AGENDA

PLANNING COMMITTEE

WEDNESDAY, 29 APRIL 2026

1.00 PM

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

Committee Officer: Jo Goodrum
Tel: 01354 622424 (committee only)
e-mail: memberservices@fenland.gov.uk

1 To receive apologies for absence.

2 Previous Minutes (Pages 3 - 22)

To confirm and sign the minutes from the previous meeting of April 1, 2026.

3 To report additional items for consideration which the Chairman deems urgent by virtue of the special circumstances to be now specified

4 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.

5 F/YR24/0396/O
Land North And South Of Cherryholt Farm, Burrowmoor Road, March
Erect up to 230 x dwellings (outline application with matters committed in respect of access) (Pages 23 - 102)

To determine the application.

6 F/YR26/0123/F
Willow View, The Chase, March
Erect 1 x self-build/custom build dwelling involving the demolition of existing dwelling (Pages 103 - 116)

To determine the application.

7 F/YR26/0090/O

Land North Of Waltoria House, Gote Lane, Gorefield
Erect up to 2 x self-build/custom build dwellings involving culverting the drain for access (outline application with matters committed in respect of access) (Pages 117 - 126)

To determine the application.

8 F/YR25/0937/PIP
Land South Of Woodlands, 20D Primrose Hill, Doddington
Permission in principle for 2 x self-build/custom build dwellings (Pages 127 - 136)

To determine the application.

9 F/YR25/0752/PIP
Land South East Of Ferry Farm London Road Accessed Off, Stocking Drove, Chatteris
Permission in principle to erect up to 5 x dwellings (Pages 137 - 152)

To determine the application.

10 F/YR25/0527/F
Cedar Rose Stables, Horsemoor Road, Wimblington
Change of use of land for the use of travellers including siting of 6 x static and 6 x touring caravans, change of use of stables to day room/store room (part retrospective) (Pages 153 - 180)

To determine the application.

(This item comprises EXEMPT INFORMATION within Appendix 1 which is not for publication by virtue of paragraphs 1 and 2 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended).)

11 Items which the Chairman has under item 3 deemed urgent

Monday, 20 April 2026

Members: Councillor D Connor (Chairman), Councillor C Marks (Vice-Chairman), Councillor I Benney, Councillor Mrs J French, Councillor R Gerstner, Councillor S Imafidon and Councillor M Purser

PLANNING COMMITTEE

Fenland District Council

WEDNESDAY, 1 APRIL 2026 - 1.00 PM

PRESENT: Councillor C Marks (Vice-Chairman), Councillor I Benney, Councillor Mrs J French, Councillor R Gerstner, Councillor S Imafidon and Councillor M Purser.

APOLOGIES: Councillor D Connor (Chairman).

Officers in attendance: David Rowen (Development Manager), Danielle Brooke (Senior Development Officer), Hayleigh Parker-Haines (Senior Development Officer), Stephen Turnbull (Legal Officer) and Jo Goodrum (Member Services & Governance Officer).

P119/25 PREVIOUS MINUTES

The minutes of the meeting of 4 March 2026 were approved and signed as an accurate record.

P120/25 F/YR23/1033/F
LAND SOUTH OF 88 WEST STREET, CHATTERIS
ERECT 21 X DWELLINGS (4 X 2-STOREY 2-BED, 15 X 2-STOREY 3-BED & 2 X 2-STOREY 4-BED) WITH ASSOCIATED ACCESS WORKS, PARKING AND LANDSCAPING, AND THE FORMATION OF ATTENUATION PONDS, INVOLVING THE DEMOLITION OF EXISTING BUILDINGS.

Hayleigh Parker-Haines presented the report to members and drew attention to the update report that had been circulated.

Members received a presentation, in accordance with the public participation procedure, from Kate Wood, the agent. Ms Wood reminded committee that they granted permission for this development last July subject to the signing of a Section 106 Agreement and during that legal process the applicant started to work on obtaining costs for the construction of the development and the associated road improvement, where it became apparent that materials and build costs have risen significantly such that the development would not be viable. She stated that the applicant, therefore, sought advice from a viability consultant who worked through the calculations and suggested there were two options to make the scheme viable, which were firstly the loss of all financial contributions and the retention of just two affordable dwellings or secondly the loss of all five affordable dwellings but the retention of £186,500 of financial contributions towards the doctor's surgery and education.

Ms Wood expressed the opinion that given that their experience when this application was previously considered was that improvements to the doctor's surgery were important to local people and that the Council has granted permission for 70 affordable units further up West Street, they decided that the second option of no affordable units and keeping the financial contributions was the most appropriate way forward. She stated that this was put to officers who, as can be seen from the reports, have agreed with the approach and have had the viability assessment verified by the Council's own consultants and their quantity surveyor, which has now led to this point whereby they are asking members to agree the change to the Section 106 Agreement.

Ms Wood confirmed that no changes at all are proposed to the development, which was approved unanimously last year, with the proposal before committee solely related to the Section 106 Agreement. She stated that it is regrettable that they are unable to provide the full range of planning obligations but note that this has been the same issue with other recent planning

permissions in Chatteris where they have noticed that in some cases there is no affordable housing and no financial contributions have been able to be offered.

Ms Wood expressed the view that the financial contributions in this scheme will help to make the development sustainable and to accommodate the new residents into the community. She pointed out that the scheme includes the upgrading of a length of West Street and that will be an additional benefit to those in the vicinity and to those using the route for dog walking and to access the pocket park, located further south.

Ms Wood expressed the opinion that the application scheme is the only opportunity to provide this upgrade to West Street and to formalise the public footpath, with the scheme also facilitating the removal of the existing industrial buildings on site, which contain asbestos, and enable the proprietor of that business to move to more modern premises elsewhere where they can continue to grow.

Members asked questions of Ms Wood as follows:

- Councillor Mrs French asked for an explanation on the difference between offering £186,000 against building two affordable dwellings? Ms Wood responded that the actual amount in terms of difference is in the officer's report, but from their point of view it does not make any difference in terms of actual numbers because the calculation is a specific figure and how that specific figure is spent, is it spent on a combination of affordable housing and financial contributions or all on affordable. She stated that a choice has been made that there should not be the two affordable units, partly due to the fact that permission has been granted for a whole affordable scheme of 70 dwellings, so it is not like this area of Chatteris is without its affordable housing, although obviously there is a need across the District. Ms Wood added that if two affordable units are built in a relatively isolated position from other affordable units, management is an issue as you are unable to secure a housing association to take on just two units and as the officer has said in the report, it makes more sense to provide the money, which then means that the people who move into this development are contributing to the needs that they have created.
- Councillor Mrs French thanked Ms Wood for the explanation but made the point that this does not help the 3,000 people that are on the Council's waiting list. Ms Wood agreed and the officer in the report said the same but the officer in Paragraph 4.37 stated that two units would not materially influence the overall supply or address the identified shortfall in any meaningful way. She continued that nobody is disputing the need for affordable housing, but all this development can do is to accommodate it as much as possible and the way it is accommodated is by a contribution to the doctor's surgery and education, which benefits more people. Councillor Mrs French made the point that the County Council have a duty to educate children, and the Council does not have a duty to supply the Section 106 to them but she obviously welcomes a contribution to the doctor's surgery.
- Councillor Benney expressed his disappointment that this application has had to be brought back before committee, it was only approved last year and whilst he appreciates that oil prices have risen in light of the Iran conflict, this application was approved well before this and he does not believe there is that much of a change in building costs between when this application was approved and the second application has been submitted. He asked what is the proposed mix for contributions between the doctor's surgery and education? Ms Wood responded that it is within the officer's report, with the £186,000 being 90% of what was originally required but she does not know how it is split between the surgery and education.

Members asked questions of officers as follows:

- Councillor Benney asked what the split is between education and the doctor's surgery? Hayleigh Parker-Haines responded that each have 90% of their original amounts but will come back with the exact monetary value. Councillor Benney stated that he would rather see the money going towards the doctor's surgery than to education as Councillor Mrs French said Government has a duty to educate children and health care in Chatteris is quite

good and he would like to keep it this way if he can as a local councillor. He added that from being on the patient participation group the surgery is always looking for funding and they are going to need it long term as the housing grows, which covers everybody of all ages, not just children. Hayleigh Parker-Haines stated that 90% of the NHS total amount is £16,243 and education, 90% of their requested amount is £170,257.

Members made comments, asked questions and received responses as follows:

- Councillor Mrs French stated that it is unfortunate that once again a developer returns, after getting their permission, with viability, it is very disappointing for this committee which spent a long time discussing this application last year. She added that the County Council have a duty to educate children and the Council does not have a duty to supply the Section 106 and she is disappointed that it is not going into affordable housing.
- Councillor Benney stated that he would rather see more of this money going towards the doctor's surgery in Chatteris, with £170,000 education money being a 'drop in the ocean' and £16,000 does not go far enough to help provide the first line of health care that is deserved in Chatteris. He knows the George Clare Surgery has got plans to expand as Chatteris is growing and they are going to need money to expand because it is not an NHS practice, it is private, and they have to raise the money privately and feels that from the money on offer the figures should be swapped around and he would like to see it ring-fenced for Chatteris.
- Councillor Marks agreed, he thinks the figures are 'back to front' and he has spoken to the Legal Officer to see if it is feasible for the amounts to be swapped around, change the figures or ring-fence the money. David Rowen pointed out that the NHS only requested a total contribution of £18,000 in respect of this development, which is now slightly less, but in terms of members being in a position to justifiably ask for a greater level of contribution it would be unreasonable for members to be seeking anything over that £18,000 which the NHS have actually asked for. The Legal Officer added that it would be unlawful to require more funds than are needed to be allocated towards the medical facilities because an extra amount cannot be required via a Section 106 beyond what is requested.
- Councillor Benney stated that he accepts the legal argument, but the NHS does not run the surgery, it is run as a private business as most surgeries are, and the surgery has to bid from the NHS to obtain funding, and he knows they struggle with this. He acknowledges that the NHS has not requested a significant amount but knows that on the ground the surgery needs this money for the work it is planning to do to ensure that the health care continues. Councillor Benney referred to Sutton losing their surgery and he would do anything to keep George Clare in Chatteris and not have it amalgamated into health care in the district and keeping this surgery afloat ensures that the surgery is retained in Chatteris. He feels as much as legally the committee cannot, he feels morally they should but is disappointed if legally this cannot be undertaken but will have to accept it.
- Councillor Mrs French made the point that the committee can give them what they originally requested, which might not seem a big difference, but a few hundred pounds does make a big difference to a small surgery.
- Councillor Marks agreed, it is sad that more cannot be given to the surgery, and it seems there has been a breakdown in communication between the surgery and the NHS themselves. He asked if it is possible that the amount can be raised back to the original request? The Legal Officer stated it is what extra funds are required by these extra 21 dwellings and that has been assessed at £18,000 so committee could ask that this amount be allocated.
- Councillor Mrs French formally requested that the NHS be given what they originally requested. Councillor Benney stated he would second this because the application cannot be refused as the Council would lose at appeal so if the figures could be adjusted that would be good.
- David Rowen acknowledged the disappointment in terms of the changes from the original Section 106 package but that this disappointment is reconciled with a pragmatic way forward and it is within the committee's gift to seek the full amount that the NHS requested,

£18,000, but it would need to be included as part of the proposed recommendation.

Proposed by Councillor Mrs French, seconded by Councillor Benney and agreed that the application be GRANTED as per the officer's recommendation but that the Section 106 Agreement contribution to the NHS be increased to the original request of £18,000.

(Councillor Benney registered, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that he is a member of Chatteris Town Council but takes no part in planning)

(Councillor Marks registered, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that he attends meetings of Chatteris Town Council but takes no part in planning)

P121/25 F/YR25/0957/PIP
LAND NORTH WEST OF 16 WESTFIELD ROAD, MANEA
PERMISSION IN PRINCIPLE TO ERECT UP TO 9 X DWELLINGS INCLUDING THE FORMATION OF A NEW ACCESS

Hayleigh Parker-Haines presented the report to members.

Members received a presentation, in accordance with the public participation procedure, from Matthew Hall, the agent. Mr Hall stated that they are pleased that the officer's report recommends approval, Manea is a growth village with a shop, skate park, fishing lake, railway station and doctor's surgery and the officer's report confirms this site is within the built-up form of the village. He made the point that there are no technical objections to this application and it all lies within Flood Zone 1.

Mr Hall stated that prior to submitting this application, they submitted a pre-application with the Middle Level with regards to surface water and they had a positive written response returned that it could be taken into Darcy Lode provided it was attenuated. He acknowledged that this is a PIP application, but they thought ahead by submitting a pre-application with Middle Level.

Mr Hall expressed the view that along Westfield Road there have been numerous approvals in the past, some of these are being built out already, with these approvals coming from officers, members and the Planning Inspectorate. He feels the idea of residential development back towards Darcy Lode has, therefore, been accepted and this is set out in the officer's report at 10.9, with there being various other approvals in this area of Manea and the officer's report sums up this application very well with a recommendation for approval.

Members made comments, asked questions and received responses as follows:

- Councillor Benney stated that in view of the recent appeal decision which enforced any kind of development in Westfield Road, it is recommended for approval and he feels it does not warrant a lot of debate on it.
- Councillor Marks stated that residing in Manea he has seen what the Parish Council has said but the Council has been found against already and the precedent has been set, especially by the Inspector, whether members agree or disagree with that decision is a different matter.

Proposed by Councillor Imafidon, seconded by Councillor Purser and agreed that the application be GRANTED as per the officer's recommendation.

(*Councillor Benney declared that the agent has undertaken worked for Chatteris Town Council and himself personally, but he is not predetermined and will consider the application with an open mind)*

(Councillor Imafidon declared that he knows the agent, but he is not pre-determined and will consider the application with an open mind)

(Councillor Marks registered, in accordance with Paragraph 14 on the Code of Conduct on Planning Matters, that he is a member of Manea Parish Council but takes no part in planning)

(Councillor Purser declared that the agent has undertaken work for him, but he is not pre-determined and will consider the application with an open mind)

P122/25 F/YR26/0004/PIP
LAND SOUTHWEST OF WOODBURY, MANEA ROAD, WIMBLINGTON
PERMISSION IN PRINCIPLE TO ERECT UP TO 3 DWELLINGS

Hayleigh Parker-Haines presented the report to members and drew attention to the update report that had been circulated.

Members received a presentation, in accordance with the public participation procedure, from Matthew Hall, the agent. Mr Hall stated that since the last application was refused in October 2024, they have revised the proposal down to three dwellings on a different site area to ensure there is material planning change. He added that there are no technical objections to this application and Highways raise no objection.

Mr Hall stated that when this application was heard at the previous committee in 2024, it was brought up that a lesser amount of dwellings might be acceptable but the seven was too much so the application was refused. He stated that, at present, there are caravans on site, one has been on site for a number of years with the applicant's family residing here paying Council Tax and there is an additional caravan on the site for the applicant's mother who has moved there from Chatteris due to health reasons.

Mr Hall made the point that all of the site lies within Flood Zone 1 and on the previous applications there were letters of objection from members of the public but there are no objections on this application so whether lessening the dwellings has removed the objections he is not sure. He stated that there is a dog grooming and kennel business operating at the site, which would be removed if this application is approved and that has substantial vehicle movements each day and the idea of three additional dwellings on site would result in a lot less vehicle movements.

Mr Hall acknowledged that the site is the other side of the bypass but made the point that so is Eastwood End, which is just further north of this site and no development was allowed there until, he believes, 2019 and development has now been allowed here right up to the bypass, just like this site. He added that there is already a footpath link here directly back to the Church and that has been there for well over 15 years to his knowledge and he believes it was also improved when the warehouse for Knowles Transport was approved.

Mr Hall expressed the opinion that the Church, which is often the heart of the community, is within 90 metres of this site and feels that the site is part of Wimblington, just like Eastwood End, which is also on the opposite side of the bypass, with there being traffic lights in this area to cross the bypass.

Members asked questions of Mr Hall as follows:

- Councillor Imafidon asked for clarification that the site will bring three additional dwellings to site and does this mean the kennels are not being completely closed down or moving away? Mr Hall responded that on site at present there is a bungalow, a dog grooming and kennels business all owned by the same person, with the bungalow at the front remaining and all the grooming and kennels would be removed for three additional dwellings making a total of 4 dwellings on site.

