision

7.6 March Neighbourhood Plan 2017

H2 – Windfall Development

H3 – Local Housing Need

8 KEY ISSUES

- **Principle of Development**
- **Impact on Character and Amenity**
- **Residential Amenity**
- **Access and Parking**
- **Flood Risk**

9 BACKGROUND

- 9.1 Pre-application advice was sought in May 2021 for the erection of 1 dwelling. The pre-application response noted that the site does not appear to be of a sufficient size to enable the required amenity space, parking and turning and would therefore fail to achieve a high-quality environment. The pre-application concluded that the scheme was unlikely to receive support from officers.
- 9.2 Whilst not material to the determination of the application it should be noted that the applicant and landowner is Fenland District Council.

10 ASSESSMENT

Principle of Development

- 10.1 The main policy documents which are relevant to the consideration of the application are the Fenland Local Plan 2014 and the March Neighbourhood Plan 2017.
- 10.2 In terms of the Fenland Local Plan, the scheme will in principle accord with Policy LP3 given that March is identified as one of the market towns where the majority of the district's new housing should be focussed. It is however necessary to demonstrate that there will be no harm arising to the visual amenity of the area or residential amenity with regard to Policy LP16. In addition, it is necessary to demonstrate there is safe access to the site (Policy LP15), that the scheme is acceptable in flood risk (Policy LP14) and that there are no other site constraints which will render the scheme unacceptable.

Impact on Character and Amenity

- 10.3 Policy LP16 of the Fenland Local Plan (2014) is the primary policy governing the impact of development on its surroundings, requiring proposals to be able to demonstrate that they make a positive contribution to the local distinctiveness and character of the area.
- 10.4 Given the location of the site, the dwelling will be visible from Smiths Drive which is characterised by 2-storey dwellings. The dwellings immediately north of the application site along Smiths Drive are a row of 2-storey terraced dwellings. The scheme proposes a single-storey dwelling which will appear at odds with this prevailing character in the immediate vicinity of the site.
- 10.5 Although indicative at this stage, the overall proportions of the built structure are considerably at odds with those of the surrounding area, and the resulting dwelling would consequently appear out of character with its surroundings. Whilst these details are indicative, due to the constrained nature of the plot this is considered to be the only realistic form of development which could be achieved on the site. The application is therefore considered to be contrary to Policy LP16 given that it fails to make a positive contribution to the local distinctiveness and character of the surrounding area.

Residential Amenity

- 10.6 This is an outline application with matters committed in respect of access, therefore details of the proposed design, appearance, landscape and scaling have not been submitted, however the indicative plan provided details a single-storey dwelling.
- 10.7 Whilst the layout and scale is indicative at this stage, it is unlikely that a single-storey dwelling in this location will introduce any adverse overlooking, overshadowing or overbearing impacts upon the property to the north of the site. However, a two storey dwelling would have the potential to introduce harmful effects to surrounding properties and if permission were to be granted this would need to be subject to a condition limiting the development to being single storey only.

Access and Parking

- 10.8 Access will be achieved by using the existing access from Smiths Drive, an unclassified road to the north. Given that the site, and adjacent site, are used for informal car parking the development of the site to provide one dwelling will lead to a reduction in traffic movements to the site, albeit there could be a displacement of parking due to the loss of the site. However, the use of the site for car parking by the dental surgery was under a leasehold arrangement which has now ceased so any displacement has already occurred irrespective of the planning situation.
- 10.9 The indicative layout provides for two parking spaces appropriate for a single residential dwelling in this location.
- 10.10 The existing pedestrian access to the rear of properties at Nos. 56 to 64 Smiths Drive will be retained.
- 10.11 Based on the above there are no matters arising that indicate that planning permission should be withheld on the grounds of Policy LP15 of the Fenland Local Plan and Policy H2 (c) of the March Neighbourhood Plan in so far as they are related to parking, access and highway safety.

Flood Risk

- 10.12 The application site is situated within Flood Zone 1 and therefore issues of surface water disposal will be considered under Building Regulations.

11 CONCLUSIONS

- 11.1 The proposal is located on a relatively constrained site that would impact on the character and appearance of the proposal to construct a dwelling on the land in such a way that it would detract from the distinctive character and appearance of the surrounding area, contrary to Policy LP16. There are no material considerations that outweigh the harm identified as being caused by the proposal in relation to the above matters sufficient to justify its approval contrary to the aforementioned policy.

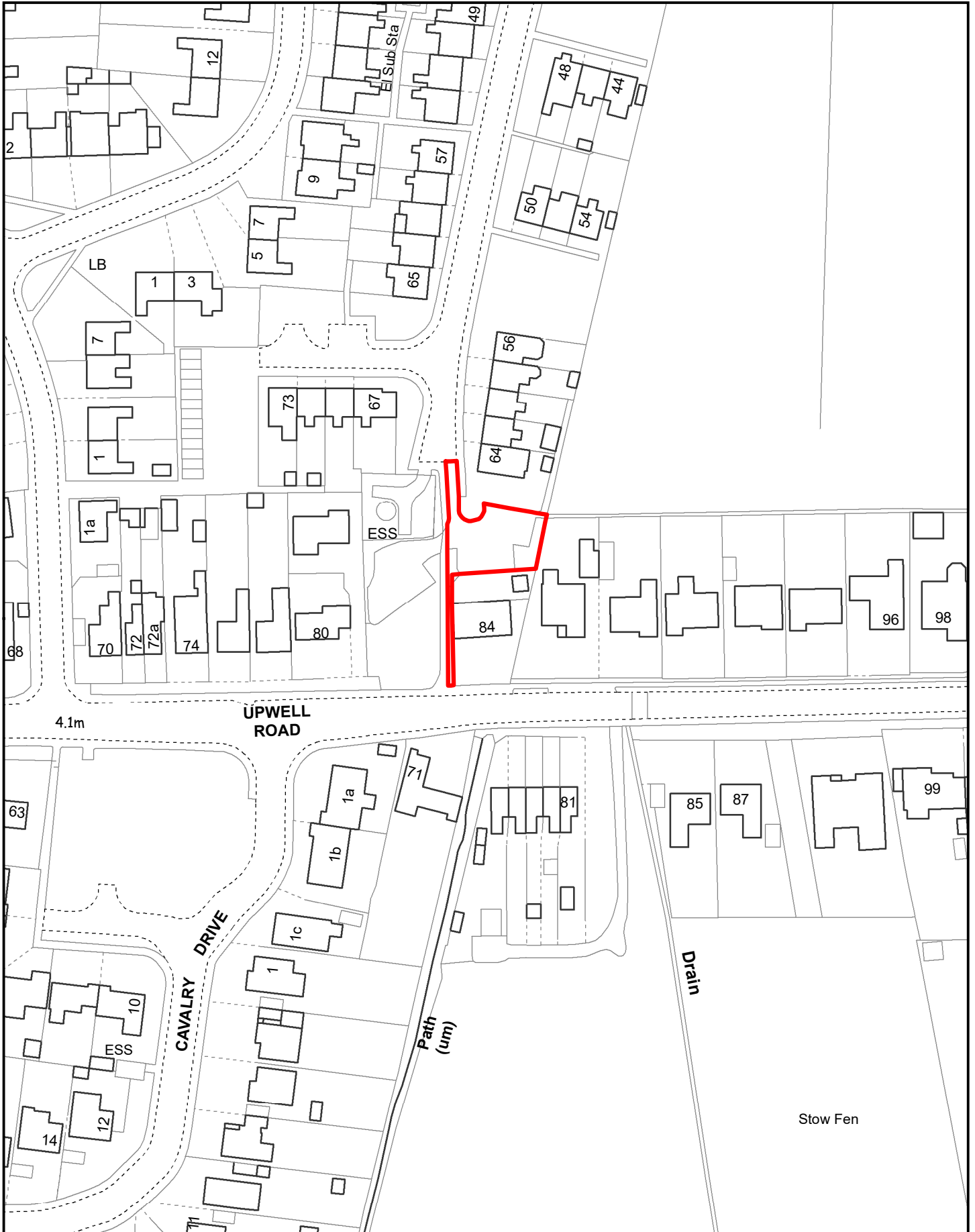
12 RECOMMENDATION

Refuse, for the following reason:

1	Policy LP16 (d) of the Fenland Local Plan (2014) requires that development demonstrates that it makes a positive contribution to the local distinctiveness and character of the area, enhancing its local setting, responding to and improving the character of the local built environment and does not adversely
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impact on the street scene or landscape character of the surrounding area. The proposal is for the construction of a single dwelling on the land, with indicative plans showing a single-storey detached dwelling.

Due to the constrained nature of the site, the proposal results in a development at odds with the prevailing form of development which consists of 2-storey dwellings. The proposal would consequently create an incongruous and unattractive feature which fails to demonstrate that it makes a positive contribution to the local distinctiveness and character of the area and will ultimately have an adverse impact on the street scene and is therefore contrary to the requirements of policy LP16 of the Fenland Local Plan (2014).



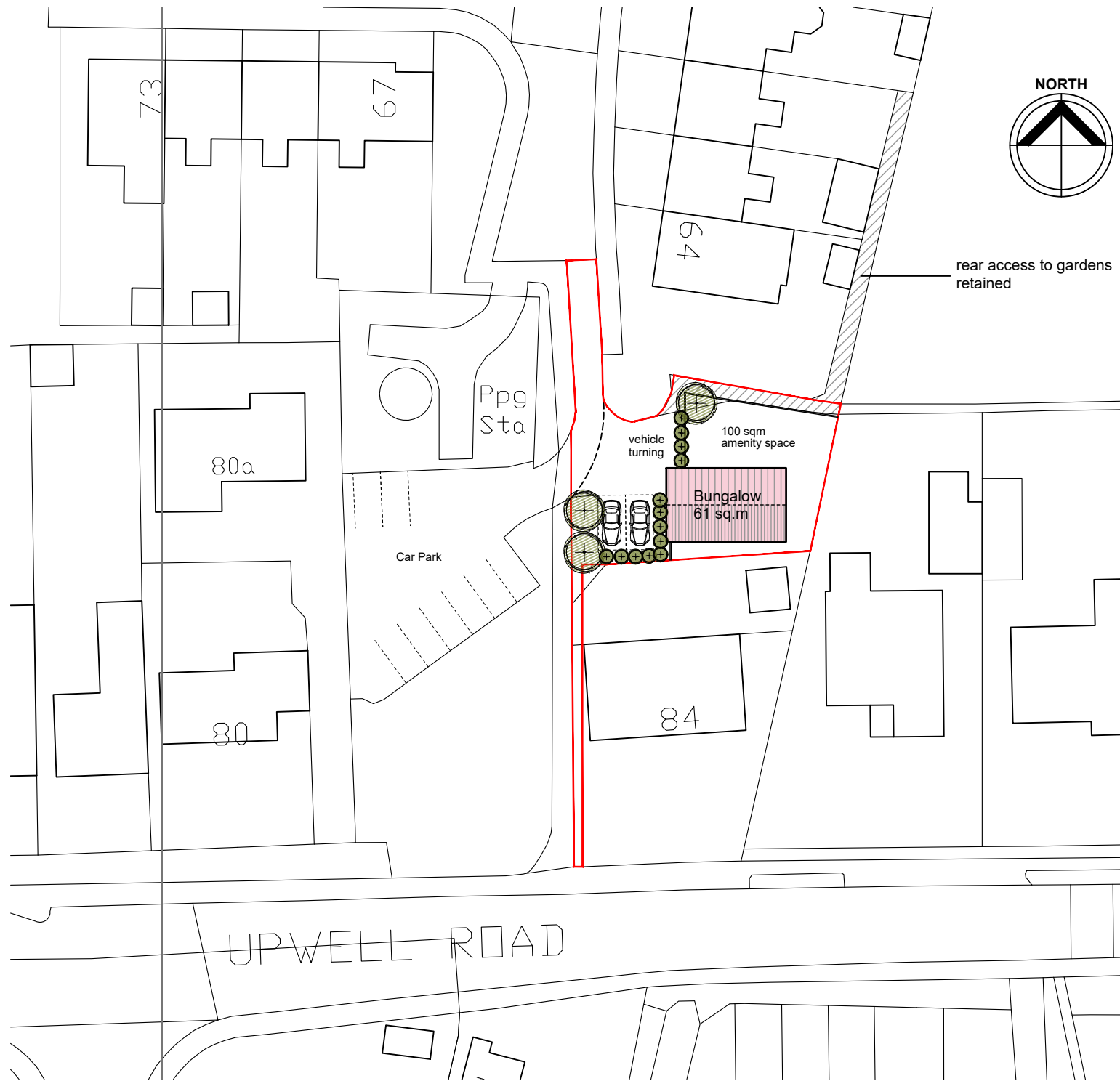
Created on: 03/11/2022

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F/YR22/1190/FDC

Scale = 1:1,250





SITE PLAN WITH INDICATIVE LAYOUT 1:500

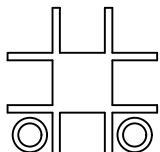


LOCATION PLAN 1:1250



P:\2022 projects\Upwell Rd, March\BHD Docs, Drawings & PDFs\2 Planning Drawings\scheme design.dwg

REVISION:	DATE:	DRAWN:	CHECKED:	DESCRIPTION:

 bhd R. HARRINGTON, 1st FLOOR 12 CHURCH SQUARE LEIGHTON BUZZARD BEDS. LU7 1AE Tel: 01525 854770 Fax: 01525 854778	PROJECT: UPWELLROAD (LAND NORTH OF No. 84) MARCH		
	DRAWING TITLE: SITE PLAN WITH INDICATIVE LAYOUT	SCALE: 1:500	PROJECT CODE: 2237
	DRAW DATE: 08.09.22	DRAWN: CHECKED: AC	DRAWING NUMBER: PL-01
	DRAWING STATUS: OUTLINE	REVISION DATE: DRAWN: CHECKED: REVISION:	SHEET: A3

F/YR23/0113/PIP

**Applicant: Mr E Peggs
Hamilton Estates Ltd**

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

Land North Of 10, Primrose Hill, Doddington, Cambridgeshire

Residential development of up to 9 x dwellings (application for Permission in Principle)

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 This application seeks 'Planning in Principle' (PiP) for residential development of up to 9 dwellings, where only in principle issues are assessed, namely the location, use and amount of development. All matters of detail would be subject to a Technical Details application should this submission be successful and accordingly, matters raised by consultees may not be addressed at this time.
- 1.2 Development of this site would introduce a formal, linear extension into the open countryside, which does not respect the rural character or sporadic settlement pattern as the village is exited, it would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of this area.
- 1.3 Furthermore, the site lies partially within in Flood Zones 2 and 3. The application is not accompanied by a sequential test and as such insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding.
- 1.4 The proposal is for up to 9 dwellings on a site of approximately 0.99ha, equating to approximately 9 dwellings per hectare, it could therefore be argued that this development does not make an effective use of land. However, policies LP12 (c) and (d) and LP16 (d) require developments to respond to the local character in this regard, as does paragraph 130 of the NPPF; densities in the area do vary and as such this, and the loss of Grade 3 Agricultural land against the context of BMV land within Fenland, are not put forward as further reasons for refusal.
- 1.5 It is recommended to refuse this application.

2 SITE DESCRIPTION

The application site is located on the northern side of Primrose Hill, adjoining the dwellings on Turnpike Close, which are considered to create the edge of the built form of Doddington beyond which is sporadic development, separated by fields which become sparser. The site consists of approximately 0.99ha of open field

and scrub land which is partially overgrown, set behind a highway verge with narrow footpath, ditch and boundary of vegetation and trees. The majority of the site sits beyond the speed limit change from 40-60mph as the village is exited and is located within Flood Zones 1, 2 and 3, with part of the site at a high risk of surface water flooding.

3 PROPOSAL

3.1 The 'Planning in Principle' (PiP) application is for residential development of up to 9 dwellings. The current proposal is the first part of the permission in principle application, which only assesses the principle issues namely:

- (1) location,
- (2) use; and
- (3) amount of development proposed,

3.2 This seeks to establish whether the site is suitable in principle. Should this application be successful, the applicant would have to submit a Technical Details application covering all other detailed material planning considerations. The approval of PiP alone does not constitute the grant of planning permission.

3.3 The applicant is only required to submit minimum information to accompany the application, plans submitted detail the extent of the application site only, no indicative site layout has been put forward.

3.4 Plans and associated documents for this application can be found at:

[F/YR23/0113/PIP | Residential development of up to 9 x dwellings \(application for Permission in Principle\) | Land North Of 10 Primrose Hill Doddington Cambridgeshire \(fenland.gov.uk\)](https://www.fenland.gov.uk/development/planning/permissions/permissions-in-principle/permissions-in-principle-application-for-residential-development-of-up-to-9-dwellings)

4 SITE PLANNING HISTORY

F/YR22/0812/PIP	Residential development of up to 9 x dwellings involving the formation of 2 x new accesses (application for Permission in Principle)	Withdrawn
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5 CONSULTATIONS

5.1 Parish Council

Doddington Parish Council has considered the above application and wishes to register its opposition to the application on the following grounds:

a) Primrose Hill is a busy 60mph road and traffic travelling from Chatteris towards Doddington firstly negotiates a fast right hand bend before continuing at speed past the site. Creating a development of 9 dwellings with their associated movement of cars and vehicles in and out of the development onto Primrose Hill will create a road safety issue

b) The site abuts the natural boundary of the village footprint and from that point there is open countryside on both sides of Primrose Hill with extensive views over agricultural land towards areas of woodland north of the site. This development would extend the existing linear features of the village by creating ribbon development which would set a precedent for any future development taking place

outside the village and encroaching into the open countryside. The proposed development is not in keeping with the form of settlement at that end of the village and will adversely harm its character and appearance. The attached pictorial view of the site with the outline of the development site superimposed on it shows the impact that this development will have on the area.

c) The open countryside, agricultural land and woodlands making up this site provide an extensive natural habitat for birds, animals and insect life. This development would have a detrimental effect on the ecological benefits of the area.

d) This planning application conflicts with the statements in the current 2014 Fenland Local Plan LP12 (Rural Areas Development Policy). In Part A of LP12 this proposed development is contrary to points (c), (d), (e), (g) and (i).

There are two further points that the Parish Council wish to make regarding comments that the agent has made in their Design & Access Statement that accompanied the application:

1. The agent claims that there is no relevant site planning history. The Parish Council disputes this as the agent submitted planning application F/YR22/0812/PIP for 9 dwellings which was validated on 7th July 2022 but subsequently withdrawn by the agent following representation from the Parish Council that they had indicated within that application that the Parish Council were supporting the application which was not true.

2. The agent stated "Although given very limited weight the emerging Draft Local Plan in its Draft Policies Maps (June 2022) indicated the intention to designate part of the proposed site as a Frontage Development Area." The Parish Council is very surprised that the agent should try and use information that was from an Emerging Draft Local Plan which was still being processed and was far from being adopted as policy. Perhaps they thought that the use of a map within their Design & Access Statement may influence residents to support their application.

It is however ironic that the map that they are using to support their application is out of date and has been superseded by a map dated August 2022 which is currently included within the Emerging Draft Local Plan. That map makes no reference to any part of the site in question being approved as a Residential site allocation for Doddington (Policy LP48) and the agents statement is therefore incorrect and misleading.

The Parish Council sincerely trusts that Fenland DC will refuse to grant planning permission for this application.

5.2 Environmental Health (FDC) (22/2/2023)

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal, as it is unlikely to be affected by ground contamination.

In the event that Permission in Principle is granted, due to the scale of the proposal and its close proximity to residents, a Construction Environmental Management Plan (CEMP) shall be required to support a full application.

The CEMP shall be submitted to and then approved in writing by the Local Planning Authority prior to any commencement of development, and adhered to

throughout the entire construction period. The CEMP must demonstrate the adoption of best practice to reduce the potential for adverse impact on the local amenity, whilst also acknowledging the health, safety and welfare of those working on site.

The CEMP should be in accordance with the template available on the Fenland District Council website via the following link:

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

5.3 Environmental Health (FDC) (10/3/2023)

Further comments requested upon noticing a commercial premises near the site:

There are no complaints associated about activities at the property from any existing nearby noise sensitive receptors, so I'm comfortable with the current stance of this service for this one.

5.4 Cambridgeshire County Council Archaeology

I am writing to you with regards to the archaeological implications of the above referenced planning application. The proposed development is located to the west of Doddington, near the edge of the existing settlement. Whilst a settlement edge location there is the cropmark remains of a network of Medieval ridge and furrow extending around the north of the proposed development (Cambridgeshire Historic Environment Record ref 09674). It is located near the edge of the fen island on which the village is situated and this is known as a favoured location for activity in the past particularly in pre drainage times. Just to the west of the proposed development finds of Roman pot confirm activity in the area (CHER 10888, 03778).

Whilst this site lies in an area of archaeological interest we cannot make specific recommendations without sight of a proposed site layout plan and an understanding of the scale and impacts of the proposed development. We are however content that no works are required prior to determination of an application and consequently we wish to raise no objections for this application to secure Planning In Principle, however we would request to be consulted on any future planning application for development within the redline area indicated, with the expectation that a condition on development, if required, could be secured at Technical Details stage.

5.5 Cambridgeshire County Council Highways

Based on the information submitted I am unable to determine if safe vehicular access to the site is achievable.

Primrose Hill is de-restricted along most of the site frontage meaning vehicles are permitted to travel at speeds up to 60mph. Therefore, any new access would need to be capable of achieving a 2.4m x 215m inter-vehicular visibility splay¹, measured to the nearside carriageway edge. 2m x 2m pedestrian visibility splays measured to the back of footway are also needed. In absence of access locations, I cannot determine if such visibility is achievable.

The existing footway is narrow and would need to be widened between the site access(es) and the at Turnpike Close. The footway will need to be widened to 2m or the width of the existing path to the east (no less than 1.5m).

The records which I have access to indicate that there is common land between the highway and the development frontage. Changes to the surface of common

land require consent from the Planning Inspectorate on behalf of the Secretary of State for Environment, Food and Rural Affairs. Therefore, construction of vehicular access(es) and widened footways will need approval from the Local Highway Authority (CCC) and Secretary of State prior to implementation.

I also note that there is an existing ditch along the frontage and any culverting will require drainage board consent.

¹ A reduced visibility splay in line with observed 85th percentile speeds will be accepted provided the applicant procures an appropriate speed survey,

5.6 Environment Agency

Thank you for your consultation dated 15 February 2023. We have inspected the documents as submitted and have no objection. However we have provided additional comments below on flood risk.

Flood Risk

The site is partly in flood zone 3a and a Flood Risk Assessment (FRA) should be provided to detail the impacts at the technical documents submission. Appropriate flood mitigation measures such as raised floor levels being raised appropriately should be detailed in the report.

Sequential Test / and Exception Tests

The requirement to apply the Sequential Test is set out in Paragraph 162 of the National Planning Policy Framework. The Exception Test is set out in paragraph 164. These tests are the Councils responsibility and should be completed before the application is determined. Additional guidance is also provided on Defra's website and in the Planning Practice Guidance.

5.7 Local Residents/Interested Parties

6 objections have been received (1 from Chestnut Close, 2 from Turnpike Close, 1 from Primrose Hill, 2 from Turf Fen Lane, Doddington), in relation to the following:

- Similar application withdrawn and made reference to a gift of land for a local park, queries over why the application was withdrawn
- Anti-social behaviour, traffic, noise, light pollution and litter
- Affect on wildlife/environment
- Land is greenbelt and should not be changed
- Site plan does not give any indication of development proposed/would like to see more detailed plans
- Would set a precedent
- Fields on entering the village more appealing than a house development
- Very busy road and traffic travels very fast/speed limit needs to be reduced
- This is a walking route for the village
- Not allocated for development, is a green space and should be protected
- Plenty of empty properties which should be looked into if homes are required/other development land

8 supporting comments have been received (3 from Juniper Close, 1 from Benwick Road, 1 from Bevills Close, 1 from High Street and 1 from Benwick Road, all Doddington and 1 from Iretons Way, Chatteris), in relation to the following:

- Benefit to the village and local community, will not impact the area

- Creation of plots of this size will attract affluence and support local businesses/economy/recreation
- Improve the gateway to the village
- Need for quality dwellings/more homes in the village
- Support subject to access position being agreed by highways
- Edge of village close to the road network, little impact on heart of the village itself.

1 representation has been received (from Turnpike Close, Doddington), in relation to the following:

- Plan only shows the site no detail on the layout/access
- Discrepancy with the boundary of the application site
- More things to comment on when a detailed plan is available

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)

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

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

Delivering and Protecting High Quality Environments in Fenland 2014

Policy DM3 – Making a Positive Contribution to Local Distinctiveness and Character of the Area

Cambridgeshire Flood and Water SPD 2016

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry

extremely limited weight in decision making. Of relevance to this application are policies:

- LP1 - Settlement Hierarchy
- LP2 - Spatial Strategy for the Location of Residential Development
- LP5 - Health and Wellbeing
- LP7 - Design
- LP8 - Amenity Provision
- LP12 - Meeting Housing Needs
- LP18 - Development in the Countryside
- LP20 - Accessibility and Transport
- LP22 - Parking Provision
- LP24 - Natural Environment
- LP25 - Biodiversity Net Gain
- LP26 - Carbon Sinks and Carbon Sequestration
- LP27 - Trees and Planting
- LP28 - Landscape
- LP32 - Flood and Water Management
- LP48 – Residential site allocations in Doddington

8 BACKGROUND

- 8.1 A Permission in Principle application has been previously submitted (F/YR22/0812/PIP) for up to 9 dwellings, however this was withdrawn. No reason was given in the request to withdraw the application; however comments were received from the Parish Council raising concerns and requesting that the application be withdrawn, advising that if it was not they would be raising an objection.

9 KEY ISSUES

- 9.1 This application is made pursuant to the Town and Country Planning (Permission in Principle) Order 2017 (as amended) (PiP regulations) that provides opportunity for an applicant to apply as to whether 'Permission in Principle' is acceptable for a site, having regard to specific legislative requirements and, in accordance with the NPPG (58-012-20180615) as to whether the **location, land use and amount of development proposed** is acceptable. The permission in principle (PiP) consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The approval of PiP alone does not constitute the grant of planning permission.
- 9.2 The PiP consent route has 2 stages: the first stage (or Permission in Principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.
- 9.3 Evaluation of a PIP must be restricted to the issues highlighted above; even if technical issues are apparent from the outset they can form no part of the determination of Stage 1 of the process, Accordingly, matters raised by consultees may not be addressed at this time.

10 ASSESSMENT

Location and Land Use

- 10.1 Policy LP3 of the Local Plan defines Doddington as a growth village. For these settlements, development and new service provision either within the existing urban area or as small village extensions will be appropriate, albeit of a

considerably more limited scale than appropriate to market towns. Development not falling into one of the defined village hierarchies will fall into the “elsewhere” category and will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services or to minerals and waste development. The site could therefore be considered as an extension to the village but must also comply with the more detailed policy criteria set out in Policy LP12 as well as Policy LP3.

10.2 Policy LP12, Part A states that “*new development will be supported where it contributes towards the sustainability of that settlement and does not harm the wide-open character of the countryside*” and the following criteria:

- (a) *The site is in or adjacent to the existing developed footprint of the village; and*
- (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*
- (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 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*
- (g) *The site retains and respects ecological, heritage and biodiversity features; and*
- (h) *It would not result in the loss of important open space within the village; and*
- (i) *It would not result in the loss of high-grade agricultural land, or if so, comprehensive evidence is provided to justify the loss. This should include an assessment of all alternative reasonable opportunities in the locality to develop on lower grades of agricultural land; and*
- (j) *It would not put people or property in danger from identified risks; and*
- (k) *It can be served by sustainable infrastructure provision, such as surface water and wastewater drainage and highways.*

10.3 The developed footprint referred to in criteria (a) is further defined in a footnote 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”*

10.4 The application site does adjoin Turnpike Close to the east and as such would be adjacent to the existing developed footprint of the village in accordance with criteria (a) above. However, Turnpike Close (along with 8 Primrose Hill on the southern side of the road) is considered to be the edge of the built form, with development further west along Primrose Hill being sporadic frontage development of a rural nature, separated by fields and becoming sparser as the settlement is exited.

Development of this site would introduce a formal, linear extension into the open countryside, which does not respect the rural character or sporadic settlement pattern as the village is exited, it would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of this area. As such, the proposal is considered contrary to Policy LP12 Part A (c), (d) and (e) which seek to ensure development would not have an adverse impact on the character and appearance of the surrounding countryside and would not result in linear development. Furthermore, Policy LP16 (d) of the Fenland Local Plan, Policy DM3 of Delivering and Protecting High Quality Environments in Fenland SPD, paras 130 and 174 of the NPPF and chapters C1 and I1 of the NDG seek to ensure that developments make a positive contribution and are sympathetic to the local distinctiveness and character of the area, recognise the beauty and character of the countryside and do not adversely impact on the landscape character.

- 10.5 The site lies partially within in Flood Zones 2 and 3; Policy LP12 Part A (j) seeks to ensure that developments would not put people or property in dangers from identified risks, such as flooding. Policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF seek to steer developments to the areas with the least probability of flooding and development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The application is not accompanied by a sequential test and as such insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding and as such the development is contrary to the aforementioned policies.
- 10.6 The majority of the site sits beyond the speed limit change from 40-60mph as the village is exited, and as such vehicle speed is de-restricted along most of the site frontage. The Local Highways Authority (LHA) have advised that on the basis of the information submitted they are unable to determine whether safe vehicular access to the site is achievable. Furthermore, the existing footway is narrow and would need to be widened between the site access(es) and Turnpike Close, they have also indicated that there is common land between the highway and the development frontage and as such approval for the access and footpath works would be required from both the LHA and Secretary of State. Whilst these matters will form part of a Technical Details application should this application be successful, and therefore do not form a reason for refusal, this does further indicate that the location of the site is unsuitable for this development.
- 10.7 The site comprises of approximately 0.99ha of Grade 3 Agricultural land as defined by DEFRA ([Defra Spatial Data Download](#)) and classified as good to moderate.
- 10.8 Policy LP12 ((i) states that development should not result in the loss of high grade agricultural land or if so comprehensive evidence is provided to justify the loss. Para 174 of the NPPF 2021 recognises the intrinsic character and beauty of the countryside, including the economic and other benefits of the best and most versatile (BMV) agricultural land (defined as Grades 1, 2 and 3a) and para 175 (footnote 58) advises 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.
- 10.9 Having regard to the wider DEFRA mapping site, it is acknowledged that a significant majority of the 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. 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.

10.10 This does not however confer that all agricultural land should be developed, especially where it relates more to open countryside than to the settlement and Officers consider that this is the intention of LP12, Part A (c), supported by the preamble at paragraph 4.7.1 of the Fenland Local Plan. 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. As stated in the section above, the application site is considered to relate more to the open countryside than the built form, though it is acknowledged that 0.99ha is not significant in the context of BMV land within Fenland.

10.11 Whilst the policies of the emerging local plan carry extremely limited weight in decision making the following are relevant to this application:

Policy LP1, Part A identifies Doddington as a large village; Part B advises that land outside settlement boundaries is defined as countryside where development is restricted (as set out in LP18), this site is outside of the defined settlement and Part C would not be applicable as the proposal is for more than 3 dwellings, development of the site would not respect the existing character and pattern of development, would extend into the open countryside and part of the site is at risk from flooding. LP48 defines residential site allocations in Doddington and this site does not have such an allocation. As such the proposal is also considered contrary to the aforementioned policies of the emerging local plan.

Amount of development proposed

10.12 The proposal is for up to 9 dwellings on a site of approximately 0.99ha, equating to approximately 9 dwellings per hectare, it could therefore be argued that this development does not make an effective use of land. However, policies LP12 (c) and (d) and LP16 (d) require development to respond to the local character in this regard, as does paragraph 130 of the NPPF; densities in the area do vary and as such this is not put forward as a further reason for refusal.

10.13 Matters raised during consultation (not considered in the report above)

1	Impact on biodiversity	<p>The LPA duty under Section 40 of the Natural Environment and Rural Communities Act 2006 as amended, has been considered.</p> <p>In other application types such as outline and full applications, an ecological survey and if necessary further species surveys would be needed up front to accompany the application. This application if successful, would not be granting planning permission.</p> <p>Ecological information should be submitted at the Technical Details stage (if this first stage were successful) and taken into account then, consulted upon and the decision, including potential refusal or conditions, should be based upon the</p>
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		<p>findings of said ecological information.</p> <p>If this PiP were successful, it would not prevent proper consideration of ecological issues at the next stage and it would not alter duties of landowners/developers to comply with other legislation such as the Wildlife and Countryside Act in the meantime.</p>
2	Construction Environmental Management Plan (CEMP)	The Council's Environmental Health team have requested a CEMP should the application be successful; this could be submitted as part of any Technical Details application or alternatively conditioned thereon, such conditions cannot be imposed on a PiP application.
3	Archaeology	The site lies in an area of archaeological interest and as such CCC Archaeology have requested to be consulted on any future applications on this site, with the expectation that a condition of development, if required, could be secured at Technical Details stage.
4	Surface Water Flooding and Site Specific Flood Risk Assessment	Part of the site has a high risk of surface water flooding and lies within Flood Zones 2 and 3 in relation to flooding from rivers and the sea. As such, should this application be successful a Site Specific Flood Risk Assessment and Drainage Strategy would be required as part of any Technical Details application.
5	Greenbelt	It is acknowledged that the site is open countryside, however there is no formally defined 'Greenbelt' land within the Fenland district.
6	Housing need	The Council can currently demonstrate more than a 5-year supply of deliverable housing sites. The Fenland Local Plan remains up to date and is not at odds with the relevant policies of the NPPF. The tilted balance does not therefore apply and there is no need for this housing.
7	Discrepancy with the application site	Publicity and consultation relevant for this type of application have been undertaken. Ownership Certificates and relevant Notice(s) is only applicable at Technical Details stage.

11 CONCLUSIONS

- 11.1 This application seeks 'Planning in Principle' (PiP) for residential development of up to 9 dwellings, where only in principle issues are assessed, namely the location, use and amount of development. All matters of detail would be subject to a Technical Details application should this submission be successful and accordingly, matters raised by consultees may not be addressed at this time.
- 11.2 Development of this site for residential purposes would introduce a formal, linear extension into the open countryside, which does not respect the rural character or sporadic settlement pattern as the village is exited, it would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of this area.
- 11.3 Furthermore, the site lies partially within in Flood Zones 2 and 3. The application is not accompanied by a sequential test and as such insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding.
- 11.4 The proposal is for up to 9 dwellings on a site of approximately 0.99ha, equating to approximately 9 dwellings per hectare, it could therefore be argued that this development does not make an effective use of land. However, policies LP12 (c) and (d) and LP16 (d) require developments to respond to the local character in this regard, as does paragraph 130 of the NPPF; densities in the area do vary and as such this, and the loss of Grade 3 Agricultural land against the context of BMV land within Fenland, are not put forward as further reasons for refusal.