- Councillor Marks stated that he passes the site daily and there is a mobile home that has suddenly appeared on site within the last 6-12 months and asked if this has permission? Mr Hall responded that there is a mobile home in the back right-hand corner that has been there about 10 years, with the applicant's son living here and paying Council Tax, and there is another mobile home much closer to the bungalow which he believes is recent, which is for the applicant's mother who has moved from Chatteris. He added that they have never applied for planning permission or seen an application for it and questioned whether it would be needed if it is within the residential curtilage and a family member.

Members made comments, asked questions and received responses as follows:

- Councillor Benney stated that when the application was submitted previously for seven dwellings he supported it and he will be supporting this proposal today. He made the point that the committee made a steer on this previously and even Councillor Marks stated that 3 or 4 could possibly be supported and he feels the applicant has gone away and has taken on board what the committee said and to not support something when a steer has been given, he feels is morally wrong. Councillor Benney stated that looking at the application this is part of Eastwood End and houses have been approved along the bypass at the other end of Eastwood End, which has been supported by committee against officer's recommendation, and directly opposite this site Knowles Transport warehouse was approved which is going to put far more traffic on this junction than three bungalows are going to. He made the point that the dog grooming business exists on site and, in his opinion, putting three dwellings on this site will make it a safer junction, it will reduce the amount of traffic not make it worse, make it safer and if a view is taken that the junction is dangerous that stops any development at Station Road end of Manea because that will put more traffic here, which is not going to happen as Manea is a growth village. Councillor Benney expressed the view that three bungalows will not add a significant amount of traffic but reduce it and comments are made about being consistent and committee has consistently approved applications against officer's recommendations. He feels this application is better connected to Wimblington than Eastwood End, it has an existing crossing and the connectivity to the village is infinitely better than the other end of the village where Eastwood End is. Councillor Benney expressed the opinion that the reasons for refusal are LP3 and LP12, with LP3 being building in the open countryside, but, in his view, it is surrounded by buildings. He feels to be consistent that this application, in his view, should be supported as it is not in the open countryside, there is development all along the highway on the A141 and other applications have been approved along here, questioning what is so special about this one, there are no objections from Highways or the residents of Wimblington, which is unusual and, in his view, it is a good solid application.
- Councillor Imafidon made the point that if an applicant has been steered towards making changes in the application and it is brought back to committee then members should not go back on its word, and it is only fair that the committee is consistent and the application be supported. He referred to the access to the site, if there is a dog kennel business there are not regular people using it, it is different people all the time who do not know the traffic of the area but if there are three bungalows they are going to be people who will be accustomed to the junction and be able to use it safely so, in his view, having three bungalows here is safer that the dog kennel business.
- Councillor Mrs French stated that she did not agree with Councillor Benney in relation to the previous application as she thought seven dwellings were far too many, but members did give an indication. She stated that she does not like this application, especially with mobile homes appearing and, whether this application is approved or not, the additional mobile home that has appeared should be investigated. Councillor Mrs French expressed her concern as being the road, but Highways have not objected, it is a horrible corner and if planning permission is granted she would be interested to see how it would work, are the kennels all going to be removed and mobiles moved? She reiterated that she does not like the application, but she does agree with Councillor Benney.

- Councillor Marks stated he does not like this application at all, every morning he sits at this junction and watches what happens, with the problem being at that junction is when people are turning in off the A141 and turning into site, and it will be the same whether people are living there or whether it is the current business, the A141 becomes backed up. He acknowledged that permissions have been given across the road for the lorry yard but made the point that the lorries are at least 150 to 200 metres further down the road and do not hold up the A141. Councillor Marks continued that morning after morning he sits here and people pull across the gates and that brings the traffic to a stop. He made the point that the Highways officer was at committee previously and he asked him about the survey and was told it was a desktop one and referred to a desktop survey undertaken in Chatteris where they wanted to bring traffic out into a 60mph road, so it is known that desktop surveys to a certain degree are questionable. Councillor Marks expressed the opinion that the application where it is is in the middle of an industrial area next door there are fans operating on a potato store and across the road there is warehousing for Knowles. He expressed the view that this is not a good application for a number of reasons and believes that officers have the decision correct on this occasion.
- Councillor Benney agreed that a Highways officer was present previously and during the debate he asked if there were accidents here and he was informed there were not. He feels the difference between the A142 at Chatteris is that comes out on a 50mph road and whilst this comes out on a 50mph road, it is on a junction with traffic lights so there is not traffic moving at 50mph here because they have already slowed down for the junction or the lights being on red and, in his view, this is not dangerous. Councillor Benney expressed the view that by passing this proposal the amount of traffic is reduced and, therefore, makes it safer. He feels that so much development has been approved at the other end in Eastwood End and some fantastic houses have been built here, questioning who is to say this is not the other end, it is not in the middle of Mile Fen but 90 metres from the Church, which is the heart of a community. Councillor Benney feels it is crying out for development, and it is going to improve road safety, he cannot see where the argument against this is solid and valid.
- Councillor Marks stated that he has seen a number of accidents here and has also seen when the ambulance has to come through there with the traffic stacking up on that junction. He acknowledges what Councillor Benney is saying but uses this road every day and not all accidents, unless serious or resulting in a fatality, are recorded.
- Councillor Mrs French stated that she used to be a County Councillor and used to get very frustrated when she wanted some information on RTCs, with the information that County holds being only on fatalities, not serious accidents, and that is why the Highways officer could not answer the question because there had not been any fatalities but there has been plenty of RTCs there.
- Hayleigh Parker-Haines referred to much of the discussion being around the number of units proposed and consistency in decision making and drew members attention to the previous reason for refusal in 9.1 of the report so whilst the red line has been amended as part of this application the overall location of the site remains unchanged.
- Councillor Benney stated that on the outskirts of Eastwood End there was an application next to Billy King's land that was repeatedly refused and an appeal decision ruled that this was part of Wimblington and not part of the open countryside, which is partly why all this development in that area has come about.
- David Rowen referred to the mention of Eastwood End but made the point that this application site is not at Eastwood End, it is 700 metres south of Eastwood End and any site specific issues or issues identified in the appeal on Eastwood End are not relevant to this site. He feels that the citing of examples of development that have taken place on Eastwood End are not relevant to this application which needs to be determined on its own merits.
- Councillor Benney stated that the appeal decision that was made on Billy King's land was that Eastwood End was part of Wimblington. David Rowen responded that this is not Eastwood End and any decision that were taken within what is identifiably Eastwood End are not of relevant to this particular site, advising members to exercise caution in using

those as a sort of precedent for dealing with this application.

- Councillor Mrs French thanked David for clarifying as that was her impression that this is not Eastwood End, which is further up the road. She stated that she is not going to support this application and for the committee for the future they must not give applicants an indication that if it is a lesser number that they will get planning permission. Councillor Mrs French expressed the view that the site lies on a nasty corner and she will not support it.

Proposed by Councillor Mrs French, seconded by Councillor Gerstner and agreed, with the use of the Chairman's casting vote, that the application be REFUSED as per the officer's recommendation.

(Councillor Benney declared that the agent has undertaken work for Chatteris Town Council and himself personally, but he is not pre-determined and will consider the application with an open mind)

(Councillor Imafidon declared that he knows the agent, but he is not pre-determined and will consider the application with an open mind)

(Councillor Purser declared that the agent has undertaken work for him, but he is not pre-determined and will consider the application with an open mind)

P123/25 F/YR25/0907/F
LAND NORTH OF SORRENTO, FEN ROAD, NEWTON-IN-THE-ISLE
CHANGE OF USE OF AGRICULTURAL LAND TO DOG EXERCISE PADDOCK, ERECTION OF A SHELTER AND 1.8M HIGH BOUNDARY FENCING, AND FORMATION OF A CAR PARKING AREA AND ACCESS

Danielle Brooke presented the report to members and drew attention to the update report that had been circulated.

Members received a written representation, in accordance with the public participation procedure, from Robert Horsepool, an objector, read out by Member Services. Mr Horsepool stated in relation to outdoor recreation that the application is for a dog exercise park, 200 metres to the west of the park is Black Dyke and the entry to at least 6 miles of public footpaths and bridleways providing exercise for both humans and their dogs. He made the point that most local people know of these free exercise routes and lots of people use them daily and from conversations with locals while out walking all will continue to use the free local open spaces.

Mr Horsepool made the point that with regard to actively farmed Grade 1 farmland, this modified grassland forms part of the Government's SPI payment scheme, where a farm may put aside a percentage of total land down to grassland and can claim a payment for doing so, with there being rules on cutting and maintaining, so although it may not look like it is being farmed it provides a high biodiversity net gain that would be lost by converting this Grade 1 farmland. He stated that the original application also stated that the exercise park was being built on existing stubble land, but, in this view, this is incorrect and is actually onto the grassland, which helped with showing an increase in net gain calculation instead of a negative result of biodiversity net gain by the agent and could be misleading information.

Mr Horsepool expressed the opinion that it would be hard not to put this application in a position with any more visual impact as the applicant has a large area of modified grassland and some of that area has hedgerows and trees which would have been more suited to this project to also provide screening and shelter as well as better road access and this was also noted by the Parish Council. He referred to Policy LP15 which states safe and convenient access, but, in his view, the single track lane has many dog walkers and children/families out on bikes, with it being a national speed limit road with no passing places and increased traffic of up to 6 cars per session would be

a risk as these visitors will probably be from outside the village and not be familiar with the area.

Mr Horsepool referred to biodiversity gain and feels that the agent may have not visited the site as this is not crop stubble land and has not been so for a few years so, in his view, this report may be inaccurate. He acknowledged that although loss of views is not part of planning, loss of privacy is and the entry to the development is 68 metres form Sorrento to the south west not 83 metres but the south west corner of the development is less than 20 metres from Sorrento with both sitting rooms windows facing north east looking directly over the car park and requested, if the development is approved, that a clause be added that the south west corner 20 metres and southern edge to the entry gate be enclosed by a 2.4 metre high solid wood panel fence as the field is low compared to road height, which would not preserve privacy.

Mr Horsepool expressed the view that the oak trees to the east have a large Rookery and Pigeon population and when crops are first planted both fields have had bird scarers to keep Pigeons and Rooks off the newly emerging crops, which sound like 2 shotgun blasts every 30 minutes 2 seconds apart. He feels that, with the many complaints about noise scaring dogs, this may also cause concern, as this is first and foremost a farming area and the applicant also uses bird scarer bangers to the fields to the north west where up until last week 7 scarers were set up protecting a crop so they would be aware about the problems of this area in this regard and it should be of note.

Mr Horsepool expressed the opinion that these types of projects are normally restricted to Grade 3 agricultural land along with solar projects etc., which keeps Grades 1 and 2 land in agriculture as set out in the NPPF and in Policy LP12. He does not think that this has been achieved and together with the inaccurate biodiversity report these need to be taken into consideration.

Mr Horsepool expressed the view that if approved a biodiversity net gain of 10% to open farmland would be hard to archive without the planting of a lot of hedgerows and trees, with the loss of wild modified grassland for paddock grass, car parking and cars being a considerable loss for biodiversity net gain to start with. He feels that if these must be maintained for 30 years before returning the land to farmland if the project failed it would take 30 years and not be overnight, with the committee having to decide if the development is sustainable and does in fact meet the NPPF.

Members received a presentation, in accordance with the public participation procedure, from Lewis Smith, the agent. Mr Smith stated that following the COVID pandemic there has been a significant rise in the number of dog paddocks established around the country where both private individuals and professional dog walkers can exercise their dogs safely. He continued that the applicant established his first such paddock on the outskirts of Long Sutton and this has now operated successfully since July 2023.

Mr Smith expressed the view that bookings for the proposed paddock would be made online and users will be given a code to the gate at the entrance into the site to then use the facility for the prepaid period. He added that the site will be open every day of the year and subject to booking in advance, with the proposed opening hours being 7am to 10pm, 7 days a week but this will be limited by daylight hours as no lighting is proposed.

Mr Smith stated that users will be able to hire the field for 50-minute time slots with a 10-minute buffer in between each slot to allow a changeover and there will be up to 6 dogs allowed on site during any one session. He added that experience of other similar facilities shows that the majority of users have 1-2 dogs per session, but a maximum of 6 dogs will cater for professional dog walkers and people who wish to meet up.

Mr Smith drew members attention to the proposed conditions 8 and 9 of the officer’s report, which, amongst other things, limits the operating hours and the number of dogs on site at any one time. He stated that a car park for user’s vehicles will be provided together with turning space to allow

vehicles to enter and leave the site in forward gear.

Mr Smith stated that, on arrival, users will be required to secure the outer gates in a closed position before removing their dogs from the vehicle and, on departure, users will again be required to secure their dogs in the vehicles before opening the gates to depart, they will then be required to ensure the gate is then closed to prevent unauthorised access. He added that a small wooden shed will provide shelter for the users during periods of inclement weather.

Mr Smith expressed the view that the operation of the site is strictly controlled, and users will effectively sign up to the management plan terms and conditions when a booking is made. He continued that a dedicated website and Facebook page will be set up whereby bookings can be made and any comments and complaints can be aired.

Mr Smith stated that users will be required to clean up after their dogs and deposit any waste in bins that will be provided on site, which will then be emptied regularly by the management team. He added that an abbreviated reminder of noise management and consideration of neighbours is highlighted online at the time when a booking is made, also on the customer's booking receipt email and a third time on the customer's booking reminder email, which is received 2 hours before their allotted time slot.

Mr Smith made the point that anyone who does not abide by the rules and regulations of the facility will not be allowed to book future sessions, and it is in the applicant's own interest to ensure that the site is properly managed and operated otherwise customers will go elsewhere. He expressed the opinion that the proposal represents a form of rural diversification, which is an appropriate use in the open countryside.

Mr Smith expressed the view that the importance of access to recreational open space is recognised as being an important factor contributing to the mental health and wellbeing of people involved. He feels there is little impact arising from the proposal, which will be well managed much like the applicant's other similar facility on the edge of Long Sutton, and the application has been the subject of positive pre-application advice from officers, and he is grateful for their assistance in shaping the proposal.

Mr Smith hoped that members would be able to support the officer's recommendation and grant planning permission.

Members asked questions of Mr Smith as follows:

- Councillor Benney asked if this was Grade 1 agricultural land the proposal is being placed on? Mr Smith confirmed that it was.
- Councillor Gerstner asked for confirmation that there will be somebody on site to manage it from opening to closing? Mr Smith responded that bookings are made online and the site operates remotely, with users given a combination code to allow access to the site and that is how every dog paddock they have dealt with operate.
- Councillor Gerstner questioned the safety of people using the site, there would be no CCTV present for health and safety of the animals or people? Mr Smith confirmed this to be correct and that this is no different to someone taking their dog for a walk down the nearest towpath or across a field.
- Councillor Imafidon asked about provisions for any potential noise complaints and how these would be dealt with? Mr Smith responded that on the applicant's first site in Long Sutton he operates a very active Facebook page and is keen to engage with the local community so if there are any complaints and with the widespread use of social media those complaints would be soon heard and the applicant would react to them accordingly. He added that if there are repeated infringement of the rules and regulations those people will not be invited back, with it being within the applicant's interest to ensure the site operates well as people would go elsewhere.

- Councillor Mrs French referred to nobody being on site and that dog owners will pick up their own mess, but if they do not pick up their own mess how is it going to be proved who was responsible? Mr Smith responded that there are two ways, if the person who has left the dog mess when the management team come in and look at the bins to clean up the dog mess if there is stuff lying around they will have that days number of bookings, but it is more likely that if the next user see that any mess has been left behind they will then report it to the management team, with the management team interrogating the booking system and find out who was there beforehand. He acknowledged that it is not foolproof, but it has worked successfully on the applicant's other site.
- Councillor Purser asked if there are times and restrictions on the types of dogs that are using the site? He made the point that it is said that it is not normally the dogs, it is the owners that are problem and if it is not a manned site and there are problems between dogs how would that be managed? Mr Smith responded that invariably the dogs on site belong to one owner and they are able to interrogate the booking system to see what the average number of dogs are that use the site and they tend to be, as set out in the report, between 1-2 dogs per person. He continued that usually it is owners that either know each other and their dogs know each other so they do not get people arriving with dogs that are effectively strangers to each other, where that could cause an issue. Mr Smith added that is why the booking system has a 50-minute time slot with a 10-minute changeover so that dogs do not meet each other, which reduces the likelihood of barking and dogs and owners meeting each other causing issues. He stated that he can only speak from experience that the way these dog parks operate is universally similar and tends to work well.
- Councillor Gerstner stated that it is agricultural land that is now being left as pasture land or similar and asked when this land was last used for agricultural purposes? Mr Smith responded that he is not aware and can only say on the day of the inspection it was not used as agricultural land but made the point that whilst it is Grade 1 agricultural land it still will be Grade 1 agricultural land, there is no land being removed. Councillor Gerstner questioned that in the future it could be turned back into agricultural land if needed? Mr Smith responded quite easily, the applicant is the farmer and farms land around it so in the event that the venture is unsuccessful or they wish to return the land to farming then that is easily achieved as it will only have a little bit of fencing and a very small car park so is easily reversible. Councillor Gerstner stated that most dog owners are fairly responsible, dogs need exercise and he fully supports that. He sees that Newton-in-the-Isle has a population of around 750-800 people so there is probably some sort of footfall here for a need, but he is concerned about the removal of agricultural land.

Members asked questions of officers as follows:

- Councillor Mrs French stated that she notes at 2.3 that the site is in Flood Zone 3 so is not sure whether the field would flood and the dogs would likely end up all muddy, etc. She added that she is concerned about the site being able to be used up to 10pm at night in Summer and is this something that officers could reduce? Danielle Brooke responded that conversations could be had, although it is only during the daylight hours but appreciates that in the Summertime it would likely be up to 10 at night. She made the point that there has been no objection from Environmental Health on this basis and if there are any concerns with Environmental Health impacts there is separate legislation that can deal with this if necessary.

Members made comments, asked questions and received responses as follows:

- Councillor Benney stated that he does not have any objections to dogs but this is an agricultural area and Grade 1 agricultural land, although it is not being taken out of being agricultural, it is taking it out of food production and according to the media there is a lot of talk about food security in this country, especially with the price of fertilisers going up, and that people should be growing vegetables in their own back garden. He expressed the view that to take this land out for dog walking, if the applicant is a farmer he should stick to what farmers do and whilst he acknowledges that farmers have to diversify, feels that every

farmer has some rubbish bit of land that never nothing ever grows on and that would be much better use than this piece of land. Councillor Benney stated that when he visited the site yesterday, he would have said it had wheat in it, it has had something growing in it as it was not just wild grass and this would be taking land out for agricultural purposes. He referred to the nearby proposal for a solar farm and taking land out of food production, whilst this is on a smaller scale it is agricultural land and feels there would be better land that would be suited for this proposal as the committee is looking at land usage and he does not feel this is good use of land.

- Councillor Mrs French agreed with the comments of Councillor Benney, there are other places that can be used and she does not like the operating time of until 10pm and whilst she acknowledges that it is only when it is light but that could be several months and dog barking does get on people's nerves. She stated that her biggest concern is the time and the agent did mention about the dog mess being picked up, most dog owners are responsible, but dog fouling occurs all over the District and she cannot support this application.
- Councillor Imafidon stated he will not be supporting this application based purely on the fact that it is Grade 1 agricultural land and whilst he accepts that whoever is using the facility at a given time will be responsible for their dogs, picking up the mess and ensuring that there is no issue of conflict with dogs, there is a 50-minute time slot and 10-minutes in between and that the operational arrangements are in place, it is just on the fact that it is Grade 1 agricultural land.
- Councillor Purser stated that he is still open-minded but made the point that it has been stated that it will be stopped by 10pm but he recently had some new neighbours in his road and they were taking their dogs out at different times at night as he works different hours and he was taking his dogs out at 2 or 3am, which is a deterrent for crime in the area and he does not think the 10pm time is an issue.
- Councillor Gerstner stated he is happy if the land can be put back to agricultural use but as Councillor Benney has said this is an agricultural area and people are living in very challenging times currently. He stated that he likes dogs, although he does not have one himself, and belongs to a dog walking group in Whittlesey. Councillor Gerster expressed the view that the hours of operation can be limited and the gate accessed through limited times, but he cannot get to grips with losing the land from agriculture, whilst appreciating that it can be restore to agriculture, he is uncomfortable with it.
- Councillor Marks stated he visited the site and it is in the middle of nowhere, there is a dog park in Manea and the committee passed one in Chatteris as well. He made the point that, having grandchildren, there are no toilet facilities, and it is in the middle of nowhere, which is another concern. Councillor Marks agrees with the views on the use of agricultural land, although it can be restored, but it does seem a long way away and environmentally everyone is being told that they should be environmentally friendly but you would need to get into a car to take the dogs here to go for a walk, whereas with Chatteris and Manea you can walk to the dog parks and he does not feel that this is the case here where the majority of people using it will have to travel by vehicle. He stated that on this occasion he is erring on the side of he does not think he will be supporting this application.
- David Rowen stated that he has a sense of where this application is heading but feels it would be useful for members if they are looking to refuse the application to crystallise what those reasons are and then advice from himself or the Legal Officer can be provided on the veracity of those issues.
- Councillor Benney referred to reasons to refuse the application and feels it is the loss of agricultural land, it seems a long way from the village and driving to the site is not environmentally friendly with the idea being to take your dog for walk being that you walk it, it is not a passenger in a car. He continued that in terms of the hours, the resident opposite has got his business there and he does not see why there should not be a business here but equally the hours up to 10pm could be negotiated. Councillor Benney reiterated that the main issue is taking agricultural land out of use, with Fenland being an agricultural area and if this was a piece of scrub land it would be different, but, when he visited the site, it had

crops on it and that is what should be concentrated on.

- Councillor Marks added that the facilities around it, it is in the middle of nowhere, and a toilet could have been considered.
- Councillor Purser referred to his earlier comments about the site being manned for health and safety reasons and he has not seen or heard of any first aid facilities being on site, with a toilet and first aid possibly being essential for this site.
- The Legal Officer stated that if members want to refuse this, the loss of best and most versatile land is clearly a relevant reason and under remote location it is lack of toilet facilities but then the Council's Environmental Officer has not objected to the application so it might be a less than convincing reason.
- Councillor Benny expressed the opinion that the main reason is the loss of agricultural land, with Fenland being an agricultural area and whenever anything is built it affects the street scene and environment, and this is going to affect the street scene and environment with putting a fence around it in the middle of the countryside. He feels that the land could be put back to agricultural use but if that is out of production for several years it will take years to put that land back into Grade 1 agricultural use and he does not feel this is the right place for this proposal.
- Councillor Gerstner made the point that the Parish Council object on the grounds of the loss of agricultural land, whilst he appreciates it is not material they know the area best as they live there, also commenting on the traffic and highways and he has to take this into consideration.
- Councillor Marks expressed the view that traffic is also a concern.
- David Rowen made the point that the views of the Parish Council are not a material planning consideration, and he would advise members to not give weight to those comments when making a decision. He feels, in terms of some comments around the visual impact, there will be a slight change to the character and appearance of the site given that there will be a fence going around the site but the site is not being developed out as a residential site, which will have a significant and clear change to the character of the area.
- Councillor Mrs French expressed her surprise on the comments of David Rowen about the Parish Council views not being a material planning consideration, bearing in mind that towns and parishes have their own local plan, they know what is going on in their areas and are statutory consultees and if the message goes out to Town and Parish Councils that their views are not being taken into consideration then officers are wasting their time even consulting them in the first place. David Rowen stated that the Council consults Town and Parish Councils and listens to what they say and any issues raised they seek to address but that does not mean that their comments are material when determining a planning application and the committee gives weight to that, which was the inference from what Councillor Gerstner was saying, and the point he was making was that it is for the committee to exercise its own judgement in terms of making a decision on this application or any planning application and not to effectively mimic the view of the Town or Parish Council, which is an established point in case law.
- Councillor Mrs French referred to what the Parish Council did say which is loss of agricultural land and stated that surely this is a material consideration.
- Councillor Benney asked if officers were looking for one solid reason for refusal or a solid reason with a bit of filling around it? David Rowen responded that given the officer recommendation is to grant the application they would be looking for committee to resolve to approve it but it is the committee's decision to what they feel are substantive reasons for refusal and what the concerns are, whether this is one reason or two it is reflective of the issues that members see. Councillor Benney made the point that the Head of Planning has previously given committee the steer that one solid reason is better than lots of fluffy reasons and he usually gives the committee a little bit of guidance and, in his absence, members are looking to Development Manager for an answer. David Rowen responded that it is what are the issues that are concerning members and what do members want to put into the reason for refusal, he concurs with the advice given by the Head of Planning that one sound reason for refusal beats 3 or 4 spurious ones, but it is not for him to advise the

committee that it should only be refused on one ground if there are a couple of issues which are vexing the committee.

- Councillor Marks expressed the view that the committee should go with one solid reason. Councillor Benney disagreed and suggested that it should be two, loss of agricultural land and change to the environment and street scene but asked for the Legal Officer's advice. The Legal Officer responded that if this goes to appeal the second reason about the street scene is fairly weak and the strongest argument is the loss of best and most versatile agricultural land, which clearly can be evidenced and cannot be argued with, except for the point that it can be reverted back to agricultural use.
- Councillor Mrs French referred to LP12, new development will be supported where it contributes to the sustainability of that settlement and does not harm the wide open countryside, which, in her view, this proposal does harm the open countryside.

Proposed by Councillor Benney, seconded by Councillor Mrs French and agreed that the application be REFUSED against officer's recommendation.

Members do not support officer's recommendation of grant of planning permission as they feel the proposal would result in the loss of Grade 1 agricultural land, which is very much needed in the area.

P124/25 F/YR25/0925/F
GAULTREE FARM, HIGH ROAD, GUYHIRN, WISBECH
ERECT 4 X DWELLINGS AND THE FORMATION OF AN ACCESS INVOLVING THE DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS

Danielle Brooke presented the report to members.

Members received a presentation, in accordance with the public participation procedure, from Shanna Penney, the agent. Ms Penney stated, that as set out in the committee report, the proposal is acceptable in principle, and she would suggest that the matters before committee this afternoon are capable of being addressed in a proportionate and policy compliant manner. She made the point that the scheme was before committee for 7 dwellings previously and the rear element of the development has been removed as per the concerns.

Ms Penney expressed the view that the current recommendation for refusal rests on two reasons, firstly concerns relating to living accommodation standards and private amenity space and secondly concerns regarding flood risk. She referred to the first issue of internal space standards and garden provision, with the report acknowledging that bedrooms 1 and 2 meet the nationally described space standards and the concern arises in respect of bedrooms 3 and 4, however, this is largely a consequence of how these rooms have been labelled and illustrated on the submitted plans, rather than any fundamental deficiency in the built form itself.

Ms Penney stated that importantly the application description does not fix the number or function of the bedrooms and as such there is a straightforward and reasonable solution available through the use of a planning condition. She made the point that they would be entirely content to accept a condition specifying that bedroom 3 is to be used as a single bedroom and bedroom 4 is a study or home office, with this approach bringing the development fully in line with the national space standards.

Ms Penney expressed the view that planning practice guidance is clear that conditions should be used positively to enhance the quality of development and to enable proposals to proceed where they might otherwise be refused. She feels, in this instance, such a condition would directly address the identified concern without requiring any physical alteration to the scheme and, in her view, both reasonable and consistent with the national guidance to resolve this matter through condition, rather than refusal.

Ms Penney made the point that, in terms of private amenity space, Policy LP16h of the Local Plan states the expectation for one third of the plot to be garden space as a guide rather than a rigid requirement, the committee itself confirms the proposed garden areas are broadly in the region of one third of each plot. She feels that given the policy is written with an intentionally flexible manner, and the scheme broadly aligns with that guidance, it is difficult to conclude that the level of private amenity space is so deficient so to justify a refusal and when taken together with the ability to control internal accommodation through a condition, the overall standard of amenity provided by this scheme is, in her opinion, entirely acceptable and consistent with the spirit of the Local Plan.

Ms Penney referred to the second reason for refusal, which is flood risk, and noting that the site is within Flood Zone 1, it is important to consider the recent planning history of the site, in 2024 an application for 7 dwellings was submitted under reference F/YR24/0276 and in that case the Environment Agency accepted a mitigation strategy comprising finished floor levels set at 2.2 metres AOD, at least 0.3 metres above typical ground level and alongside flood resilient construction up to 1 metre above ground level, with no refusal relating to flood risk imposed at that time. She stated that, in the current application, they are proposing exactly the same mitigation measures, there has been no change in national policy, no change in local policy and no change in the site's flood risk context yet they are now faced with a reason for refusal suggesting that these measures are insufficient.

Ms Penney suggested that this introduces an inconsistency in decision making, which is difficult to justify and, in her view, in the absence of any material change in circumstances, it would not align with good planning practice to reach a different conclusion on technical issues. She added that the Environment Agency's own consultation response provides a clear pathway forward in that where achieving higher finished floor levels is constrained by other material considerations, such as the building height and character, it is the applicant to provide justification and for the Local Planning Authority to weigh those factors in the planning balance.

Ms Penney referred to the indicative street scene where it can be seen that the proposed dwellings sit comfortably within the established character of High Road, increasing ridge heights to achieve higher floor levels would result in buildings that are visibly out of scale and incongruous within their context, which would introduce a clear and demonstrable harm to the character of the area. In her view, there is sound planning justification for maintaining the proposed levels and when combined with the flood mitigation measures which were already accepted on this site, she submits that the development can reasonably be considered safe for its lifetime and that the Environment Agency's concerns can be addressed through committee's planning judgement as decision maker.

Ms Penney concluded that this is a scheme that is supported in principle, that delivers four new dwellings in a sustainable location, and where the reasons for refusal are not insurmountable. She requested that planning permission be granted.

Members asked questions of Ms Penney as follows:

- Councillor Benney asked if there were any other three-storey dwellings along this road as it does seem out of character as most of the dwellings seem to be traditionally built. Ms Penney responded that she is not aware of any three-storey in the immediate vicinity of the site, but they have looked at it very carefully so to increase the floor levels to meet flood risk requirements they have had to push rooms into the roof space but have tried to keep the ridge level down so from the street scene everything is level. She added that despite it being described as three-storey it is a traditional two-storey height.
- Councillor Benney stated that the current building looks quite good, it has solar panels on it so somebody loved it in its recent history because money is not spent on a house that is falling down. He asked if there is anything structurally wrong with the existing building or does someone want to knock it down to accommodate more houses on the site? Ms Penney suggested the latter.

- Councillor Imafidon referred to the reason that the Environment Agency object is because of the 1.3 metre above ground level, and it has been said this has been addressed and asked if it had been addressed? Ms Penney responded that there was a previous application on this site, where they proposed the same mitigation measures as in 1.3 and 2.2 and that was accepted by the Environment Agency, but for whatever reason that she is unaware of, it is now not acceptable to do this but there is a slight clawback in their response which says that if you are not able to increase the floor levels for reasons such as form and character then that would potentially be acceptable but that is a judgement call for the Local Planning Authority. She expressed the opinion that if they were to increase the ridge levels any higher then there would be an inconsistency seen in the street scene and she feels that this is a reason to allow the floor levels to remain the same bearing in mind that it was previously accepted. Ms Penney made the point that the site also lies in Flood Zone 1 and it is only a very small sliver at the back that lies within Flood Zone 3, which she believes is what has triggered the Flood Risk Assessment and, in her view, it all stacks up in flood risk terms.