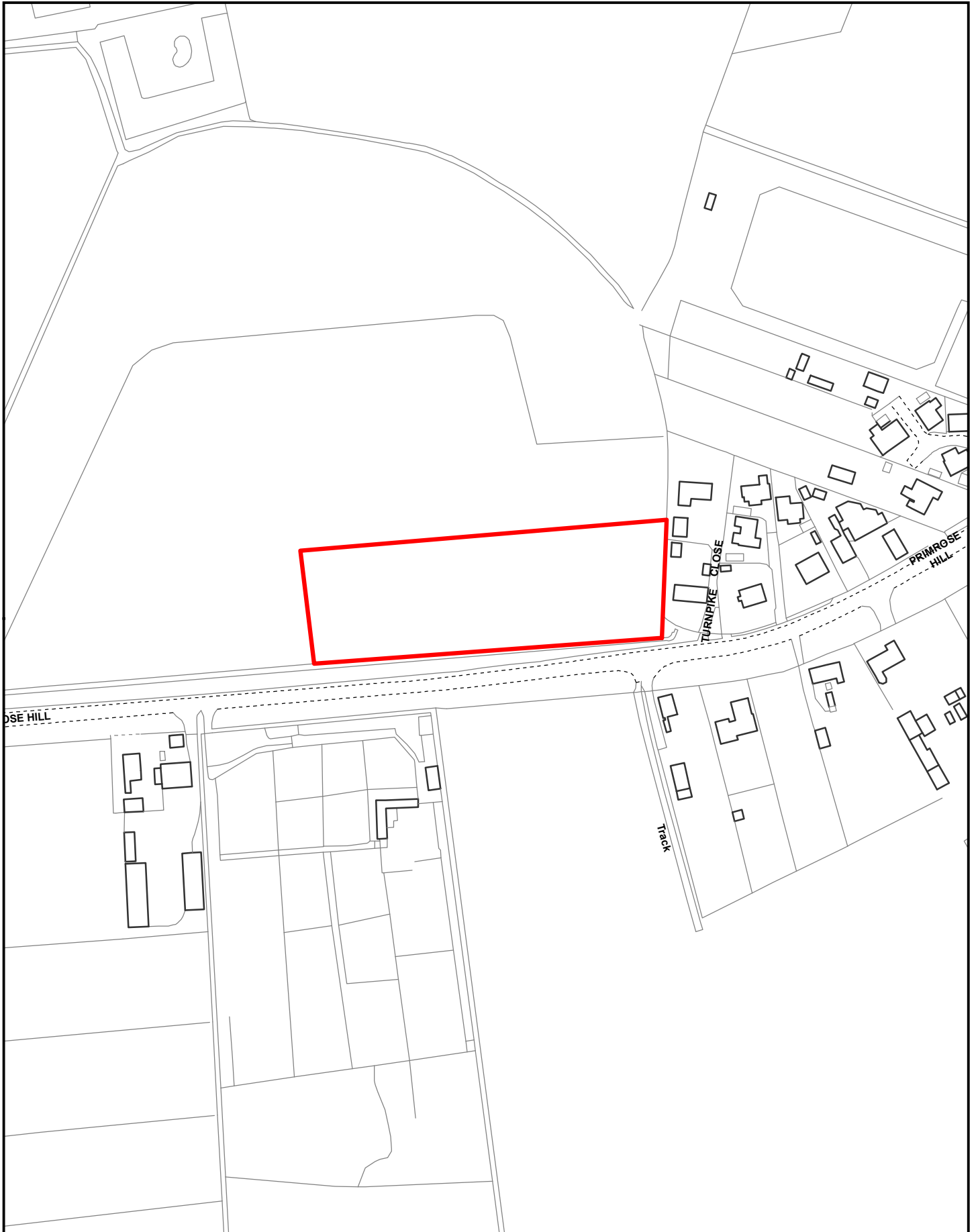
12 RECOMMENDATION

Refuse; for the following reasons:

1.	<p>Policy LP12 Part A (c), (d) and (e) seek to ensure development would not have an adverse impact on the character and appearance of the surrounding countryside and would not result in linear development.</p> <p>Furthermore, Policy LP16 (d) of the Fenland Local Plan, Policy DM3 of Delivering and Protecting High Quality Environments in Fenland SPD, paras 130 and 174 of the NPPF and chapters C1 and I1 of the NDG seek to ensure that developments make a positive contribution and are sympathetic to the local distinctiveness and character of the area, recognise the beauty and character of the countryside and do not adversely impact on the landscape character.</p> <p>Turnpike Close (along with 8 Primrose Hill on the southern side of the road) is considered to be the edge of the built form, with development further west along Primrose Hill being sporadic frontage development of a rural nature, separated by fields and becoming sparser as the settlement is exited. Development of this site would introduce a formal, linear extension into the open countryside, which does not respect the rural character or sporadic settlement pattern as the village is exited, it would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of this area, contrary to the aforementioned policies.</p>
2	<p>The site lies partially within in Flood Zones 2 and 3; Policy LP12 Part A (j) seeks to ensure that developments would not put people or property in dangers from identified risks, such as flooding. Policy LP14 of the Fenland</p>

Local Plan and Chapter 14 of the NPPF seek to steer developments to the areas with the least probability of flooding and development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.

The application is not accompanied by a sequential test and as such insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding and as such the development is contrary to the aforementioned policies.



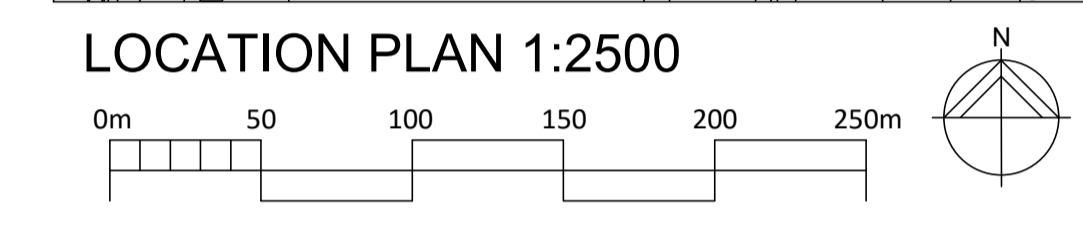
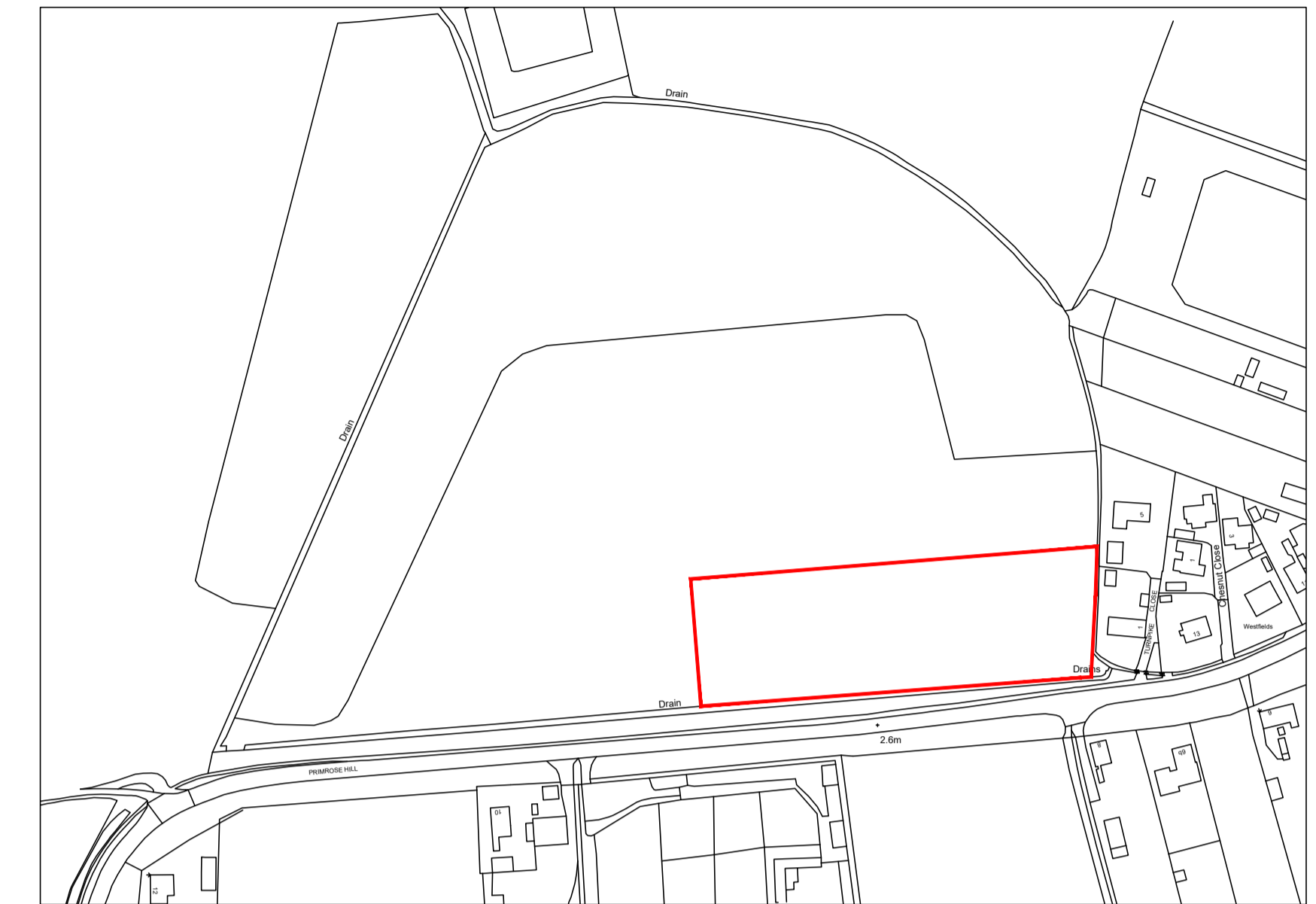
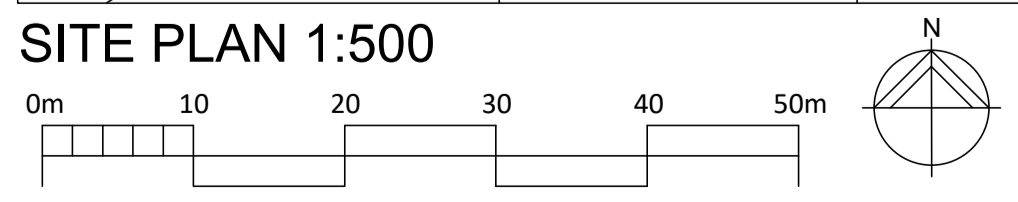
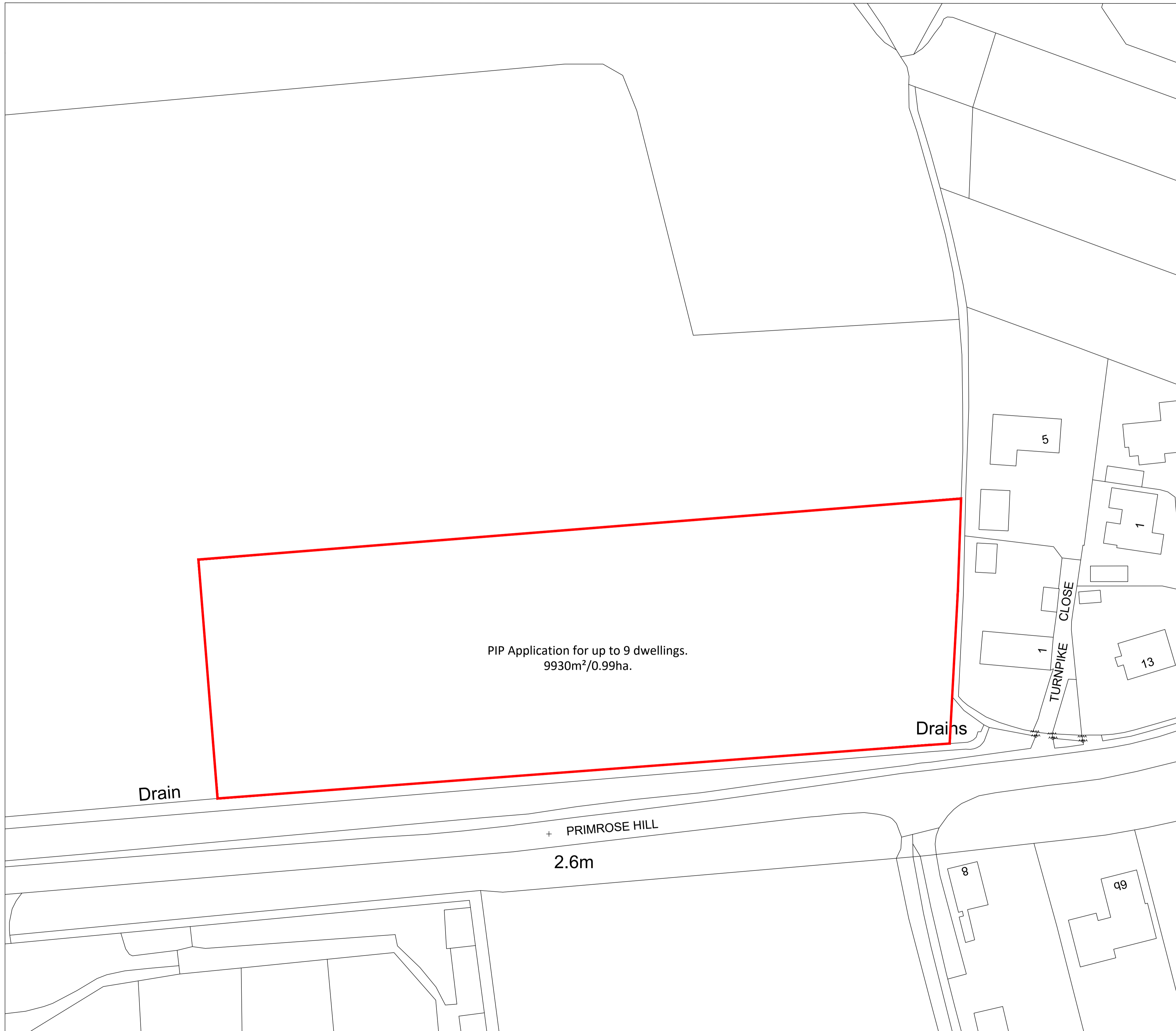
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F/YR23/0113/PIP

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B - 08.02.23 - Amendments following validation comments.
A - 08.02.23 - Amendments following validation comments.
REVISIONS



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CLIENT
HAMILTON ESTATES LTD

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

SITE
LAND NORTH OF
10 PRIMROSE HILL
DODDINGTON
CAMBS

DRAWING
PERMISSION IN PRINCIPLE DRAWING

JOB NO.	PAPER SIZE	DATE
6312/PIP01B	A1	JAN 2023

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The Construction (Design and Management) Regulations 2015:
Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.

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F/YR23/0188/O

**Applicant: Mr Jamie McGarvie
Ashewell Developments**

**Agent : Mr Ian Gowler
Gowler Architectural**

Land South Of 30, Eastwood End, Wimblington, Cambridgeshire

Erect a dwelling (outline application with all matters reserved)

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 This application seeks outline permission with all matters reserved for the erection of a dwelling. This application is a resubmission of a previously refused application. No amendments have been made to the previously refused scheme.
- 1.2 The proposed development will be constructed to the rear of an existing frontage development and accessed by a long vehicular access between existing dwellings and would represent a tandem or backland form of development which would result in a substandard form of development which would conflict with and undermine the prevailing form of linear frontage development in Eastwood End. The proposal would fail to accord with the provisions of the National Planning Policy Framework, specifically paragraphs 130 and 134, and Policies LP1, LP2, LP3, LP12 and LP16 of the adopted Fenland Local Plan 2014.
- 1.3 The proposed development would detract from the private enjoyment of existing occupiers' properties by virtue of potential loss of privacy and overlooking, noise, disturbance and general activity generated by the development of this piece of land and its associated proposed residential use. The development would erode the rural character and outlook of adjoining occupiers to the detriment of the amenities presently enjoyed by existing residents. The proposal would be contrary to the provisions of the NPPF 2021 and Policies LP1, LP2, LP3 and Policy LP16 of the adopted Fenland Local Plan 2014.
- 1.4 The proposed development of the form indicated, if approved, would establish an unacceptable precedent for a substandard form of development, to the detriment of the local built form and character and the associated adverse effects on established residential amenity and privacy of existing occupiers. If approved, the proposal would result in difficulties refusing similar forms of development which would cumulatively significantly detract from the character and appearance of the area and undermine the amenities presently afforded to local residents. The proposal would therefore fail to accord with the provisions of the NPPF 2021 and Policies LP1, LP2, LP3, LP12 and LP16 of the adopted Fenland Local Plan 2014.
- 1.5 The recommendation is therefore to refuse this application as its contrary to the aforementioned planning policies.

2 SITE DESCRIPTION

- 2.1 The application site is located on the southern side of Eastwood End (on its south-western spur), approximately 50m west from the junction with Rhonda Park.
- 2.2 The existing site comprises part pony paddocks and part hardstanding providing access to a timber outbuilding beyond the site, with a tarmac access strip between existing frontage properties at 30 and 30a.
- 2.3 The access appears to provide vehicular access to the rear of 30, Eastwood End and the hardstanding area/outbuilding beyond.
- 2.4 The defined site is broadly rectangular in area plus the narrow access strip to Eastwood End.

3 PROPOSAL

- 3.1 This application seeks outline permission with all matters reserved for future consideration. It is therefore only the principle of development being sought at this stage and the details and nature of the dwelling, detailed access arrangements etc are not for consideration at this stage.
- 3.2 An indicative plan accompanies the proposal showing a red line defining the access and area of the 'developable plot'.
- 3.3 The plot for the dwelling is proposed to the rear of existing frontage properties (30 and 26) accessed by a long (25m) strip between existing two-storey dwellings (30 and 30a).
- 3.4 Full plans and associated documents for this application can be found at:
[F/YR23/0188/O | Erect a dwelling \(outline application with all matters reserved\) | Land South Of 30 Eastwood End Wimblington Cambridgeshire \(fenland.gov.uk\)](#)

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR21/1293/O	Erect up to 1no dwelling (outline application with all matters reserved)	Refused 15/02/2022
F/YR11/0669/F	Erection of 3 x 3-storey 5/6 bed dwellings with double garages	Granted 24/10/2011
F/YR11/0195/O	Erection of 4no dwellings	Withdrawn
F/YR07/0470/F	Erection of a 3-bed detached house and detached double garage involving demolition of existing dwelling and outbuilding	Granted 14/06/2007
F/YR06/1429/F	Erection of a 4-bed detached house and detached double garage involving demolition of existing dwelling	Withdrawn
F/YR06/0675/F	Erection of a 3-bed detached house with detached double garage involving the demolition of existing dwelling	Refused 28/07/2006

5 CONSULTATIONS

5.1 Wimblington Parish Council

Further to our latest meeting, Councillors wish to comment on the above application as follows:

This application is identical to Planning Application F/YR21/1293/O which was refused on 5th November 2021, there were 3 reasons given and these are all still valid today. The site plan, 227-P102 is the same on both applications therefore the Parish Council wish to raise objections against this application reiterating the reasons it was refused previously and to emphasis the fact that it is at the rear of the existing street scene.

The Parish Council comments then reiterated the reasons for refusal on the previous application which are detailed in the background section above, followed by the following comments:

If approved, the proposal would result in difficulties refusing similar forms of development which would cumulatively significantly detract from the character and appearance of the area and undermine the amenities presently afforded to local residents. The proposal would therefore fail to accord with the provisions of the NPPF 2021 and Policies LP1, LP2, LP3, LP12 and LP16 of the adopted Fenland Local

5.2 CCC Minerals and Waste

Thank you for consulting Cambridgeshire County Council, in its role as the Minerals and Waste Planning Authority (MWPA), on the above application. Having reviewed the available documentation, the MWPA wishes to make the following comments:

The proposed development is located within the Waste Consultation Area for the safeguarded waste site known as Hook Lane as identified under Policy 16 (Consultation Areas) of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

Policy 16 seeks to safeguard waste management facilities. It states that development within a CA will only be permitted where it is demonstrated that the development will not prejudice the existing or future use of the area, i.e. the waste management site for which the CA has been designated; and not result in unacceptable amenity issues or adverse impacts to human health for the occupiers or users of such new development, due to the ongoing or future use of the area for which the CA has been designated.

It is noted that the proposed development is for the erection of one dwelling and that the maps indicate the site is approximately 220 metres south-east of the Hook Lane site with several dwellings located between the two sites. The MWPA is, in this instance, content that the proposal is unlikely to prejudice the Hook Lane site and raises no objection to the proposal.

5.3 FDC Environmental Health

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal, as it is unlikely to have a detrimental effect on local air quality or be affected by ground contamination.

This service would however welcome a condition on working times due to the close proximity to existing noise sensitive receptors, with the following considered reasonable;

No construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 08:00 hours and 18:00 hours on Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority

5.4 Local Residents/Interested Parties

Objectors

19 letters of objection have been received with regard to the above application. 13 of these letters are from properties within Eastwood End; 5 from elsewhere in Wimblington and 1 from March. The reasons for objection are as follows:

- No difference to previously refused application
- Problems entering and exiting the site
- Highway safety
- Overlooking
- No benefit to the local community
- Public transport poor in Eastwood End

- Backfill out of keeping with the area
- Would set a precedent
- Lack of privacy
- Flooding
- Greenfield site
- Loss of habitat in the small meadow
- Impacts on wildlife
- Local school is struggling

Supporters

27 letters of support were received with regard to the above application. 3 of these letters were from properties within Wimblington; 3 in Doddington; 16 in March; 16 in Chatteris; 1 from Manea and 1 from Stonea). The reasons for support are as follows:

- Building of more homes is needed
- Will enhance the Wimblington Area
- Good idea for the community
- Good use of unused land
- Job opportunities
- Starter home for a family
- Houses of much bigger size and way out of character have been passed in Eastwood End

Representations

1 letter of representation was received from a resident in March in response to the objection raised by Wimblington Parish Council. The response noted the following:

- New developments along Eastwood End have no linear frontage, with irregular frontages with no continuous orientation
- F/YR22/0884/PIP is an example of a positive new development bringing back a vacant site to positive use. This site also features no linear frontage, like Rhonda Park, includes a long access road
- No material aspects that are not well designed
- Direct loss of privacy achieved in the approval and development of 130a, 130b, 130c Eastwood End.
- To refuse this application would contradict the precedent set in the approval of closest neighbouring properties
- Development half the size of 130a,b and c with half the amount of windows

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 to be determined in accordance with the development plan unless material considerations indicate otherwise

Para 11 – A presumption in favour of sustainable development
Para 47 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise
Para 130 – Achieving well-designed places
Para 134 – Development that is not well designed should be refused

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2021

Context
Identity
Built Form
Nature
Uses

7.4 Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development
LP2 – Facilitating Health and Wellbeing of Fenland Residents
LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside
LP12 – Rural Areas Development Policy
LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland
LP16 – Delivering and Protecting High Quality Environments across the District

7.5 Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP5 – Health and Wellbeing
LP7 – Design
LP8 – Amenity Provision
LP18 – Development in the Countryside
LP32 – Flood and Water Management

8 KEY ISSUES

- Principle of Development
- Visual Amenity/Form and Character
- Residential Amenity
- Precedent
- Other

9 BACKGROUND

9.1 This application is a resubmission of F/YR21/1293/O, as detailed in the planning history above. No amendments have been made to the previously refused application.

9.2 This previous application was refused for the following reasons:

1. The proposed development indicating a dwelling constructed to the rear of existing frontage development and accessed by a long vehicular access between existing dwellings would represent a tandem or backland form of development which would result in a substandard form of development which would conflict with and undermine the prevailing form of linear frontage development in Eastwood End. Accordingly, the proposal would fail to accord with the provisions of the National Planning Policy Framework, specifically paragraphs 130 and 134, and Policies LP1, LP2, LP3, LP12 and LP16 of the adopted Fenland Local Plan 2014.

2. The proposed development as indicated on the submitted plans would detract from the private enjoyment of existing occupiers' properties by virtue of potential loss of privacy and overlooking, noise, disturbance and general activity generated by the development of this piece of land and its associated proposed residential use. The development would erode the rural character and outlook of adjoining occupiers to the detriment of the amenities presently enjoyed by existing residents. Accordingly, the proposal would be contrary to the provisions of the NPPF 2021 and Policies LP1, LP2, LP3 and Policy LP16 of the adopted Fenland Local Plan 2014.

3. The proposed development of the form indicated, if approved, would establish an unacceptable precedent for a substandard form of development, to the detriment of the local built form and character and the associated adverse effects on established residential amenity and privacy of existing occupiers. If approved, the proposal would result in difficulties refusing similar forms of development which would cumulatively significantly detract from the character and appearance of the area and undermine the amenities presently afforded to local residents. The proposal would therefore fail to accord with the provisions of the NPPF 2021 and Policies LP1, LP2, LP3, LP12 and LP16 of the adopted Fenland Local Plan 2014.

10 ASSESSMENT

Principle of Development

10.1 Previous decisions of the Council have established that Eastwood End is essentially part of Wimblington and is therefore a sustainable location for development. The site is located adjacent to an established residential area. New development would accord with the principles of such development in such locations subject to issues such as form and character.

10.2 Policy LP14 relates to areas at higher risk of flooding. The site is identified as being located within Flood Zone 1 and within the Middle Level Drainage Board's area. The advice of the Drainage Board should be sought by the developer in the event that permission is forthcoming.

10.3 Policy LP16 of the Local Plan requires new development to comply with a listed set of criteria in order for approval of development to be forthcoming.

- 10.4 The principle of development locally is therefore considered to be generally acceptable subject to detailed considerations below.

Visual Amenity/Form and Character

- 10.5 The application is in outline form with all matters reserved for future consideration. It is therefore principle only of development which is being considered at this stage.
- 10.6 As previously mentioned, the application submitted is an exact resubmission of the previous application, F/YR21/1293/O, which was refused.
- 10.7 The application site comprises part pony paddocks and part hardstanding with a single vehicle-width access to the paddocks and hardstanding/storage shed from Eastwood End.
- 10.8 The red line to the site shows a rectangular shaped plot utilising the existing vehicular access from Eastwood End.
- 10.9 The dwelling would be located to the rear of existing frontage development accessed by a long (25m) vehicular access between existing residential properties.
- 10.10 Whilst it is acknowledged that some new development has taken place within the area, even including part of the pony paddocks, this has taken the form of linear frontage development along Eastwood End. An aerial photo of the form of development of Eastwood End is quite striking in demonstrating the form of built development in the locality, with older and new housing development all following the linear frontage form of built development with agricultural or undeveloped land beyond.
- 10.11 Whilst previous decisions may have acknowledged the fact that Eastwood End comprises part of the village of Wimblington, this has not altered the prevailing local built form and character.
- 10.12 This part of Eastwood End is predominantly characterised by residential development along the road frontage in a linear frontage form almost exclusively.
- 10.13 Development of a single plot, in depth, and to the rear of existing frontage development, served by a long access track between existing established residential properties, would represent development in tandem or 'backland' development, totally at odds and out of keeping with existing development in the locality.

Residential Amenity

- 10.14 With the linear form of housing development prevalent in the area, the predominant form is of frontage houses with mainly front and rear-facing windows and, in this part of the settlement, overlooking pony paddocks to the rear. As a result, the occupiers have incorporated low fencing or post and rail to their rear gardens, optimising their outlook onto undeveloped land. One of the properties incorporates a balcony arrangement at first-floor level (No 30a), such is the nature of the undeveloped and private rear aspect of the frontage properties.

- 10.15 A new dwelling as proposed would be likely to interfere with this pre-existing arrangement and result in the potential for significant overlooking and loss of privacy to existing occupiers in whatever form the new dwelling might take.
- 10.16 Although there is no legal entitlement to a 'view' the undermining of the rural characteristics of the locality would detract from the right of occupiers to the peaceful setting and enjoyment of the privacy of their rear gardens and outlook and potentially undermine the wellbeing of local residents accordingly.
- 10.17 Furthermore, the use of the proposed vehicular access to serve an additional occupied dwelling, between existing residential properties would generate additional and regular vehicular movements associated with residential use, to the detriment of the peaceful enjoyment of adjoining occupiers' residential properties.
- 10.18 Backland development is generally considered to represent a substandard form of development and specifically, in this location, is clearly borne out by the potential adverse effects it would cumulatively accrue if approved.
- 10.19 Refuse collection would have to be undertaken from the public highway and therefore the occupiers of any new dwelling will need to drag their bins in excess of the guidance contained within the RECAP Guidance.
- 10.20 Whilst not a material planning consideration, it is of note that the third party representations objecting to the proposal (19) predominantly arise from residents adjoining or situated within the locality of the site whilst those of support (27) originate from further afield and from individuals who would not be living next to the proposal.

Other

- 10.21 Whilst the points of the local residents affected by and objecting to the proposal are noted, issues such as loss of view have been addressed above and drainage can be overseen under building regulations and the Drainage Board.

11 CONCLUSIONS

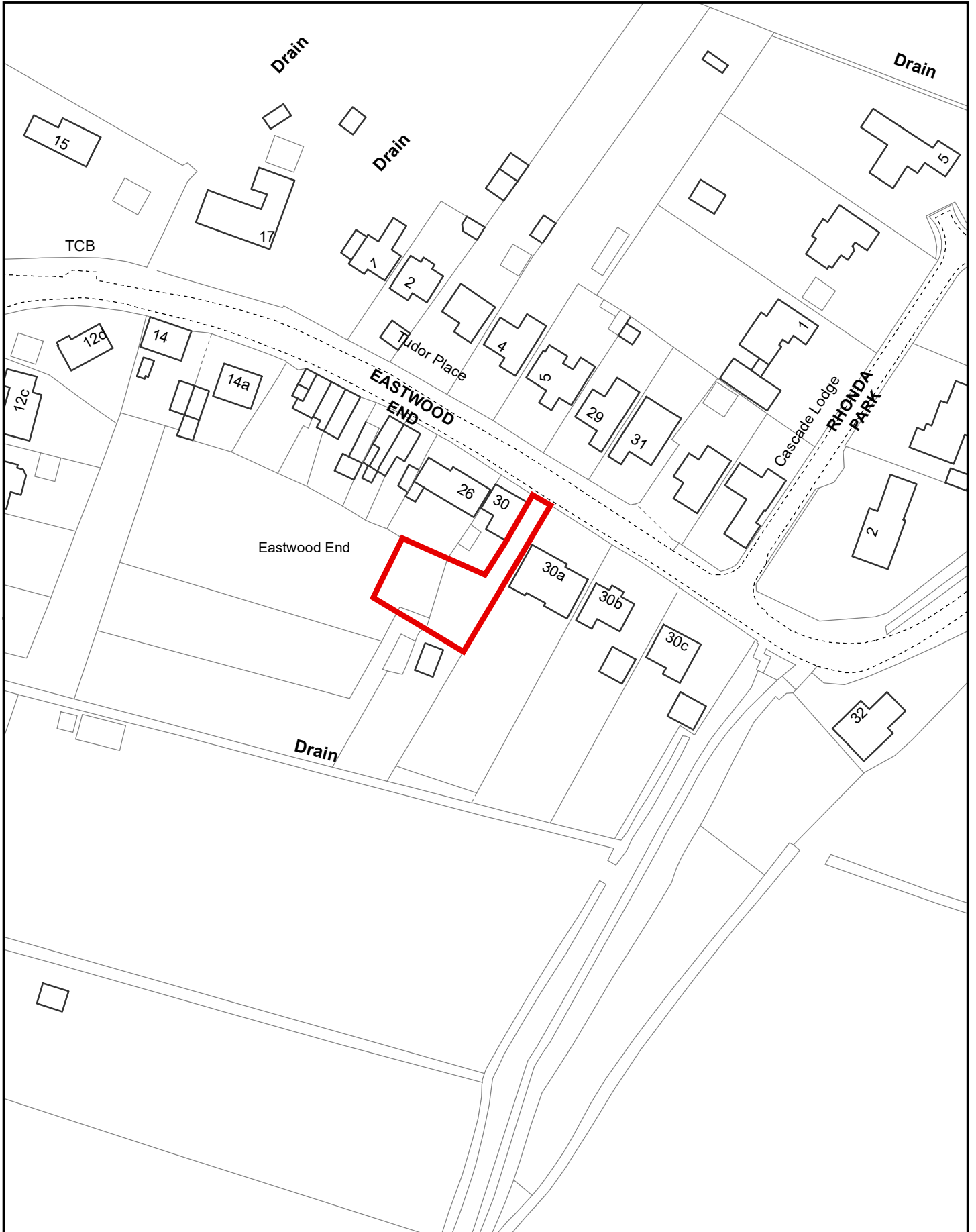
- 11.1 Whilst some limited development is generally considered to be acceptable within the villages, the form of development proposed under this application would represent a substandard backland layout to the detriment of the prevailing built form and character, would detract from the amenities of adjoining occupiers and would establish an unacceptable precedent for future development in the area, to the detriment of the character and appearance of the locality.

12 RECOMMENDATION

Refuse, for the following reasons:

1	The proposed development indicating a dwelling constructed to the rear of existing frontage development and accessed by a long vehicular access between existing dwellings would represent a tandem or backland form of development which would result in a substandard form of development which would conflict with and undermine the prevailing form of linear frontage development in Eastwood End. Accordingly, the proposal would fail to accord with the provisions of the National Planning Policy Framework,
---	---

	specifically paragraphs 130 and 134, and Policies LP1, LP2, LP3, LP12 and LP16 of the adopted Fenland Local Plan 2014.
2	<p>The proposed development as indicated on the submitted plans would detract from the private enjoyment of existing occupiers' properties by virtue of potential loss of privacy and overlooking, noise, disturbance and general activity generated by the development of this piece of land and its associated proposed residential use. The development would erode the rural character and outlook of adjoining occupiers to the detriment of the amenities presently enjoyed by existing residents.</p> <p>Accordingly, the proposal would be contrary to the provisions of the NPPF 2021 and Policies LP1, LP2, LP3 and Policy LP16 of the adopted Fenland Local Plan 2014.</p>
3	<p>The proposed development of the form indicated, if approved, would establish an unacceptable precedent for a substandard form of development, to the detriment of the local built form and character and the associated adverse effects on established residential amenity and privacy of existing occupiers. If approved, the proposal would result in difficulties refusing similar forms of development which would cumulatively significantly detract from the character and appearance of the area and undermine the amenities presently afforded to local residents.</p> <p>The proposal would therefore fail to accord with the provisions of the NPPF 2021 and Policies LP1, LP2, LP3, LP12 and LP16 of the adopted Fenland Local Plan 2014.</p>



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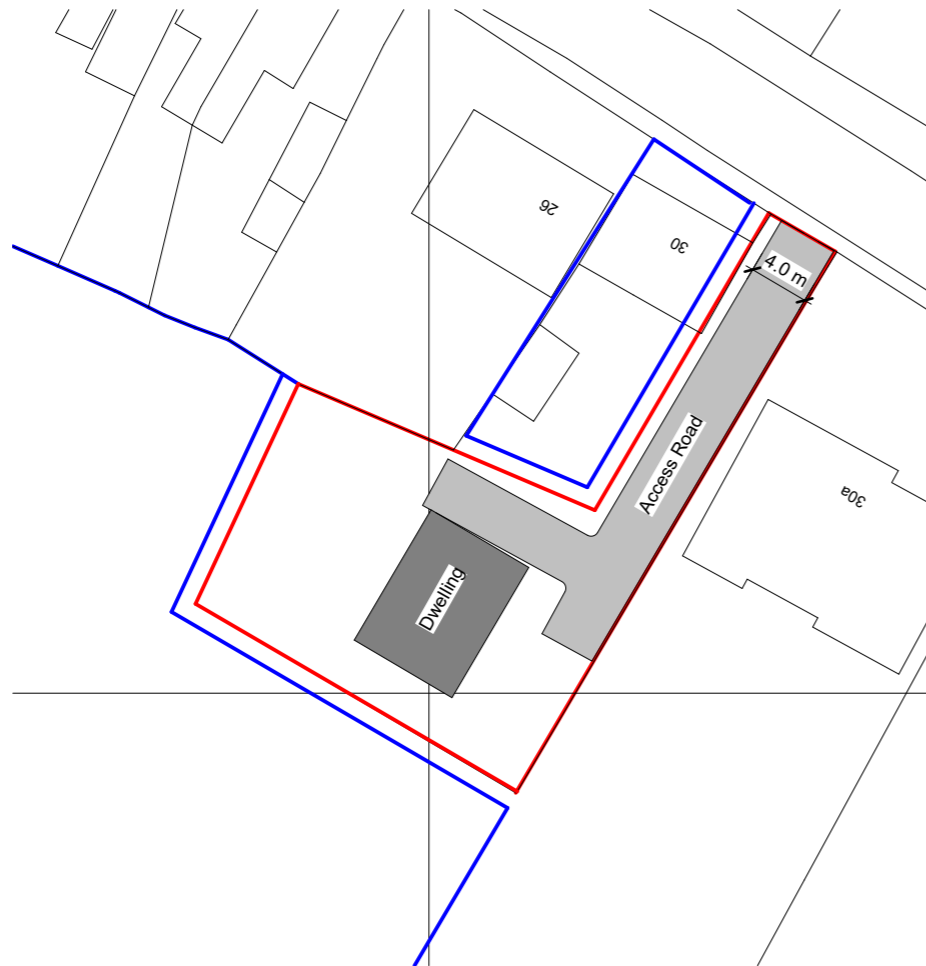
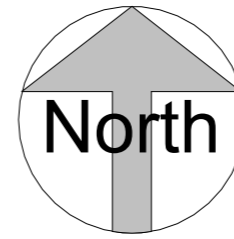
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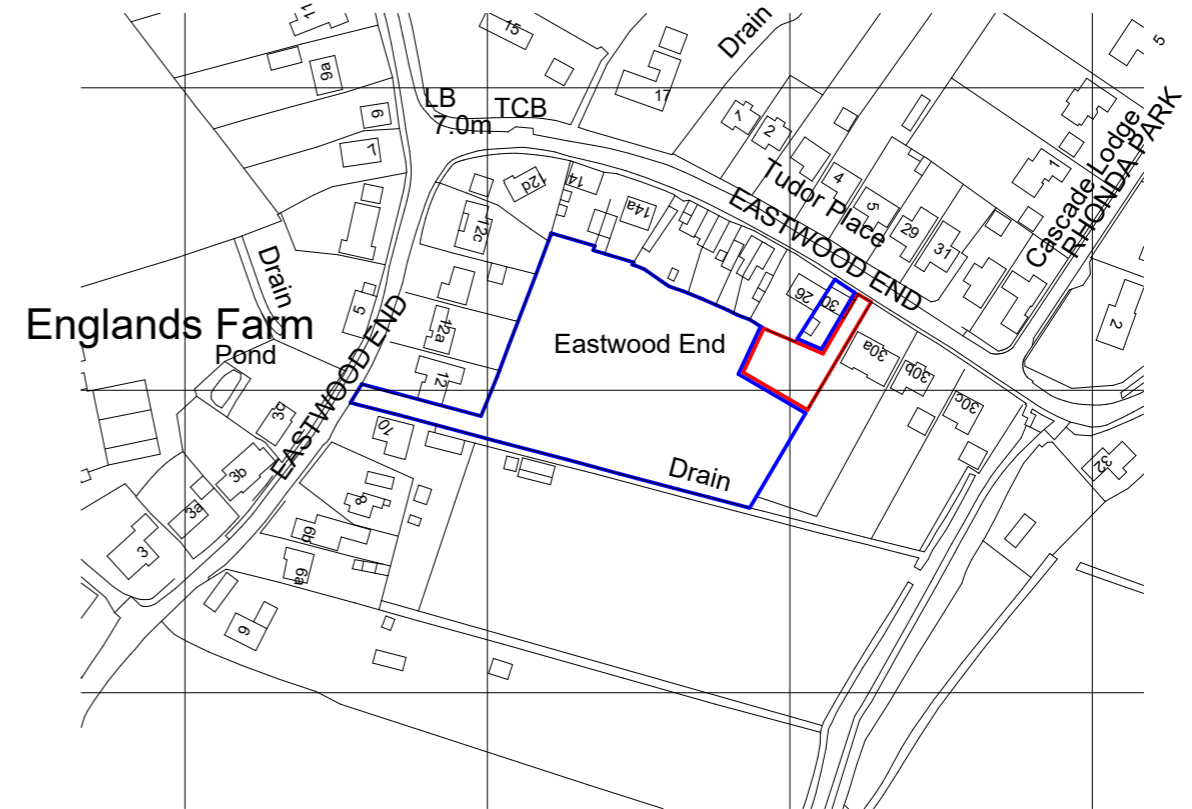
Notes

Any discrepancies to be brought to attention of Author as soon as possible.
 All dimensions shown in "mm" unless otherwise shown.
 Unless stated otherwise, this drawing has been assessed for risks and nothing is deemed to be outside of normal good safe working practice that would be covered by a contractors Construction Phase Health and Safety Plan.