Members asked questions of officers as follows:

- Councillor Benney referred to the agent mentioning the acceptable flood risk from a previous application and asked why this is not acceptable this time, have things changed? Danielle Brooke responded that the Environment Agency provided comments on the first Flood Risk Assessment that was submitted saying that there was not a site-specific breach analysis undertaken and on the previous application, although she is not totally aware of this application, the circumstances were that the mitigation measures on that application were acceptable. She continued that whatever evidence was used on the previous application to prove that those measures were acceptable were not included in this application, they have just plucked those figures back from the previous application and said well it was acceptable then it must be now and the Environment Agency has said where is your evidence to prove that and this has not been submitted for this application. Danielle Brooke made the point that their policy objection is that the evidence needs to be provided to prove that the 1.3 metres as suggested is acceptable, which was not included within the application. She added that the applicant was requested to submit that information, but they chose not to. Councillor Benney clarified that officers have asked for something and it has not come forward and, therefore, it is incomplete and if it had been provided officers could have come up with an answer that would have mitigated that risk or removed that reason for refusal. Danielle Brooke confirmed this to be correct, they may have mitigated the issues and then the Environment Agency may have removed its objection, but they did not in this case.
- Councillor Mrs French expressed the view that it is an incomplete application, and committee has always said if it is not complete then it will not get approved, making the point that the officer's recommendation is correct.

Members made comments, asked questions and received responses as follows:

- Councillor Benney made the point that he is usually pro-development but thinks officers have got this decision right as the flood risk information has not been submitted.
- Councillor Imafidon agreed that it is not a complete application with the report by the Environment Agency and the officer has made the correct recommendation.

Proposed by Councillor Imafidon, seconded by Councillor Mrs French and agreed that the application be REFUSED as per the officer's recommendation.

P125/25 F/YR25/0967/O
LAND NORTH OF THE CHESTNUTS, ROMAN BANK, NEWTON-IN-THE-ISLE
ERECT OF 1X SELF-BUILD/CUSTOM BUILD DWELLING (OUTLINE WITH MATTERS COMMITTED IN RESPECT OF ACCESS)

Danielle Brooke presented the report to members.

Members received a presentation, in accordance with the public participation procedure, from Liam Lunn-Towler, the agent and Mr Missin, the applicant. Mr Lunn-Towler stated that the application is asking for permission for one dwelling set on approved residential garden land acting as an infill between the dwellings of The Chestnuts to the south and Churchill Lodge to the north. He expressed the view that the officer's report and their design access statement notes the 2017 outline permission for The Chestnuts under the current Local Plan where the site received permission for the construction of The Chestnuts and the reason for allowing the property of The Chestnuts is because Fenland at the time did not have sufficient land supply, however, the site still needed to be assessed on its economic, social and environmental benefits.

Mr Lunn-Towler expressed the view that when judged on this criteria, the land which included the site before committee today was deemed sustainable for development and whilst it is understood that Fenland currently do have a land supply and this application is different, he feels it is important to make the committee aware of the 2017 assessment as it relates to this application. He stated that, for economic benefits, the 2017 report said that the site would deliver limited growth through the employment of local trades during construction and provide economic contributions for the future, with residents using local amenities.

Mr Lunn-Towler referred to social benefits, despite the site's rural location causing a slight hindrance, the site will provide a house to contribute towards the housing need and assist in meeting the needs of existing and future generations. He referred to environmental benefits, the site will be an infill near residential dwellings and whilst a rural location means future occupants would be reliant on the car, it will have no more of an environmental impact than the existing dwellings there and the climate change impact is minimal.

Mr Lunn-Towler stated that the 2017 report concludes with stating that the economic and social benefits outweigh the environmental in favour of the dwelling being approved and, in his view, there has been no material change of policy since that report and, therefore, no change in the opinion of the site's sustainability. He expressed the opinion that the one dwelling being asked for today as an infill between existing dwellings is sustainable and would deliver economic, social and environmental benefits to this area.

Mr Lunn-Towler made the point that the application is supported unanimously by the Parish Council, and they summarise the application positively as an infill development on a site capable of providing a comfortable family dwelling. He added that the application has no technical objections for drainage, highways, environmental health and the site lies within Flood Zone 1.

Mr Lunn-Towler stated that the dwelling will allow the applicant to construct a new home and focus on their current needs as The Chestnuts is becoming too big for them to maintain and Mr and Mrs Missen will soon need better ground floor layout to suit her health condition and requirements. He stated that a draft legal agreement has been submitted and they are happy to finalise this agreement.

Mr Lunn-Towler reiterated that the application has support from consultees to deliver a new family home, which benefits from the lowest flood risk zone and can be considered sustainable infill to provide wider benefits which outweigh the limited harm. He asked committee to approve the application.

Members asked questions as follows:

- Councillor Mrs French made the point that they did have planning permission for development in 2019 and asked why this was not built? Mr Missen responded that they could not afford to build it. Mr Lunn-Towler added that The Chestnuts has been built, and they never proposed to build on this site because at the time it was not necessary or justifiable. He continued that it is being asked for now as The Chestnuts is finished and the applicant has the finance to pursue it, with Mr and Mrs Missen needing some new accommodation at some point in the future.
- Councillor Imafidon asked what is the actual site going to be used for if planning was approved today and it was built, who is going to live there? Mr Lunn-Towler responded that it is tailored for the applicant and his wife. Mr Missen added that he will live in the dwelling once it is built and one of his family will move into his current property, The Chestnuts, as there is a medical problem where future care will be required.
- Councillor Imafidon asked if there is a historical link to the area and how long have they lived there? Mr Missen responded that his wife was born in Newton and she has lived here for all her life until they moved to Leverington when they got married before moving back to Newton, which is probably around 50-55 years.

Members asked questions of officers as follows:

- Councillor Benney referred to reason 3 for refusal, which states in the absence of a completed legal agreement or other enforceable mechanism to secure the delivery and occupation and asked why the legal agreement has not been drawn together, is it something that can be undertaken fairly easily or is it something that has not been addressed properly? David Rowen responded that as the agent alluded to a unilateral undertaking has been submitted as part of the application but because of the other 2 reasons for refusal, it is accepted good practice that if you are looking to refuse an application you have this reason for refusal. He acknowledged that it sounds contradictory to the advice given earlier about reasons for refusal, but putting in an additional reason for refusal relating to the unilateral undertaking allows an Inspector to deal with that matter should an appeal come forward so it is purely there should the application be refused it is a hook for the Inspector to use to consider that matter at any future appeal.

Members made comments, asked questions and received responses as follows:

- Councillor Benney stated that he visited the site and, in his view, this is infill. He added that there are industrial units to the left of it all the way down the road, there are houses at the top of the road, there is a house either side and it even has a letter box. Councillor Benney continued that the site is clear, ready for development and he fully sympathises with the applicant if he has run out of money and he could not build it at the time but for the reasons it was granted before, this is a building plot and it is suitable for having a house built on it. He expressed the opinion that this development is not going to interfere with anyone else, he is the neighbour on one side and there are no objections from the neighbour on the other side and there have been other development in Newton further into the village and if villages do not grow they die, with the applicant being local so feels he should be supported.
- Councillor Imafidon stated the reason he asked the applicant if he was connected to the area was to establish whether he will stay local in the village or not and villages need to stay alive and do not need people moving out of them so for that reason he will support this application.
- David Rowen stated that the circumstances of the applicant, whether the applicant is local to the village is completely immaterial to the determination of the application. He made the point that this is an application for a new build dwelling with no further supporting information in terms of personal circumstances and what members are looking at is a house for somebody in this location acceptable rather than the circumstances of any individual.
- Councillor Imafidon stated that he does understand that but questioned that this application was previously approved and the only reason it was not built, according to the applicant, was due to financial reasons. David Rowen responded that the dwelling to the south was

granted planning permission in 2017 and has been built out but the point that the applicant was making was that they had not done anything with this site because they have not had the circumstances to do it. He added that in terms of whether it is the same applicant as the one to the south or it is a different applicant, the issue that members need to look at is whether a house in this location is acceptable or not.

- Councillor Mrs French expressed the view that the site is an infill plot.
- Councillor Benney referred to LP3, with the whole of Newton being in LP3 as it is in the middle of nowhere and surrounded by fields and whilst it is not immediately next to the main part of the village it is spread out, with the village running out in different directions and he does not consider this is LP3 and is part of the settlement that exists. He referred to LP16 in that it is damaging or it has to provide a positive contribution to the character of the area, with the other two houses built either side of this site adding a positive contribution to the area, with this being a scruffy site that needs tidying up and when this is built he feels it will add a positive contribution to the area. Councillor Benney stated he will be supporting the application and feels that committee should be doing what it can for local people and in terms of land usage he views these two reasons, and the third one being there for the Inspector if it goes to appeal, as being able to be overcome.
- Councillor Mrs French referred to LP3, small villages, and in these settlements, development will be considered on its merit but will normally be of limited nature and normally of a limited scale to residential infill or small business and, in her view, this is definitely infill.
- The Legal Officer reminded members that if they wish to approve this application then they need to ensure it is subject to a Section 106 legal agreement referred to in refusal 3 and conditions.
- David Rowen stated that if members wish to grant the application, it is within members' gift and if they wish to view it as an infill plot that is members judgement, however, he is not sure looking at the aerial photo that it could be deemed that this is within the settlement of Newton and, therefore, is an infill plot for the purposes of LP3, with that interpretation being an incorrect one of the policy. He urged members to think of whether that is accurate or not in terms of putting forward reasons for granting the application.
- Councillor Mrs French stated that she has listened to what David has said and still feels it is infill and asked what the full address of the properties either side of the site were, is it classed in Newton or elsewhere? David Rowen responded the policies of the Local Plan are not predicated on whether postal address is within the village or whether people that live in the vicinity feel that they are residents of that settlement or not. He continued that there is a definition within LP12 within the footnote which defines what the continuous built form of a settlement is, and it excludes groups of buildings which are clearly divorced from the main part of the settlement as there is here. David Rowen stated that if members deem that there is no adverse impact and that it is an appropriate location then that is for members to decide, but to say that it is part of the continuous built form of the settlement of Newton he is not sure how accurate that is.
- Councillor Mrs French stated that she has read LP3 again and is looking at LP12, with this being the problem with the Local Plan of 2014, it is so out of date and there is one policy LP3 contradicting LP12 and others. In her view, this is an infill and it accords with LP3.

Proposed by Councillor Benney, seconded by Councillor Mrs French and agreed that the application be GRANTED against officer's recommendation, with authority delegated to officers to formulate the unilateral agreement and apply appropriate conditions in consultation with Councillors Benney and Mrs French.

Members do not support officer's recommendation of refusal of planning permission as they feel that Policy LP3 is open to interpretation and they do consider the site lies within the settlement and it does comply with LP16 as it would provide a positive contribution to the area.

3.25 pm Chairman

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F/YR24/0396/O

Applicant: Richborough **Agent : Miss Amy Harrison Boyer Planning**

Land North And South Of Cherryholt Farm, Burrowmoor Road, March, Cambridgeshire

Erect up to 230 x dwellings (outline application with matters committed in respect of access)

Officer recommendation: Grant

Reason for Committee: Number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

1.1 The application seeks Outline planning permission for up to 230 dwellings, with matters committed in respect of access only; access is proposed via Burrowmoor Road for both north and south parcels of land, involving the formation of a four-arm roundabout. Highway works also include the conversion of the priority controlled A141/ Burrowmoor Road crossroad junction to a traffic signal controlled junction. All other matters are indicative only and subject to detailed design at Reserved Matters stage, should this application be successful.

1.2 The application site extends to approximately 10ha and is located to the north and south of Burrowmoor Road, March, it forms part of West March strategic allocation, for which a Broad Concept Plan (BCP) was approved in 2021. This BCP sets a framework for the delivery of the wider allocation which seeks to ensure a coordinated approach to its planning and implementation and indicates key proposals for the site, which forms part of the Northern and Central phases of the BCP.

1.3 The BCP indicates that this site is a possible location for second Primary School within the allocation if required. The application is accompanied by an Education Report and advice has been received from Cambridgeshire County Council, which concluded that a change of approach is proposed, advising that the need for an additional school site is no longer required, however contributions would need to be secured to mitigate demand. As such, the principle of 100% residential development on this site is accepted.

1.4 With regards heritage, to the south-west of the northern parcel of land is Grade II Listed Cherryholt Farm, the northern part of the Site makes a positive contribution to the significance of Cherryholt Farmhouse by virtue of its historical functional relationship; the land to the south forms a peripheral part of the setting of the listed farmhouse. The development would result in less substantial harm to this heritage asset, however it is considered that the public benefits of this scheme would outweigh the harm identified.

1.5 The development raises no significant concerns in respect of design considerations or impacts on the visual amenity of area, subject to detailed

design, and the indicative layout demonstrates a scheme which is broadly compliant with the approved BCP can be achieved; a number of conditions are considered necessary to secure a sufficient level of detail at Reserved Matters stage to enable the impacts of the development to be adequately assessed. Similarly, the development raises no significant concerns in respect of residential amenity and health and wellbeing, subject to conditions and the scheme is broadly compliant with the approved BCP regarding these matters

1.6 The access to the site is fit for purpose and there are no highway safety issues. Whilst the introduction of a signalised junction on the A141 would create a detrimental impact on the road network, the LHA are not recommending refusal and raise no objections, as such this impact is not considered to be severe for the purposes of paragraph 116 of the NPPF. The scheme secures vehicular and pedestrian/cycle connectivity to surrounding sites, along with contributions for a bus service through the site and towards the delivery of the March Area Transport Study Schemes. As such, the proposal is considered broadly compliant with the BCP and relevant policies.

1.7 The application site is in Flood Zone 1 and at low risk of flooding from rivers or the sea and as such is considered appropriate development. Whilst parts of the site are at a high/medium risk of surface water flooding, details submitted with the application demonstrate that surface water from the proposed development can be managed and as such, subject to conditions, surface water flood risk is considered to have been satisfactorily addressed. Foul drainage is via the existing sewer network which Anglian Water have confirmed has capacity for the development. As such, subject to conditions, the scheme is considered policy compliant with regards to flood risk and drainage.

1.8 With regards to Ecology and Biodiversity Net Gain (BNG), subject to the required mitigation, compensation and enhancement measures, and 10% BNG being secured by way of conditions the scheme is considered to comply with the relevant policies.

1.9 In order for this development to be acceptable a number of obligations would be required of the developer that would be secured via a Section 106 Legal Agreement to be signed by relevant parties. Headline requirements, and indicative contribution splits for the S106 a Legal Agreement have been set out in the report. The exact wording of these obligations would be finalised by Fenland's Head of Planning and Legal Team post any Planning Committee resolution to grant consent, but prior to issuing of any decision notice.

1.10 It is acknowledged that the infrastructure contributions secured are significantly less than requested and therefore could bring into question the sustainability of the development, however these are reflective of the viability position at the time the application was submitted and are considered reasonable against this evidence base. Furthermore, the scheme does secure in excess of the policy requirement in respect of on-site open space, including a community garden, contributing to the health and well-being of future and existing residents, along with 20% affordable housing (up to 46 units) contributing towards the historic significant under provision of affordable housing across the district. The proposal would be considered to meet the Council's aspirations for this allocated site, which is expected to deliver needed housing for the district and on balance, the benefits of the scheme are considered to outweigh any identified harm.

1.11 As such, is it recommended that the application is granted.

2 SITE DESCRIPTION

2.1 The application site extends to approximately 10ha and is located to the north and south of Burrowmoor Road, March. It consists of a parcel of land of approximately 1.8ha to the south and the approximately 8ha to the north (excluding Burrowmoor Road itself and the access), there is also a small area of land on the western side of the A141, at the junction of Burrowmoor Road which has been included to enable the proposed works to the highway/junction where this is outside of the highway boundary. This site, and the adjoining parcels of land encompass the West March strategic allocation. The site is wholly within Flood Zone 1; however, parts of the site are at a high/medium risk of surface water flooding.

2.2 The southern parcel adjoins existing dwellings on Burrowmoor Road and Brewin Avenue to the west and east (there is also an electricity substation between the site and 160 Burrowmoor Road), extending as far south as the Brewin Avenue development where it then meets agricultural land (which forms part of the strategic allocation but has not yet come forward for development). This area has been used as grassed paddock land, with tree/vegetation belts to the boundaries (and either side of Burrowmoor Road) and a pond surrounded by further landscaping, which is located in a higher bank of land which runs through the site east to west, remains of ridge and furrow to the south and overhead lines running through the central to western corner.