Indicative Site Plan

1 : 500



Location Plan

1 : 2500

 Ian Gowler Consulting Ltd Architectural and Domestic Energy Consultant Grove House, 22 Primrose Hill, Doddington, Cambs, PE15 0SU tel. 01354 667005 email. ian@gowler-architectural.co.uk			
Proposed Residential Development at Land at Eastwood End, Wimblington			
Proposed Dwelling			
date	scale	drawing no.	rev
Issue Date	As indicated @ A3	227 - P102	

F/YR22/0493/O

Applicant: Mr And Mrs Smith

**Agent : Mr Connor White
Swann Edwards Architecture Limited**

**Land North And East Of Goosetree House, Selwyn Corner, Guyhirn,
Cambridgeshire**

**Erection of up to 2 single-storey dwellings involving the demolition of existing
outbuildings (outline application with all matters reserved)**

Officer recommendation: Grant

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

1 EXECUTIVE SUMMARY

- 1.1 This application seeks outline planning permission, with all matters reserved, for the erection of up to two single storey dwellings.
- 1.2 The proposed development is considered to be compliant with the relevant national and local policy as it:
- Is acceptable in principle
 - Would not have a significantly detrimental impact upon flood risk
- 1.3 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that outline planning permission be granted, subject to the imposition of appropriate conditions.

2 SITE DESCRIPTION

- 2.1 The site is situated on the northern side of Selwyn Corner within the grounds of Goosetree House which currently consists of hardstanding with two wooden outbuildings. The site is surrounded by residential properties.
- 2.2 The proposal is predominantly in Flood Zone 1, with the north of the site within Flood Zone 3.

3 PROPOSAL

- 3.1 This application seeks outline planning permission with all matters reserved for future consideration in respect of the erection of up to two single storey dwellings. An illustrative layout accompanies the submission which details the proposed dwellings are to utilise the existing access off Selwyn Corner.

- 3.2 Full plans and associated documents for this application can be found at: [F/YR22/0493/O | Erect up to 2no dwellings involving the demolition of existing outbuildings \(outline application with all matters reserved\) | Land North And East Of Goosetree House Selwyn Corner Guyhirn Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR22/0493/O)

4 SITE PLANNING HISTORY

- 4.1 There is no relevant recent formal history for this site.

5 CONSULTATIONS

- 5.1 Reconsultations were undertaken based on the clarification that the dwellings would be restricted to single storey on the 14th February 2023. The comments detailed below are the most recent and dated accordingly.

5.2 **Wisbech St Mary Parish Council (14/03/2023)**

At the meeting of Wisbech St. Mary Parish Council on 13th March 2023, the Council recommended REFUSAL, based on overdevelopment of the site and the area of Selwyn Corner. The Council also noted their concerns regarding access.

5.3 **North Level Internal Drainage Board (17/06/2022)**

No comment.

5.3 **Environment Agency (17/03/2023)**

We have assessed the amended plans and change in description from two to single storey and are raising a holding objection. We have provided additional details of our objection as well as ways to overcome it below.

Flood Risk

The site is located within flood zone 3 as defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding.

As the development is now proposing to be single story (with ground floor sleeping) the current FRA does not assess the 0.1%2115 breach flood event and therefore consider the required mitigation.

In the absence of an acceptable flood risk assessment (FRA) we object to this application and recommend that planning permission is refused.

An amended FRA has subsequently been provided by the agent including the requested details from the Environment Agency. The Environment Agency provided the following comments:

We have no objection to this planning application, providing that you have taken into account the Flood Risk considerations which are your responsibility.

5.4 **Cambridgeshire County Council Highways Authority (08/07/2022)**

There are no measurements of the access on the plans. This should be added.

The access should be sealed and to be drained away from the highway in a bound material for a minimum of 5m back from the existing footway. The vehicular

access shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification. Surface water from private roads/ driveways areas must not discharge onto the public highway, and appropriate intervention must be provided. Please demonstrate a method at the boundary of the private and public highway of the access.

Refuse tracking should be added to the plans.

Visibility Splays for the access should be included to the application.

Subject to this the future reserved matters application to provide access details and car parking and turning arrangements that meets FDC parking standards.

5.5 FDC Environmental Health (17/06/2022)

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal as it is unlikely to have a detrimental effect on local air quality or the noise climate.

As the proposal involves the demolition of existing structures, we ask for the following condition to be imposed in the event planning consent is granted;

UNSUSPECTED CONTAMINATION

CONDITION: 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 LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

REASON: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

5.6 Local Residents/Interested Parties

Objectors

7 letters of objection were received with regard to the above application from properties situated along Selwyn Corner, Guyhirn. The reasons for objection are as follows:

- Emergency vehicle access
- Access into the property via unadopted road
- Access road is narrow
- Amount of houses that have been built as infill using the single track road
- Volume of traffic and conditions of the road
- Drainage
- Flooding
- Water pressure
- Overlooking
- Loss of light
- Noise
- Lack of facilities in local area
- Loss of privacy
- Density/Over development
- Devaluing property
- Does not comply with policy
- Would set a precedent
- Concerns that dwellings will be used as holiday lets

Supporters

6 letters of support were received with regard to the above application (2 from Main Road, Parson Drove; 2 from High Road, Guyhirn and 2 from Gull Road, Guyhirn.. The reasons for support are as follows:

- Positive for local community, businesses and facilities of the village
- Additional housing for the village
- In keeping with the area

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)

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2021

7.4 Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

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

7.5 Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation on 25th August 2022, the first stage of the statutory process leading towards the adoption of the Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1 – Settlement Hierarchy

LP2 - Spatial Strategy for the Location of Residential Development

LP4 - Securing Fenland's Future

LP5 - Health and Wellbeing

LP7 – Design

LP8 – Amenity Provision

LP20: Accessibility and Transport

LP22: Parking Provision

LP32 – Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Flood Risk**
- **Visual and Residential Amenity**
- **Highways and Parking**

9 ASSESSMENT

Principle of Development

- 9.1 As an application for outline planning permission, the matter for consideration is the principle of the development of the site for residential purposes.
- 9.2 Policy LP3 of The Fenland Local Plan identifies Guyhirn as a 'Small Village' where development will be considered on its merits but will normally be limited in scale to residential infilling. As such, the principle of the development is acceptable subject to compliance with all other policies as set out below.

Flood Risk

- 9.3 The site is located partially within Flood Zone 3 (high risk) and a dwelling within this location is classified as 'More Vulnerable' in accordance with the flood vulnerability table. Therefore, the sequential and exception tests are required.
- 9.4 In order to address the sequential test, the agent has provided an evaluation of all sites within Guyhirn benefitting from planning permission or which are available to purchase and has concluded that none of these sites are reasonably available. Officers have assessed this information and concur with its findings. Having regard to the submitted sequential test evidence therefore, it is considered that the application passes the sequential test as there are no reasonably available sites within Guyhirn to accommodate, individually or cumulatively, the development of two dwellings.
- 9.5 As the sequential test is deemed as passed the application should also pass the exception test. With regards to the exception test, the proposal should demonstrate that the development will provide wider sustainability benefits to the community that outweigh flood risk and that the development will be safe for its lifetime without increasing flood risk elsewhere. The development is proposed to utilise renewable energy sources to provide energy efficient dwellings which include renewable energy sources. Given the outline nature of this application, these details will be secured at reserved matters stage however, in principle it is accepted that the first branch of the exception test can be met. Furthermore, the Environment Agency have raised no objection to the development subject to the securing of raised finished floor levels which are considered to maintain the safety of future residents. Overall, it is concluded that the sequential and exception tests have been met and therefore the proposal is acceptable with regards to flooding matters.

Visual and Residential Amenity

- 9.6 The scheme is for the construction of up to two single storey dwellings and the indicative site plan demonstrates the site is capable of sustaining two dwellings with onsite parking and private amenity space.
- 9.7 There is in-depth development within the immediate vicinity and therefore the presence of additional dwellings built behind existing properties is considered to be

acceptable subject to their final appearance and layout, which are reserved matters.

- 9.8 In terms of built development, the reserved matters application(s) will fully assess the impacts of matters such as overlooking, overshadowing and loss of privacy, both in relation to the dwelling proposed and the impact upon neighbouring properties. Nevertheless, given the single storey nature of the application it is unlikely that any future dwellings would result in overlooking, overshadowing nor a loss of privacy given the presence of existing boundary treatments.
- 9.9 It is therefore accepted that the quantum of development sought could be accommodated by the application site without significant harm to residential amenity.

Highways and Parking

- 9.10 Whilst access and layout are reserved matters and are not for consideration at this stage, in principle, it has been demonstrated on the indicative layout that the development has capacity for the quantum of development proposed, including parking arrangements. There is an established access which it is not considered would be significantly adversely impacted by the delivery of two further dwellings.

10 CONCLUSIONS

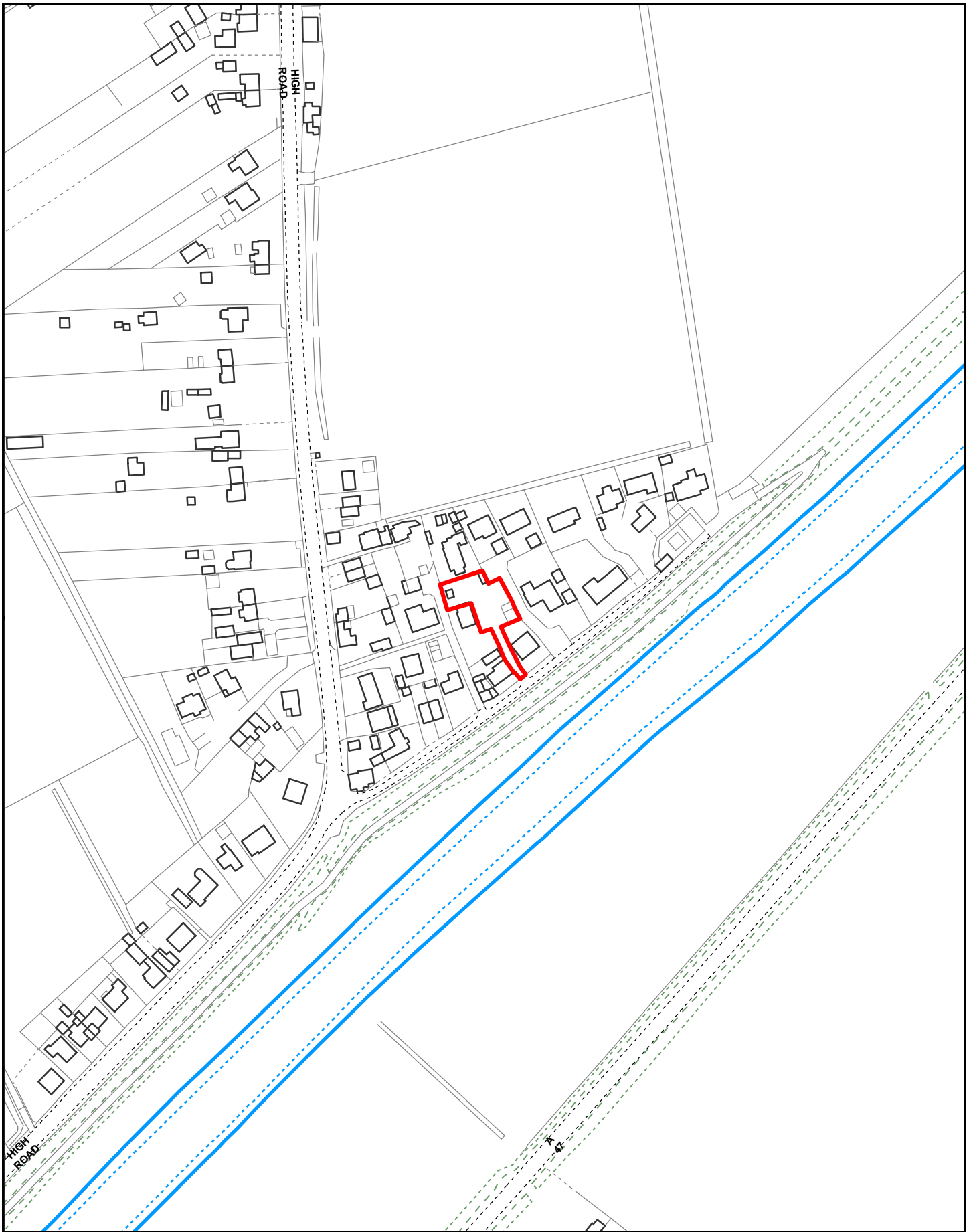
- 10.1 The objective of an outline application is to determine if the principle of residential development at the application site is acceptable. The principle to develop the site for residential use is considered acceptable with regard to necessary local and national planning policies.

11 RECOMMENDATION

Grant, subject to the following conditions:

1	<p>Approval of the details of:</p> <ul style="list-style-type: none"> i. the layout of the site ii. the scale of the building(s); iii. the external appearance of the building(s); iv. the landscaping v) access <p>(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).</p> <p>Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.</p>
2	<p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.</p>
3	<p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.</p>

	Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
4	<p>The development hereby approved shall not exceed 2 dwellings (Use Class C3).</p> <p>Reason - For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
5	<p>This permission shall relate only to the erection of single-storey bungalows. (NB: For the purposes of this condition "single-storey bungalows" do not include "chalet" dwellings).</p> <p>Reason - In the interest of residential amenity of neighbouring residents.</p>
6	<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 for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended 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 Policy LP16 of the Fenland Local Plan 2014.</p>
7	<p>The details submitted in respect of Condition 1 above shall include measures to demonstrate how the development will achieve the sustainability benefits necessary to address the flood risk exception test.</p> <p>Reason: To ensure the development provides appropriate sustainability benefits to comply with Local Plan Policy LP14, the National Planning Policy Framework and Cambridgeshire Flood and Water SPD.</p>
8	<p>The details required by condition 1 shall be in accordance with the submitted flood risk assessment prepared by Ellingham Consulting LTD, Ref: ECL0742a/SWANN EDWARDS ARCHITECTURE dated January 2023 and the mitigation measures detailed in section 5.2 of the FRA, including: Finished Floor Levels will be set 0.5m AOD above the existing ground level.</p> <p>Reason - In the interest of mitigating flood risk in accordance with Policy LP14 of Fenland Local Plan.</p>



Created on: 10/06/2022

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F/YR22/0493/O

Scale = 1:2,500

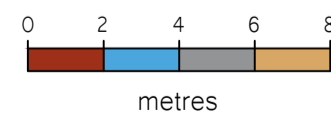




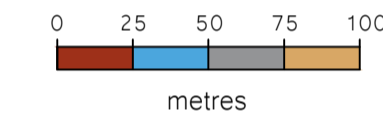
Plot 1
 Total Area: 187.54 square meters
 Garden Area: 78.38 square meters (42%)

Plot 2
 Total Area: 140.84 square meters
 Garden Area: 65.94 square meters (47%)

Indicive Site Plan
 Scale: 1:200



Location Plan
 Scale: 1:2500



SITE PLAN KEY

	Existing site access		Proposed grass / garden space
	Existing trees		Proposed gravel parking / turning
	Proposed Dwellings		Proposed features to be demolished
	Indicates site entrance to be in accordance with the Cambridge County Council Residential Access Construction Specification. Install drainage channel at the edge of the highway boundary so surface water does not drain from the new driveway onto the highway		

- General Notes**
- All dimensions are shown in 'mm' unless otherwise stated.
 - The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 - This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 - Any discrepancies are to be brought to the designers attention.

CONSTRUCTION DESIGN & MANAGEMENT REGULATIONS 2015

The following information must be read in conjunction with the project Risk register. This drawing highlights significant design related Health & Safety Risks present during Construction phase, and Residual Risks which remain post completion. Other Health & Safety Risks associated with Construction Activities may be present, and must be identified by the Principal Contractor prior to works commencing. Design Risks relating to specialist design items must be identified by the relevant specialist designers' consultants and issued to the Principal Designer.

Revisions

E	Jan 2023	Changes following planning comments
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Status
FOR APPROVAL

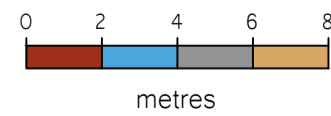
SWANN EDWARDS
 ARCHITECTURE

Swann Edwards Architecture Limited, Swann Edwards Architecture, Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
 t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

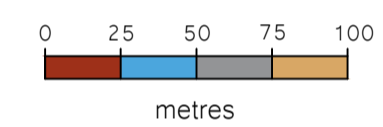
Job Title Proposed Building Plots Goosefoot House, Selwyn Corner Guyhirn, PE13 4EG	Date January 2022	Drawn by CW	Checked by GE
Drawing Title Indicive Site Plan & Location Plan	Job No. SE-1759	Sheet Size A1	Revision E
	Dwg No. PP1000		




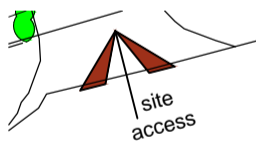
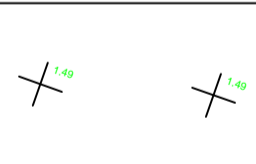
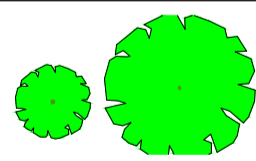
Site Plan
Scale: 1:200



Location Plan
Scale: 1:2500



SITE PLAN KEY

-  Existing building
-  Existing site access
-  Existing site levels
-  Existing trees

General Notes
 1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.

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C01 Overhead Cables



C02 Oil Tank

Status
AS EXISTING



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Job Title Proposed Building Plot Goosetree House, Selwyn Corner Guyhirn, PE13 4EG For: Mr & Mrs Smith	Date January 2022	Drawn by CW
Drawing Title Site Plan & Location Plan	Job No. SE-1759	Checked by GE
	Dwg No. 100	Sheet Size A1
		Revision

F/YR22/0640/O

Applicant: Mr J Ogden

**Agent : Mr Nigel Lowe
Peter Humphrey Associates Ltd**

Land West Of Broadlands, Whitemoor Road, March, Cambridgeshire

Erect up to 3no. dwellings (outline application with all matters reserved)

Officer recommendation: Refuse

Reason for Committee: Town Council comments contrary to Officer recommendation.

1. EXECUTIVE SUMMARY

- 1.1. The application site is currently an overflow parking area alongside grassland that is located to the west of Broadlands, Whitemoor Road. The plot is roughly rectangular in shape with the majority laid to grass, there are mature conifer trees that bound the plot. The proposal indicates that it will utilise the existing access and culvert (this is not committed).
- 1.2. The proposal is an Outline planning application for the three detached dwellings on the land, with all matters reserved. As this application is Outline only, the main issue for consideration is whether the principle of development in this location is appropriate.
- 1.3. Policy LP3 seeks to steer development to the most sustainable areas. The site is considered within Policy LP3 of the Fenland Local Plan 2014 and the settlement hierarchy as an 'Elsewhere' location. Development elsewhere will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services. The applicant has not demonstrated that there would be an 'essential' need, as required in order to satisfy the test set under LP3 and LP12 of the Fenland Local Plan 2014 and as such the proposal fails to comply with these policies.
- 1.4. The development proposed would see up to three detached dwellings positioned on land, of which the majority is undeveloped grass land bounded by large mature trees, that currently forms a distinct and natural demarcation between the development to the east and the countryside to the west at Whitemoor Road. The development would result in a significant detrimental impact on the character and visual amenity of the area and would fail to enhance the local setting, arguably creating a precedent for further development into the countryside.
- 1.5. The site lies in Flood Zone 3, the highest risk of flooding and has failed to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding and the development does not provide any wider sustainability benefits, as such both the sequential and exception tests fail.
- 1.6. Overall, the proposed development is considered to be unacceptable, and the

recommendation is one of refusal.

2. SITE DESCRIPTION

2.1. The application site is currently an overflow parking area alongside grassland that is located to the west of Broadlands, Whitemoor Road. The plot is roughly rectangular in shape with the majority laid to grass, there are mature conifer trees that bound the plot. The proposal indicates that it will utilise the existing access and culvert (this is not committed).

3. PROPOSAL

3.1. The application seeks outline planning permission for 3 no. dwellings at the site; all matters (Access, Appearance, Landscaping, Layout and Scale) are reserved.

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

[F/YR22/0640/O | Erect up to 3no. dwellings \(outline application with all matters reserved\) | Land West Of Broadlands Whitemoor Road March Cambridgeshire \(fenland.gov.uk\)](#)

4. SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR00/1081/F	Change of use of agricultural land to hardstanding for parking of trade and domestic vehicles	Granted	30/03/2001

5. CONSULTATIONS

5.1. **March Town Council**
Recommend approval.

5.2. **Environmental Health (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 part of the proposed development site appears to be made ground, I would recommend the 'UNSUSPECTED CONTAMINATED LAND' condition should be imposed in the event planning consent is granted.

5.3. **Environment Agency**
We consider that the main source of flood risk at this site is associated with

watercourses under the jurisdiction of the relevant Internal Drainage Board (IDB). As such, we have no objection to the proposed development on flood risk grounds.

Advice to LPA

In accordance with paragraph 162 of the National Planning Policy Framework, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is for the local planning authority to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower flood risk. Our national flood risk standing advice reminds you of this and provides advice on how to do this.

The IDB should be consulted with regard to flood risk associated with watercourses under their jurisdiction and surface water drainage proposals. In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

5.4. Middle Level Commissioners

No comments received.

5.5. Cambridgeshire County Council Highways

Highways have no objections to this application.

5.6. Local Residents/Interested Parties

No representations received.

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 2021

Context – C1

Identity – I1

Built Form – B2

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

- LP12 – Rural Areas Development Policy
- LP13 – Supporting and Managing the Impact of a Growing District
- LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland
- LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland
- LP16 – Delivering and Protecting High Quality Environments across the District

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

- LP1 – Settlement Hierarchy
- LP2 – Spatial Strategy for the Location of Residential Development
- LP4 – Securing Fenland’s Future
- LP5 – Health and Wellbeing
- LP7 – Design
- LP8 – Amenity Provision
- LP12 – Meeting Housing Needs
- LP19 – Strategic Infrastructure
- LP20 – Accessibility and Transport
- LP22 – Parking Provision
- LP24 – Natural Environment
- LP28 – Landscape
- LP32 – Flood and Water Management

Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM3 – Making a Positive Contribution to Local Distinctiveness and Character of the Area

Cambridgeshire Flood and Water SPD 2016

March Neighbourhood Plan 2017

- H2 – Windfall Development
- H3 – Local Housing Need

8. KEY ISSUES

- **Principle of Development**
- **Design Consideration and Visual Amenity of the Area**
- **Residential Amenity/Health and wellbeing**
- **Flood Risk**

9. ASSESSMENT

Principle of Development

9.1. Policy LP3 seeks to steer development to the most sustainable locations, focusing the majority of growth around the four market towns (March, Wisbech, Chatteris and Whittlesey) and promotes making the most of previously developed land.

Whilst addressed as March and being considered as previously developed land through a grant of planning permission in March 2001 under planning ref. F/YR00/1081/F, the site is physically divorced from the main settlement being located a significant distance from the main built-up area. The application site is therefore located outside of the settlement of March and as such is identified within Policy LP3 of the Fenland Local Plan 2014 and the settlement hierarchy as an 'Elsewhere' location.

9.2. Development elsewhere will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services and any such development will be subject to a restrictive occupancy condition.

9.3. Policy LP12 – Part D of the Fenland Local Plan 2014 is relevant for considering proposals for new dwellings in areas away from market towns and villages. To determine such proposal, an applicant should provide supporting evidence as part of the application to prove a demonstrable need, including information regarding the following areas listed as items a-e;

a) The existing functional need for the dwelling

No information has been provided in this regard.

b) The number of part time and full time worker(s) to live in the dwelling

No information has been provided in this regard.

c) The length of time the activity has been established

No information has been provided in this regard.

d) The availability for other suitable accommodation on the site or in the area

No information has been provided in this regard.

e) How the proposed size of the dwelling relates to the viability of the enterprise

No information has been provided in this regard; however, this application is outline with all matters reserved; the scale of the proposed dwellings would be considered at the Reserved Matters stage.

9.4. Whilst the policies of the emerging local plan carry extremely limited weight in decision making the following are relevant to this application:

Policy LP1, Part A identifies March as a Market town; Part B advises that land outside settlement boundaries is defined as countryside where development is restricted (as set out in LP18), this site is outside of the defined settlement and Part C would not be applicable as the development is not considered to adjoin the settlement and would be located in an area of flood risk. LP40 defines residential site allocations in March and this site does not have such an allocation. As such the proposal is also considered contrary to the aforementioned policies of the emerging local plan.

- 9.5. In light of the above the proposal clearly fails to demonstrate compliance with Policies LP3 and LP12 of the Fenland Local Plan 2014.

Design Consideration and Visual Amenity of the Area

- 9.6. The application is for Outline planning permission with all matters reserved, hence the detailed matters in relation to layout and appearance cannot be considered at this stage. Notwithstanding this, the site marks a transition point between the interspersed development along Whitemoor Road to the east and the open countryside to the west. The development proposed would see up to three detached dwellings positioned on land, of which the majority is undeveloped grass land, that currently forms a distinct and natural demarcation between the development to the east and the countryside to the west at Whitemoor Road. Furthermore, it is noted that within the submitted indicative site plan the large mature conifer trees that front the site would be removed and replaced with a conservation hedge, affording increased views of the proposed three detached dwellings. Overall, this would result in a significant detrimental impact on the character and visual amenity of the area and would fail to enhance the local setting, contrary to Policy LP16 (d) of the Fenland Local Plan 2014 and DM3 of the Delivering and Protecting High Quality Environments in Fenland 2014.

Residential Amenity/Health and wellbeing

- 9.7. The submitted application is for Outline Planning permission with all matters reserved, hence the impact on the residential amenity of adjoining properties cannot be fully assessed.
- 9.8. The site is relatively large and as such there is scope to provide acceptable relationships between the proposal and surrounding dwellings and to provide a minimum of a third of the plot for private amenity space, as required by Policy LP16 (h) of the Local Plan.

Flood Risk

- 9.9. The site lies in Flood Zone 3, the highest risk of flooding; Policy LP12 Part A (j) seeks to ensure that developments would not put people or property in dangers from identified risks, such as flooding. Policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF seek to steer developments to the areas with the least probability of flooding and development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. If it is evidenced by an adequate sequential test that it is not possible for development to be located in areas with a lower risk of flooding the exception test will then apply.
- 9.10. Section 4.4 of the adopted Cambridgeshire Flood and Water SPD sets out that the initial approach to carrying out a sequential test should be to agree the scope of the test with the LPA i.e. agree the geographical area for the search which should be justified in the sequential test report. Given that the site is considered outside the settlement, the scope for the sequential test would need to be the whole of the rural area), as set out in the Flood Risk Sequential Test Methodology 2018.

- 9.11. The application has been accompanied by a Flood Risk Assessment which states that if the River Nene (Old Course) defences are considered the site has a low probability of flooding and the development is considered to pass the Sequential Test. This is insufficient as both the National Planning Practice guidance and the SPD stipulate that existing defences should not be taken into account. Section 4.4 of the adopted Cambridgeshire Flood and Water SPD clearly sets out the stages that are required; the developer should identify and list reasonably available sites irrespective of land ownership within the search area which could accommodate the proposal, obtain flood risk information for all sites and apply the sequential test by comparing the flood risk from all sources on the sites identified; this has not been done.
- 9.12. The application is accompanied by a Sequential and Exception Test which advises that the area of search is March rather than the whole rural area, Officers disagree with this as the site is considered to be outside the settlement of March and as such the Sequential Test is considered to fail.
- 9.13. Notwithstanding this, even if the site was considered part of the settlement and the search area was March, the Sequential Test is considered to be inadequate as it discounts smaller/larger sites, specifies a type of dwelling (where all matters are reserved in this case so this is unknown) and does not consider whether there are sites in Flood Zone 3 at lesser risk of flooding.
- 9.14. Planning Practice Guidance (Paragraph: 028 Reference ID: 7-028-20220825) states that: 'Reasonably available sites' are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development. These could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. Such lower-risk sites do not need to be owned by the applicant to be considered 'reasonably available'.
- 9.15. Even if the Sequential Test could be passed the Exception Test would also need to be passed. For the Exception Test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk and a site-specific flood risk assessment must demonstrate that the development will be safe from all sources of flooding and will not increase flood risk elsewhere.
- 9.16. Para 4.5.9 of the adopted Cambridgeshire Flood and Water SPD advises that provision of housing by itself would not be considered a wider sustainability benefit. The Exception Test indicates that the proposal would utilise renewable energy solutions, however the application is in outline only and as such this is not detailed (though it would be possible to condition a scheme). It also relates to biodiversity mitigation/enhancement measures and landscaping which would be required irrespective of flood risk and as such this is not a benefit.
- 9.17. The Environment Agency (EA) do not object to the application but have stated the main source of flood risk at this site is associated with watercourses under the jurisdiction of the relevant Internal Drainage Board (IDB). The EA have stated that in accordance with paragraph 162 of the National Planning Policy Framework, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.

10. CONCLUSIONS

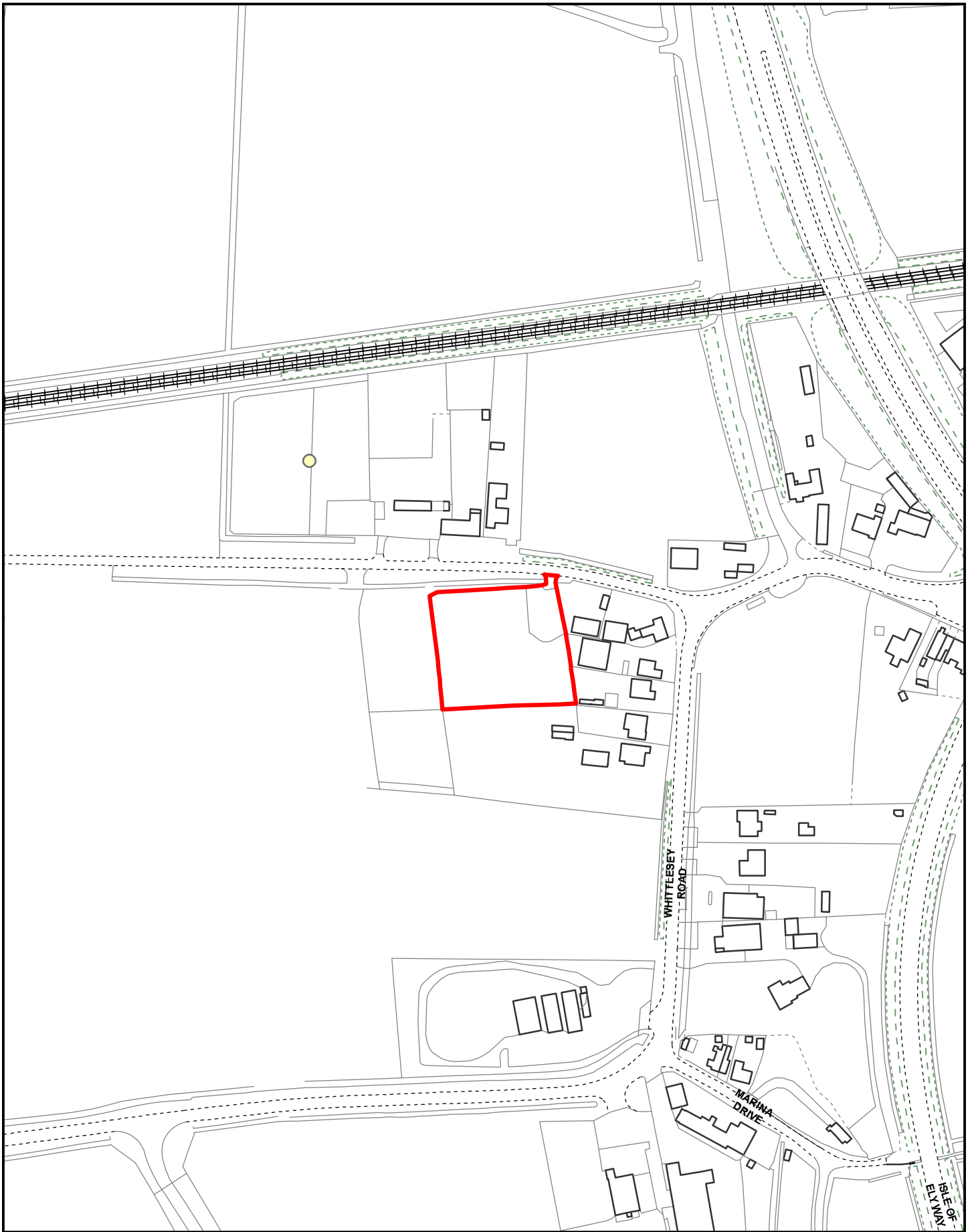
- 10.1. Policy EP3 seeks to steer development to the most sustainable areas. The site is considered within Policy LP3 of the Fenland Local Plan 2014 and the settlement hierarchy as an 'Elsewhere' location. Development elsewhere will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services. The applicant has not demonstrated that there would be an 'essential' need, as required in order to satisfy the test set under LP3 and LP12 of the Fenland Local Plan 2014 and as such the proposal fails to comply with these policies.
- 10.2. The development proposed would see up to three detached dwellings positioned on land, of which the majority is undeveloped grass land bounded by large mature trees, that currently forms a distinct and natural demarcation between the development to the east and the countryside to the west at Whitemoor Road. The development would result in a significant detrimental impact on the character and visual amenity of the area and would fail to enhance the local setting, arguably creating a precedent for further development into the countryside.
- 10.3. The site lies in Flood Zone 3, the highest risk of flooding and has failed to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding and the development does not provide any wider sustainability benefits, as such both the sequential and exception tests fail.
- 10.4. Overall, the proposed development is considered to be unacceptable, and the recommendation is one of refusal.

11. RECOMMENDATION

Refuse; for the following reasons:

1.	<p>To promote sustainable development in rural areas, Policy LP3 of the Fenland Local Plan 2014 seeks to restrict development in areas outside of settlements to that which is a demonstrably essential for the effective operation of land-based enterprise. This determination is determined through the criteria as set out under Policy LP12 Part D.</p> <p>The proposal is not in relation to such an enterprise and the application fails to demonstrate an essential, functional need for a full-time worker to be readily available at most times on the site. This is contrary to the criteria of LP12 Part D and therefore conflicts with Policy LP3 of the Fenland Local Plan 2014 as the proposal would result in the provision of three unwarranted dwellings.</p>
2	<p>Policy LP16 (d) of the Fenland Local Plan 2014 and Policy DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014 seek to ensure that development makes a positive contribution to the local distinctiveness and character of the area, that the character of the landscape, local built environment and settlement pattern inform the layout and scale of development and that proposals do not adversely impact the streetscene or landscape character of the surrounding area.</p> <p>The site marks a transition point between the interspersed development along Whitemoor Road to the east and the open countryside to the west. The</p>

	<p>development proposed would see up to three detached dwellings positioned on land, of which the majority is undeveloped grass land bounded by large mature trees, that currently forms a distinct and natural demarcation between the development to the east and the countryside to the west at Whitemoor Road. Overall, this would result in a significant detrimental impact on the character and visual amenity of the area and would fail to enhance the local setting, arguably creating a precedent for further development into the countryside, contrary to Policy LP16 (d) of the Fenland Local Plan 2014 and DM3 of the Delivering and Protecting High Quality Environments in Fenland 2014.</p>
3	<p>The site lies in Flood Zone 3, the highest risk of flooding. Policy LP12 Part A (j) seeks to ensure that developments would not put people or property in dangers from identified risks, such as flooding. Policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF seek to steer developments to the areas with the least probability of flooding and development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. If it is evidenced by an adequate sequential test that it is not possible for development to be located in areas with a lower risk of flooding the exception test will then apply.</p> <p>Insufficient assessment has been undertaken and inadequate information submitted to demonstrate that it is not possible for the development to be located on a site with a lower risk of flooding and the development does not provide any wider sustainability benefits, as such both the sequential and exception tests fail and the development is contrary to the aforementioned policies.</p>



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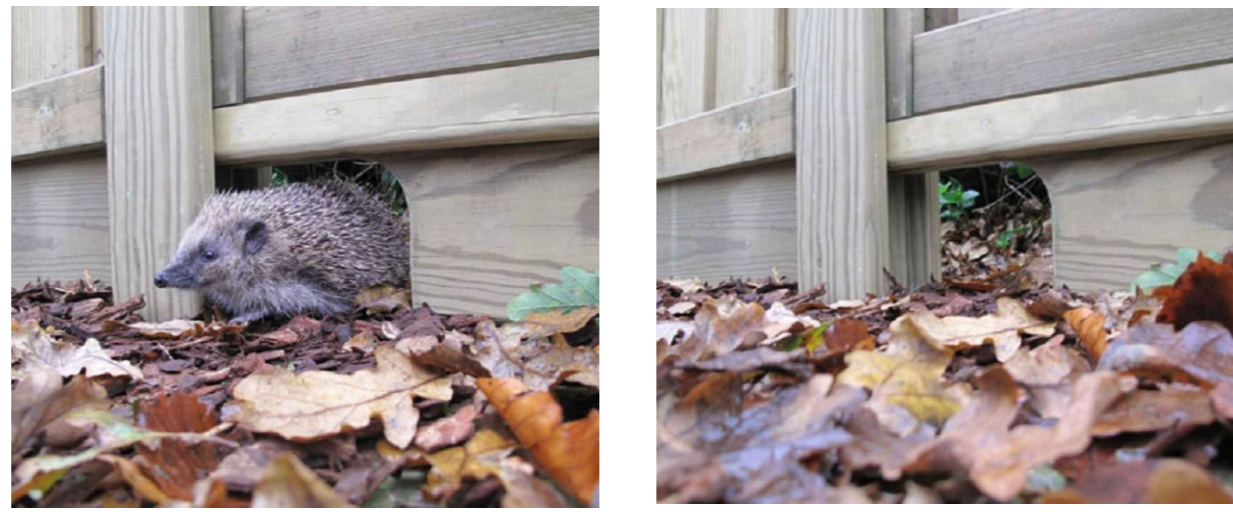
F/YR22/0640/O

Scale = 1:2,500





Woodstone Sparrow nest box
1 to each North elevation plots 1 & 2



Boundary fence to have 1 hedgehog gravel board to each boundary



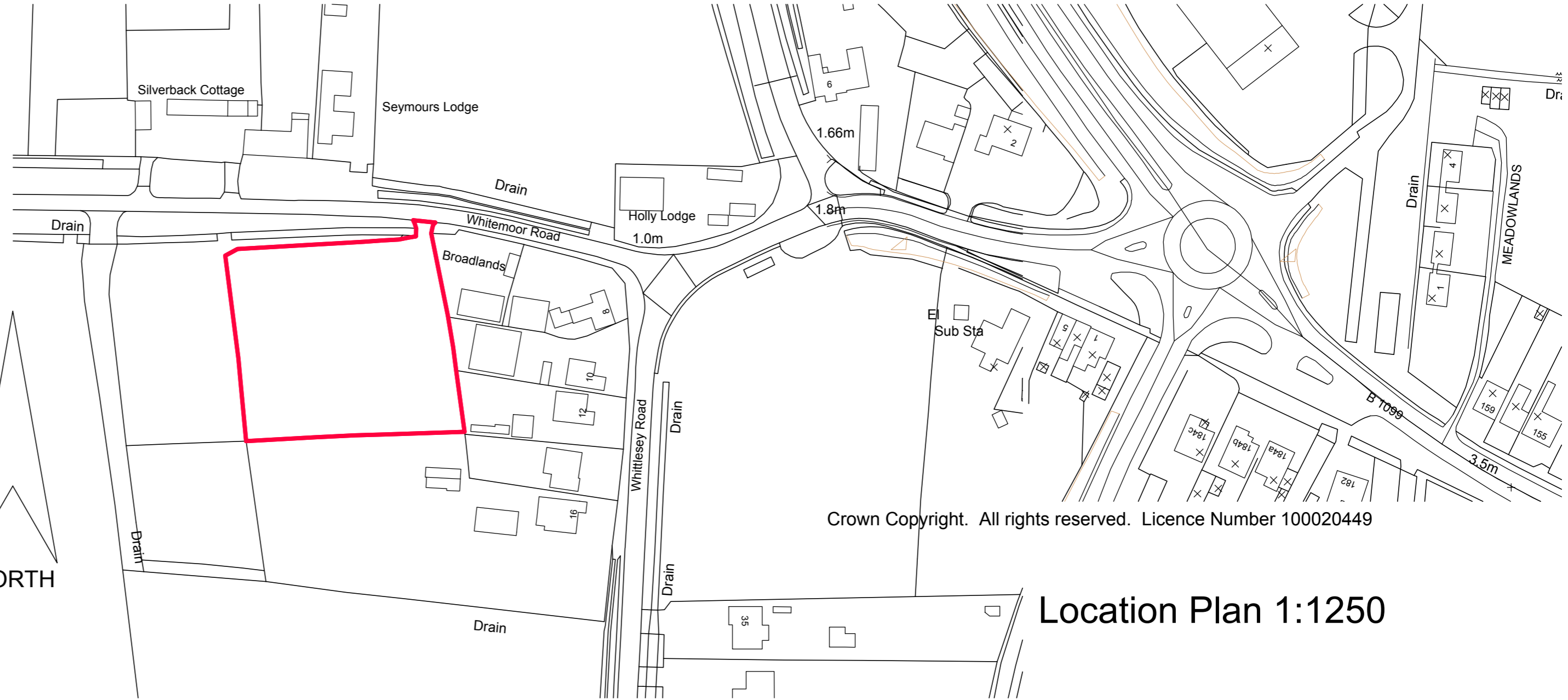
Schwegler triple cavity swift box
1 to each East elevation plots 2



Eco House Martin nest
1 to each East elevation plots 2



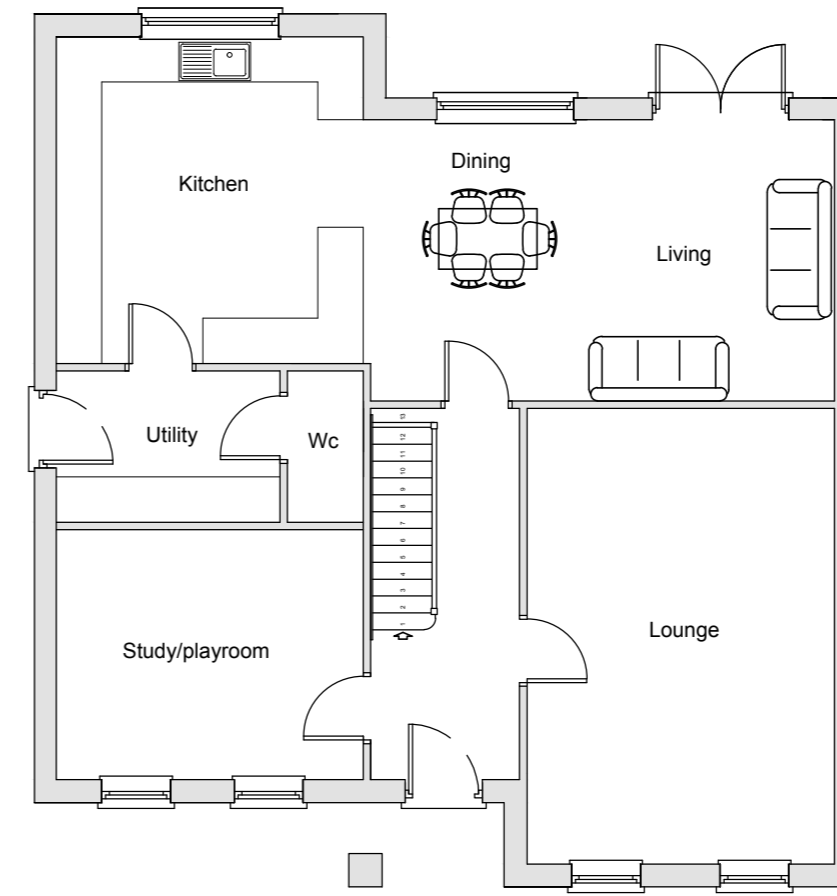
NHBS Habitat bat box
One on each East
Elevation plots
1 & 3



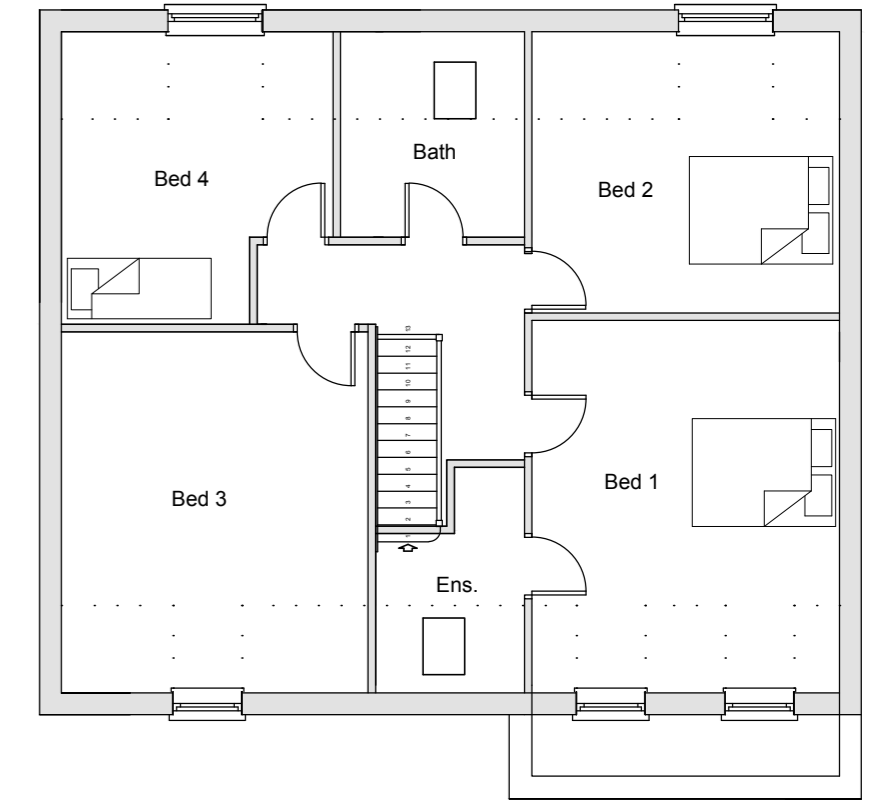
Location Plan 1:1250



INDICATIVE FRONT ELEVATION
SCALE 1:100



INDICATIVE FLOOR LAYOUTS
SCALE 1:100



Indicative Site Plan 1:500

CONSERVATION HEDGE TO INCLUDE
50% HAWTHORN, AND 10% EACH OF THE
FOLLOWING BLACKTHORN, DOG ROSE,
DOGWOOD, HAZEL, CRAB APPLE

REVISIONS



**PETER HUMPHREY
ASSOC**

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CLIENT

Mr J. Ogden

PROJECT

SITE
LAND WEST OF BROADLANDS

WHITEMOOR ROAD

MARCH

PE15 0AF

DRAWING

6534-PL01a

JOB NO.

6534

PAPER SIZE

A1

DATE

April 2022

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the finished project. No extraordinary hazards or risks were identified outside of
the routine construction operations that would not already be apparent to a
competent contractor.

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F/YR22/0783/F

Applicant: Mr S Rutterford

**Agent : Mr G Boreham
Morton & Hall Consulting Ltd**

**Land North Of 20, Eastwood Industrial Estate, Eastwood End, Wimblington
Cambridgeshire**

Change of use from agricultural field to a builder's yard (B2) including the siting of a portacabin office, and erection of aggregate bays and a 2.4m palisade fence, and the formation of a swale (Part Retrospective)

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to the Officer recommendation.

1. EXECUTIVE SUMMARY

- 1.1. The application site forms part of an agricultural field located within the open countryside, adjacent the established Eastwood End Industrial site. The site has been partially cleared with materials being stored on site.
- 1.2. The application seeks full planning permission for the change of use from agricultural field to a builder's yard (B2) including the siting of a portacabin office, and erection of aggregate bays and a 2.4m palisade fence, and the formation of a swale.
- 1.3. Noting the most recent appeal decision in Eastwood End a subsequent decision made by the Council to grant permission (F/YR21/0455/F) reinforced this finding and as such the principle development may be considered appropriate. This is however on the basis that the development is in keeping with and reflects the character of the area and that there are no significant issues in respect of residential or visual amenity, design, parking, highways, sustainability, flood risk or biodiversity.
- 1.4. Whilst the site is adjacent Eastwood Industrial Estate, the proposal would result in a further intrusion into the countryside due to the industrialisation of an agricultural field which would otherwise add to the rural and undeveloped character of the open countryside.
- 1.5. The proposed would be contrary to the relevant planning policies that apply to development with no prospect of mitigation to overcome impacts.
- 1.6. The scheme is therefore recommended for refusal.

2. SITE DESCRIPTION

- 2.1. The site application forms part of an agricultural field located within the open countryside, adjacent the established Eastwood End Industrial site. The site has been partially cleared with materials being stored on site, during a recent site visit the officer noted that there were large amounts of material being excavated from the plot and the presence of a mechanical digger on site.
- 2.2. The north and west boundaries are bordered by mature trees whilst there are open fields to the East. Metal palisade fencing has been erected to the southern boundary.

3 PROPOSAL

- 3.1 This application seeks full planning permission to change the use of the field to a builder's yard (Class B2 use). The change of use will entail the laying of hardstanding to the majority of the site with parking for lorries, machinery and staff/visitors on stone/gravel to the east and aggregate bays for soil/brick rubble on a concrete base to the west. A portacabin office is also proposed to the southern side of the site adjacent the access.
- 3.2 The site is proposed to be enclosed by palisade fencing with additional soft landscaping to the north and east boundaries of the compound.
- 3.3 A swale is proposed to the north of the compound accessed via a 10m wide gate from the proposed compound.
- 3.4 Full plans and associated documents for this application can be found at: [F/YR22/0783/F | Change of use from agricultural field to a builder's yard \(B2\) including the siting of a portacabin office, and erection of aggregate bays and a 2.4m palisade fence, and the formation of a swale | Land North Of 20 Eastwood Industrial Estate Eastwood End Wimblington Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR22/0783/F)

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR17/1168/F	Change of use from agricultural field to B8 (Storage & Distribution) to create lorry, trailer and mobile shredding machine storage, siting of weighbridge and erection of 2.0 metre high fencing and gates	Refuse	06/08/2018

5 CONSULTATIONS

5.1 Wimblington Parish Council

Please note Wimblington Parish Council Objections to the above application as follows:

Flood risk - in 2020 the Grade 2 Listed thatch cottage that is within close proximity to the Industrial Estate flooded, this has never happened previously.

Conservation area/Listed Building - this proposal is close enough to a listed building to have an impact as have the other businesses on the site.

Vegetation - there is no vegetation on site because this is an agricultural field that has been ploughed! The applicant states vegetation is to remain on the boundaries but the development will have an effect on the environment in which this vegetation is growing. (NPPF9 - 80)

Access - the access to Eastwood Industrial area is already heavily used by large industrial vehicles, lorries and tractors, it is not suitable for any additional use. This access is now also compromised by the fact that 9 dwellings are being erected on the southerly side of Eastwood End opposite the LIGHT Industrial

Estate Drains/Ditches - the amount of non-permeable ground on the LIGHT Industrial Estate is already causing problems with ditches/drains unable to disperse the amount of surface water, these riparian drains and ditches are overgrown, shallow and un-maintained

Fencing - one of Wimblington's touristic byways (The Woodmans Way) runs adjacent to the LIGHT Industrial Estate which already has a visual impact on the surrounding views and environment, additional fencing and lighting will further impact this area taking away the vista across the historical outlook of the Fens. The Woodmans Way, is a promoted tourist attraction, also exits onto this small country lane close to the junction with the A141. (NPPF 8 -75)

Planning History - there were many valid reasons why the previous planning application was refused, these haven't changed and, if anything, more valid reasons can be added (a number of severe fires at businesses on the Industrial Estate have put the local residents, their homes and the environment at risk)

Existing Business - it is admirable that S Rutherford & Sons Ltd are expanding their business but a small village like Wimblington and Eastwood End have had far too many Industrial businesses allowed to expand on the estate. Not one of these industrial Businesses are light industry, they all entail heavy mechanical plant machines, lorries, tractors, trailers and additional vehicles which will only cause more disruption and damage. Have S Rutherford & Sons Ltd investigated other options within the area?

Conclusion - There are a number of established businesses in the Eastwood Industrial Estate which have expanded the estate over the past 20 years to more than double its original size. Some of the established businesses have also created an unsafe environment for the local residents to live in, having experienced a number of serious fires over the past years, plus the problems with water drainage. This LIGHT industrial Estate is already overdeveloped in regards to the village environment in which it is situated.

The Flood Zone Map - this area is at risk from other sources of flooding (such as surface water). Its development would increase the vulnerability of its use. Flooding will also impact in the Woodmans Way causing a hazard for all users, walkers, runners, cyclists, horse riders, this area already suffers with excess water along the perimeter of the Industrial Estate. The drains that run on the easterly side

of the site are overgrown and shallow, hence the surface water struggles to drain off. The drains to the north of the site are already heavily overused by the fact that all the other industries in the Industrial area have large areas of non-permeable surfaces. The only land surrounding the 2 site that is undeveloped is to the north, Fengrain is to the east, the Industrial Estate is to the South and the A141 is to the west. It is now commonplace to have extreme heavy rainfalls and this has resulted in flooding in the area including sewerage. Those 'isolated patches' caused dramatic flooding in one of the villages historic Grade 2 Listed thatched cottages. To anticipate that groundwater flooding should head in a north-easterly direction is rather presumptuous, one of the businesses at the front of the Industrial Estate had their yard completely immersed in water for months.

Access improvements - the widening and improvement of the Eastwood Industrial Estate access road will conflict with the access for the proposed development of 9 dwellings on the green field south of the LIGHT Industrial Estate. It will also cause entail the removal of a pylon, cause a possible hazard by having less distance between the three electricity stations, situated on the eastern side of the present access, and heavy vehicles passing while entering/leaving the access.

Spatial Strategy - this application increases the development size of the Industrial area by approximately 50%. An application of this size should evidence local community and Parish Council support but the immediate residents of Eastwood End were not informed of this application. All support for this application are from business associates/customers of the applicant who do not live in the area or immediate vicinity.

Relevant Policies relating to the above:

LP12(a)(c)(d)(e)(i)(k)

LP12 (ii) non-dwellings

LP13

LP14 (a) suitable consideration

LP16 (b)(c)(d)(e)(j)(l)m)

NPPF 4/9/10/11

5.2 Anglian Water

Having reviewed the development, there is no connection to the Anglian Water sewers, we therefore have no comments.

5.3 Cambs Constabulary

Thank you for the opportunity to comment on this application. I have viewed the documents in relation to crime, disorder and the fear of crime and have searched the Constabulary crime and incident systems for the last 2 years and consider this to be an area of low risk to crime. I also note my colleagues comments from April and June 2018.

Boundary treatments, the documentation mentions Palisade fencing and gates will be used to enclose the site, these should be security tested to LPS 1175 SR1+.

External lighting – it is essential that good lighting is installed to ensure safety and security of staff and visitors, whilst also taking into consideration the rural location of this industrial area and the ecological awareness of wildlife habitat there are however lighting shields to prevent excess light spill are available for the welfare of wildlife and ecology. Column lights for access roads, parking and loading areas, designed to BS5489-1:2020, BS EN 13201-2:2015. There should be dusk to dawn bulkhead lighting above all entrances and around the building line of each building

of the portacabin. I would like to see a copy of the lighting plan including calculations and lux levels when available.

5.4 Lead Local Flood Authority

We have reviewed the following documents:

- Flood Risk Assessment & Sustainable Drainage Strategy, MTC Engineering, Ref: 2885 – FRA & DS, Dated: May 2022*
- Proposed Swale Section, Morton & Hall Consulting Limited, Ref: H7964/06, Dated: June 2022*
- Response to LLFA, MTC Engineering, Ref: SEC/2885, Dated: 12 August 2022*

Based on these, as Lead Local Flood Authority (LLFA) we are able to remove our objection to the proposed development.

The above documents demonstrate that surface water from the proposed development can be managed through the use of a basin and swales, restricting surface water discharge to 2.4 l/s.

The LLFA is supportive of the use of basins and swales as in addition to attenuating surface water in order to restrict discharge rate, they can also provide surface water treatment, biodiversity, and amenity benefits within the site.

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

5.5 CCC Highways

Highways is concerned about the number of trips this site is likely to have on the area. Additionally, the size of vehicles are likely to be HGVs as represented in the swept path drawing and the reason for the proposed widening of the carriageway at the junction of Eastwood End. This is likely to lead to an intensification of use of the access onto Eastwood End.

This application is a change of use from agricultural field to a builder's yard (B2). The site area is 27861.72sqm. This falls into the requirement for a Transport Assessment and Travel Plan. The threshold for a B2 General Industrial use is 2,500 – 4,000sqm for a Transport Statement, and greater than 4,000sqm for a Transport Assessment and Travel Plan. Please provide the above documents and our Transport Assessment team will review them.

The submission of the proposed off-site highway works is appreciated. However, the widening of the access would not be possible. The highway boundary does not extend into the access road and the red line boundary shows that the land is not in your ownership. Is there intension to purchase that land or have you had discussions with the landowner?

Thank you for the swept path analysis submitted. However, you have only provided manoeuvres to the west of Eastwood End. Please provide the manoeuvres to east of Eastwood End.

5.6 CCC Archaeology

Our records indicate that the site lies in an area of archaeological potential, located within a landscape containing cropmark and pottery scatter evidence of Roman

and Iron Age activity (for example, Cambridgeshire Historic Environment Record references 10006, 10006A, 11037. A surfaced trackway/road, almost certainly of Roman origin, runs on an east-west alignment across the northern part of the site and possibly originally linked with the causeway connecting March Island and Stonea (CHER ref 08984). This road also has further cropmarks associated with it, indicative of settlement enclosures and related activity. The proposed development plot lies to the north of Bridge Lane, where archaeological evaluations undertaken in advance of development in 1993-1994 produced evidence for occupation from the Iron Age through to the Medieval period (CHER ECB576), and the Roman routeway may have remained in usage as a trackway residual to the original layout of the Shrunken Medieval Village of Eastwood End (11416B).

We have commented on this site previously. We would make the same recommendation for an archaeological standard condition to be placed on the development as was included on permission granted to prior application F/YR17/1168/F within the same bounds, that is:

Archaeology Condition

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that 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 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 and digital archives.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI. A brief for the recommended programme of archaeological works is available from this office upon request. Please see our website for CHET service charges

5.7 CCC Waste and Minerals

It is noted that the proposed development is located within the Waste Consultation Area for the safeguarded waste site known as Hook Lane, Wimblington as identified under Policy 16 (Consultation Areas) of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021). This site undertakes plastics recycling operations.

Policy 16 seeks to safeguard waste management facilities. It states that development within a CA will only be permitted where it is demonstrated that the development will not prejudice the existing or future use of the area, i.e. the waste management site for which the CA has been designated; and not result in unacceptable amenity issues or adverse impacts to human health for the occupiers or users of such new development, due to the ongoing or future use of the area for which the CA has been designated.

It is noted that the proposed development is for a change of use to a Class B2 use. The MWPA is of the view that proposed use is generally considered to be compatible with the nearby waste management land use. Consequently, subject to the applicant confirming to the Local Planning Authority that they are aware of the site and are satisfied that the proximity to the waste site will not affect their operations, the MWPA has no objection to the proposal.

5.8 PCC Wildlife

The application scheme is acceptable but only if conditions are imposed.

While it is acknowledged that the proposed development is unlikely to create new direct impacts on the neighboring habitats, there is still high potential for the site to create new biodiverse habitats within it. The landscaping conditioned above could create valuable new habitats for declining species in the Fenland area.

5.9 FDC Environmental Health

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal, as it is unlikely to have a detrimental effect on local air quality, the noise climate, or be affected by ground contamination.

5.10 Local Residents/Interested Parties

Objectors

9 letters of objection have been received from 5 addresses within Wimblington (x5), March (x2) and Manea (x2) which raised the following summarised concerns:

- The proposal would have an impact on listed building located close by
- The applicant states vegetation is to remain on the boundaries but the development will have an effect on the environment in which this vegetation is growing
- The access to Eastwood Industrial area is already heavily used by large industrial vehicles, lorries and tractors, it is not suitable for any additional use
- This small country lane, that vehicles access from the A141, is already suffering from the unprecedented amount of heavy vehicles using it
- Previous planning application at the site was refused
- Site is out of the boundaries of other developments and adjacent to the Woodmans Way leaves it open to the prospect of criminal activity
- The development increases the size of the Industrial area by approximately 50% and does not commensurate the size of the settlement in which it is sited
- Overdevelopment of the Eastwood Industrial Estate
- Increases light, noise and visual pollution
- This is a small community that's getting overpopulated by the industrial industry
- Adverse impact on wildlife and trees

- Flooding has become a major concern and with more development the risk will only increase

5.1 Supporters

14 letters of support have been received from 14 addresses within March (x9), Wimblington (x4) and Chatteris (x1) which made the following summarised comments:

- Support local business expansion potentially creating employment
- No room for expansion of existing site location of the business
- Further expansion of an existing industrial zone
- Additional traffic generated will be minimal increase in existing traffic
- Ideal site as it is well screened for this type of development
- Site is ideal as in Flood Zone 1
- Site selection is of merit due to its proximity and access onto the A141

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

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide 2021

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

LP6 – Employment, Tourism, Community Facilities and Retail

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

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy

LP3: Spatial Strategy for Employment Development

LP4: Securing Fenland's Future

LP5: Health and Wellbeing
LP7: Design
LP15: Employment
LP20: Accessibility and Transport
LP22: Parking Provision
LP24: Natural Environment
LP25: Biodiversity Net Gain
LP27: Trees and Planting
LP28: Landscape
LP32: Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Character and Appearance**
- **Access and Highway**
- **Flood Risk**
- **Biodiversity**
- **Heritage Assets**
- **Other considerations**

9 BACKGROUND

- 9.1 The previous application sought planning permission for a change of use from agricultural field to B8 (Storage & Distribution) to create lorry, trailer and mobile shredding machine storage, siting of weighbridge and erection of 2.0-metre-high fencing and gates. This application was refused on 6 August 2018 as the application did not include sufficient supporting justification to show how the benefits of the business expanding into the open countryside weighed against the significant detrimental impacts of this intrusion in terms of visual impact and the impact on the character and appearance of the area.

10 ASSESSMENT

Principle of Development

- 10.1 Eastwood End has been the subject of several appeals in recent years, all of which have considered the matter of the status of the settlement with regard to the settlement hierarchy set out in policy LP3 of the Fenland Local Plan (2014).
- 10.2 Four appeal decisions are of particular note stretching back to 2014 and the adoption of the current development plan. Each considered the matter of the status of Eastwood End with regard to the settlement hierarchy. Two of the decisions (both dismissed) considered that Eastwood End is an 'Elsewhere' location as identified within Policy LP3, where development requires special justification, and that Eastwood End was an unsustainable location. A third appeal (also dismissed) similarly concluded that Eastwood End was an 'Elsewhere' location requiring special justification for development, but, noted that some journeys may be undertaken by means other than the private car to the nearby settlement of Wimblington. The final appeal (allowed) concluded that as Eastwood End was not defined as a separate settlement in its own right under policy LP3, its status was a matter of judgement. The Inspector concluded that Eastwood End was in fact an outlying part of the larger settlement of Wimblington and not a distinct entity. Subsequent to this appeal decision the Council granted F/YR21/0455/F, an application for three dwellings which effectively endorsed the view of the latest

Inspector regarding the status of Eastwood End in the settlement hierarchy and has then granted several further permissions for residential development consolidating the view that Eastwood End forms part of the wider settlement of Wimblington.

- 10.3 Policy LP6 of the Fenland Local Plan seeks to concentrate new employment land around the four main market towns of Wisbech, March, Chatteris and Whittlesey by encouraging job growth in all sectors, but focusing on the appropriate provision of land for industrial, office and warehousing uses in sustainable locations to meet the needs of the businesses. In terms of the rural economy the Local Plan supports appropriate proposals that meet the criteria as set out in Policy LP12.
- 10.4 Consequently, the broad principle of development in this location may be deemed as being acceptable. This is however on the basis that the development is in keeping with and reflects the character of the area and that there are no significant issues in respect of residential or visual amenity, design, parking, highways, sustainability, flood risk or biodiversity.

Character and Appearance

- 10.5 Policy LP12 of the Fenland Local Plan (2014) Part A highlights that new development will be supported where it contributes to the sustainability of the settlement and does not harm the wide-open character of the countryside. To ensure this there are a number of criteria expressed in this policy namely (a) - (k). These criteria, in summary, seek to achieve compliance with the settlement hierarchy in terms of amount of development, whilst also ensuring that development responds to the existing built form and settlement character, retains and respects existing features of the site and the locality, respects biodiversity and ecology and provides appropriate servicing etc.
- 10.6 Notwithstanding the unauthorised works which have taken place, the existing land is currently an agricultural field, with trees and hedgerows along its boundaries and with agricultural fields to the north, east and west. When viewed from across open fields, there would be a natural demarcation line between the natural landscaping of the fields and the existing industrial land adjacent the southern boundaries of the adjacent fields. Whilst the site is adjacent the industrial estate, the proposal would result in a further intrusion into the countryside due to the industrialisation of an agricultural field which would otherwise add to the rural and undeveloped character of the open countryside. Furthermore, the proposal would introduce alien and synthetic features into this landscape which would create a juxtaposition with the natural landscape.
- 10.7 Furthermore, it is established that there would be a need for external lighting as per the recommendations of Cambs Constabulary in the interest of safety and security. The introduction of lighting in this area would further erode the character of the countryside.
- 10.8 Overall, the introduction of a B2 land use as proposed within the area would detrimentally change the character of the land from an agricultural to an industrial setting which expands the boundaries of the existing industrial area beyond its existing confines and develops beyond the existing line of development. The detrimental impact on the natural character and appearance of the existing site would conflict with Policy LP12 of the Fenland Local Plan 2014.

- 10.9 Policy LP2 of the Fenland Local Plan 2014 encourages high levels of residential amenity, promotes healthy lifestyles and the provision of good access to health, leisure and recreation facilities.
- 10.10 Policy LP16 of the Fenland Local Plan 2014 requires development proposals to deliver and protect high quality environments throughout the district. Proposals must demonstrate they make a positive contribution to the local distinctiveness and character of the area, enhancing their local setting and both responding to and improving the character of the local built environment whilst not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area.
- 10.11 It is noted that the publicised, and therefore presumably well-used, walking route known as The Woodman's Way runs past the site and substituting the agricultural field with an industrial use would hinder the enjoyment of the walk around the village of Wimblington. The fields can currently be viewed from the wider landscape with a backdrop of trees. The expansion of the industrial use of land into the existing agricultural area would create a more perfunctory visual character to the remaining fields and would spoil the visual quality of the area, and reduce the amenity enjoyed by those using the footpath. This would further emphasise the harm to the character and appearance of the countryside identified above.

Access

- 10.12 Public concerns included the size and numbers of vehicles using Eastwood End and that the proposed development would further increase this unprecedented amount of heavy vehicle traffic.
- 10.13 Highways have pointed out their concern in relation to the number of trips the site is likely to have on the area therefore leading to an intensification of use of the access onto Eastwood End. In order to properly assess the impacts on the highway, a Transport Statement has been requested alongside a swept path analysis for manoeuvres to the east of Eastwood End. The applicant has not submitted this information.
- 10.14 Highways also outlined that the widening of the existing access to the south of the site at Eastwood End would not be possible. This is because the highway boundary does not extend into the access road and the red line boundary shows that the land is not within the ownership of the applicant. The Highways officer however confirmed that the existing road arrangements are suitable for turning movements for the HGVs and vehicles. The applicant therefore instructed that the widening of the access along Eastwood End should be disregarded.
- 10.15 No further Highways comments have been received since their initial consultation response.

Flood Risk

- 10.16 The site is within Flood Zone 1, an area of lowest risk, nevertheless given the high proportion of hardstanding concerns were raised regarding the potential for surface water flooding. However, through the submission of additional information, it has been demonstrated that the surface water displaced by the development can be suitably addressed on site and therefore there are no objections to the development on this basis. Furthermore, the LLFA confirm that that have no objections with regards to surface water.

Biodiversity

- 10.17 The most northern and the west boundaries are bordered by mature trees which are shown as being retained.
- 10.18 A TPO area lies to the south of the site however, given the intervening ditch and separation distance to the hardstanding, the proposal is unlikely to result in harm to these trees.
- 10.19 The Wildlife officer has reviewed the application and confirmed that the proposed development is acceptable subject to the inclusion of suitable conditions relating to soft landscaping and ecological enhancements, mitigation and compensation as recommended within the Preliminary Ecological Appraisal submitted to accompany the application. The Wildlife officer indicated that while it is acknowledged that the proposed development is unlikely to create new direct impacts on the neighbouring habitats, there is still high potential for the site to create new biodiverse habitats within it. The landscaping conditions outlined could create valuable new habitats for declining species in the Fenland area.

Heritage Assets

- 10.20 There are no heritage assets in the immediate vicinity however, it is noted that reference has been made to No. 13-15 Eastwood End which is a Grade II Listed Building. The application site is circa 450m northwest of the Listed Building and given the intervening industrial units, the proposal is not considered to impact the setting of the Listed Building. Overall, the proposed development would have a neutral impact on any heritage assets.