2.3 The northern parcel adjoins the A141 to the west, existing commercial land and dwellings on Gaul Road, an electricity substation and dwellings on Deptford Close and Willow Drive to the north, to the east existing dwellings on Conway Close and Lewis Close, along with a site which has Outline planning permission for up to 9 dwellings (F/YR25/0378/O), to the south is an agricultural field (which forms part of the strategic allocation but has not yet come forward), in the western corner are a number of parcels of land which have the benefit of or current applications for residential development (F/YR22/0913/F, F/YR23/0714/F,F/YR23/0185/PIP, F/YR26/0116/PIP and the Grade II listed Cherryholt Farm. This northern parcel of land was somewhat overgrown when the site was visited and doesn't appear to have been in recent active arable use, there are tree/vegetation belts and drains to the boundaries, a pond in the southwest corner surrounded by vegetation and a traditional orchard in the northeast corner, overhead lines also run through this area and the central part of the site.

3 PROPOSAL

3.1 The application seeks Outline planning permission for up to 230 dwellings, with matters committed in respect of access only.

3.2 Access is proposed via Burrowmoor Road for both north and south parcels of land, involving the formation of a four-arm roundabout, with footway/cycleways (including a footpath linking to existing pedestrian infrastructure on the southern side of Burrowmoor Road) and associated crossings.

3.3 Highway works also include the conversion of the priority controlled A141/ Burrowmoor Road crossroad junction to a traffic signal controlled junction, this includes localised widening along the A141 and the introduction of central islands to accommodate traffic signal heads and minor widening on Burrowmoor Road to facilitate vehicle swept paths.

3.4 Whilst the layout is indicative, access within the site features a key primary road running north to south through both parcels of land to connect with the recently constructed development on Gaul Road to the north (Hebe Road) and the field to the south which also forms part of the West March strategic allocation but has yet to come forward. From this primary road are a network of secondary and tertiary streets in addition to private shared driveways.

3.5 The scheme would result in the need to culvert a ditch that runs north to south through the site to enable access to the easternmost parcel of land, along with alterations to the ditches either side of Burrowmoor Road for the creation of the access/roundabout. The pond in the southern parcel of land is proposed to be removed, along with some trees and vegetation around the site. It has been indicated that the overhead lines are to be diverted underground to ensure they are not a constraint to development of the site.

3.6 Landscaped buffers (incorporating existing trees and vegetation, pond and traditional orchard), open space and drainage features form the boundaries of the site, within which are a community garden/orchard and areas for play (some of which are equipped). Indicated within these buffers are groups of outward facing dwellings, providing a relationship with accesses and open spaces and enabling natural surveillance. It is indicated a range of dwelling types would be put forward to a maximum of 2 and a half storey, indicatively shown along the primary road in the centre of the site.

3.7 Full plans and associated documents for this application can be found at: https://www.publicaccess.fenland.gov.uk/publicaccess/

4 SITE PLANNING HISTORY

F/YR20/0223/BCP	West March strategic allocation	Approved 14/7/2021

5 CONSULTATIONS

5.1 Town Council (4/6/24)
F/YR24/0396/O Recommendation; Approval in principle. The Town Council has serious concerns about flooding and drainage at the location. Any approval must be subject to highways recommendations and suitable s106 contributions/provision secured.

5.2 Town Council (4/11/25)
Recommendation: Approval

5.3 Conservation Officer (FDC)
Considerations:
1. Consideration is given to the impact of the proposal on the architectural and historic interests with special regard paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses according to the duty in law under S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.Comments are made with due regard to Section 16 of the National Planning Policy Framework, 2023, specifically, paragraphs 201, 203, 205, 206, and 208.

3.Due regard is given to relevant planning history.

Comments:
The Site forms two parcels to the north and south of Burrowmoor Road. The northern part of the site is directly adjacent one Grade II listed building situated between these two parcels, on the north side of Burrowmoor Road – Cherryholt Farmhouse.

The land to the south forms a peripheral part of the setting of the listed farmhouse, while the land to the north makes a positive contribution towards its significance by evidencing the agricultural contextual setting of the farmhouse.

The GII listed farmhouse is set back from the road and surrounded by a number of dilapidated agricultural buildings to its north and west. There are a number of extant planning permissions relating to these buildings (References: F/YR23/0185/PIP, F/YR23/0714/F and F/YR22/0913/F) for small-scale residential development. The extant permissions within the listed curtilage for conversion of redundant outbuildings and barns into residential accommodation and planning in principle for low density development to the west of the site.

The setting of the farmhouse is formed by a rural farmstead character with an important extended setting formed by the agricultural land to the north by virtue of its historical functional relationship with the agrarian countryside. As such, the northern part of the Site makes a positive contribution to the significance of Cherryholt Farmhouse by virtue of its historical functional relationship.

It is noted that the layout of the proposed development has been separated from the listed farmhouse to a degree by virtue of siting the public open space directly behind the listed buildings, however as depicted above, clear views are appreciated of open farmland to the sides and between the listed buildings which would be replaced with dense modern development. These views would be increased by the clearing of the nettles that have grown recently within the curtilage of the listed building and they should not be considered to be screening.

The land to the south of Burrowmoor Road is less closely associated with Cherryholt Farmhouse due to the separation caused by the road and the boundary planting.

The northern parcel of the proposal site currently positively contributes to the significance of the farmhouse. The proposed change of use and development of the northern parcel will, therefore, change the relationship between the farmhouse and the Site, as well as the perception of any relationship and this impact can only be considered detrimental.

The change of use of the site and the introduction of built form on previously arable land associated with the listed farmhouse, would result in less than substantial harm to the GII listed farmhouse (medium on the spectrum of harm).

Further significant detrimental impacts will result of the installation of a roundabout and a formal access road directly to the east of the listed building, reducing the listed curtilage and creating a formal road character within its immediate setting. On the part of the roundabout and road specifically, substantially reduced impact would result from utilising the existing access from the site to the north and this option should be explored.

The proposals amount to less than substantial harm (medium on the spectrum).

Local Planning authorities are duty bound to conserve and enhance designated heritage assets and national and local policy points to the strong presumption to refuse applications that do not. In light of the above assessment, there is a moderate level of less than substantial harm identified and unless there are strong public benefits that are considered to outweigh the outlined impact, the application should be refused.

RECCOMENDATION: Objection: Less than substantial harm (medium)

5.4 Cambridgeshire County Council Archaeology (20/5/24)

Our records show that the development lies in an area of high archaeological potential, on the fen edge of March. an intertidal river valley which would have likely formed an active water course heading into the area of higher ground to the east. The higher ground either side of the river valley to the north has been field walked, which has found concentrations of Mesolithic to neolithic worked flint. This has also been undertaken within the development area itself were notable quantities of flint work of Neolithic and Bronze Age date were recovered (Cambridgeshire Historic Environment Record reference. 05007). Towards the former river channel to the north, archaeological investigations revealed a Mesolithic buried land surface (CHER ref. MCB18589) as well as postholes, pits and hearths indicative of Neolithic settlement (CHER ref. MCB19554). Investigations along Gaul Road to the north-east has revealed further evidence for Neolithic pit clusters (CHER ref. MCB20195). Later periods saw the development area turn to agriculture with extant ridge and furrow surviving to the south of Burrowmoor Road (CHER ref. 11644), potentially related to the remains of a shrunken medieval village known further to the south (CHER ref. MCB9846). First edition mapping of the area indicates the presence of a 19th century farmhouse to the adjacent south-east of the development, a number of building of which remain extant.

Owing to the archaeological character and significance of the wider landscape outside the proposal area, in particular the potential for Mesolithic to Bronze Age activity, and lacking the baseline physical evidence from the site, accordingly the application cannot be supported in its current form as this evidence is required to inform a planning decision.

Consequently, we recommend that the site is subject to an archaeological trial trenched evaluation (to include test pitting) and an earthwork survey, to be commissioned and undertaken at the expense of the developer and carried out prior to the granting of planning permission. The evaluation results should allow for the fuller consideration of the presence/absence, nature, extent, quality and survival of archaeological remains within the proposed development area. An informed judgement can then be made as to the suitability of development in this location and whether any planning consent will need to include provisions for the recording and, more importantly, the preservation of important archaeological remains in situ. This is as per the requirements of NPPF para 200, policy LP18 of the Fenland Local Plan (2014) and policy LP23 of the draft emerging Local Plan (2022).

We are in receipt of an approved geophysical survey report which was undertaken as part of the advised pre-determination archaeological evaluation works (CHER ref. ECB7223).

The report, attached to the case, details findings of post-medieval field boundaries, evidence for undated ditches and pits, and a possible ring ditch. We are also in receipt of an approved Written Scheme of Information (WSI) for the advised pre-determination archaeological trial trenched evaluation, test pitting and earthwork survey.

5.5 Cambridgeshire County Council Archaeology (13/9/24)

Since our previous comments made on 20/5/24, the requested archaeological evaluation works have been undertaken across the development area. We are in receipt of an approved report for the scheme which details remains of archaeological significance. These include an area of ring gullies, Bronze Age activity including a midden deposit to the north, and an area of archaeological activity including ditches and pitting in the field to the south. Please note that the evaluation report attached to the portal is the unapproved version. I have instead attached the approved version of the report to this email.

In view of this evidence we recommend that further archaeological work is required in advance of construction. We recommend these works will involve open area excavation, in order to mitigate the impact of development by preserving the archaeological remains by record. These areas will focus on the ring gullies and prehistoric remains to the north, and archaeological activity in the field to the south of Burrowmoor Road.

We recommend that these works can be undertaken post-consent, secured through the usage of an archaeological condition:

Archaeology Condition
No development shall commence until the applicant 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 development shall take place other than under the provisions of the agreed WSI, which shall include:
a. The statement of archaeological significance and research objectives;
b. The programme, methodology and timetable of fieldwork and public engagement, and the nomination of a competent person(s) or organisation to undertake the agreed works;
c. Implementation of fieldwork;
d. A Post-excavation Assessment report and Updated Project Design to be submitted within six months of the completion of fieldwork;
e. An analytical archive report to be completed within two years of the completion of fieldwork and submission of a draft publication report (as necessary);
f. Preparation of the physical and digital archaeological archives for deposition at accredited stores approved by the Local Planning Authority.

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 (DLUHC 2023).

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 and the continuation of the postfieldwork components of the WSI.

Part e) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

5.6 Ecology Officer (FDC) (29/11/24)

The application was recommended for refusal as it was considered that insufficient evidence has been submitted in relation to:

- the level of impact of the scheme on protected species, namely bats, great crested newt and reptiles
- value of the traditional orchard
- biodiversity net gain values for the site

5.7 Ecology Officer (FDC) (13/2/25)

We welcome the submission of the updated Preliminary Ecological Appraisal and biodiversity net gain information and consider all issues to be resolved.

The proposal is considered acceptable on ecology grounds, providing that the biodiversity compensation / mitigation measures and enhancements recommended within the Preliminary Ecological Appraisal are secured through a suitable worded condition(s) to ensure compliance with Fenland Local Plan 2014 policies LP16 and LP19 that seek to conserve, enhance and protect biodiversity through the planning process:

We recommend the following planning conditions:
1. Site-wide
a. Ecological Design Strategy
b. Construction Ecological Management Plan (CEcMP)

2. Phase / parcel:
a. Updated ecology surveys
b. Construction Ecological Management Plan, demonstrating compliance with site-wide CEcMP
c. Detailed lighting scheme sensitively designed for wildlife, demonstrating delivery of EDS
d. Detailed landscape and biodiversity enhancement scheme, demonstrating compliance with EDS, including highways and building design

Mandatory (minimum) 10% biodiversity net gain applies to this planning application. The scheme is likely to result in a shortfall of biodiversity net gain, which will need to be addressed to discharge the national Biodiversity Gain condition. Consideration must be given to how to secure delivery of (minimum) 30 years of habitat management and monitoring to achieve the significant on-site BNG gains, through planning condition /obligation. This will need to be considered as part of reserved matters.

Please find below further information:
We are satisfied that the following issues raised in our original consultation response
(ref. FYR240396O_ECO028-2425_20241129), as follows:
1. Reptiles – Preliminary Ecological Appraisal has been updated to clarify why reptiles surveys were not undertaken.

2. Great Crested Newt – Appendix 3 (GCN eDNA survey results) of Preliminary Ecological Appraisal has been provided
3. Bats – Preliminary Ecological Appraisal has been updated to include groundlevel roost assessment for trees. This survey identified trees T1, T2 and T3 having roost potential (PRF-I) and recommends "If removal is required, then it is recommended these are sectionally felled with ecological supervision. T1 will be lost in proposals therefore sectional felling under ecological supervision is also recommended." If permission is granted, this recommendation, along with compensation for potential loss of roosts and precautionary working method statement, should be secured as part of an Ecological Design Strategy.
4. Traditional Orchard - Preliminary Ecological Appraisal has been updated to include orchard survey, confirming it is a traditional orchard of moderate condition
5. BNG – Statutory Biodiversity Metric update (ref. RSE 7181 V5R1) adequately reflects the presence of a traditional orchard

Mandatory BNG
Mandatory Biodiversity Net Gain (BNG) requirement applies to this planning application because it was submitted after BNG took effect on 12 February 2024 (or 2 April 2024 for small sites) and does not meet any exemption criteria.
The scheme is unlikely to deliver mandatory 10% biodiversity net gain "on-site". Any shortfalls will need to be addressed through purchasing of off-site BNG units / statutory BNG, which will need to be demonstrates as part of discharge of national Biodiversity Gain condition.

BNG Monitoring – Significant On-site BNG
The scheme will result in the creation / enhancement of a potentially large area of low distinctiveness (modified grassland of moderate condition) and other habitat of moderate / high distinctiveness (trees, traditional orchards) and therefore, considered to meet 'significant on-site habitat enhancements' criteria

Developers must have a legal agreement or planning condition to secure maintenance of significant on-site habitat enhancements for at least 30 years (BNG Planning Policy Guidance 015 Reference ID: 74-015-20240214).

We recommend that the planning condition / S106 includes the implementation of the Habitat Management and Monitoring Plan (which should form part of the Biodiversity Gain Plan secured by the national planning condition) and monitoring its successful delivery, with BNG audit / monitoring reports submitted to the LPA at the following monitoring intervals (recommended in the Biodiversity Report):
- years 1, 3, 5, 7 and 10 years, then every 5 years for a minimum of 30 years and until all habitats have reached their target condition

Suggested wording for the requested conditions was also provided.

5.8 Ecology Officer (FDC) (30/5/25)
The new information does not substantively alter the advice provided on Ecology matters by the Cambridgeshire CC Ecology Advisory Service in their letter of the 13/02/2025. I agree with the advice provided in this response and would refer you to the recommendations given in the response for the conservation of habitats and species, and with regards to the requirement for the development to achieve at least a 10% gain in Biodiversity.

5.9 Arboricultural Officer (FDC)

This is an outline planning application and as the arboricultural impact assessment suggests there is scope to amend and detailed design to work around trees where possible, now the design team have the benefit of the tree constraints information.

The report shows a good quality tree T31 and part of the good quality group G2 Requiring removal. I suggest given that these element have been identified as this category by their arborist, that the design is altered to accommodate their retention.

The tree constraints have not been plotted onto the illustrative layout so it is difficult to fully assess the impact on the trees and how the trees could impact on the usability of the properties and open spaces. It would seem it could be designed to accommodate tree retention.

I have no objection to the outline plan. I would suggest that if a detailed planning application were to be submitted, the details of the AIA are incorporated in the design to ensure there is no direct conflict with trees, or future conflict such as shadow cast, parking spaces having canopies over hang them where detritus can be an issue etc. Elements like this can result in pressure to remove trees or have them harshly pruned. This is an important aspect for planning around the constraints of a scheme.

5.10 Housing Strategy (FDC)

Policy LP5 of the Fenland Local Plan (adopted May 2014) seeks 25% affordable housing on developments where 10 or more homes will be provided.

On sites of Level of affordable housing
Minor developments (5-9 dwellings) Nil affordable housing
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)

The Fenland Viability Report (March 2020) To inform the preparation of Fenland's emerging Local Plan, a Viability Assessment was undertaken which looked at the cost of building new homes and the costs associated with the policies in this Local Plan. This report concluded that viability in Fenland is marginal and varies between localities in the district. The assessment indicates that 20% affordable housing is likely to be the maximum level of provision that can be achieved through planning obligations. In response to the report, the Council has confirmed that finding of the viability assessment will be taken into account when determining planning applications from May 2020 onwards.