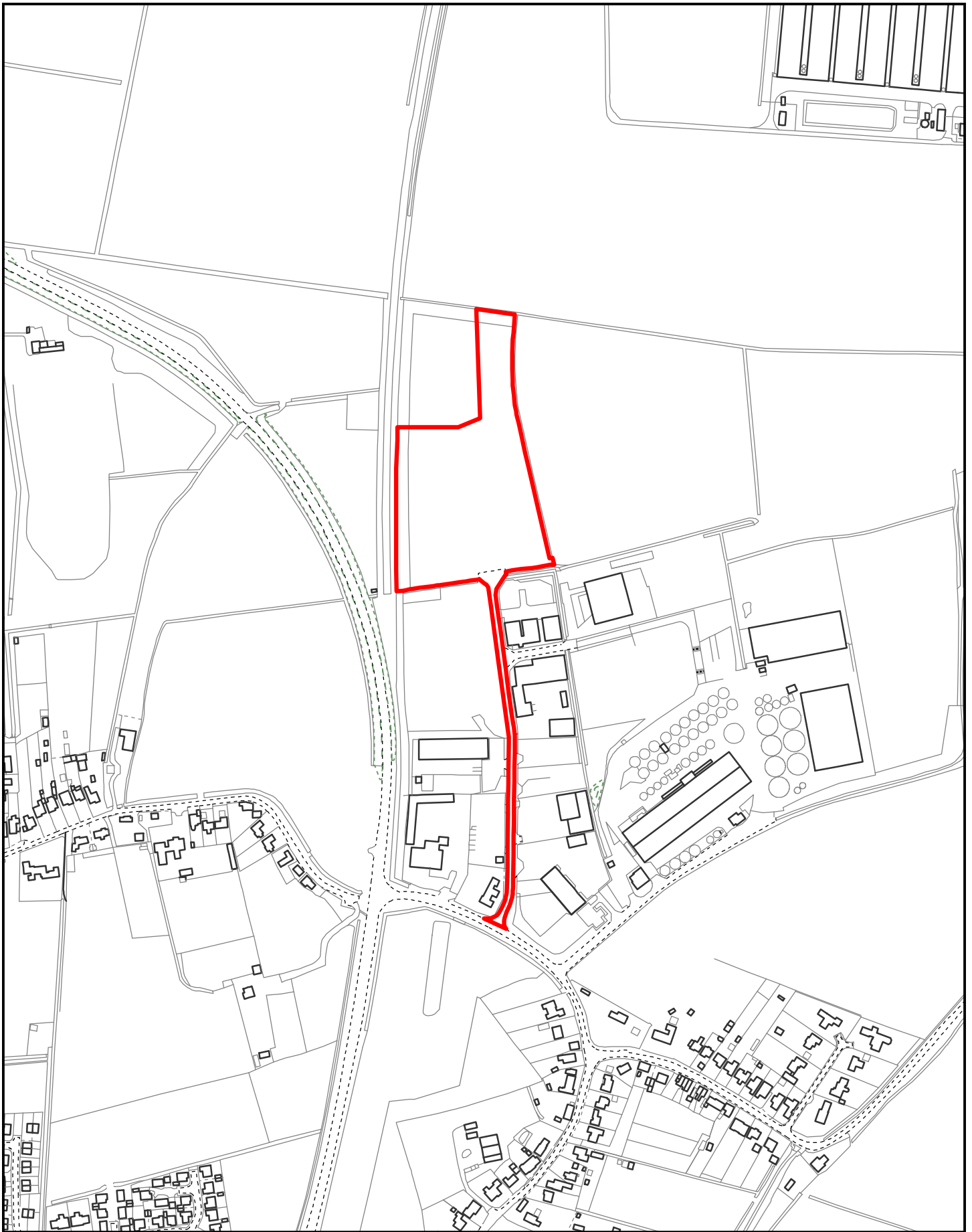
11 CONCLUSIONS

- 11.1 The introduction of a B2 use within this area would detrimentally change the character of the land from an agricultural to an industrial setting, expanding the boundaries of the existing industrial area beyond its confines and existing line of development. This would have a detrimental impact on the natural character and countryside appearance of the existing site and the proposal is therefore considered to be contrary to LP12 of the Local Plan.

12 RECOMMENDATION

Refuse; for the following reason:

1	Policy LP12 of the Local Plan states new development will be supported where it contributes to the sustainability of that settlement and does not harm the wide-open character of the countryside. The introduction of a B2 land use within this area would detrimentally change the character of the land from an agricultural to an industrial setting, expanding the boundaries of the existing industrial area beyond its confines and existing line of development. This would have a detrimental impact on the natural character and countryside appearance of the existing site and the proposal is therefore considered to be contrary to LP12 of the Local Plan.
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Created on: 15/07/2022

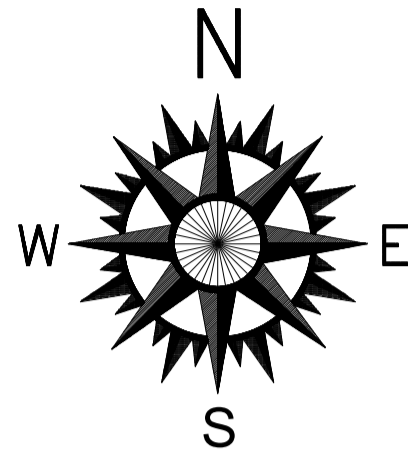
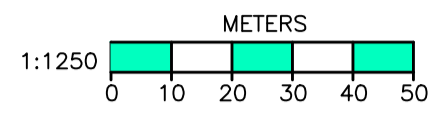
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F/YR22/0783/F

Scale = 1:5,000



EXISTING SITE PLAN
(1:1250)



LEGEND:

- SITE ENVELOPE
- PAVEMENT
- PERMEABLE TARMAC
- GRAVEL
- GRASS
- EXISTING DWELLINGS
- SURFACE WATER DRAINAGE
- VEGETATION
- LAUREL
- WASTE BINS



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All finishes, insulation and damp-proofing to architect's details

B	UPDATED RED LINE	JUN 2022
A	UPDATED DRAWING	MAR 2022
	REVISIONS	DATE

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Fenland District Council
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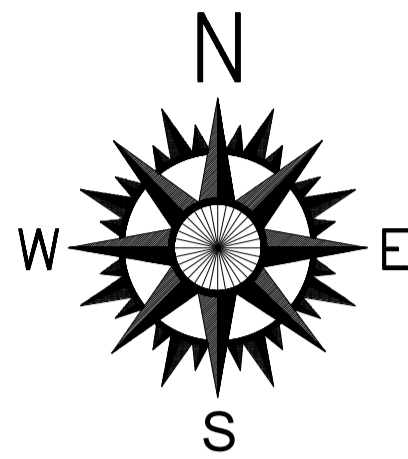
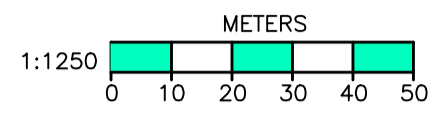
CLIENT
Mr S Rutterford

PROJECT
Land North of 20 Eastwood Industrial Estate Wimlington PE15 0QH

TITLE
Existing Site Plan

DRAWN G. Boreham	DATE OF ISSUE
CHECKED	
DATE Nov 2021	DRAWING NUMBER H7964/01 _B
SCALE As Shown	

PROPOSED SITE PLAN
(1:1250)



LEGEND:

- SITE ENVELOPE
- PAVEMENT
- PERMEABLE TARMAc
- GRAVEL
- GRASS
- EXISTING DWELLINGS
- SURFACE WATER DRAINAGE
- VEGETATION
- LAUREL
- WASTE BINS



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D	RED LINE UPDATED	JUN 2022
C	UPDATED DRAWING	JUN 2022
B	UPDATED DRAWING	MAR 2022
A	UPDATED DRAWING	MAR 2022
REVISIONS		DATE

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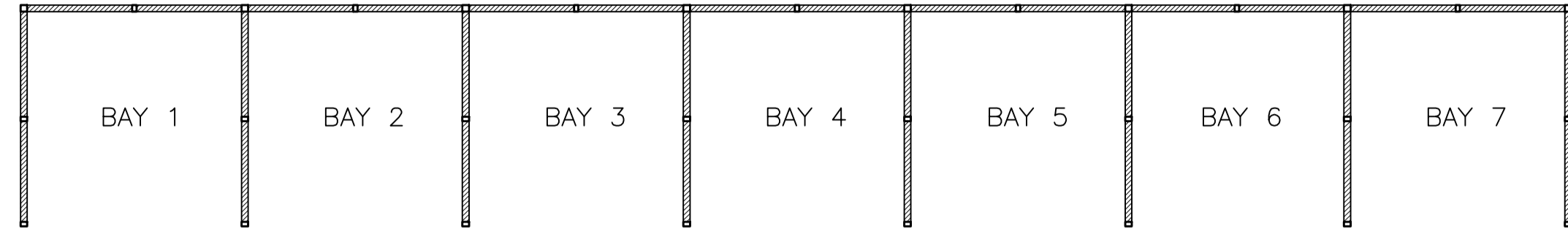
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CLIENT
Mr S Rutterford

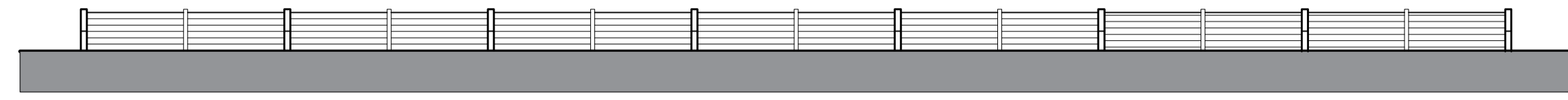
PROJECT
Land North of 20 Eastwood Industrial Estate Wimlington PE15 0QH

TITLE
Proposed Site Plan

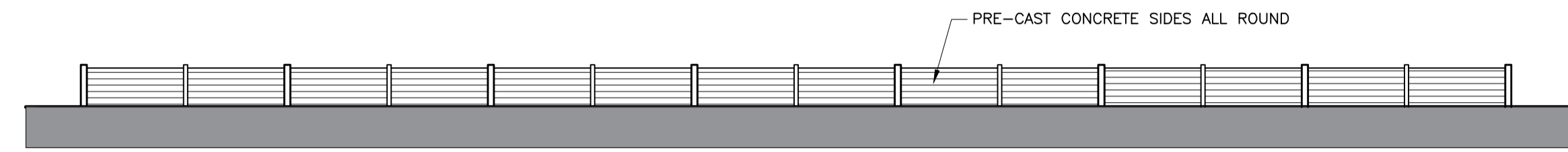
DRAWN G.Bohram	DATE OF ISSUE
CHECKED	
DATE Nov 2021	DRAWING NUMBER H7964/03 _D
SCALE As Shown	



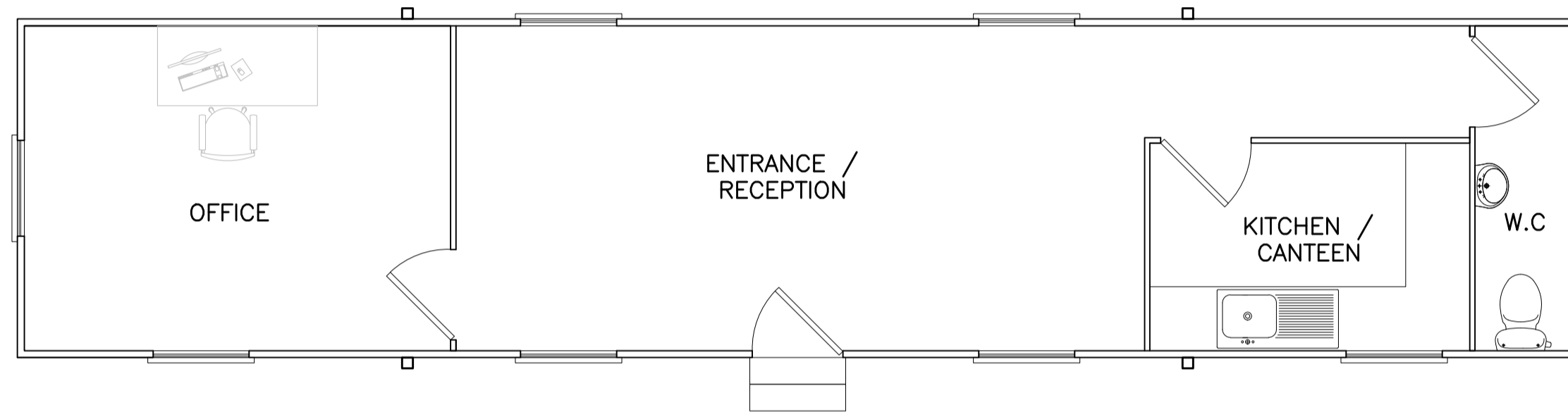
PROPOSED AGGREGATE BAYS PLAN
(1:500)
(TOPSOIL, BRICK RUBBLE, CRUSHED CONCRETE)



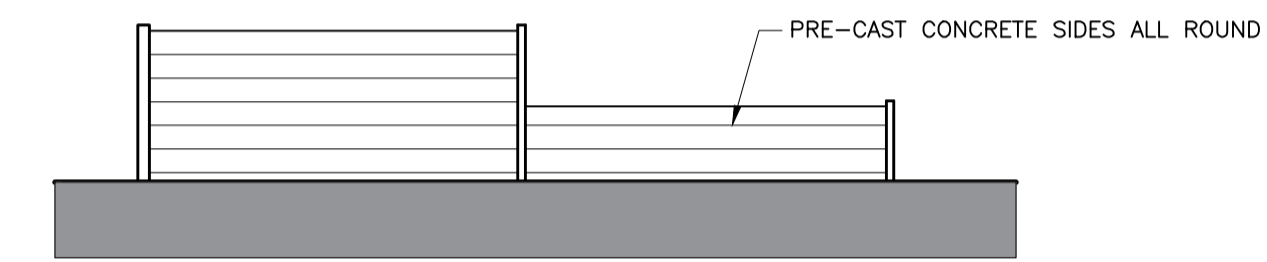
PROPOSED AGGREGATE BAYS FRONT ELEVATION
(1:500)



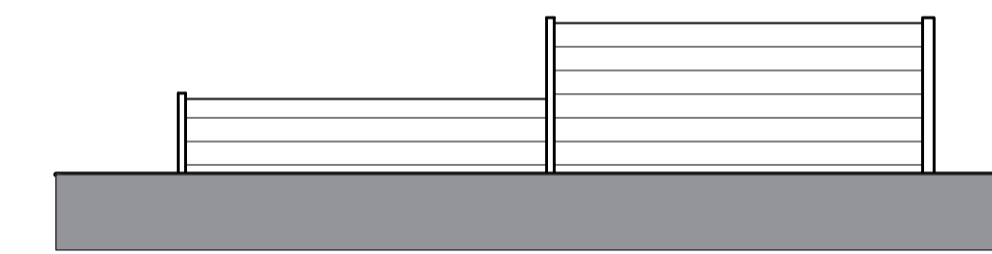
PROPOSED AGGREGATE BAYS REAR ELEVATION
(1:500)



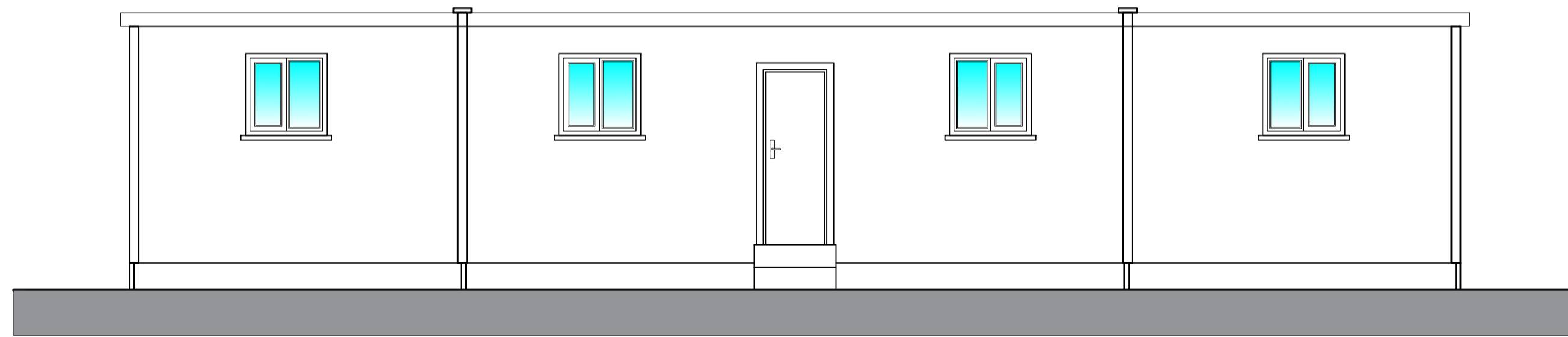
PROPOSED PORTABLE CABIN PLAN
(1:50)



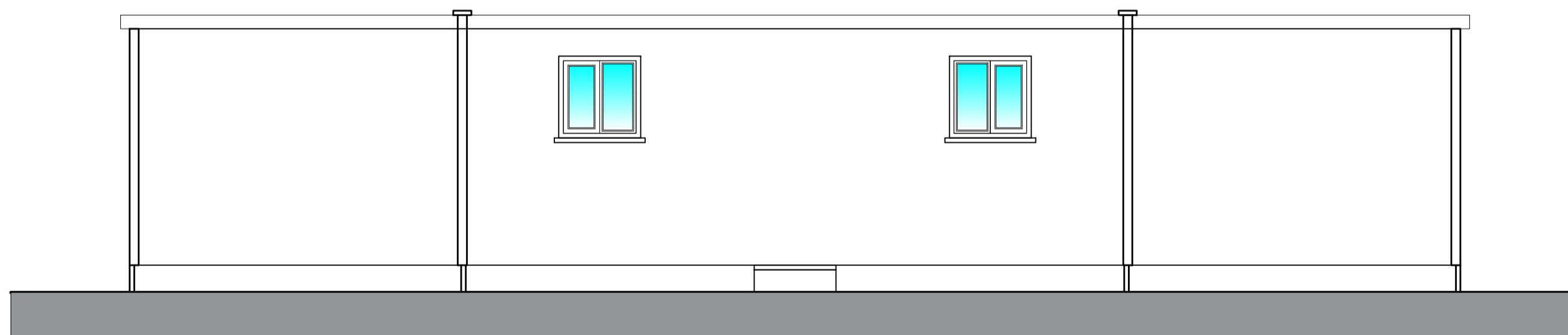
PROPOSED AGGREGATE BAYS LHS ELEVATION
(1:200)



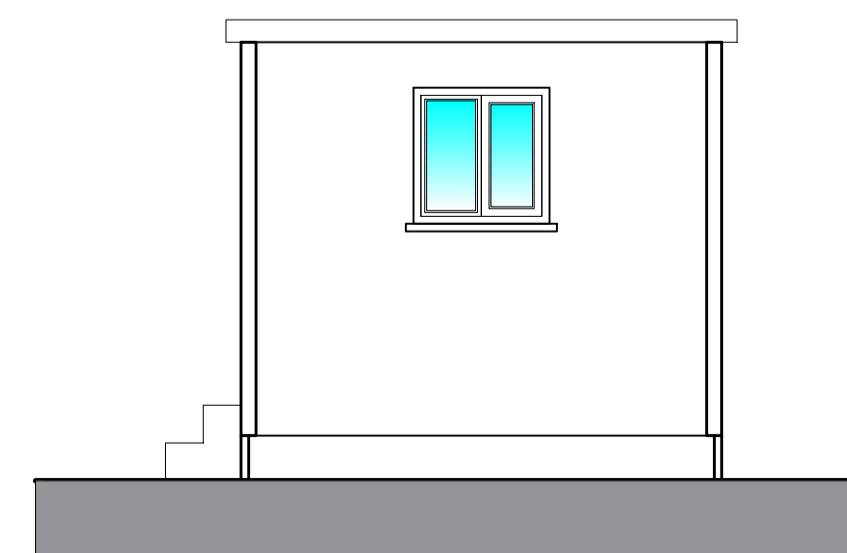
PROPOSED AGGREGATE BAYS RHS ELEVATION
(1:200)



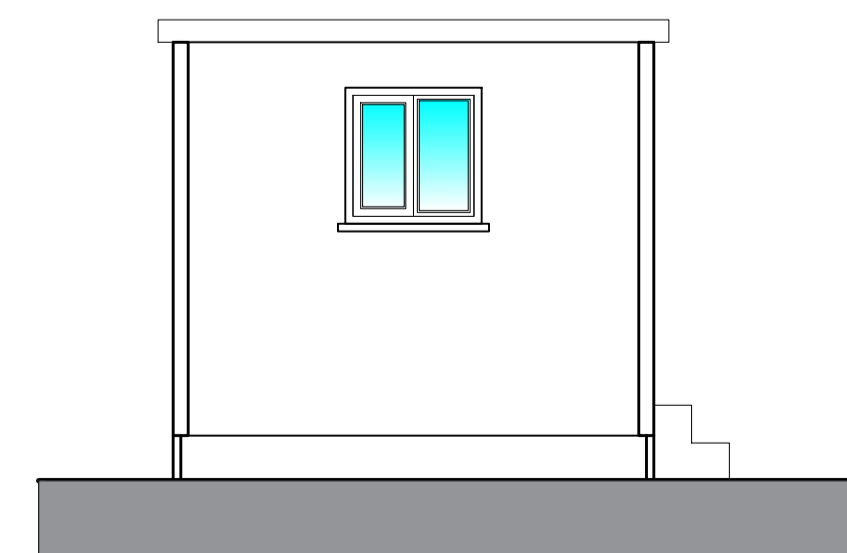
PROPOSED PORTABLE CABIN FRONT ELEVATION
(1:50)



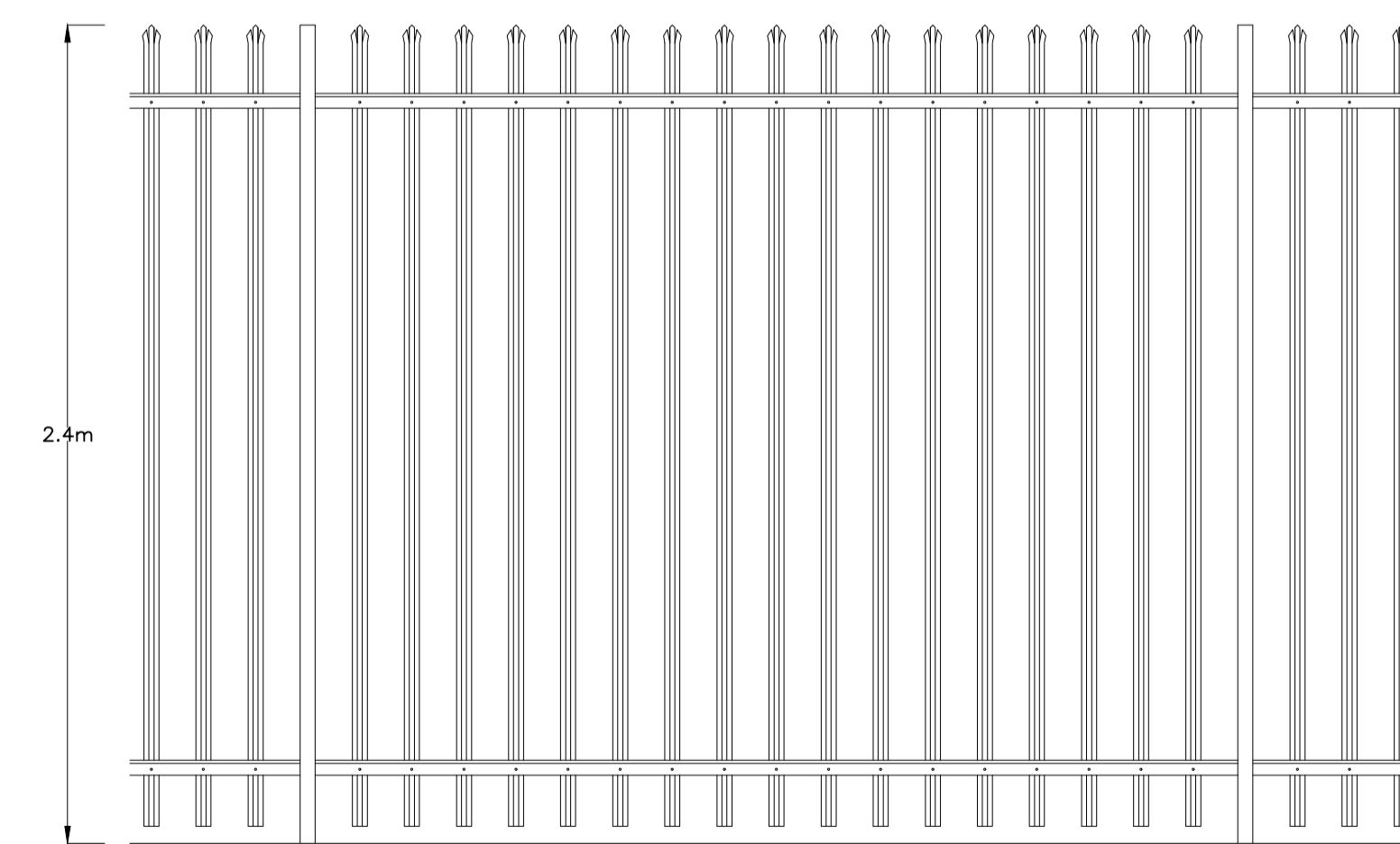
PROPOSED PORTABLE CABIN REAR ELEVATION
(1:50)



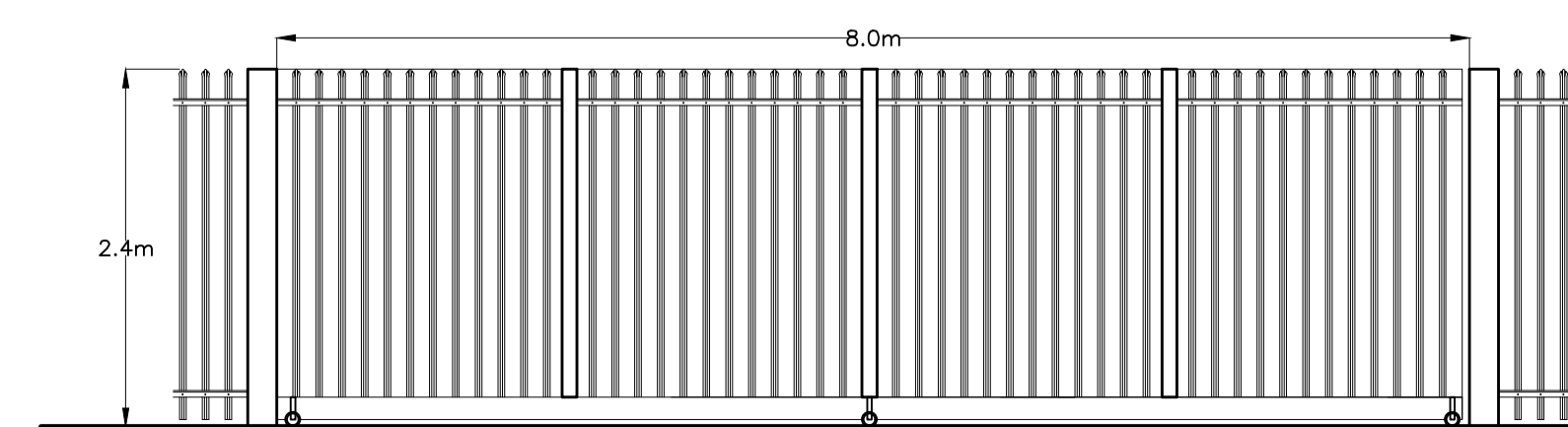
PROPOSED PORTABLE CABIN RHS ELEVATION
(1:50)



PROPOSED PORTABLE CABIN LHS ELEVATION
(1:50)



PROPOSED PALISADE SECURITY FENCING DETAIL
(1:20)



PROPOSED PALISADE SECURITY GATE DETAIL
(1:50)

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C	PLANNERS COMMENTS	JUN 2022
B	UPDATED DRAWING	MAR 2022
A	UPDATED DRAWING	MAR 2022
	REVISIONS	DATE

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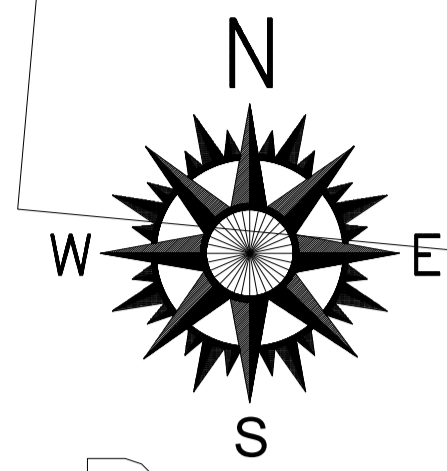
CLIENT
Mr S Rutterford

PROJECT
Land North of 20 Eastwood Industrial Estate Wimlington PE15 0QH

TITLE
Proposed Office Cabin & Aggregate Bays, Plans & Elevations & Fence Detail

DRAWN	G. Boreham	DATE OF ISSUE
CHECKED		
DATE	Nov 2021	DRAWING NUMBER
SCALE	As Shown	H7964/04 _c

PROPOSED ENTRANCE
(1:200)



LEGEND:

- SITE ENVELOPE
- PAVEMENT
- PERMEABLE TARMAC
- GRAVEL
- GRASS
- EXISTING DWELLINGS
- SURFACE WATER DRAINAGE
- VEGETATION
- LAUREL
- WASTE BINS

Eastwood Farm

6.7m

ACCESS TO BE WIDENED
OUT IN AREAS SHOWN
TO ALLOW TURNING OF
18.5m ARTICULATED
LORRIES

HIGHWAY TO BE WIDENED
OUT IN AREA SHOWN TO
ALLOW TURNING OF
18.5m ARTICULATED
LORRIES, DETAILS TO BE
APPROVED BY
CAMBRIDGESHIRE COUNTY
COUNCIL

Drain

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REVISIONS	DATE

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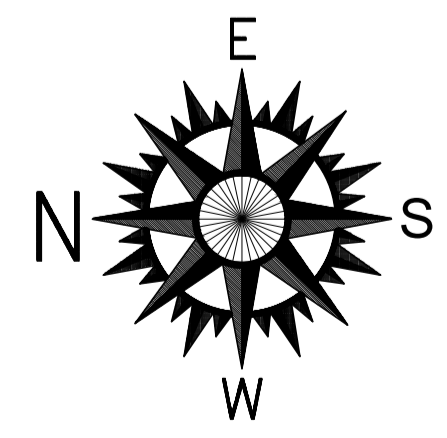
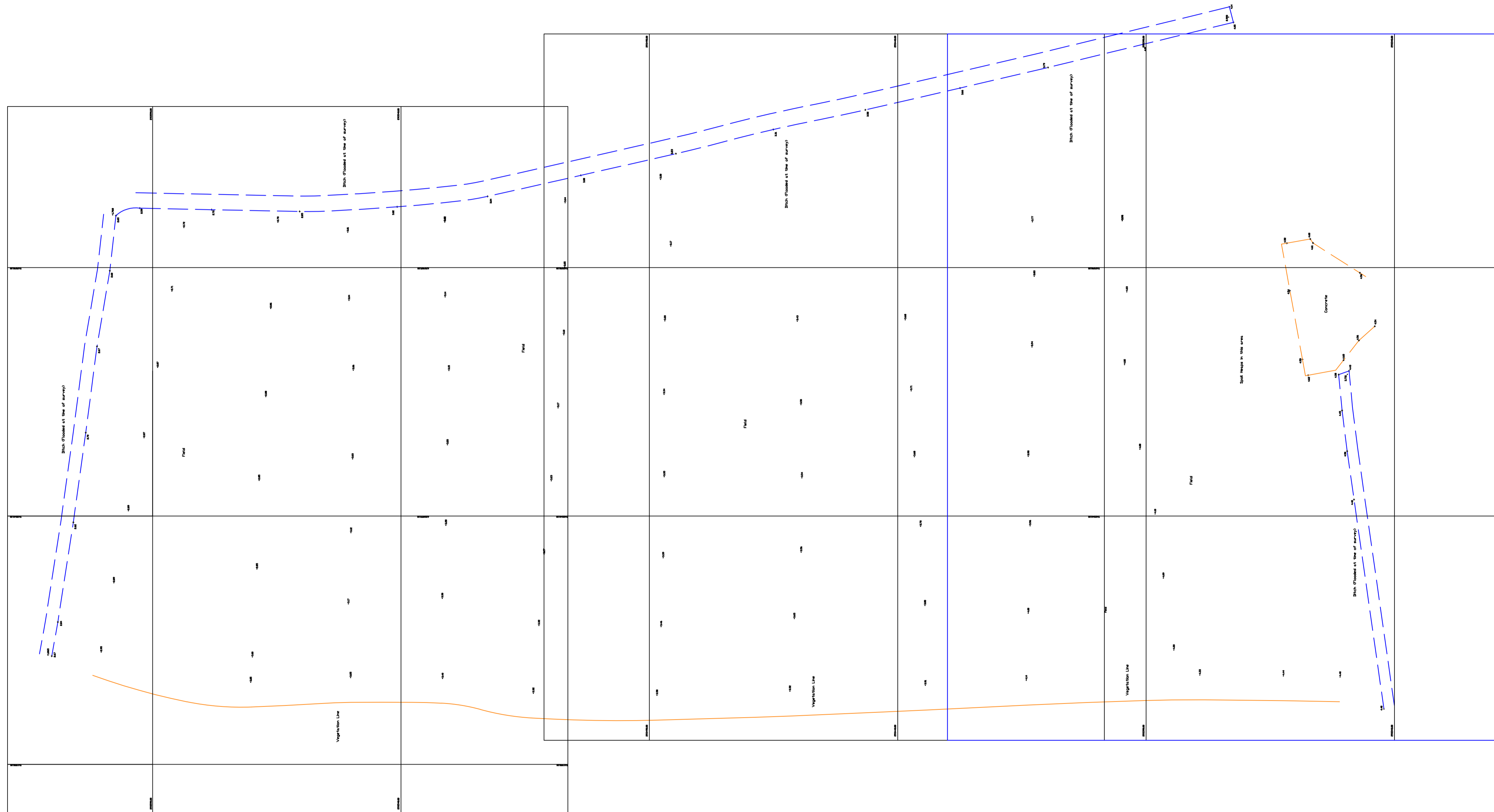
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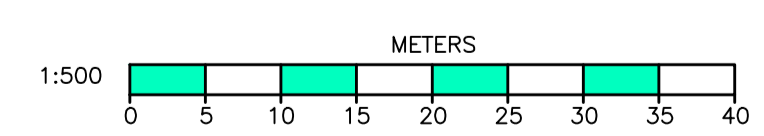
PROJECT
Land North of 20
Eastwood Industrial Estate
Wimlington
PE15 0QH

TITLE
Proposed Improvements
To Existing Access

DRAWN G.Bozham	DATE OF ISSUE
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DATE Jun 2022	DRAWING NUMBER H7964/05
SCALE As Shown	



EXISTING TOPOGRAPHICAL SURVEY
(1:500)



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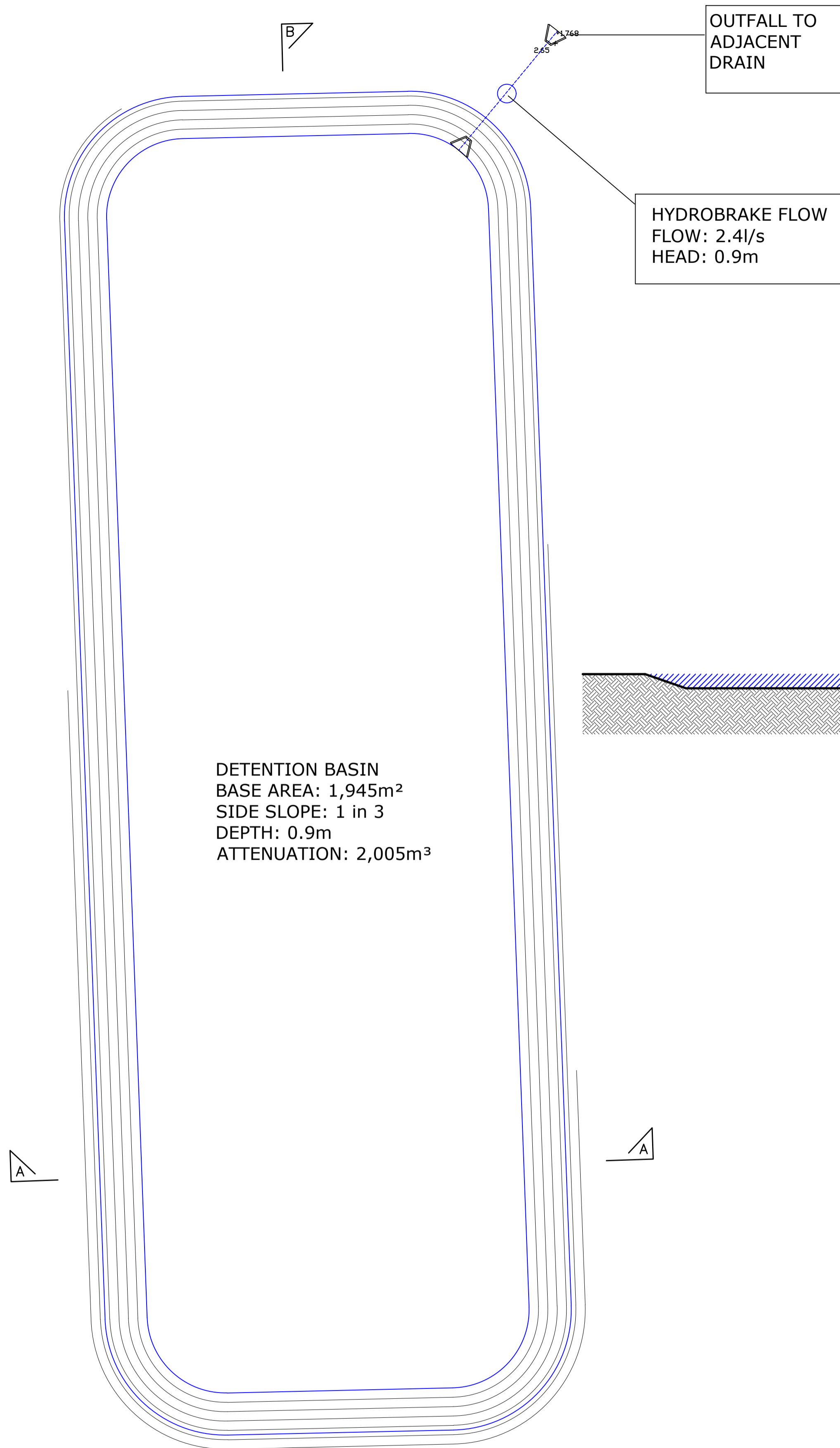
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Mr S Rutterford