Consequently, while the Council aims to deliver policy compliant 25% affordable Housing provision on qualifying schemes where possible, it is acknowledged that a reduced percentage of affordable housing via planning obligations to a maximum of 20%, will be achievable in most instances.

Since this planning application proposes the provision of up to 230 number of dwellings, our policy seeks to secure a contribution of 25% affordable housing which equates to 58 affordable dwellings in this instance. Based on the provision of 20% affordable housing, 46 affordable dwellings would be required 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 40 affordable rented homes and 17 shared ownership based on the provision of 25% affordable housing or 32 affordable rented homes and 14 shared ownership based on the provision of 20% affordable housing.

We ask that Strategic Housing is included in early discussions regarding the house types and sizes by tenure for the affordable provision at the next stage of this application.

5.11 Environmental Health (FDC) (29/5/24)

The Environmental Health Team note and accept the submitted information and have 'No Objections' in principle to the proposal.

Construction Noise, Dust and Vibration:
There are certain aspects that need to be considered given the nature and scale of the proposed development, with the issues of primary concern to this service during the construction phase being the potential for noise, dust and possible vibration to adversely impact on the amenity of the occupiers at the nearest residential properties.

Therefore, this service would welcome a condition requiring the submission of a robust Construction Environmental Management Plan (CEMP) that shall include working time restrictions in line with the template for developers, now available on Fenland District Council's website at: Construction Environmental Management Plan: A template for development sites (fenland.gov.uk)

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 may also be relevant, as would details of any piling construction methods / options, as appropriate.

The BWB Consulting Limited Air Quality Assessment report (Ref: 233167-AQA-001) is considered suitable and sufficient for purpose, having regard to the relevant standards and gives mention to a specific construction phase dust assessment having been undertaken. Whilst recommended dust mitigations measures are accepted, these can be addressed by ensuring that they are incorporated into a robust CEMP as recommended above.

Contaminated Land:
The methodology and findings of the PJS Geotechnical Engineers Limited Geo-environmental Desk Study Report (Ref: PJSG23-036-DOC-01) are acknowledged and accepted. This includes the conclusions and recommendations for further works as stated in Section 8.2 as follows:

"An intrusive site investigation should be undertaken to confirm ground conditions underlying proposed development, to confirm suitable foundation solutions and to confirm the contaminative status of the site. Investigation works should specifically target any identified potential sources of contamination, areas of potential in-filled ground / areas of Made Ground and areas of anticipated soft ground in the west of the site".

Subsequent to the above and if considered to be necessary, the remediation and validation works can then take place. I would recommend that the requirement for a Phase 2 intrusive ground investigation and potential mentioned follow-up works are secured by imposing the relevant remaining parts of the contamination condition should planning permission is granted:

No development approved by this permission shall be commenced prior to an investigative contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraph (a) and the results of will help decide if the following stages are necessary.
(a) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs (b), (c) and (d).
(b) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.
(c) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme
agreed with the LPA.
(d) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any postremedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.

Noise Impact:
From the standpoint of potential noise impact, this service accepts the content of the BWB Consulting Limited Noise Impact Report (Ref: 233167) and overall conclusion that compliance with BS 8233:2014: Guidance on Sound Insulation and Noise Reduction for Buildings could be met for both external and internal areas of proposed residential properties. That said, Para 6.3 correctly refers to proposed dwelling locations being unknown with mitigation suggested in outline terms and that consideration will need to be given to site layout and building orientation as the development evolves.

Therefore, in the interests of ensuring any future occupants are suitably protected from the identified noise sources and in compliance with the aforementioned British standard, I would recommend that a follow-up noise impact report is submitted if outline planning permission is granted, whereby analysis using the noise contour information is provided to demonstrate at which properties specific mitigation methods as described in the report (Ref: 233167), including glazing specifications mentioned in Section 5, will be necessary to achieve said

compliance. The Illustrative Masterplan (Drawing 902832.29.09 REV A) of February 2024 is acknowledged and was presumably unavailable when the noise impact assessment was undertaken late last year.

Artificial Lighting:
There will likely be a significant increase in artificial lighting and it will therefore be necessary to undertake a light impact assessment to demonstrate to what extent artificial lighting overspill and/or glare could potentially impact on the amenity of existing nearby residents. The assessment must be undertaken by a suitably qualified professional and conform to the relevant standards such as the Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01:2021, having regard to the relevant Environmental Zone, that being (E3) Suburban areas in this instance.

5.12 Environmental Health (FDC) (26/3/25)

Further clarification was sought from Environmental Health regarding the scope of the submitted Noise Impact Report, relevant extracts of these comments are set out below:

It is acknowledged that the BWB Consulting Limited Noise Impact Report (Ref: 233167) states that compliance with BS 8233:2014: Guidance on Sound Insulation and Noise Reduction for Buildings could be met for both external and internal areas of proposed residential properties, but as per comments from this service on 29.05.24, reference was made to the fact that actual dwelling locations were and are still currently unknown at outline stage. Whilst this service welcomes the assessment findings and predicted noise levels based on mitigation, much does seem to rely on those occupants of dwellings closest to the dominant noise source of the A141 closing their bedroom windows and having acoustic double glazing coupled with acoustic ventilators.

Mention is given to the fact that noise from the electrical substation is not a concern, however UK Power Networks have now provided information on what they permit with regard to acceptable dwellings distances from substations. The report states that Measurement Location 2 (ML2) was approximately 10m south of the substation, but at this stage no certainty is known on dwelling locations, and reference is made to UK Power Networks response of 20.03.25 that mentions required distances between substations and dwellings and the impact of both noise and vibration in respect of their potential to adversely impact on residential amenity.

Having further considered the application and subsequent to discussions on this application, it is acknowledged that the Noise Impact Report whilst implying compliance with BS 8233:2014 would be achievable with certain mitigation measures, there is no mention to ProPG: Planning & Noise which is guidance produced by several organisations, namely the Association of Noise Consultants (ANC), Institute of Acoustics (IOA) and Chartered Institute of Environmental Health (CIEH).

The uncertainties of the scheme do cloud current judgement, as comments from other consultees mean that what is considered an approximate outline proposal of dwelling locations and their numbers could drastically alter. This has the potential to result in dwellings being positioned in locations whereby they are either not in compliance with accepted internal or external amenity noise levels, or the degree of mitigation does not compliment the reasoning and justification of ProPG.

Any clarification that can be provided on what reference has been made to ProPG and its incorporation into forming the methodology, mitigation and conclusions of the aforementioned report would be gratefully received.

5.13 Environmental Health (FDC) (28/5/25)

The content of the BWB Consulting Limited correspondence (Ref: LE/Advisory/233167/P01) dated 01.05.2025 is acknowledged and accepted.

With the exact site layout location as yet unknown and referenced as such within BWB Consulting Limited Noise Impact Report (Ref: 233167), it is recommended that a condition is imposed to ensure that suitable and sufficient mitigation measures as outlined within the aforementioned report are included and adopted prior to any commencement of habitation, irrespective of the exact layout as the development evolves. This will ensure that there are no omissions that could subsequently compromise the protection of both external and internal amenity areas.

For example, from preliminary assessment of noise barriers positioned along the A141, the report states that outdoor living areas would still need to be located on the screened side of the dwellings to ensure that acceptable criteria is achieved for acceptable external parameters. Similarly, there are details of required mitigation standards in terms of glazing and ventilation to achieve acceptable internal noise criteria.

The above would have to be provided when definitive site layout details are known, even if this means some noise impact re-assessment due to alterations from the existing proposed site layout, as mitigation has to date been suggested in outline terms only.

Previous comments and recommended conditions provided by this service including those of 29.04.2024 for other aspects such as construction phase noise/vibration/dust, contaminated land and artificial lighting are still considered relevant.

5.14 Cambridgeshire County Council Lead Local Flood Authority

Objections were raised on 13/6/24, 11/7/24, 8/8/24 and details are available via public access, the most recent comments received are provided in full below:

Thank you for your re-consultation which we received on 22nd August 2024. We have reviewed the following documents:

• Response to LLFA comments pertaining to an outlining planning application for land off Burrowmoor Road, prepared by PJS Land Development, dated 21st August
2024.
• Flood Risk Assessment, prepared by PJS Land Development, ref: PJSL23-001-DOC-02F, rev: F, dated 21st August 2024.

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

The applicant proposes to discharge to an ordinary watercourse at a rate of 2.2 l/s/ha for all events up to a 1% Annual Exceedance Probability (AEP) storm event, with an appropriate allowance for climate change and urban creep. Filter strips, swales and attenuation basins are proposed in the form of SuDS. Rainwater

harvesting is also proposed. In addition, water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

It has been demonstrated that exceedance is predicted within the 1% AEP storm + 40% allowance for climate change at various pipe references. The applicant has demonstrated that these flows can be managed within the red line boundary without increasing the risk of flooding to any surrounding land or property.

The applicant has highlighted that where private property is to be placed close/next to ordinary watercourses, maintenance margins will be retained and transferred to a management company.

We request the following conditions are imposed:

Condition 1
No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment prepared by PJS Land Development (ref: PJSL23-001-DOC-02F) dated 21st August 2024 and shall also include:

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

Reason
To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage

can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

Condition 2
Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason
To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 169 and 173 of the National Planning Policy Framework.

Condition 3
No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

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

Condition 4
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.

Informatives
MLC Area

The applicant highlights that the site falls outside the MLC's rateable areas therefore consent from the MLC is not deemed necessary. But the proposals will increase the volume of water draining into the MLC area thus impacting their network. Therefore, the applicant should contact them for further advice.

IDB Consent
This site falls within the March 3rd Internal Drainage Board (IDB) district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to any works taking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required.

Part or all of your proposed development area falls within the Middle Level Commissioners (MLC) catchment of March 3rd whose consents are managed by the MLC. All increased discharges proposed to enter watercourses directly or indirectly or any works affecting watercourses or access to or along them for maintenance if the site is within the Board's district will require MLC/IDB consent. It is therefore recommended that you contact the IDB/MLC to discuss their requirements. Further information is available at: https://middlelevel.gov.uk/

Flood Investigations
The applicant should note that the LLFA are aware of reported flooding incidents of floodings within vicinity of the site in particular Burrowmoor Road and across March. During December 2020, the LLFA received a large volume of flood incidents from across the County. The applicant should be aware that March was significantly affected. Please see our Section 19 flood investigation report for further information: March December 2020 Flood Investigation Report (cambridgeshire.gov.uk)). In addition, there were floodings in August 2014 (updated 2019) which can be viewed here: March flood investigation 2019_v2 (cambridgeshire.gov.uk)

The flooding reported on Burrowmoor Road appears to be associated with an ordinary watercourse that is within the site's red line boundary to the east. Irrespective of the proposed method of surface water disposal, if an ordinary watercourse is riparian owned (e.g. within or adjacent to the redline boundary), developers must ensure that the watercourse is appropriately maintained and remediated. Any obstructions to flows e.g. in the form of sediment, debris, litter and fallen trees must be removed prior to handover. Likewise, any impact on water quality to the ordinary watercourses must be addressed prior to final handover. It is preferable that the ordinary watercourse be reinstated to better condition than it was initially found.

Infiltration
Infiltration rates should be worked out in accordance with BRE 365/CIRIA 156. If for an outline application it is not feasible to access the site to carry out soakage tests before planning approval is granted, a desktop study may be undertaken looking at the underlying geology of the area and assuming a worst-case infiltration rate for that site. If infiltration methods are likely to be ineffective then discharge into a watercourse/surface water sewer may be appropriate; however soakage testing will be required at a later stage to clarify this.

Ordinary Watercourse 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/asset-library/Cambridgeshires-Culvert-Policy.pdf

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

Signage
Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.

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.

Riparian Ownership
The existing site has a number of watercourses around the boundary. The proposed layout means several private gardens would about the watercourses. This would lead to the watercourses being divided and maintained under riparian law by a relatively large number of land owners, as opposed to the single riparian owner in the current greenfield state. The LLFA is opposed to this approach, as the onus of maintenance is divided across future the land owners, meaning a lack of maintenance by one future resident may lead to flood issues to the wider site and surrounding land and property.

The site layout should account for the existing drainage infrastructure, ensuring clear access for maintenance of the ditches by a management body. This should include a suitable easement for any maintenance equipment that may be required for future maintenance works on the ditch.

5.15 Anglian Water

ASSETS
Section 1 - Assets Affected
There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be

diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES
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.

When assessing the receiving water recycling centre's(WRC) dry weather flow(DWF) headroom we take an average flow over the past 5 years to take account of changing weather patterns. Where the average exceeds the WRC's permitted allowance, we also take account of the following Environment Agency enforcement trigger - "has the DWF permit been exceeded in 3 of the last 5 years" – this must include non-compliance from the last annual data return. Based on the above assessment March WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.

Section 3 - Used Water Network
This response has been based on the following submitted documents: Preliminary Drainage & Levels Strategy and Flood Risk Assessment PJSL23-001-DOC-02B 9th January 2024 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. 1. 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. 2. INFORMATIVE - Protection of existing assets - If a public sewer is shown on record plans within the land identified for the proposed development. 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. 3. 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. 4. 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 Sewers for Adoption guide 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.

5.16 Middle Level Commissioners IDB

Middle Level Commissioners were consulted on four occasions, however no comments have been provided.

5.17 Cambridgeshire Fire and Rescue Service

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

5.18 NHS – Cambridgeshire and Peterborough Integrated Care System

Full comments are available via Public Access

Please accept this joint response on the position of Primary Health Care provision in relation to application F/YR24/0396/O on behalf of Cambridge and Peterborough Integrated Care System (C&P ICS) as local primary healthcare commissioners.

1. Submitted planning documentation:
As part of the planning documents, a Health Impact Assessment (HIA) dated February 2024 was submitted. The document, in line with Local Policy 9, concluded that 'a financial contribution towards healthcare services may be sought as part of a S106 agreement."

Similar to the applicant's conclusion, our assessment also indicates that the proposed development will have adverse effects on the local primary care facilities, necessitating the implementation of mitigation measures.

2. Existing Healthcare positions:
The Site is approximately 10 hectares (ha) and currently consists of open grassland with a treelined boundary. The Site is bisected by and accessible via 'Burrowmoor Road'. As identified by the applicant the Site is located in an evolving area with a number of residential developments coming forward.

C&P ICS has identified that the development is most likely to impact the services of the following practices within a 2km radius from the site: Mercheford House Surgery (part of Cornerstone & Mercheford Practice), Cornerstone Practice (part of Cornerstone & Mercheford Practice) and Riverside Practice. All of these practices are located within the Fenland Partners Primary Care Network (PCN).These are shown on Map 1, with capacity assumptions based on the weighted patient lists shown in Table 1.

Premises	***Patient List Size[1]***	***NIA (sqm)[2] of Premises***	***Capacity[3]***	***Space Surplus or Deficit (NIA, sqm)[4]***
Cornerstone & Mercheford Practice: Mercheford House Surgery	*7,367*	*417.20*	*6,084*	***-87.97***
Cornerstone & Mercheford Practice: Cornerstone Practice	*10,789*	*667.80*	*9,739*	***-72.00***
Riverside Practice	*8,878*	*484.00[5]*	*6,417*	***-124.78***
Total	***27,034***	***1,525***	***22,240***	***-328.74***

Table 1: *Capacity assumptions of local GP surgeries in relation to the proposed development*

The Department of Health publication "Health Building Note 11-01: facilities for Primary and Community Care Services" indicates a floorspace requirement of approximately 150m² (GIA)/ 120m² NIA per 1,750 patients. The overall GP practices are showing a health infrastructure deficit, thereby demonstrating that the surgeries do not have existing capacity to absorb any additional residents. The development would therefore have an impact on the primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable.

3. Healthcare needs arising from the proposed development:
The intention of C&P ICS is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward Views. The development would give rise to a need for improvements to capacity, in line with C&P ICS's Estates Strategy, by way of improvements to, reconfiguration of, redevelopment of, or extension to the existing estate, or through the delivery of new build healthcare infrastructure. Based on the proposed development resulting in around 230 homes and the average population per household figure for Fenland of 2.30 (based on 2021 Census data) the proposed development will result in 529 persons which will require mitigation.

C&P ICS note that the S106 contribution secured from this development would go towards a project to deliver a new primary care led healthcare facility in this PCN area, that would serve the future residents of this development (within identified patient catchment area). Table 2 below provides the capital cost calculation of additional primary healthcare services arising from the development proposal.

Total residential units	Additional Population Growth	Required Floorspace as per HBN Guidance	Delivery Approach	Capital required to create additional floorspace[6]
230	529	45.34	New healthcare facilities	£306,518

***Table 2:** Capital costs calculation of additional primary healthcare services*

The site-specific capital cost required to deliver the additional floorspace via new built premises (build cost of £6,760/sqm) within the locality is included in Table 2 – which identifies the need for a capital contribution of ***£306,518.***

4. Conclusion
The proposed development would create up to 230 new homes, generating an estimated 529 residents in the local area. This would have a direct impact on local healthcare services and therefore will require mitigation. Without this mitigation, the development would not comply with Policy LP2, LP9 of the Fenland Local Plan 2014, section 5.4 of Developer Contributions SPD 2015 and paragraphs 55 to 58 of the NPPF, as well as Planning Practice Guidance on Planning Obligations.

5.19 East of England Ambulance Service NHS Trust (EEAST)
Assessment of Development Impact on Emergency Ambulance Service Provision
This development, should the application be successful, will affect March ambulance station and Wisbech, St Ives, Ely ambulance stations, Peterborough Hub and ambulance stations which respond to emergency incidents within the local area as well as impact on the regional call centres.

Travel times from March Ambulance Station in rush hour traffic to the development location are circa 10 minutes and 20-30 minutes from other ambulance stations and Peterborough Hub (Reference ShapeAtlas) (NB this is a standard reference

point and does not mean ambulances come from these locations in order to respond to calls).

For these reasons, in order to make this development acceptable it is requested a capital contribution from developers is made towards the provision Emergency Ambulance Service Infrastructure which may be the nearest Hub, local ambulance station(s), provision of additional ambulance vehicles to support the population growth from this development.

***Table 2 Capital Cost** calculation of additional emergency ambulance health services arising from the development proposal*

No Dwellings	Infrastructure Cost*	Total
230	£327	£75,210

** Adjusted pro-rata for 2.4 person per dwelling. EEASTs baseline infrastructure cost* calculation of £300 is based on 2.2 persons per dwelling as submitted to Fenland IDP Regulation 18 consultation October 2022*

Capital infrastructure cost calculation takes the population in EEAST (6.3m) / number of Incidents in 2023/24 (1.4m) = 0.22 incidents per person per annum and multiplies this against the Capital Infrastructure Costs of £300 per 2.2 persons per dwelling and adjusted pro-rata:

Capital Infrastructure Cost of £340 per 2.2 person dwelling is calculated using 2023/24 costs required to deliver a mobile emergency healthcare service: Estates build per m2 (£213.50) + Patient facing emergency ambulance vehicles (£126.50)

*The capital required to create additional ambulance services to support the population arising from the proposed development is calculated to be **£75,210** and are for the impact of this development only.*

Emergency Ambulance Capital Funding
Ambulance stations supporting residents in this development area are deemed aged, capacity constrained and no longer fit for modern ambulance services to deliver Make Ready Services as defined under the Lord Carter Report (2018) and mandated by Quality Care Commission (CQC).

The capital required would provide financial resources for EEAST to absorb the additional patient demand generated by this development on emergency ambulance health services. New developments place additional demand on our existing infrastructure without any direct associated funding.

EEAST, as with all NHS Trusts, is allocated an annual capital spend limit (CDEL), which is generally used to support maintenance backlog/and replacement of existing fleet vehicles and onboard essential capital medical equipment, both of which have a maximum lifespan of 5 years before being replaced.

For this reason our request for capital funding is distinct from revenue income from NHS England.

This additional capital funding would be allocated, in agreement with the local council, to support:

- *additional response posts in the area in order to meet the population growth from this development and/or*
- *additional capital equipment for community responders.*

5.20 Cambridgeshire County Council Planning and Sustainable Growth Service
Full comments are available via Public Access

S106 Summary Table
Table 1 below summarises the contributions requested by the council. subsequent sections of this response provide the detailed explanation as to how these contributions have been calculated. The Council provides a cost for the proposed education

Table 1 - S106 contributions – summary table

	Contribution	***Project***	***Indexation date***	***Trigger***
Early Years	*To be calculated in accordance with table 5* **Indicative Contribution £607,593*	*New early years facility serving March*	*1Q2024*	*50% prior to 1st occupation and 50% prior to 115th occupation*
Primary	*To be calculated in accordance with table 6* **Indicative Contribution £2,378,660*	*New primary facilities serving March*	*1Q2024*	
Secondary	*To be calculated in accordance with table 7* **indicative contribution* *£1,727,558*	*Expansion of Neale Wade Academy*	*1Q2024*	
Libraries	*£52,325*	*Enhancement of buildings and facilities at March library*	*1Q2019*	*100% prior to occupation of 50% of the development*

Strategic Waste	*N/A*
Monitoring fee	*£150*

West March Broad Concept Plan
The site falls within the West March Broad Concept Plan area. The County Council has undertaken a review of the primary education requirements for the whole March West Broad Concept Plan to determine whether the full 5FE of provision originally proposed is still required.

This review concluded that a change of approach is proposed: to plan to build a 3FE primary school with 3 Early Years classrooms and one SEND space on the Permission site to mitigate the demand from these developments.

Whilst the need for an additional school site is no longer required, the demand for school places generated by the March West developments will need to be mitigated with contributions towards expanded provision at the school being delivered on the Persimmon Homes site.

Existing development
Although there might be some capacity in March Town to allocate the children arising from this development, the current spare capacity has been allocated to the approved and pending developments in the rest of March and therefore, this capacity cannot be used to mitigate the children arising from March West developments.

Approach to Assessing Education Contributions

Early Years Mitigation
The Council will meet the demand for early years places from this development by building a new primary school with early years facilities in March West. The details of this project are not committed and therefore in accordance with Department for Education guidance it is appropriate to secure contributions based on the DFE Scorecard costs, which for new early years places in Cambridgeshire is £25,855 per place. The indicative cost to mitigate the impact is based on the number of children arising from the development which equates 23.5 additional classroom places. Therefore, the indicative cost of mitigation is:

£25,855 x 23.5 = £607,592

The level of contribution is based on the children arising from the development. The actual sum will be calculated using the Council's detailed multiplier based on the actual dwelling mix and tenure approved at the reserved matters stage (see table 5 below).

The trigger for payment is:
- *50% prior to first occupation*
- *50% prior to occupation of 50% of development*

The S106 agreement will need to contain provision for increases in indexation from 1Q2024, this being the date of the above cost to the date the contribution is paid.

Primary Education

Primary Mitigation
The Council will meet the demand for primary places from this and other new developments by building a new primary school in West March. The details of this project are not committed and therefore in accordance with Department for Education guidance it is appropriate to secure contributions based on the DFE Scorecard costs, which for new primary school places in Cambridgeshire is £25,855 per place. Therefore, the indicative cost of mitigation is:

£25,855 x 92 = £2,378,660

The actual sum will be calculated using the Council's detailed multiplier based on the actual dwelling mix and tenure approved at the reserved matters stage (see table 6 below).

The trigger for payment is:
- *50% prior to first occupation*
- *50% prior to occupation of 50% of development*

The S106 agreement will need to contain provision for increases in indexation from 1Q2024, this being the date of the above cost to the date the contribution is paid.

Secondary

Assessment and Impact
Neale-Wade is the catchment secondary school for March. It has a Net Capacity of 1,500 pupils (CCC/DfE School Capacity Survey, 2023). The catchment's 11-15 year-old population is forecast to decrease slightly from 1284 in 2023/24 to 1268 by 2028/29 (CCC Base Catchment Forecasts, 2023).

There are forecast to be 58 secondary-aged children generated by this development. The other proposed developments in the area will generate an additional 623 secondary-aged children (see Table 2). This means that by 2028/29 the total secondary-aged population is forecast to be 1,945 (1,268+58+619). Consequently, there will not be sufficient secondary provision across March. It is, therefore, recommended that contributions are sought to mitigate these requirements.

There will be insufficient capacity at Neale-Wade Academy and therefore it is recommended that contributions are sought to mitigate this impact.
Secondary Mitigation

The Council will meet the demand for secondary places from this and other new developments by expanding capacity in March. The details of the specific project are not committed and therefore in accordance with Department for Education guidance it is appropriate to secure contributions based on the DFE Scorecard costs, which for the expansion of existing secondary facilities in Cambridgeshire is £29,786 per place.

Therefore, the indicative cost of mitigation is:

£29,786 x 58 = £1,727,558

The actual sum will be calculated using the Council's detailed multiplier based on the actual dwelling mix and tenure approved at the reserved matters stage (see Table 7 below).

The trigger for payment is:
- *50% prior to first occupation*
- *50% prior to occupation of 50% of development*

The S106 agreement will need to contain provision for increases in indexation from 1Q2024, this being the date of the above cost to the date the contribution is paid.

Calculation of Education Contributions Based on Approved Dwelling Mix
The above contributions for education mitigation have been calculated using the Council's general child yield multipliers which are used for outline planning applications where a dwelling mix has not been approved.

For the purposes of the s106 agreement the County Council includes a formula that will determine the final contribution and ensures that the contribution better reflects the mix (size and tenure) of the approved reserved matters. Tables 5, 6 and 7 would be included in the S106 which would allow for a contribution to be calculated at the reserved matters stage when a dwelling mix has been approved. These tables convert the project cost per place into a cost per dwelling by applying the relevant detailed multiplier. The final contribution is calculated following approval of reserved matters by multiplying the number of dwellings for each size/tenure by the cost per dwelling.

Libraries and Lifelong Learning
Cambridgeshire County Council has a mandatory statutory duty under the Public Libraries and Museums Act to provide a comprehensive and efficient library service to everyone living, working or studying in Cambridgeshire.

The development will generate 575 new residents (230 new dwellings x 2.5 average household size), with local library provision being provided from March library.

Applying the number of new residents arising from this site the County Council's assessment is that there is not sufficient existing capacity and the number of new residents will put considerable pressure on the library and lifelong learning service in the town. The County Council therefore considers that it is reasonable to seek a contribution towards library and lifelong learning provision and mitigate the impact of the development.

The County Council is seeking a contribution based on a rate of £91 per head of population increase. This figure represents the proportionate cost of mitigating the increased demand through enhanced static library provision (resources and fit out) with the money being used to remodel March Library to improve infrastructure and meet the demand of new residents, increasing the floor space available to the community.

Ensuring that the contribution is proportionate to the number of new residents arising demonstrates that it is fairly and reasonably related in scale and kind

The figure of £91 per head of population increase has been calculated based on information contained within the document Public Libraries, Archives and New Development: A Standard Charge Approach, May 2010.

Therefore, the development would need to pay the following library and lifelong learning contribution:

- *This development would therefore need to contribute £52,325 (£91 per head of population x 575 new residents OR £230 per dwelling).*

The trigger for the library and lifelong learning payment is:

- *100% prior to occupation of 50% of the dwellings*

The S106 agreement will need to contain provision for increases in indexation from 1Q2019, this being the date of the above cost to the date the contribution is paid.

5.21 Cambridgeshire Police Designing Out Crime Team

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. I have searched the Constabulary crime and incident systems covering the March West wards for the last 2 years, I would consider the proposed location to be an area of medium to high risk to the vulnerability to crime

There doesn't appear to be a section on Crime Prevention and Security in the Design and Access, and the Planning Statement refers to LP17: Community Safety. It is important that security and crime prevention are discussed at the earliest opportunity to ensure that the security of buildings, homes, amenity space and the environment provide a safe place for people living, working in, and visiting this location.

NPPF Para 135(f) states - Planning policies and decisions should ensure that developments - create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The site layout plan looks acceptable, with gardens being back-to-back this will help to reduce the risk and vulnerability for crime as most burglaries occur to the rear of properties. We recommend that the layout and orientation of properties are that any active frontages such as living rooms are overlooking the public realm and open spaces to maximise surveillance across the development, this should encourage some level of territoriality amongst residents. The plan indicates a mixture of parking, most will be within curtilage, front of each dwelling or to the rear, and most appear to be overlooked by the resident or neighbouring properties to increase natural surveillance.

External Lighting - Our recommendation for external lighting is that all adopted and un-adopted roads, private roads, shared drives, footpaths, and parking areas / courts, should be lit with columns to BS5489:1 2020. Care should be taken in relation to the location of lighting columns with the entry method for most dwelling burglary being via rear gardens, especially where there is little surveillance from neighbouring properties as they can be used as a climbing aid if positioned too close to the fence/wall. Home security lights to the front and rear of the properties should be dusk to dawn LED lights. A fully qualified lighting engineer will design a lighting plan with ecology and wildlife in mind. I would like to see the lighting plan, including

lux levels and calculations when available please. Please note: Bollard lighting should be used as wayfinding only and not as a main source of lighting.

Door sets – All doorsets allowing direct access into to the home, e.g. front and rear doors, interconnecting garage doorsets, French doors, bi-fold or sliding patio doorsets, dedicated private flat or apartment entrance doorsets, communal doorsets, easily accessible balcony doorsets (Note 23.4a), shall be certificated to one of the following minimum standards, or above:
LPS 1175 Issue 7 Security Rating 2+ (Note 23.4b), or
LPS 1175 Issue 8 Security Rating B3+ (Note 23.4b), or
LPS 2081 Issue 1 Security Rating B+ (Note 23.4e), or
PAS 24:2022 (Note 23.4c), or
PAS 24:2016 (Note 23.4c), or*
36 STS 201 Issue 15 Burglar Resistance BR2 (Note 23.4d), or
STS 202 Issue 10 Burglar Resistance BR2 (Note 23.4b), or
STS 222 Issue 2 Burglar Resistance BR2(S) (Note 23.4e)
Recessed doors should, where possible, be avoided as these can attract crime or anti-social behaviour (ASB)

** PAS 24:2016 has been withdrawn by the British Standards Institute and replaced by PAS 24:2022, however PAS 24:2016 will continue to be an acceptable route to compliance until 31st December 2024. Please visit the SBD Homes guid for more information. HOMES_2024.pdf (securedbydesign.com)*

Windows, roof windows and roof lights (houses) - all ground floor and easily accessible windows, shall be certificated to one of the following standards:
Ø PAS 24:2022, or
Ø PAS 24:2016, or*
Ø STS 204 Issue 6:2016, or
Ø LPS 1175 Issue 7.2:2014 Security Rating 1, or
Ø LPS 1175 Issue 8:2018 Security Rating 1/A1, or
Ø STS 202 Issue 10:2021 Burglary Resistance 1, or
Ø LPS 2081 Issue 1.1:2016 Security Rating A,
Ø or STS 222 Issue 1:2021
Ø Visit SBD Commercial Guide for requirements on glazing standards.
Ø NB: Easily accessible is defined within Approved Document Q Appendix A
** PAS 24:2016 has been withdrawn by the British Standards Institute and replaced by PAS 24:2022, however PAS 24:2016 will continue to be an acceptable route to compliance until 31st December 2024*

Boundary Treatments – Our recommendation is that fencing should be 1.8m close boarded/walls, and all private gates must be fitted with a selfcloser and are lockable from both sides and any shared gates must have a self-closer. It is important to note that most burglaries occur at the rear of the property and is therefore important to reduce that risk/vulnerability. Any rear gardens backing on to footpaths, green space or roads should have the addition on 300mm trellis to increase security and reduce the opportunity for a would-be offender.

Rear service footpaths – I note some of the plots have footpaths leading to the rear of dwellings to allow the residents to remove their bins. Our recommendation is to omit them where possible to remove any vulnerabilities. If this isn't possible,

footpaths serving one dwelling should have a private gate with a self-closer and are lockable from both sides – the gate should be positioned at the entrance of the footpath or building line. Serving multiple dwellings - shared gates should have a self-closer and positioned at the entrance of the footpath / building line. It is important to provide a safe defensible space as most burglaries occur from the rear of dwellings and therefore any potential vulnerabilities should be removed.