PROJECT
Land North of 20
Eastwood Industrial Estate
Wimlington
PE15 0QH

TITLE
Existing Topographical
Survey

DRAWN G. Boreham	DATE OF ISSUE
CHECKED	
DATE Mar 2022	DRAWING NUMBER H7964/00
SCALE As Shown	

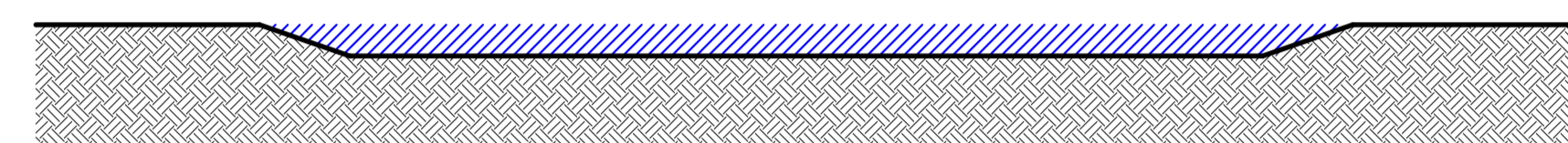
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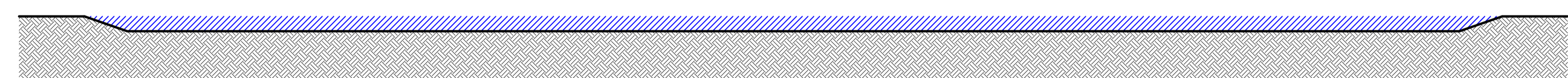
DETENTION BASIN
 BASE AREA: 1,945m²
 SIDE SLOPE: 1 in 3
 DEPTH: 0.9m
 ATTENUATION: 2,005m³

OUTFALL TO
 ADJACENT
 DRAIN

HYDROBRAKE FLOW
 FLOW: 2.4l/s
 HEAD: 0.9m



PROPOSED SWALE SECTION A-A (1:200)



PROPOSED SWALE SECTION B-B (1:200)

PROPOSED SWALE PLAN (1:200)

REVISIONS	DATE

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Fenland District Council Building Design Awards winner

CLIENT
 Mr S Rutterford

PROJECT
 Land North of 20 Eastwood Industrial Estate Wimlington PE15 0QH

TITLE
 Proposed Swale Sections

DRAWN G. Boreham	DATE OF ISSUE
CHECKED	
DATE Jun 2022	DRAWING NUMBER H7964/06
SCALE As Shown	

F/YR22/1037/F

Applicant: Mr C Stevens

**Agent : Mr David Taylor
David Taylor Associates (UK) Ltd**

Land South West Of The Old Post Office, Upwell Road, Christchurch,

Erect a dwelling (single-storey, 2-bed)

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 This application seeks to erect a dwelling (single-storey, 2-bed) to Land South West of The Old Post Office (Syringa House).
- 1.2 The application will result in the development of a dwelling in close proximity to the Grade II Listed Building. The close proximity of the proposed dwelling would compromise the preservation of the listed building, removing the garden which contributes to the significance of Syringa House, and therefore would fail to protect the special architectural interest of the listed building and as such is considered to be contrary to Policy LP16 and LP18 of the Fenland Local Plan.
- 1.3 The proposed dwelling would be accessed via Upwell Road. The orientation and location of the proposed dwelling would create a prominent feature within the street scene, appearing incongruous with the prevailing character along Upwell Road. The scheme would therefore fail to make a positive contribution to the local distinctiveness and character of the area and thus would be contrary to Policy LP16 (d).
- 1.4 The dwelling would be accessed via Upwell Road, sitting in close proximity to the Brimstone Close and Crown Road junctions. The scheme has failed to provide 2m x 2m pedestrian splays. The scheme would therefore result in ambiguity of vehicular turning movements, potentially compromising pedestrian safety. The application has failed to demonstrate that it is able to provide convenient access for the proposed dwelling and is therefore contrary to Policy LP15 of the Fenland Local Plan 2014.
- 1.5 Subsequently, the recommendation is to refuse this application.

2 SITE DESCRIPTION

- 2.1 The application site is situated on the south-western side of Upwell Road, within the settlement of Christchurch.

- 2.2 The application site was formerly used as garden land associated with Syringa House, however the site is now separated and is bounded by a close-boarded fence. A mobile home is situated on the site.
- 2.3 The Old Post Office (Syringa House) is situated to the north-east of the application site, which is a Grade II Listed Building. Neighbouring properties are also situated to the south and south-west of the application site.
- 2.4 The application site is situated within Flood Zone 1.

3 PROPOSAL

- 3.1 This application seeks to erect a single-storey, 2-bed dwelling.
- 3.2 The dwelling will be situated approximately 5.6 metres to the south-west of the existing rear elevation of the Old Post Office. The dwelling will have an external footprint of 114.67m². The roof will be dual-pitched with an eaves height of 2.5 metres and a ridge height of 5.7 metres approx.
- 3.3 The fenestration proposed to serve the dwelling includes 2 windows and a front door upon the principle elevation, 1 obscure-glazed ensuite window on the north-east side elevation and 4 windows and patio doors to the rear elevation.
- 3.4 Private amenity space is proposed to the rear of the dwelling, with turning and 2 parking spaces proposed to the front of the dwelling. A shed and bin storage are proposed to the north-east of the dwelling.
- 3.5 The site will be accessed via Upwell Road, with the access situated adjacent to Brimstone Close.
- 3.6 The existing boundary treatments will be retained on site.
- 3.7 Full plans and associated documents for this application can be found at: [F/YR22/1037/F | Erect a dwelling \(single-storey, 2-bed\) | Land South West Of The Old Post Office Upwell Road Christchurch \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR22/1037/F)

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR18/0591/F	Erection of 6 x single-storey 3-bed dwellings with attached garages (Land South West Of Syringa House)	Granted 17/08/2018
F/YR16/0399/O	Erection of 6no dwellings (outline with matters committed in respect of access and layout only)	Appeal Allowed

5 CONSULTATIONS

5.1 Christchurch Parish Council

The members of the Parish Council considered this application at their recent meeting. Members expressed concern regarding the proximity of the proposed development and, in particular, the boundary fence, to the adjoining property. They felt that the proposed dwelling falls within the curtilage of the listed building as shown on the Historic England listing and would be detrimental to the setting of the listed building.

Members resolved not to support the application.

5.2 CCC Historic Environment Team

Thank you for your consultation regarding the potential archaeological implications of the above planning application.

Our records indicate that the site lies in an area of archaeological potential. Fields to the west of the site contain crop-marks showing a significant amount of evidence of prehistoric to Roman occupation including ring ditches (Cambridgeshire Historic Environment record MCB29367), field systems (MCB8267) and settlement remains (MCB12607). Findspots of Roman material have been identified to the north (MCB7304) and east (MCB29366) of the development area. The development area also lies adjacent to the grade II listed Syringa House (PR1125931).

However archaeological investigations directly to the south-west found evidence of post-medieval activity only (MCB303973). Therefore it is not thought that any further investigations within the proposed area would be able to contribute significant new information to our understanding of settlement and land use in this area, due to the size and nature of the works, and consequently would not be justifiable under the terms of the NPPF when weighed against the viability of this small scheme.

5.3 Conservation Officer

The application site abuts NHLE ref 1125931 Syringa House, a Grade II listed early C19 vernacular cottage prominently located in Christchurch. The application proposes the construction of a detached dwelling immediately to the south-west of the listed building, on a plot which was formerly within its curtilage.

Historic England's 2017 Good Practice Advice in Planning Note 3 'The Setting of Heritage Assets' states:

'When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.

Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Negative change could include severing the last link between an asset and its original setting...

For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. Here the design quality may be an important consideration in determining the balance of harm and benefit.'

The paramount public interest here is in preserving the listed building for posterity, and it is vital that no action is taken which might prejudice that objective. The subdivision of the site already risks compromising that, as a plot which is less proportionate to its size and value may make the building less attractive to potential purchasers in the future. There certainly would be no benefit to the listed building in accommodating a separate dwelling, with all the impacts and constraints that entails, in such close proximity.

Furthermore the design of the proposed dwelling is not of sufficient quality to occupy such a sensitive position. Its claimed affinity with local fenland characteristics does not bear scrutiny as neither its plan, forms, detailing or use of materials have any basis in any UK building tradition, let alone of this area. Vernacular buildings are products of the nature and limitations of their available materials and technology: they are by definition rational, and this scheme is none of those things.

*Recommendation
Objection*

5.4 CCC Highways

The proximity of the proposed vehicular access to the Brimstone Close / Crown Road junction is very low and could lead to ambiguity of turning movements. At a minimum the accesses should allow for the intervening footway to return to full height for 2-3m between crossovers to safeguard pedestrians from wide turning vehicles.

A 2m x 2m pedestrian visibility splay is needed each side of the vehicular accesses, measured to the nearside footway edge. The splay must be contained within the application boundary and / or the highway boundary in order to ensure pedestrian safety can be maintained so long as the access is in use.

According to Building Regulations 2010 Part B5, a fire appliance should be able to get within 45m of all points of a dwelling. I measure the rear corner to be circa 60m from the highway, meaning fire access should be provided. The minimum access road width for fire access is 3.7m or 3.1m at gates. I measure the access road to be approximately 3m – 3.5m wide so I suggest you consult Cambridges Fire & Rescue service.

If the applicant is unwilling or unable to amend the application or provide additional information as outlined above, please advise me so I may consider making further recommendations, possibly of refusal.

Upon reviewing the above received comments, it appears that the suggested amendments could not be met and given that the application is recommended for refusal on two other grounds, as per the assessment section below, it was considered unjustified to require a further amendment to the proposed access

arrangements. The following comments were provided by CCC Highways in reference to the plans as submitted:

If no revisions are forthcoming, I recommend a refusal on highway safety grounds to the current submission.

5.5 Local Residents/Interested Parties

16 letters of support were received with regard to the above application. 2 of these letters were from residents within Christchurch, 3 from residents within Wisbech, 4 from residents within Upwell, 1 from a resident within Holbeach, 1 from a resident within Murrow and 1 from a resident within Norwich. 3 of the letters received had incomplete address points. The reasons for support are as follows:

- Lovely addition to the area
- Great addition to Christchurch
- Tidy up untidy space
- In keeping with local landscape
- Great location for a house

10 letters of objection were received (9 from properties within Christchurch, 1 from a property within Peterborough albeit the objector noted that they part own The Old Post Office). The reasons for objection are as follows:

- Application encroaches onto neighbouring property and Syringa House
- 2 metre fence mentioned within application is not in the position staged on the application
- Applicant does not own, or have any right to property outside the boundary marked on the title
- Too many bungalows have been crammed in so Waste Bin collection trucks cannot get into the cul-de-sac
- No social housing provision
- Access
- Backfill
- Density/Over development
- Drainage
- Parking arrangements
- Proximity to property
- Visual impact
- Lived in caravan parked on the site
- Devaluing property
- Does not comply with policy
- Out of character/not in keep with area
- Trees
- Development will impact on the adjacent Grade II Listed Building
- Brimstone Close has already the number of properties agreed for the area
- Site access comprised by the narrow road and driveway
- Site should be returned to its original cleared site
- Anti Social behaviour
- Loss of view/Outlook
- Waste/Litter
- Would set a precedent
- Bungalows on Brimstone Close were forbidden to be any closer than 15 metres from the original boundary of Syringa House
- Loss of privacy

- Criminal Damage to existing fence and boundary marker posts owned by neighbouring property
- Incorrect certificate signed
- Environmental Concerns
- Local services/schools – unable to cope

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).
- 6.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting.

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Para 2 – NPPF is a material consideration in planning decisions

Para 7 - Purpose of the planning system is to contribute to the achievement of sustainable development

Para 11 – A presumption in favour of sustainable development

Para 47 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise

Para 130 – Achieving well-designed places

Chapter 16 – Conserving and enhancing the historic environment

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2021

Context

Identity

Built Form

7.4 Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP4 – Housing

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

LP18 – The Historic Environment

7.5 Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry

extremely limited weight in decision making. Of relevance to this application are policies:

- LP7 – Design
- LP8 – Amenity Provision
- LP22 – Parking Provision
- LP23 – Historic Environment
- LP32 – Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Character and Appearance and Syringa House**
- **Residential Amenity**
- **Highways**
- **Flood Risk**

9 ASSESSMENT

Principle of Development

- 9.1 Within the Local Plan, Policy LP3 identifies Christchurch as a ‘Small Village’ where new development will be limited in scale to residential infilling or a small business opportunity. Appendix C of the Local Plan defines residential infilling as ‘development of a site between existing buildings’.
- 9.2 The application site is situated to the rear of Syringa House, with dwellings situated to the south-east and south-west of the application site and Townley Primary School to the north-west. It is therefore considered that a dwelling on site would constitute residential infilling and therefore the principle of development is acceptable subject to further policy considerations set out below.

Character and Appearance and Syringa House

- 9.3 Policy LP12 and LP16 respectively seek to protect important species within villages and require that new development complements the character and appearance of the area.
- 9.4 Policy LP18 seeks to protect, conserve and seek opportunities to enhance the historic environment within Fenland.
- 9.5 Christchurch is a compact village characterised by linear development along the roads that pass through the settlement, with some residential development in depth on the same side of Upwell Road as the application site. The location of the development to rear of Syringa House will result in the dwelling being partially obscured from the street scene, albeit when viewed from the south-east along Upwell Road the dwelling will be highly visible due to the clearance between the dwellings along Upwell Road, thus creating a dominant feature which appears somewhat at odds with the surrounding character given the difference in orientation of the proposed dwelling and the existing dwellings along Upwell Road.
- 9.6 The dwelling on site will be situated approximately 5.6 metres to the south-west of the existing rear elevation of Syringa House, which is a Grade II Listed

Building. Upon consultation with the Conservation Officer, it was noted that the subdivision of the site already risks compromising the preservation of the listed building for posterity, as a plot which is less proportionate to its size and value may make the building less attractive. It is also noted that the proximity of a new dwelling within such close proximity to the listed building would offer no benefit to protecting the special interest of the listed building.

- 9.7 The Conservation Officer also notes that the design of the proposed dwelling is not of sufficient quality to occupy such a sensitive position and thus objects to the scheme.
- 9.8 A previous appeal decision to the west of the application site (Planning reference F/YR16/0399/O, appeal reference APP/D0515/W/17/3171513) noted that the elements that contribute to the significance of Syringa House include its garden, its relationship with the adjacent field (now Brimstone Close) and Christchurch Cottage. The appeal decision noted that due to the 15-metre gap separating the south-western boundary of Syringa House from the proposed development as well as intervening landscaping would not detract from the setting of this listed building.
- 9.9 This application proposes to erect a dwelling in previous garden land associated with Syringa House. The proposed dwelling will be situated in closer proximity to the Grade II Listed Building than the application referenced above. The close proximity of the proposed dwelling would compromise the preservation of the listed building, removing the garden which contributes to the significance of Syringa House, and therefore would fail to protect the special architectural interest of the listed building and as such is considered to be contrary to Policy LP18 of the Fenland Local Plan.

Residential Amenity

- 9.10 Policy LP2 and LP16 of the Fenland Local Plan seek to ensure that development does not harm residential amenity, for example through overlooking or overshadowing, loss of light or noise disturbance.
- 9.11 Given the proposed dwelling is to be single-storey, and that the adjacent properties are also single-storey, as well as the provision of existing boundary treatments on site, it is unlikely that any direct overlooking will be possible from the windows proposed. It is also unlikely that the dwelling will introduce any significant overbearing or overshadowing impacts given the single-storey nature of the development.

Other Matters

- 9.12 A number of objections were received raising concerns with regard to the proposed development. Some of these concerns have been addressed above, with the remainder addressed below.
- 9.13 Concerns were raised with regard to the application encroaching onto neighbouring property and land which is not within the ownership of the applicant. There is no requirement for the person applying for planning permission to own the land to which an application relates. Whether the applicant owns the site is not a material consideration in planning decisions. However, obtaining planning permission does not automatically mean a development can go ahead without prior consent of all owners.

- 9.14 A number of concerns were raised with regard to the existing cul-de-sac (Brimstone Close) with regards to waste bin collection and the lack of social housing provision. These comments cannot be addressed under this application as they are not relevant to this proposal.
- 9.15 A number of comments highlighted criminal damage to existing boundaries on site and anti-social behaviour. These are not material planning considerations and therefore cannot be addressed as part of the application.
- 9.16 A comment received also noted that the application could result in devaluation of neighbouring properties. Property values are not material planning considerations and therefore cannot be addressed as part of the application.

Highways

- 9.17 Policy LP15 and LP16 require development schemes to be safe, and well designed. The proposed dwelling will be accessed via Upwell Road, via an access in close proximity to the Brimstone Close access.
- 9.18 Upon consultation with CCC Highways, a number of concerns were raised with regards to the proposed access. Firstly, it was noted that “the proximity of the vehicular access to Brimstone Close/Crown Road junction is very low which may lead to ambiguity of turning movements”. Thus, an intervening footway with a return to full height for 2-3 metres should be provided between crossovers to safeguard pedestrians from wide turning vehicles.
- 9.19 Secondly, it was noted that a 2m x 2m pedestrian visibility splay is needed each side of the access to again ensure that pedestrian safety can be maintained.
- 9.20 Finally, the Highways officer also referenced Building Regulations 2010 Part B5 which states that a fire appliance should be able to get within 45m of all points of a dwelling and that the minimum access road width for a fire access is 3.7 metres of 3.1 metres at gates, noting that the proposed access road is to be approximately 3-3.5m wide.
- 9.21 From the site plan submitted, it appears that these amendments could not be met within the parameters of this scheme and given that the other concerns with regard to the scheme as detailed within the assessment section above, it was considered unjustified to require such amendments to be made when due to the failure of the proposal to comply with other policies of the Fenland Local Plan, it would not result in the alteration of the recommendation for the application
- 9.22 As a result, the application has failed to demonstrate that is able to provide convenient access and adequate parking provision for the proposed dwelling and is therefore contrary to Policy LP15 of the Fenland Local Plan 2014.

Flood Risk

- 9.23 The proposal is located within flood zone 1 and issues of surface water disposal will be considered under Building Regulations.

10 CONCLUSIONS

- 10.1 The proposal has been considered in line with policies contained within the Fenland Local Plan 2014 and the National Planning Policy Framework. It is considered that the proposal to erect a single-storey, 2-bed dwelling in this location conflicts with Policies LP2, LP16 and LP18 of the Fenland Local Plan, in that the development would cause harm to the special architectural interest of the Grade II listed building and would cause detrimental impacts to residential amenity.
- 10.2 As the mobile home remains unauthorised it should be removed from site following the refusal of planning permission.

11 RECOMMENDATION

Refuse, for the following reasons:

1	Policy LP16 and LP18 of the Fenland Local Plan requires that development proposals do not detrimentally impact upon the special architectural interest of Listed Buildings. The close proximity of the proposed dwelling would compromise the preservation of the listed building, removing the garden which contributes to the significance of Syringa House, and therefore would fail to protect the special architectural interest of the listed building and as such is considered to be contrary to Policy LP16 and Policy LP18 of the Fenland Local Plan.
2	Policy LP16 (d) resists new development which adversely impacts on the character of the area and requires development to respond to and improve the character of the built environment. The proposal would appear at odds with the existing dwellings accessed along Upwell Road given the contrasting orientation of the proposed dwelling. The dwelling would therefore appear incongruous with the prevailing character and would fail to make a positive contribution to the local distinctiveness and character of the area and thus would be contrary to the aforementioned policy.
3	<p>Policy LP15 of the Fenland Local Plan (2014) requires that developments provide "well designed, safe and convenient access for all". The access is situated within close proximity to the vehicular access of Brimstone Close/Crown Road junction, resulting in ambiguity of turning movements and with inadequate separation to protect pedestrians from wide turning vehicles. The scheme also fails to provide a 2m x 2m pedestrian visibility splay.</p> <p>The proposed development would therefore result in an inadequate and unsafe access that fails to meet the above requirements of Policy LP15 of the Fenland Local Plan (2014).</p>



Created on: 24/02/2023

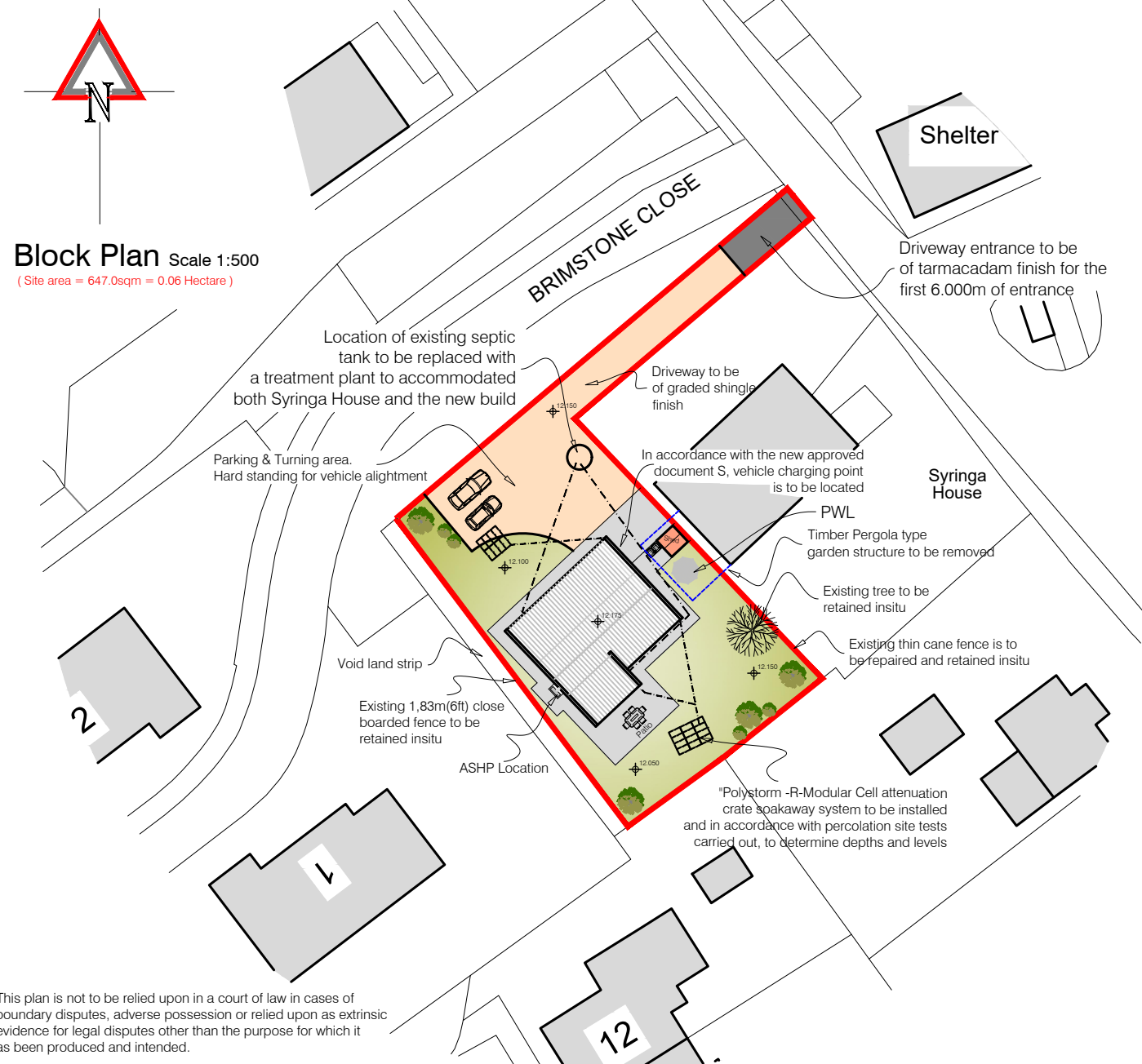
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



Revisions		
Date	For	Details
Sept 2022	PL	Block Plan Revisions

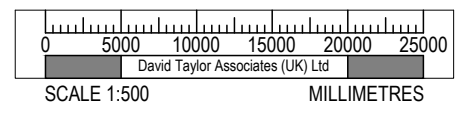


This plan is not to be relied upon in a court of law in cases of boundary disputes, adverse possession or relied upon as extrinsic evidence for legal disputes other than the purpose for which it as been produced and intended.

Physical features as surveyed are plan shown only for the purpose of planning consents. A full topographical survey as not been carried out and the factors provided are as site surveyed for the purpose of the development proposal only.

Sectional plan provides only a general indication of the boundary locations and should not be treated or accepted as regularising a boundary which cannot be established through conveyance history of the land.

- Proposed Site Infrastructure Finishes**
-  Grass
 -  Polystorm - R-Modular Cell attenuation grate soak away crate system
 -  Foul Drainage
 -  Surface Water Drainage
 -  Permeable Asphalt (hard standing) in accordance with SUD's requirements
 -  Shingle Finish to the Driveway and parking Areas



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Project: Site Adjoining to Syringa House
Upwell Road
Christchurch
Wisbech, Camb's PE14 9PF

Client: Mr C Stevens **Size:** A3

Title: DETACHED DWELLING WITH LANDSCAPE WORKS INCIDENTAL TO THE DEVELOPMENT

Drwg No. 2186-22-3 **Rev:** A

Scale: 1:500 **Date:** Aug 2022

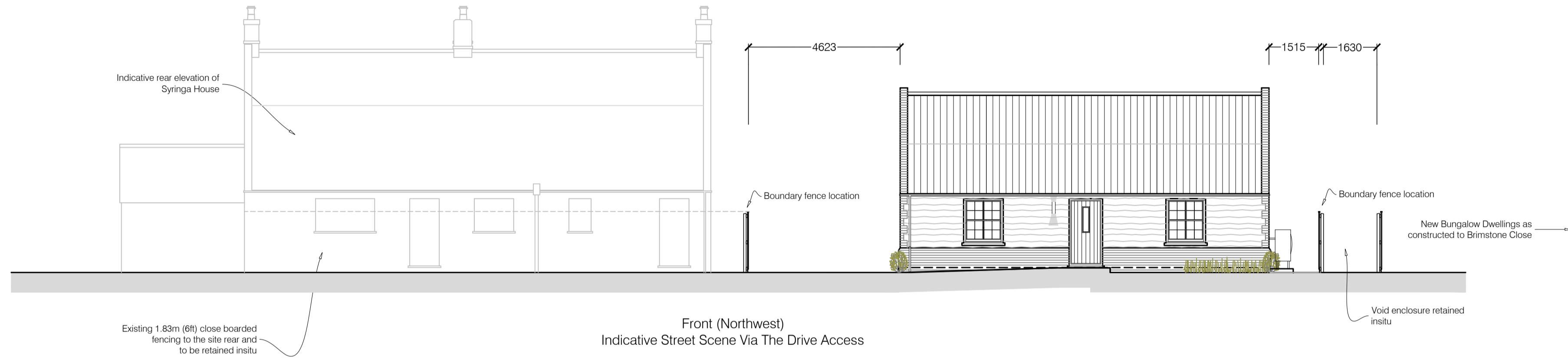
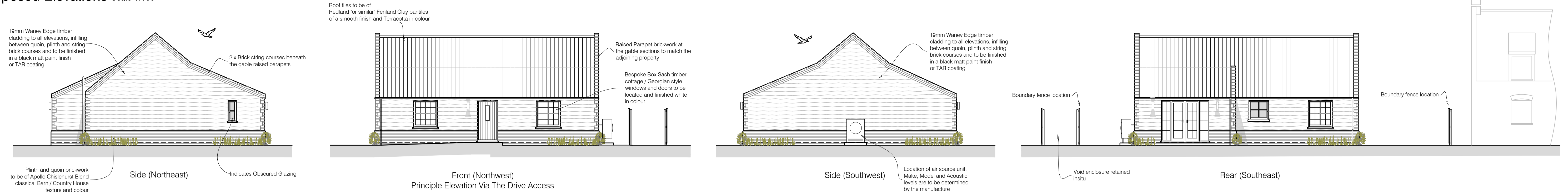
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Drawing Issued For: Planning Consents

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Proposed Elevations scale 1:100



Through Section

FLOOD RISK PREVENTION NOTES

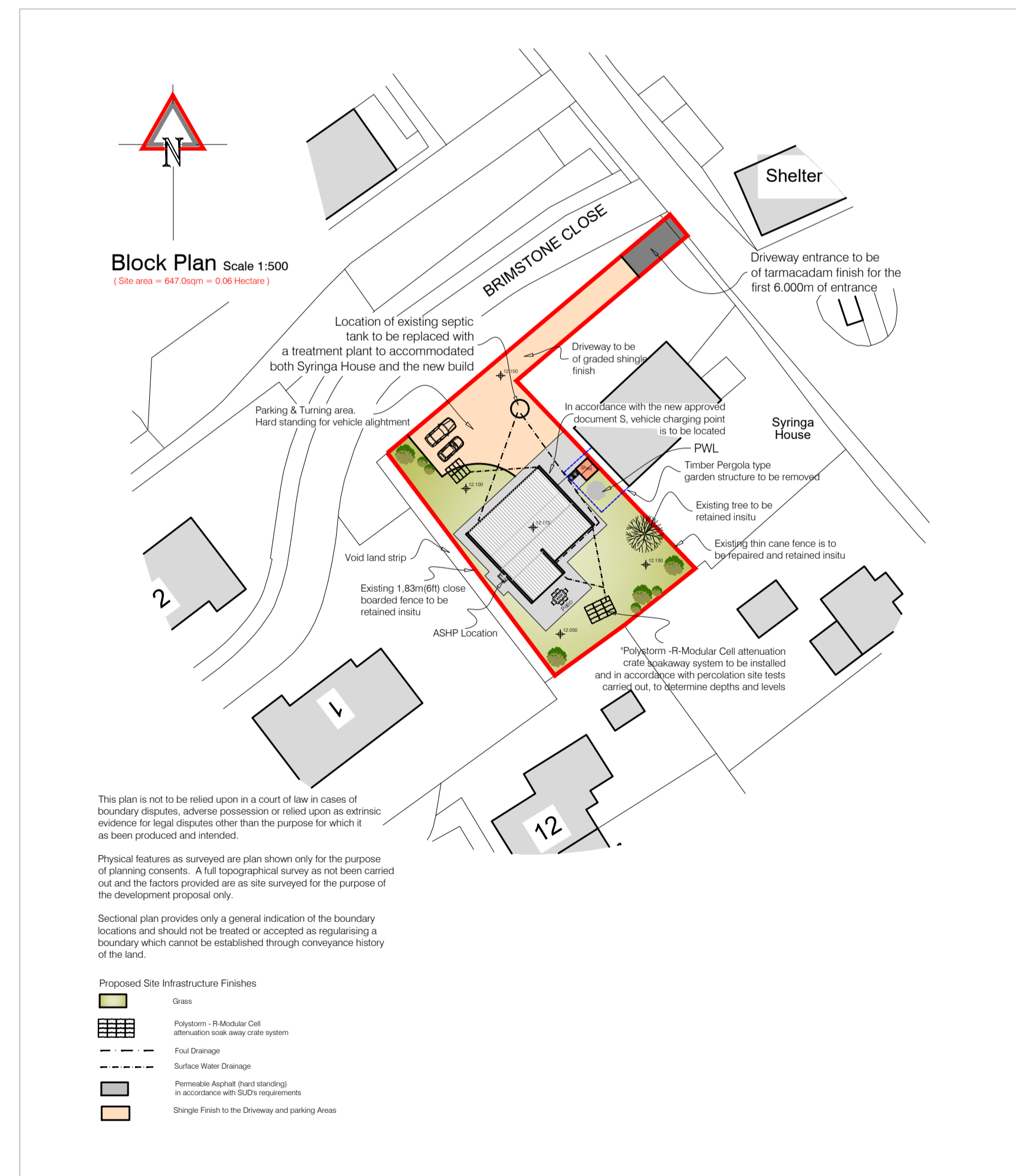
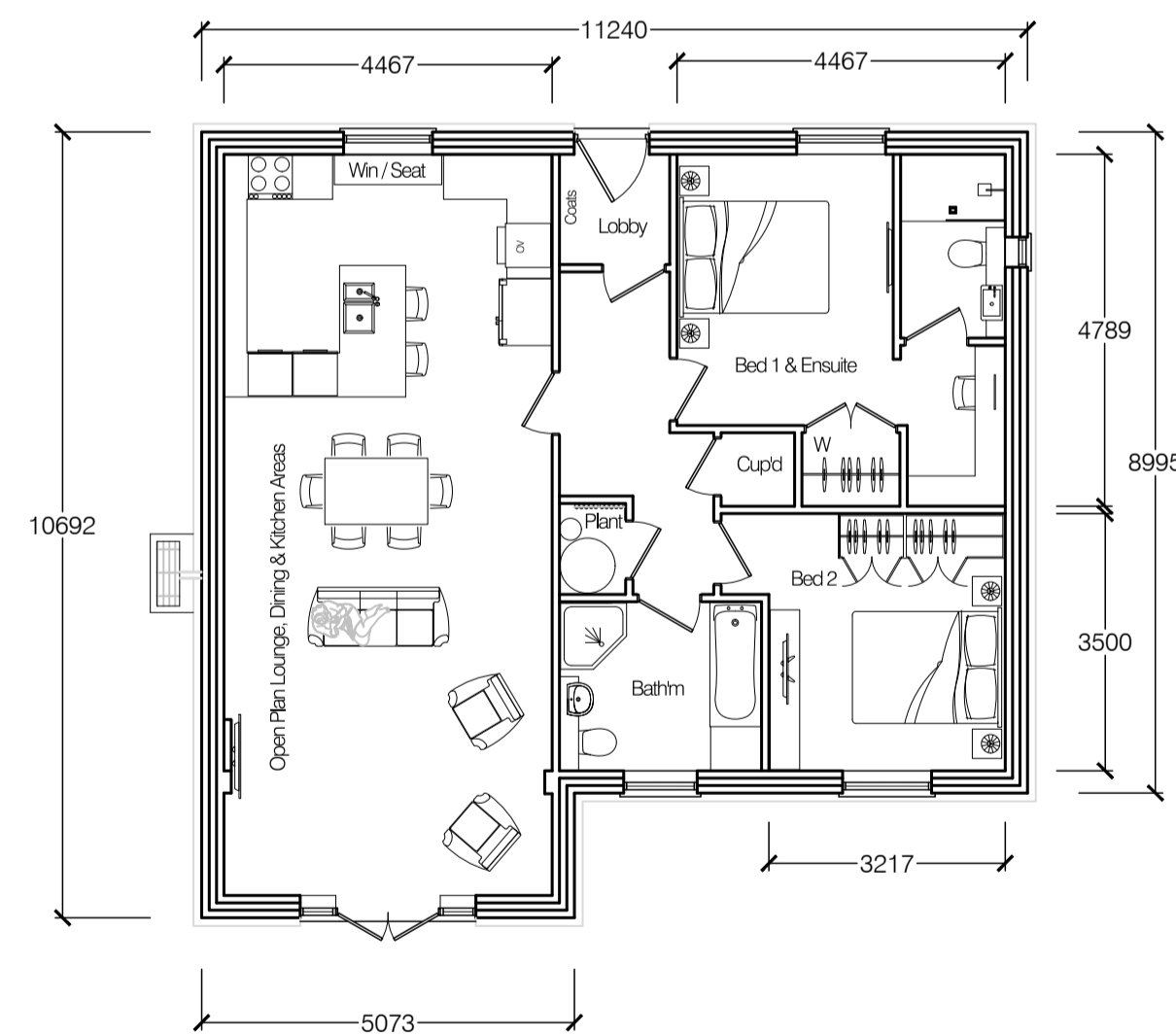
Precautionary Flood Prevention Methods to be incorporated.
 Internal floor levels not less than 150mm above the external finished ground levels, and to be through level finished.
 External walls to the inner face are to be render and plaster finish.
 AFS Flood Sentry™ or Similar™ Vent-Guard airbrick covers are to be provided to close off any air vent units in the event of flooding.
 Forge anti-flood valves are to be installed to the foul drainage system so as to prevent potential flood waters throwing back into the building & Overflow pipes are to be located a minimum 450mm above finished floor level.
 Power point units are to be located no lower than 450mm above the finished floor levels and light switches, Thermostats, electric consumer unit etc, to be located no lower than 1,200mm above the finished floor level.
 Door & window frames are to be completely sealed to the inner and outer perimeters where meeting with the masonry.

Indicative Levels

Scale 1:100

Proposed Floor Plan

Scale 1:100
 External Dwelling footprint = 114.67m²
 Internal footprint = 96.73m²



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 Chartered Architectural Design & Registered Practice
 Chartered Architectural Technologist & Chartered Building Engineer
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 Skype & SM: live:dtauk.dt
 Address: 11 Milton Avenue King's Lynn, Norfolk PE30 2QQ

Project: Site Adjacent to Syringa House
 Upwell Road
 Christchurch
 Wisbech, Cambs PE14 9PF

Client: Mr C Stevens **Size:** A1

Title: DETACHED DWELLING WITH LANDSCAPE WORKS INCIDENTAL TO THE DEVELOPMENT

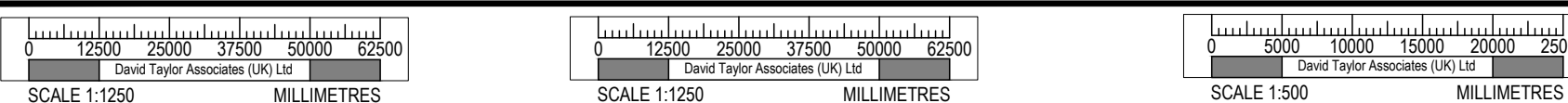
Drwg No.: 2186 - 22 - 1 **Rev:**

Scale: 1:100 1:500 1:1250 **Date:** Aug 2022

Drawn: DT **Checked:** DT

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F/YR22/1259/F

Applicant: Mr Paul Briscoe

Agent : Mr Craig Brand

3 Silver Street March Cambridgeshire PE15 8QG

Erect 1 x dwelling (2-storey 3-bed), and erection of a single-storey rear extension to existing dwelling, involving the demolition of existing conservatory and outbuilding

Officer recommendation: Refuse

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

1 EXECUTIVE SUMMARY

- 1.1 The proposal is for the construction of a single, two-storey three-bedroomed dwelling within the residential curtilage of the host dwelling no. 3 Silver Street. Two parking spaces will be provided within the site. The proposal also includes a single storey rear extension to the host bungalow, 3 Silver Street.
- 1.2 The application site is located within Flood Zone 1.
- 1.3 The two-storey nature and size of the proposal on a constrained plot will result in an overly prominent and incongruous feature to the significant detriment of the visual amenity of the area.
- 1.4 This would be contrary to the relevant planning policies that apply to development with no prospect of mitigation to overcome the impacts.
- 1.5 The scheme is therefore recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The application site lies on the western side of Silver Street, which joins the Norwood Road public highway.
- 2.2 The site currently comprises a detached residential bungalow of brick, tile and white uPVC window construction. The front of the site is bound by a 0.9m close board fence. To the north of the dwelling is an outbuilding that incorporates 3 garages and a store, to the south is a small outbuilding.
- 2.3 Access is gained to the site through vehicular gates that are located at the north and south sides of the bungalow, the gates to the north lead to a concrete parking area with gravel forecourt beyond, the gates to the south lead to a gravel parking area.

- 2.4 The rear of the site includes a private amenity space bound by a 1.8m metal fence, a further outbuilding is also present along the western boundary of the site.
- 2.5 The site is located in flood zone 1.

3 PROPOSAL

- 3.1 The application seeks planning permission for the erection of a two-storey dwelling following the removal of the existing outbuilding located to the south of the existing bungalow. The submitted application also seeks permission for the erection of a single storey rear extension to the host dwelling following the removal of the existing conservatory.
- 3.2 Revised plans for the proposed two-storey dwelling were submitted, that reduced the overall scale and bulk of the building on the 28th March 2023.
- 3.3 The proposed two storey dwelling would measure approx. 8.6m wide by 7.9m deep and have a ridge height of 6.5m with an enclosed porch set centrally at the principle elevation measuring approx. 2.4m in width and 1.5m in depth. The dwelling would incorporate 3 bedrooms alongside an integrated garage with a paved driveway to the front. The dwelling would utilise the existing gated access to the south of the existing bungalow.
- 3.4 The proposed single storey extension of the bungalow would incorporate a new lounge and dining area and would measure approx. 5.7m wide by 8.4m deep and would matching the existing height of the host dwelling at 4.4m.
- 3.5 The proposed materials for the dwelling would include brick, roof tiles and white double-glazed uPVC windows and doors.
- 3.6 Full plans and associated documents for this application can be found at: [F/YR22/1259/F | Erect 1 x dwelling \(2-storey 3-bed\), and erection of a single-storey rear extension to existing dwelling, involving the demolition of existing conservatory and outbuilding | 3 Silver Street March Cambridgeshire PE15 8QG \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR22/1259/F | Erect 1 x dwelling (2-storey 3-bed), and erection of a single-storey rear extension to existing dwelling, involving the demolition of existing conservatory and outbuilding | 3 Silver Street March Cambridgeshire PE15 8QG)

4 SITE PLANNING HISTORY

- 4.1 No pertinent planning history.

5 CONSULTATIONS

March Town Council

- 5.1 **28.09.2022 – Original scheme**
Recommendation: Approval

Environmental Health

- 5.2 *The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposals as it is unlikely to have a detrimental effect on the local air quality. Due to the removal of existing structures, I would however recommend that the following condition is imposed in the event that planning permission is granted:*

UNSUSPECTED CONTAMINATION

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 LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.

This service would also welcome a condition on construction working times due to the close proximity to existing noise sensitive receptors, with the following considered reasonable:

WORKING TIME RESTRICTION

No construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Local Residents/Interested Parties

- 5.3 15 letters of comment supporting the application have been received (two from Upwell Road and one each from New Park, Campbell Way, Darthill Road, Percheron Drive, Cousins Close, Church Gardens, Spire View, Knights End Road, Wisbech Road, Fairfax Way, Burrowmoor Road, Cavalry Drive and Ellingham Avenue, all March). The majority of these give no reasons for their support however those that do can be summarised as:

- Would improve the existing space
- Will provide quality new home for the town
- These new dwellings would be a welcome addition to the neighbourhood and help ease the housing shortage in the town

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: NPPF is a material consideration

Para 8: 3 strands of sustainability

Para 11: Presumption in favour of sustainable development

Para 127: Well-designed development

Para 130: Permission should be refused for development of poor design that fails to take opportunities for improving the character and quality of an area.

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

Para 175: Harm to habitats and biodiversity.

7.2 National Planning Practice Guidance (NPPG)

Determining a planning application

7.3 **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP19 – The Natural Environment

7.4 **Emerging Local Plan**

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1 – Settlement Hierarchy

LP2 – Spatial Strategy for the Location of Residential Development

LP5 - Health and Wellbeing

LP7 – Design

LP8 – Amenity Provision

LP12 - Meeting Housing Needs

LP22 – Parking Provision

LP32 - Flood and Water Management

7.5 **March Neighbourhood Plan**

H2 – Windfall Sites

7.6 **National Design Guide 2021**

Context

Identity

Built Form

Movement

Nature

Uses

Homes and Buildings

Resources

Lifespan

8 **KEY ISSUES**

- **Principle of Development**
- **Visual Impact and Character**
- **Residential Amenity**
- **Access, and Highway Safety**
- **Flood Risk**

9 BACKGROUND

- 9.1 In 2021 pre-application advice was sought in respect of a proposal at the site which involved demolition of the existing garages and outbuildings located to the north of the host dwelling and erection of a bungalow. Indication was given at the time that there were concerns regarding overshadowing to the properties north of the site, sufficient levels of private amenity space and overlooking upon neighbouring properties.
- 9.2 No subsequent pre-application contact has been made in respect of the current application and siting of the proposed two storey dwelling.

10 ASSESSMENT

Principle of Development

- 10.1 The proposal is located within the settlement of March, identified within the Fenland Local Plan (2014) as a Primary Market Town. This level of settlement is identified as the most sustainable within the district, with the majority of new development expected to be located in these areas. There are no special designations on the land that would indicate that its development for residential purposes would be unacceptable as a matter of principle.
- 10.2 Consideration must therefore be given to the specific impacts of the proposal, considered as follows:

Visual Impact and Character

- 10.3 The proposed single storey extension to the host dwelling at no.3 Silver Street, by virtue of its scale, design and siting would be in keeping with the surrounding area and would not be detrimental to the character of the area. It is therefore considered that this part of the development is acceptable and compliant with Policy LP16 of the Fenland Local Plan 2014.
- 10.4 The area which the proposed dwelling is to be located is to the south of the existing bungalow dwelling at no. 3 Silver Street. It currently consists of land within the residential curtilage of the host dwelling and has a small existing storage outbuilding.
- 10.5 The area surrounding the site is characterised by detached and semi-detached dwellings of both single storey and two storey height on good sized plots, that front onto the highway. There are two-storey detached properties located along the eastern side of Silver Street and along the northern side of Norwood Road there are two-storey semi-detached dwellings.
- 10.6 The application would introduce a large, detached, two-storey dwelling on a constrained plot, the dwelling would be located within close proximity to the southern boundary (approx. 1.2m) and host dwelling to the north (approx. 2.2m), which is at odds with the predominantly modest and spacious development in the vicinity. Furthermore, the two-storey dwelling proposed would dominate the street scene at this part of Silver Street adjacent to an existing bungalow, resulting in an overly prominent and incongruous feature to the significant detriment of the visual amenity of the area.

10.7 As such the proposal is considered to be contrary to Policy LP16 (d) of the Fenland Local Plan 2014 and DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014 in addition to Para 130 of the NPPF 2021 which seek to ensure that proposals make a positive contribution to the local distinctiveness and character of the area and that the character of the landscape, local built environment and settlement pattern inform the layout, density and proportions of proposed development.

Residential Amenity

10.8 There are two elements to the impact of the proposal on residential amenity, comprising its impact on the residential amenity of the surrounding properties, and the levels of residential amenity for the residents of the dwelling itself.

10.9 With regard to the first of these matters, the windows within the dwelling are largely located on the front and rear elevations, with only a single first floor window to serve a study/bedroom located in the north side elevation, this window would however look onto the existing roof of the host bungalow dwelling at the site.

10.10 The window within the pitched roof dormer located at the rear elevation of the property would serve a bathroom, this window has been detailed on the plans to be of obscured glazing, therefore having no impact on the amenity of neighbouring dwellings.

10.11 The windows within the two pitched roof dormers located at the front elevation of the property would serve 2 no. bedrooms, the outlook from these windows would be over the existing street scene at Silver Street, therefore these windows would have no detrimental impact on the privacy of neighbouring dwellings.

10.12 The second element of residential amenity is in relation to the occupation of the proposal itself, and the requirement within policies LP2 and LP16 of the Fenland Local Plan (2014) to promote high levels of residential amenity, providing sufficient private amenity space suitable to the type and amount of development proposed.

10.13 In this instance, the proposed dwelling would have no impact on the size of the existing private amenity space of the host dwelling. The size of the private amenity space for the proposed dwelling would be of sufficient size. Therefore, it is considered that the gardens to the rear of both properties would be large enough to meet the one third minimum requirement.

10.14 There is ample space as outlined within the submitted site plan to store bins for the proposed new dwelling.

10.15 The proposed single storey rear extension to the host dwelling due to its scale and siting would not lead to any additional adverse impact on the amenities of neighbouring dwellings in terms of overlooking, overbearing and overshadowing impact and is therefore considered to be acceptable.

Access, and Highway Safety

10.16 The proposed two-storey dwelling would utilise an existing gated vehicular access at the western boundary onto Silver Street.

10.17 The proposal includes 2 parking spaces, which is indicated within the Fenland Local Plan as being the required number of spaces for a property containing 3 bedrooms as proposed, one located within an integral garage within the proposed dwelling, and one located on a block paved driveway to the front of the garage.

10.18 The internal dimensions of the integral garage would measure approx. 3.1m in width by 7.2m in depth. As outlined within the Fenland Local Plan a garage can be counted as a parking space or counted towards the parking allocated, provided the size of the garage exceeds 7.0m x 3.0m (internal dimensions).

10.19 It is therefore considered that along with the integral garage, there is adequate space on the block paved driveway to achieve at least two off road parking spaces which is the required number of off-road parking spaces for a three-bedroom dwelling.

Flood Risk

10.20 The application site falls within Flood Zone 1 (low risk) and as such the proposal is considered to be appropriate development and does not require the submission of a flood risk assessment or inclusion of mitigation measures. Issues of surface water will be considered under building regulations; accordingly, there are no issues to address in respect of Policy LP14.

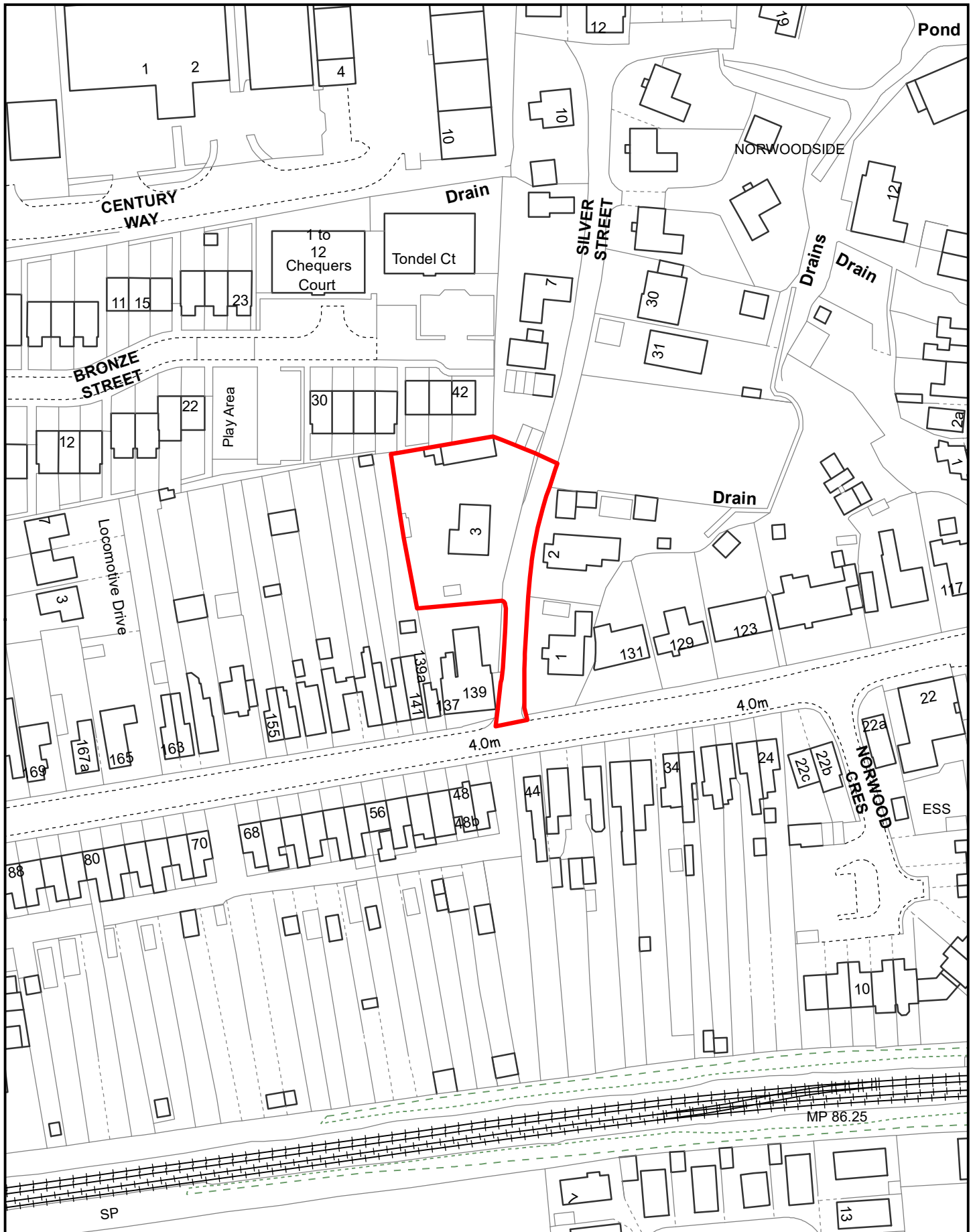
11 CONCLUSIONS

11.1 The principle of the development of the site for residential purposes is not opposed by the policies of the development plan, however the proposal is overall considered unacceptable due to its failure to accord with policy LP16 of the Fenland Local Plan 2014 and DM3 of the Delivering and Protecting High Quality Environment in Fenland SPD as the application is considered to create a significant detrimental impact on the character of the area, creating a cramped form of development which would be incongruous in the street scene.

12 RECOMMENDATION

Refuse; for the following reason:

1	Policy LP16 of the Fenland Local Plan (2014) requires development to deliver high quality environments that make a positive contribution to the local distinctiveness and character of an area, enhancing their setting and responding to and improving the character of the local built environment whilst not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area. The proposal is for the construction of a two-storey dwelling within the residential curtilage of the host dwelling at no. 3 Silver street. The proposal would introduce a large, detached, two-storey dwelling on a constrained plot resulting in an overly prominent and incongruous feature to the significant detriment of the visual amenity of the area. The proposal would therefore fail to accord with the above requirements and would be contrary to policy LP16 of the Fenland Local Plan (2014).
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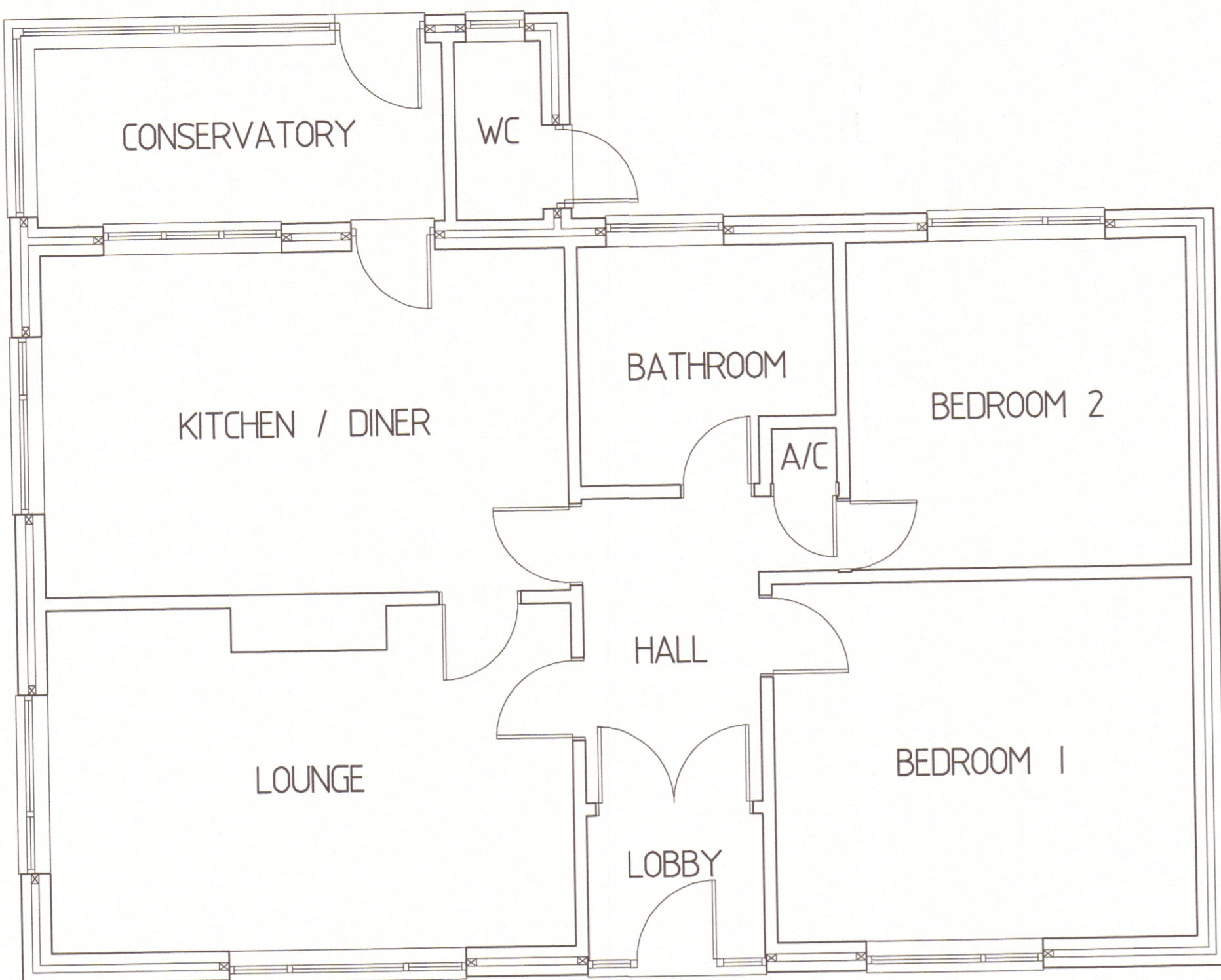
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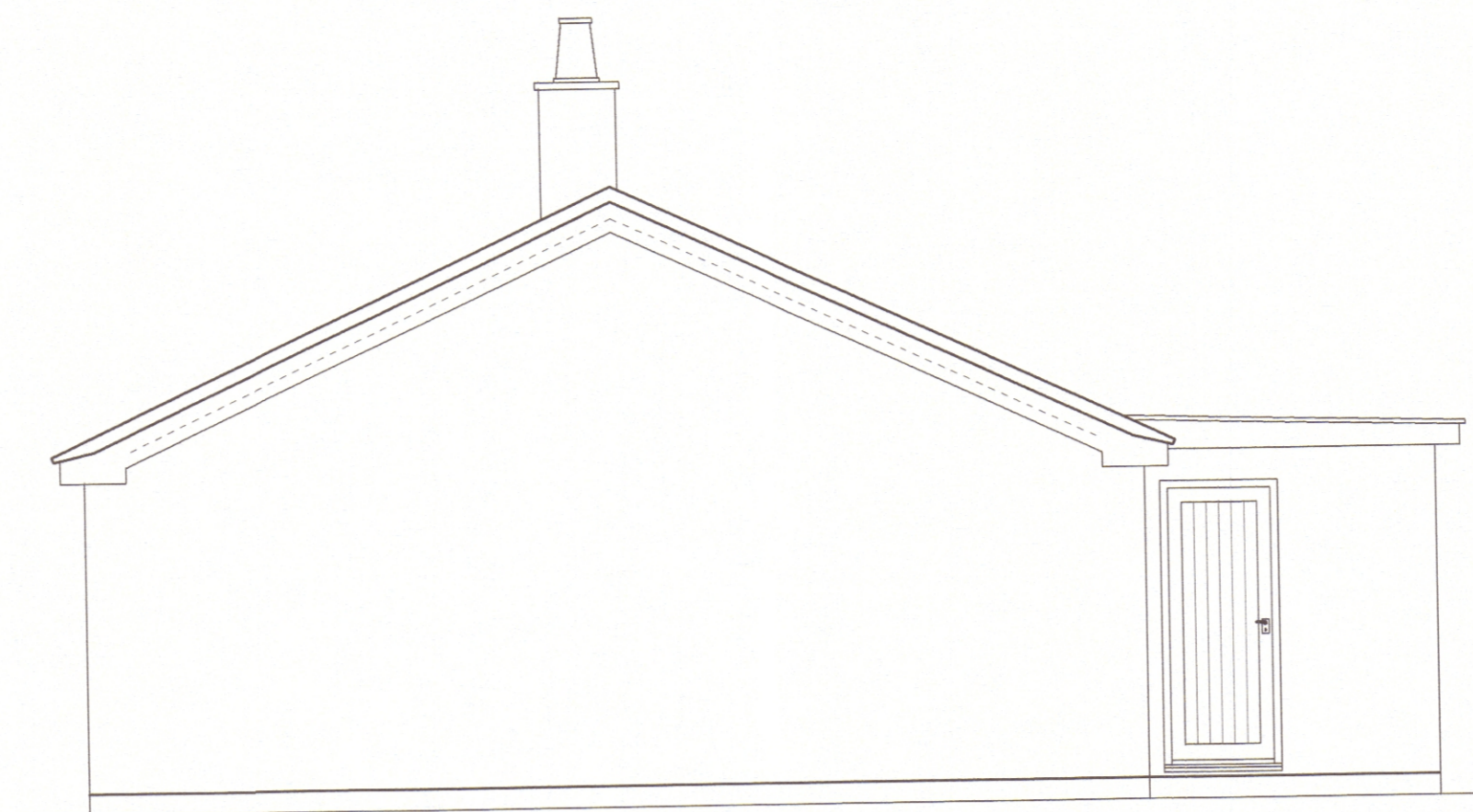
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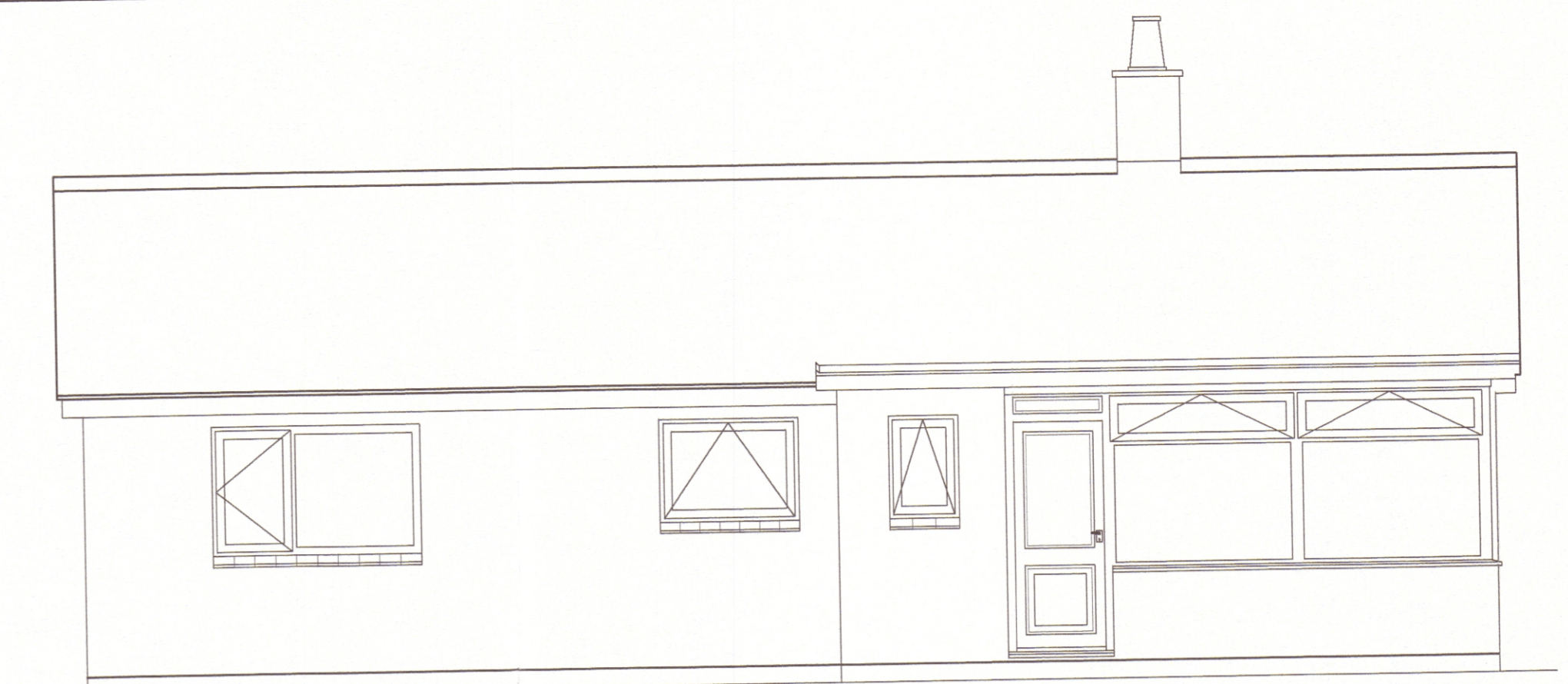




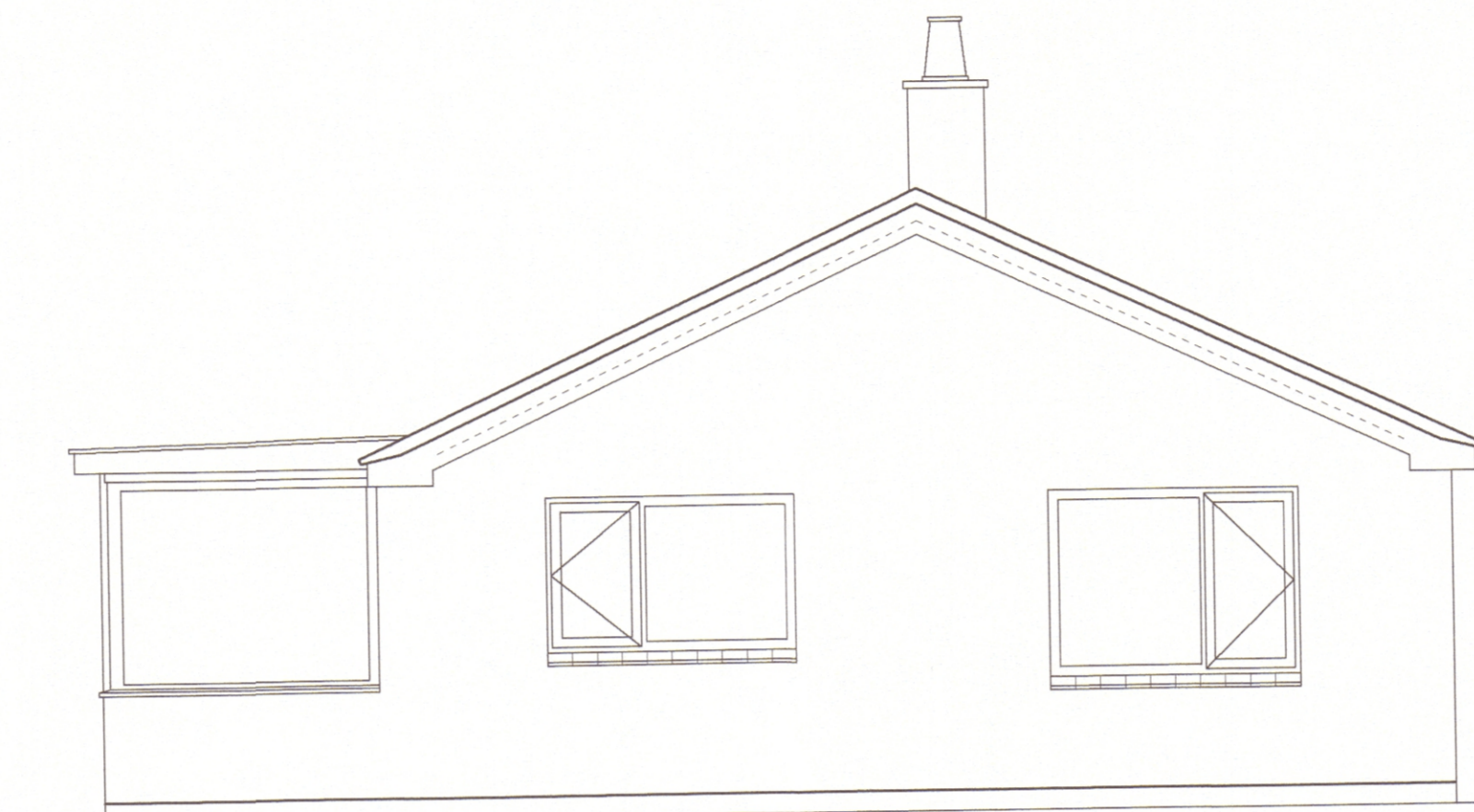
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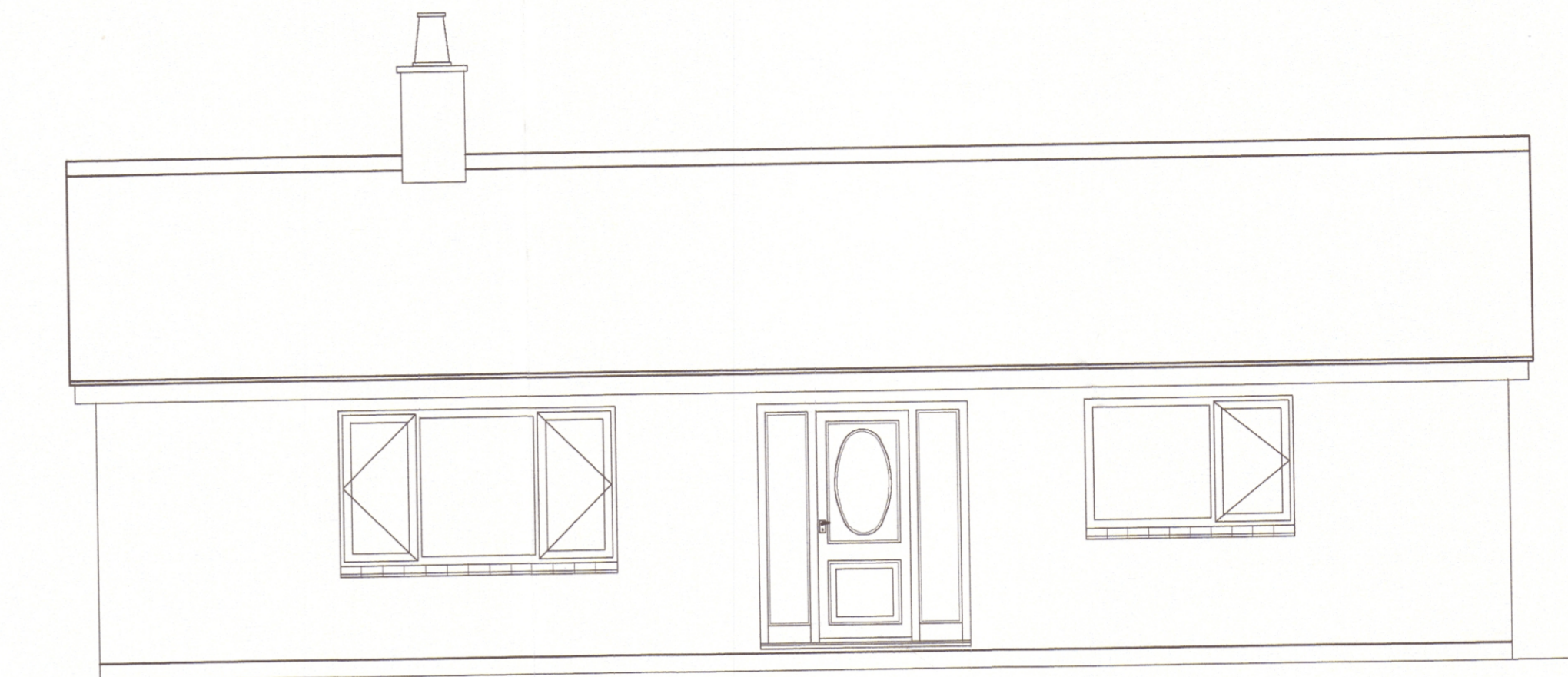
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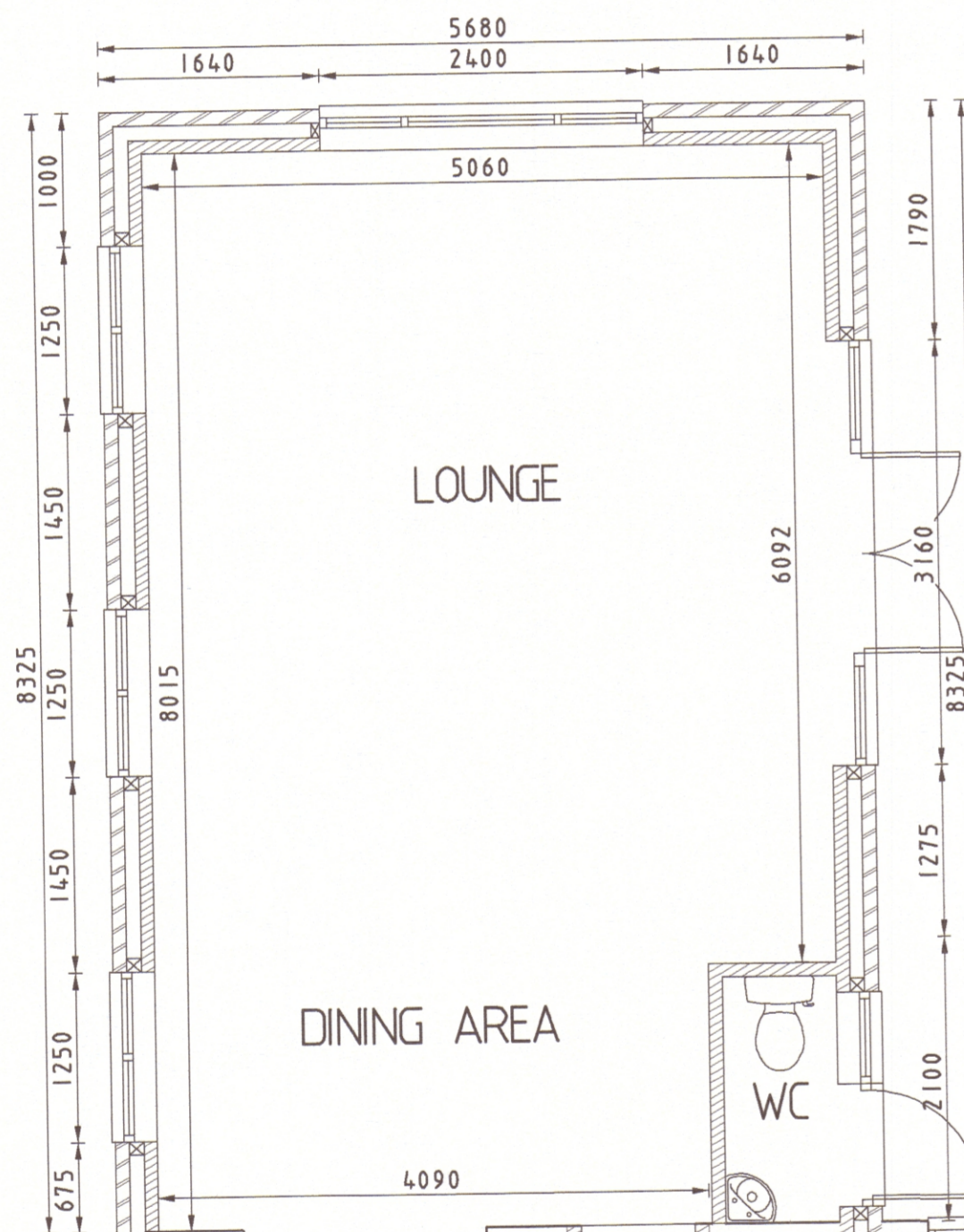
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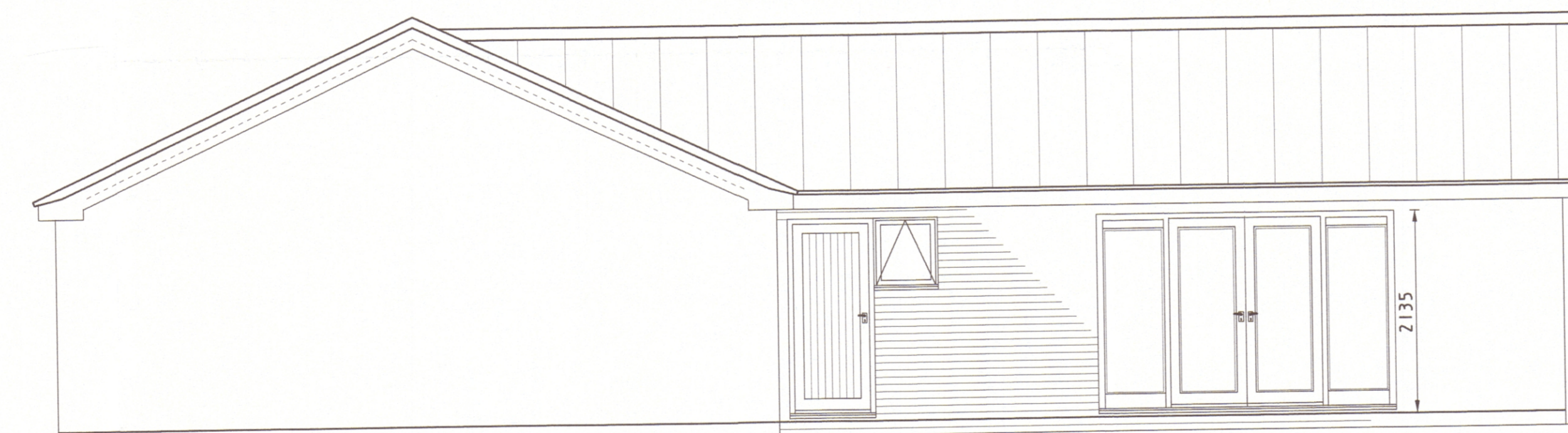
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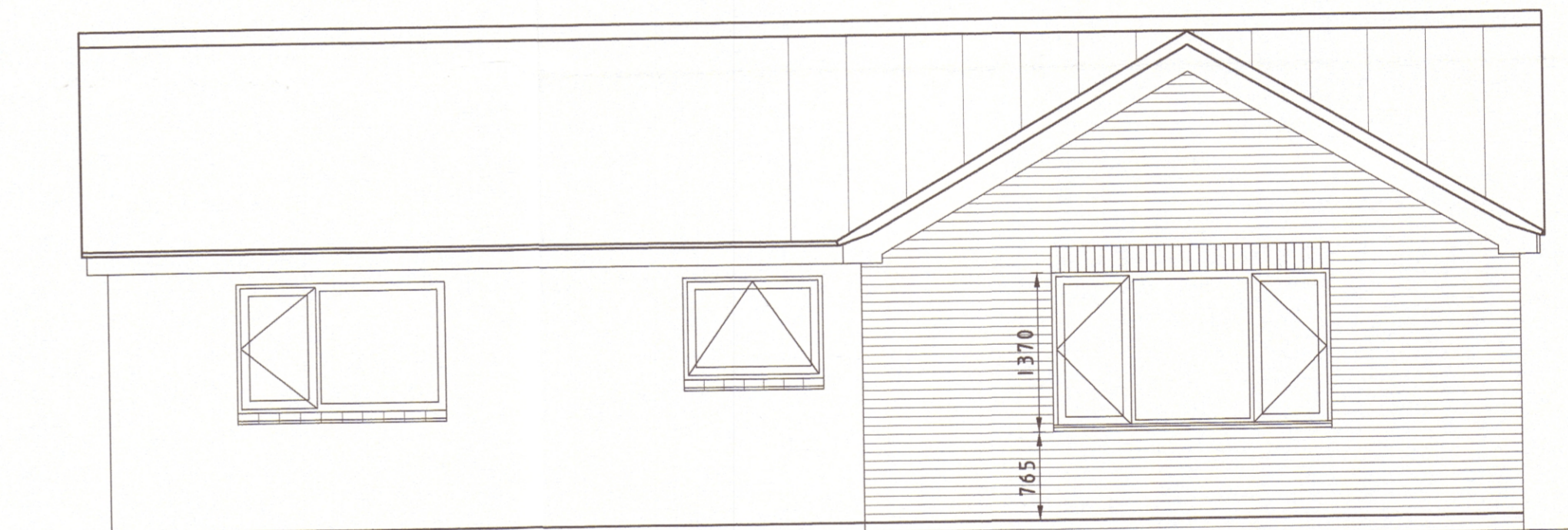
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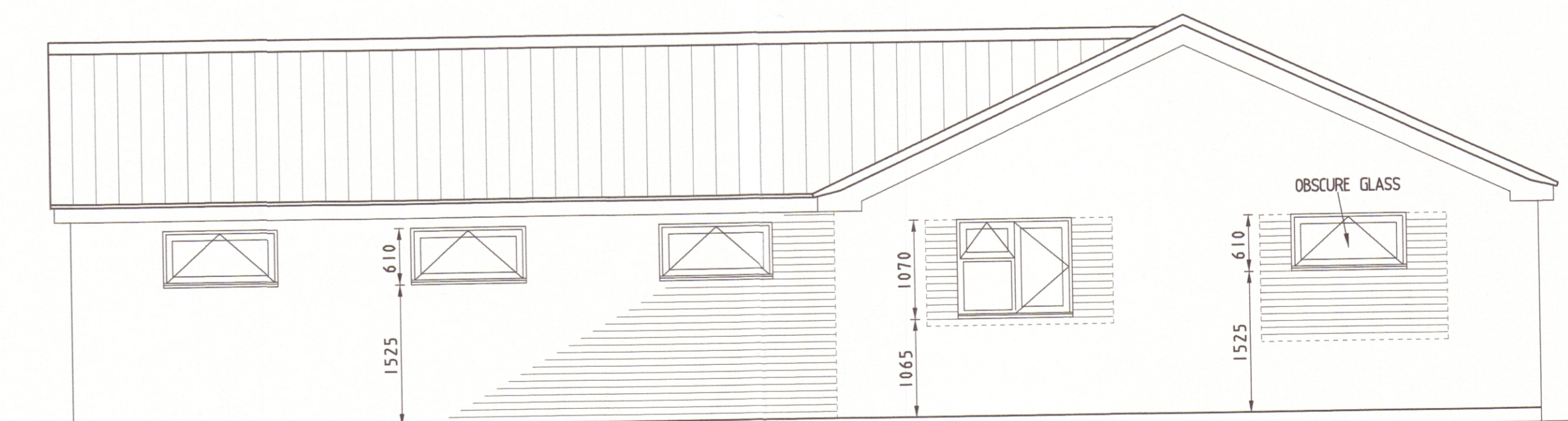
PROPOSED FLOOR LAYOUT PLAN



PROPOSED NORTH ELEVATION



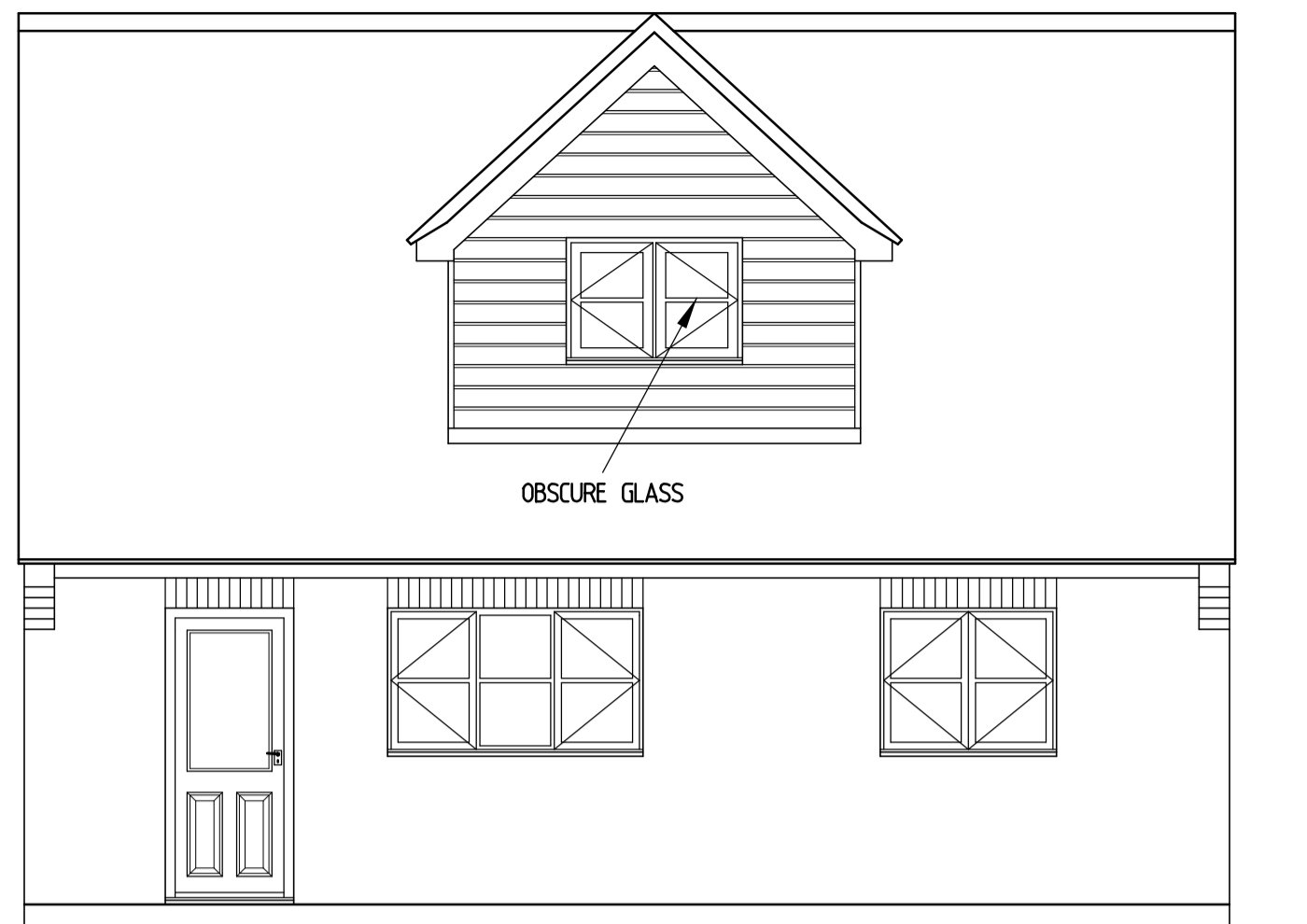
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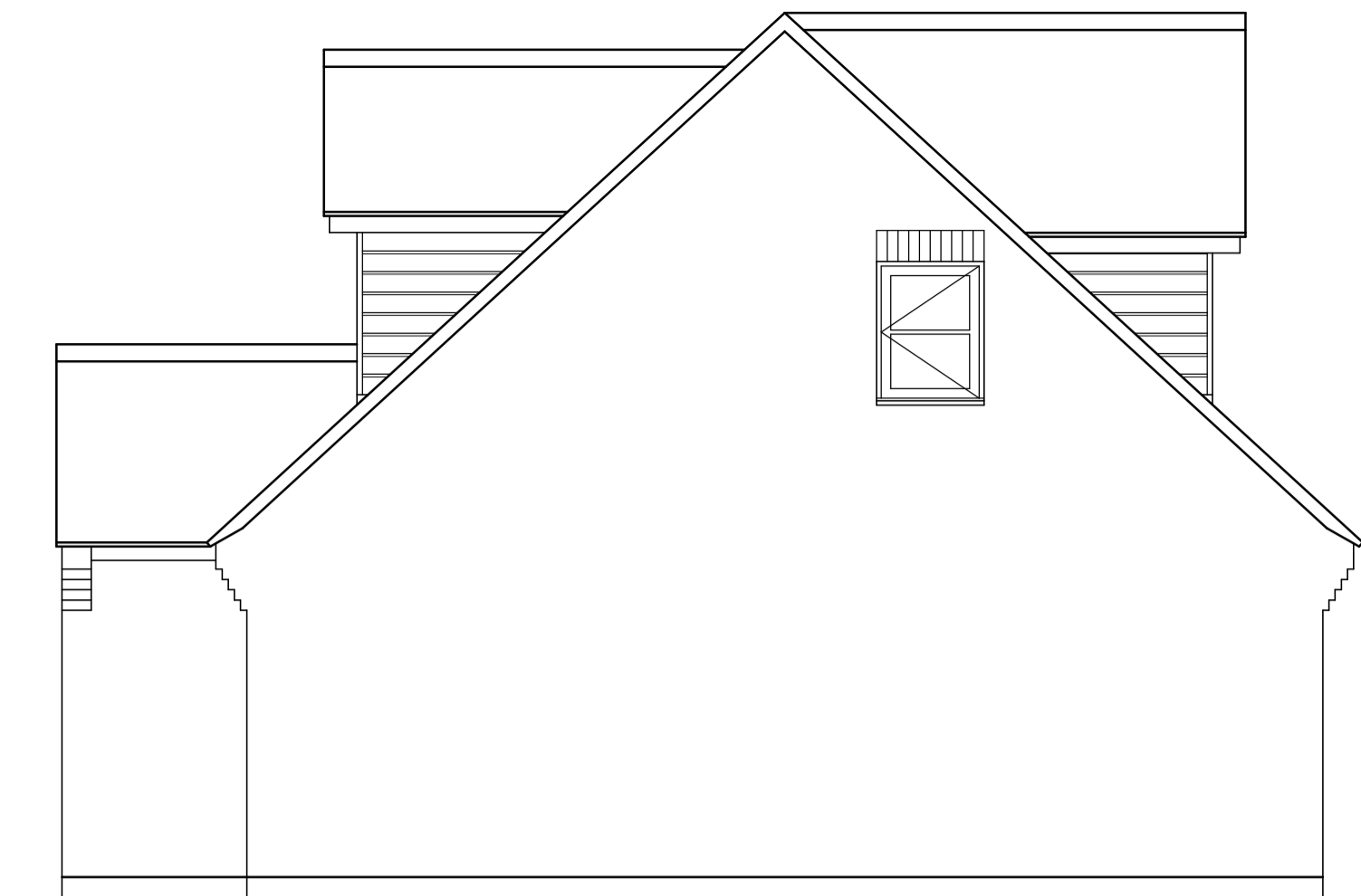
PROPOSED EAST ELEVATION

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Client:- Mr P. BRISCOE 3 SILVER STREET, MARCH, PE15 8QG			
Scale:- 1:100	Date:- AUGUST 2022	Drawing No:- CAD 573 / 2	Rev:-

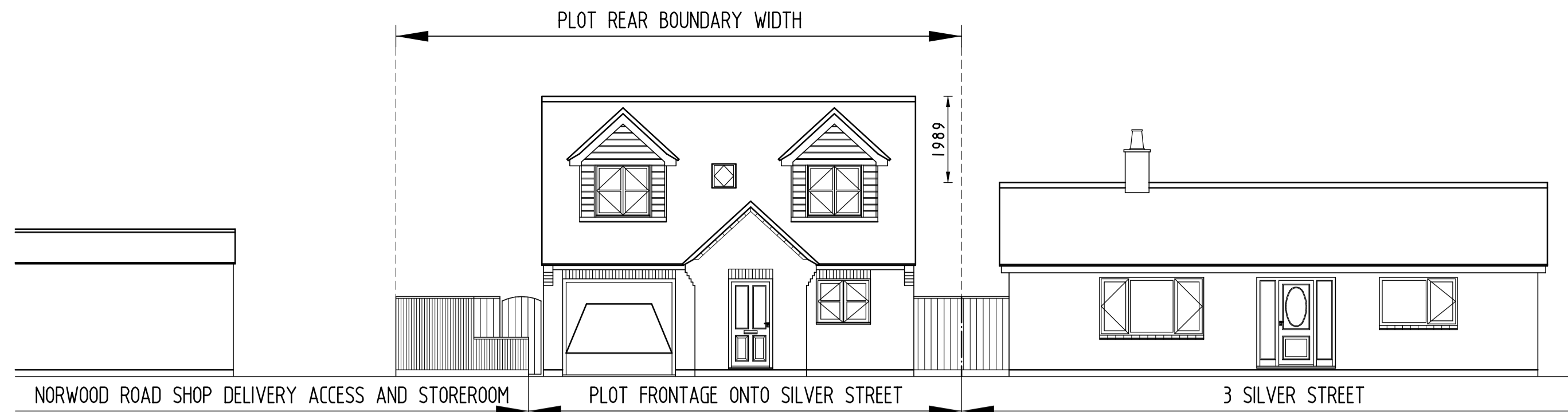
Craig Brand Architectural & Highway Design.
9 Cricketers Close, MARCH, PE15 9RU, Tel: (01354) 656977.



PROPOSED WEST ELEVATION



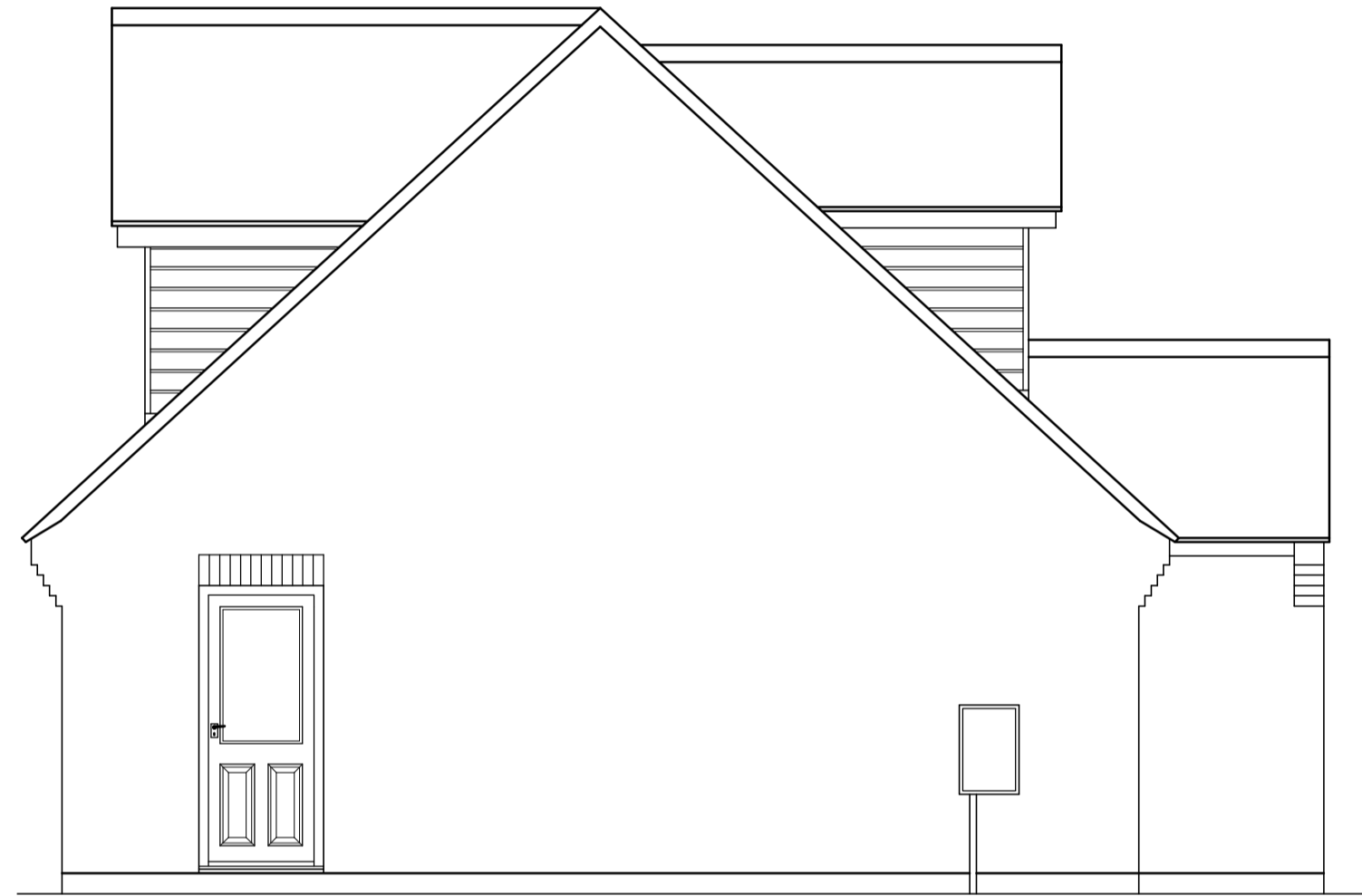
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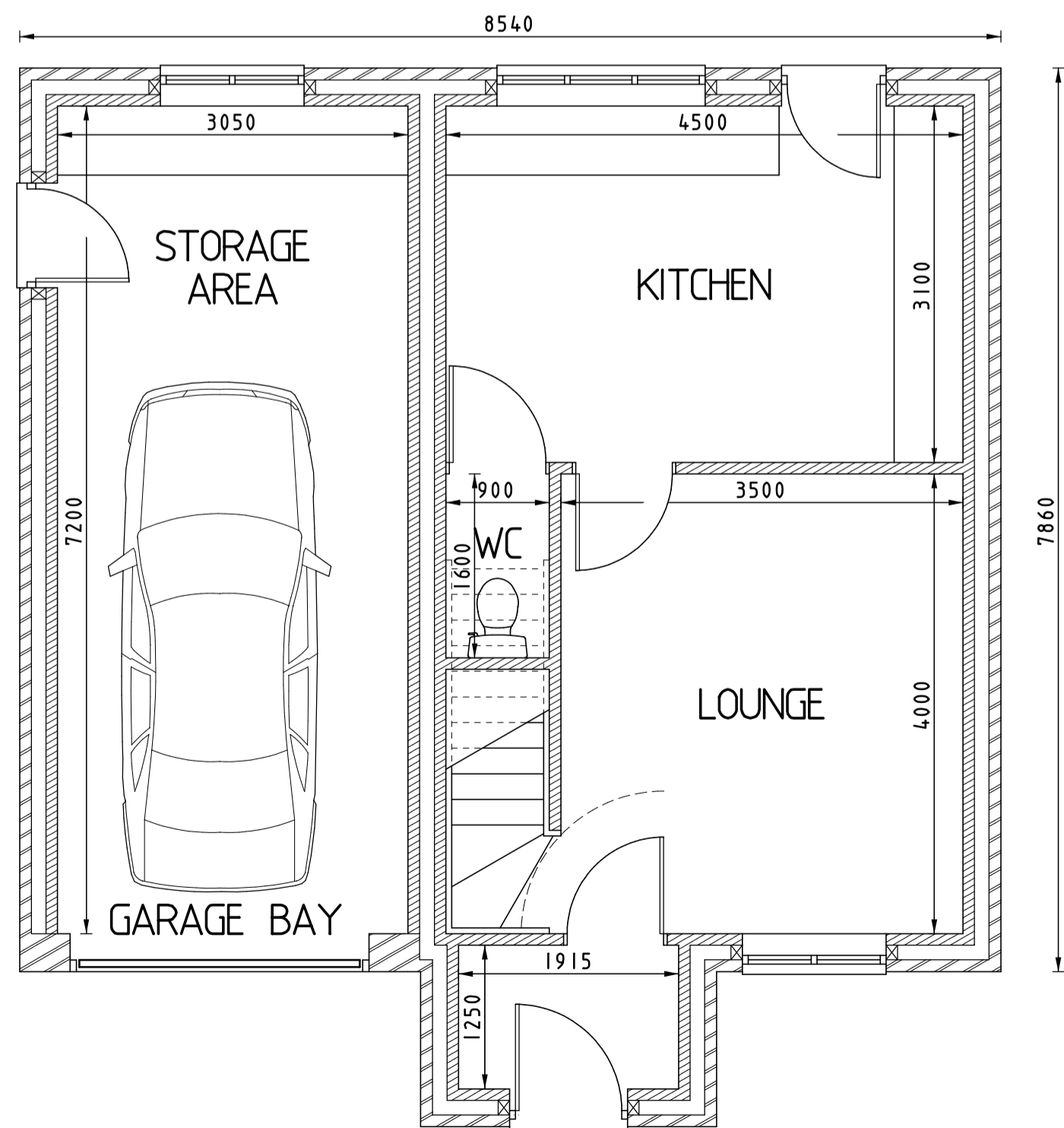
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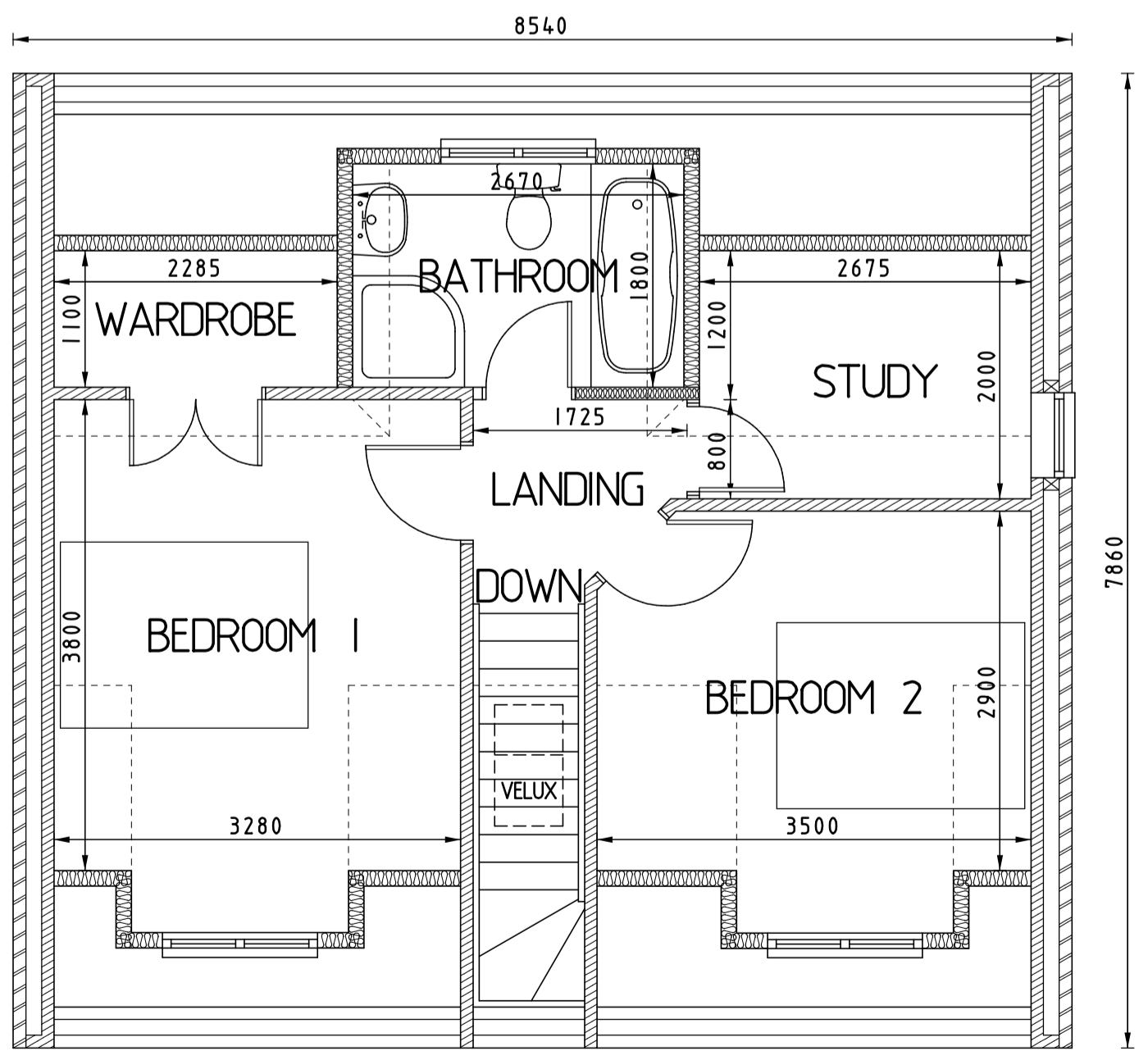
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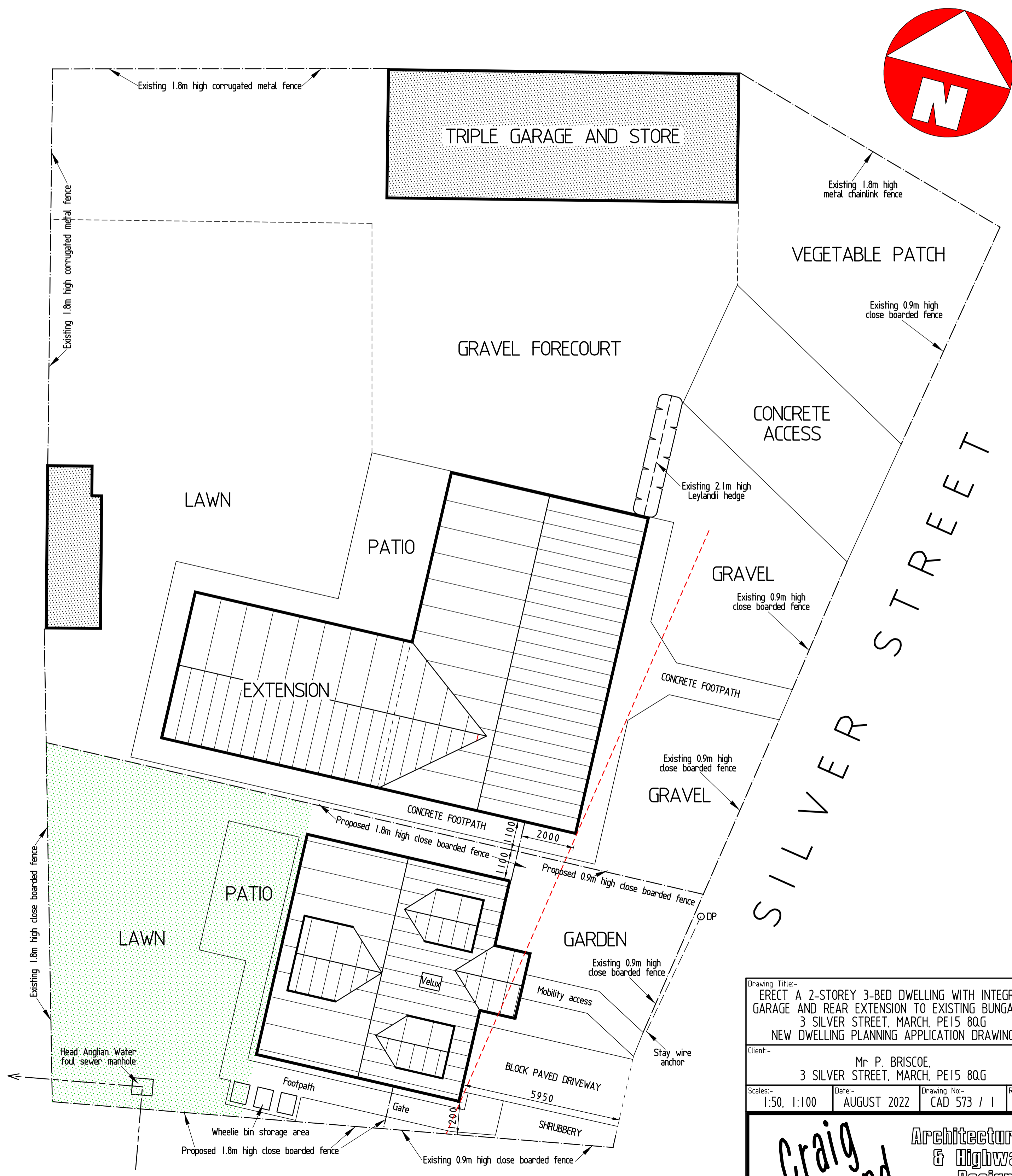
PROPOSED SOUTH ELEVATION



PROPOSED GROUND FLOOR LAYOUT PLAN



PROPOSED FIRST FLOOR LAYOUT PLAN



PROPOSED SITE LAYOUT PLAN Scale 1:100

Drawing Title:- ERECT A 2-STORY 3-BED DWELLING WITH INTEGRAL GARAGE AND REAR EXTENSION TO EXISTING BUNGALOW 3 SILVER STREET, MARCH, PE15 8QG NEW DWELLING PLANNING APPLICATION DRAWING			
Client:- Mr P. BRISCOE, 3 SILVER STREET, MARCH, PE15 8QG			
Scales:- 1:50, 1:100	Date:- AUGUST 2022	Drawing No:- CAD 573 / 1	Rev:- A

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