Cycle Storage (Garden) – Sheds should have a ground anchor fixed to a concrete sub-base or a wall anchor to allow the resident to secure their bike/s. We also recommend a sold secure, gold rated hasp and lock for the door, or a security rated key lock. Garages should have either a wall or ground anchor to allow the resident to secure their bike/s.
We would recommend that where bicycle storage is provided it should be a robust structure, the storage unit should be positioned on a (concrete base).

The design problems that we are trying to prevent are cycle hoops bolted into the ground; they need to be cemented 300mm into the floor or as a minimum sold secure gold ground anchors cemented into the floor. Minimum requirements for such equipment are:
Ø shed construction and security 38x50mm (min) planed timber frame.
Ø Floor and roof constructed from 11mm boards (minimum).
Ø 11x125mm (min) Tongue & Grooved board walls and door.
Ø No window to be present.
Ødoor hinges should be coach-bolted through the shed structure or secured with security or non-return screws.
Ø Two hasp and staples that meet 'Sold Secure' Silver should be used. One positioned 200mm - 300mm down from the top of the door, and one positioned 200mm - 300mm up from the bottom of the door. Additionally, hasp and staples should be coach bolted through the shed structure or secured with either security or non-return screws.
Ø Both padlocks should meet 'Sold Secure' Gold or LPS 1654 Issue 1.1:2014 Security Rating 1.

As a minimum a sold secure ground anchor should be securely fixed to a suitable substrate foundation within secure storage/shed, care must be taken to ensure that this will be robust and secure enough to protect what is being stored in it, particularly cycles or similar e.g. (gardening equipment). See visit the above-mentioned SBD Homes Guide for more information.

Gable End Walls - It is important to avoid the creation of windowless elevations and blank walls immediately adjacent to public spaces; this type of elevation, commonly at the end of a terrace, tends to attract graffiti, inappropriate loitering, and potential anti-social behaviour. The provision of at least one window above ground floor level, where possible, will offer additional surveillance over the public area.

Where blank gable walls are unavoidable, one of the following methods should be used to protect them: Provide a 1m buffer zone using either a 1.2 – 1.4m railing (with an access gate) or a 1m mature height hedge with high thorn content. Hedging will have to be protected with a fence until it becomes established. The hedge shall be contained within the boundary of the adjacent building to increase the likelihood that it will be maintained. Where there is insufficient room to create defensible space between public and private space, an appropriate (non-destructive) climbing plant should

be planted adjacent to the wall, or a finish applied to the wall that will allow easy removal of graffiti.

Residents parking – The plan highlights a mixture parking with some within curtilage, front or rear of the dwelling and parking courts. It is important that residents can see their own vehicle/s and parking is overlooked by neighbouring properties (active windows).
Ø The parking courts/areas should be overlooked and well lit - see External Lighting above.
Ø For parking to the rear of dwellings, the fence should be lowered to 1.5m with the addition of 300mm of trellis to improve surveillance over the vehicles.

Public Open Spaces, LEAP & linked footpaths – Open spaces with footpaths should be well lit with a good landscaping management plan in place, this is very important to ensure that there is good surveillance and visibility across the open areas (See external lighting above for lighting standard). Footpaths linking to the development should also be well-lit, and straight in design to improve surveillance and to help prevent any hiding places for a would-be offender. Consideration must be given to the location of any seating as they can be used as a gathering point and in turn result in anti-social behaviour for neighbouring properties.

Landscaping – Our recommendations are that trees should not be planted close to any fencing and there are several plots with trees next to the fence line as they can act as a climbing aid to gain entry to rear gardens. All hedging and planting should be maintained and kept down to 1m – 1.2m and tree crowns raised to 2m to ensure clear views and surveillance across the development.

Solar Panels and EV charging points – If these are a consideration, I would recommend consultation with Cambridgeshire Fire & Rescue for more information on fire safety.

We will provide further comments upon receipt of more detailed drawings, including floor plans / elevations.

5.22 Active Travel England

Following a high-level review of the above planning consultation, Active Travel England has determined that standing advice should be issued and would encourage the local planning authority to consider this as part of its assessment of the application. Our standing advice can be found here: https://www.gov.uk/government/publications/active-travel-englandsustainable-development-advice-notes

ATE would like to be notified of the outcome of the application through the receipt of a copy of the decision notice, in addition to being notified of committee dates for this application.

5.23 Cambridgeshire County Council Active Travel Team

There is no mention of Cambridgeshire County Council's Active Travel Toolkit or evidence that this has been completed.

Burrowmoor Rd will form an important active travel route to the primary school and town centre and yet no improvements are proposed. As set out in CCC's Local

Cycling and Walking Infrastructure Plan (LCWIP) improvements at side road crossings should be undertaken by the applicant to provide a safe walking route to school. Burrowmoor Road has long, straight sections of road and the applicant should set out how speeds will be kept low to provide a safe cycle route to the primary school.

As set out in CCC's LCWIP the cycle routes to the town centre are poor and mitigation is needed to accommodate as well as encourage an increase in people walking and cycling from the development to the town centre, particularly via the footbridge over the River Nene.

5.24 Cambridgeshire County Council Highways Transport Assessment Team
Comments received on 1/7/24, 6/9/24, 21/10/24, 25/2/25 concluded that insufficient information had been submitted, comments received on 1/7/25 and 26/1/26 recommended that the application be refused; details are available via public access; the most recent comments received on 30/3/26 are provided in full below:

Background
The document reviewed is the transport assessment addendum dated 19/12/2025, for a proposed residential development.

Comments –

The Highway Authority has been in discussions with the applicant and their consults for a while now regarding the proposal and its impact on the highway network.

A number of concerns have been raised previously, which most, if not all have been addressed.

The junction modelling undertaken by the consultant demonstrates that a simple priority junction at Burrowmoor Road with the A141 does not work and that mitigation is required. The applicant is proposing a set of traffic signals at this junction to mitigate the impact of the proposed development.

One of the main concerns raised by the Highway Authority has been that introducing a set of signals onto the A141 would lead to excessive queues. Whilst the transport consultant has done what they can to try accurately model the traffic impact, the modelling still shows excessive queuing.

The LinSig modelling shows queues of –

2030
54 vehicles which is equal to 310m in the AM peak on the A141
46 vehicles which is equal to 265m in the PM peak on the A141

2035
57 vehicles which is equal to 327m in the AM peak on the A141
49 vehicles which is equal to 282m in the PM peak on the A141

In an attempt to move this forward the Highway Authority has engaged an independent signals expert to review the modelling and the impact the junction would have on the network.

The independent signals expert concluded that the model is well built and its results are sound. The proposed signal junction on the A141 would cause extensive queuing, but this is likely to be a rolling queue, not a stationary one. Given the amount of vehicles in the queue, the queue is unlikely to dissipate completely during one cycle of the lights. The queue of vehicles will shorten when the lights go green and then build back up when they are red. Like most signal junctions, but it's likely to be a rolling queue.

This site is part of a much larger allocation but is only a small development within this area. CCCs view is that this allocation should only come forward as one application in order that it can connect to the spine road running through the whole allocation. However, this is not possible because the site has many land owners, and this application is an example of this, covering a small area and one of the land owners. As a result, CCC is left with a scenario where the development has a severe impact on the A141 junction with Burrowmoor Road which requires mitigating.

Given the external advice received, the Highway Authority does not wish to object to the planning application subject to the following -

1. Prior to first occupation of any dwellings, the A141 mitigation scheme, as shown in principle on drawing No. 012, Rev G, titled Proposed A141/Burrowmoor Road Traffic Signal Junction shall be delivered on the ground.

2. Prior to first occupation of any dwellings, the site access roundabout, as shown in principle on drawing No. 001, Rev F, titled proposed site access junction with visibility splays shall be delivered on the ground.

3. Prior to first occupation of any dwellings, the applicant shall pay a contribution of £1,500 per dwelling towards the delivery of the MATS schemes.

4. Prior to occupation of the 100th dwelling, the applicant shall pay a contribution of £650,000 (£130,000 per year for 5 years) toward bus service improvements.

5. The main internal spine road shall be constructed up to the edge of the northern boundary, with no ransom strip being left. Details shall be submitted to and approved in writing with the Local Planning Authority.

6. Prior to first occupation, the applicant shall be responsible for the provision and implementation of a Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan shall include suitable measures and incentives inclusive of welcome packs, bus vouchers and/or active travel vouchers to promote sustainable travel, and shall be monitored annually with all measures reviewed to ensure targets are met.

5.25 Cambridgeshire County Council Highways Development Management
Comments received on 3/9/24, 15/10/24, 3/2/25, 28/11/25 concluded that insufficient information had been submitted, and details are available via public access; the most recent comments received are provided in full below:

Recommendation
Following a careful review of the documents provided to the Local Highway Authority as part of the above planning application, the effect of the proposed development upon the Public Highway would likely be mitigated if the following

conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal.

Comments
Further to the Local Highway Authority's previous consultation response dated 28 November 2025, additional and amended information has now been submitted to address the outstanding matters raised at that time.

Accordingly, and in addition to the conditions requested by the Transport Assessment team should the Local Planning Authority be minded to grant permission, the following conditions are considered necessary to mitigate the development's impact on the public highway.

Conditions
No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:

Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.

Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)

Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Reason: in the interests of highway safety

No development shall commence until full details of the location and layout of the construction vehicular access(es) have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the provision of safe and suitable access arrangements in the interests of highway safety.

No dwelling shall be constructed above slab level until details of the proposed arrangements for future management and maintenance of the proposed street(s) within the development have been 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 under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason: to ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

5.26 UK Power Networks

We refer to the Planning Application for the above site. The proposed development is in close proximity to our substation, and 33KV and LV oversail and have the following observations to make:

If the proposed works are located within 6m of the substation, then they are notifiable under the Party Wall etc. Act 1996. The Applicant should provide details of the proposed works and liaise with the Company to ensure that appropriate protective measures and mitigation solutions are agreed in accordance with the Act. The Applicant would need to be responsible for any costs associated with any appropriate measures required. Any Party Wall Notice should be served on UK Power Networks at its registered office: UK Power Networks, Newington House, 237 Southwark Bridge Road, London SE1 6NP.

Our engineering guidelines state that the distance between a dwelling of two or more stories with living or bedroom windows overlooking a distribution substation should be a minimum of ten metres if the transformer is outdoor, seven metres if the transformer has a GRP surround or one metre if the transformer is enclosed in a brick building. It is a recognised fact that transformers emit a low level hum which can cause annoyance to nearby properties. This noise is mainly airborne in origin and is more noticeable during the summer months when people tend to spend more time in their gardens and sleep with open windows.

A problem can also occur when footings of buildings are too close to substation structures. Vibration from the transformer can be transmitted through the ground and into the walls of adjacent buildings. This, you can imagine, is very annoying.

In practice there is little that can be done to alleviate these problems after the event. We therefore offer advice as follows:

1. The distance between buildings and substations should be greater than seven metres or as far as is practically possible.

2. Care should be taken to ensure that footings of new buildings are kept separated from substation structures.

3. Buildings should be designed so that rooms of high occupancy, i.e. bedrooms and living rooms, do not overlook or have windows opening out over the substation. Minimum distance for this should be at least 10m.

4. If noise attenuation methods are found to be necessary, we would expect to recover our costs from the developer.

5. UK Power Networks require 24 hour vehicular access to their substations. Consideration for this should be taken during the design stage of the development.

6. The development may have a detrimental impact on our rights of access to and from the substation. If in doubt please seek advice from our Property and Consents team at Barton Road, Bury St Edmunds, Suffolk, IP32 7BG.

7. No building materials should be left in a position where they might compromise the security of the substation or could be used as climbing aids to get over the substation surround.

8. There are underground cables on the site associated with the substation and these run in close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.

9. All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 Avoiding Danger from Underground services. This document is available from local HSE offices.

Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG

5.27 Councillor Tim Taylor (15/5/24)

I write regarding the above application . Our areas drainage commissioners have Released a statement stating that our system is at capacity . This inadvertently means that we require no more surface water into the system. We have a duty of care and responsibility to the properties already here . To discharge surface water at less than greenfield rate increases long term pressure on an already overloaded system. Therefore we are not in a position to accept any surface water into our system from this development.

As the chair of the farming committee there is a national food guarantee in place at central government . This guarantee is in place to provide people with food should such an event happen such as war etc. We cannot lose anymore food producing land to developments , this will have a detrimental affect on our food security. These type of developments must cease with immediate affect.

5.28 Local Residents/Interested Parties

Objections have been received from 18 households (17 from March and 1 from Wisbech), in relation to the following:

Objecting Comments	Officer Response
Scale of development	Comments noted and discussed below.
Infrastructure/services can't cope with more houses	Comments noted and discussed below.
Sustainability	Comments noted and discussed below.
Surface Water/Flooding/Drainage	Comments noted and discussed below.
Parking	Comments noted and discussed below.
Noise	Comments noted and discussed below.
Traffic/Highway Safety	Comments noted and discussed below.
Impact of construction	Comments noted and discussed below.
Impact on ecology	Comments noted and discussed below.

Impact on character of the area	Comments noted and discussed below.
Use of agricultural land	Comments noted and discussed below.
Contamination risks	Comments noted and discussed below.
Devaluation of property	Planning acts in the public interest and loss of private property value is not a material planning consideration
Loss of view	Planning acts in the public interest and there is no legal right to a view; loss of a private view is not a material planning consideration
Concerns regarding no right turn from Burrowmoor Road onto the A141	The scheme has been revised and this no longer applies
Concerns regarding links to Brewin Avenue	The scheme has been revised and this no longer applies
The site is Green Belt	There is no designated Green Belt land within the Fenland District
Impact on air quality/pollution	Comments noted and discussed below.
Connectivity	Comments noted and discussed below.
Affordable houses should be truly affordable	Comments noted and discussed below.
Query regarding land ownership/inclusion within the site	The applicant's agent provided a response and land registry details in respect of this query and Officer's are content that the legislative planning procedures have been followed.

Supporting comments have been received from 2 households (both in March) in relation to the following:

Supporting Comments	**Officer Response**
Necessary development on an allocated site	Comments noted and discussed below.

Representations have been received from 3 households (2 in March and 1 in Leverington) in relation to the following:

Comments	**Officer Response**
Seeking clarification that their trees	The application is accompanied by an

would not be affected by the development	Arboricultural Impact Assessment (AIA) which details trees immediately adjoining the site, demonstrating that there is an awareness of these; any detailed design would require an updated AIA and Arboricultural Method Statement (AMS) including consideration of construction and tree protection measures.
Consideration of Swift bricks in the dwellings	Comments noted and discussed below.
Queries seeking clarification regarding the development	Given that these were received in May 2024 and there has been no further correspondence it is believed that the previous case officer had addressed these.

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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and the March Neighbourhood Plan (2017).

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

National Planning Policy Framework (NPPF) 2024
Chapter 2 - Achieving sustainable development
Chapter 4 – Decision-making
Chapter 5 – Delivering a sufficient supply of homes
Chapter 8 – Promoting healthy and safe communities
Chapter 9 – Promoting sustainable transport
Chapter 11 – Making effective use of land
Chapter 12 – Achieving well-designed places
Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
Chapter 15 – Conserving and enhancing the natural environment
Chapter 16 - Conserving and enhancing the historic environment
Chapter 17 – Facilitating the sustainable use of minerals

National Planning Practice Guidance (NPPG)
Determining a Planning Application

National Design Guide 2021
Context
Identity
Built Form
Movement

Nature
Public Spaces
Homes and Buildings

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

March Neighbourhood Plan 2017

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

Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021

Policy 5 - Mineral Safeguarding Areas
Policy 14 - Waste management needs arising from residential and commercial Development
Policy 16: -Consultation Areas (CAS)

Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM2 – Natural Features and Landscaping Schemes
DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area
DM4 – Waste and Recycling Facilities
DM6 – Mitigating Against Harmful Effects

Cambridgeshire Flood and Water SPD 2016

West March Broad Concept Plan 2021

8 KEY ISSUES

- **Principle of Development**
- **Heritage**
- **Design Considerations and Visual Amenity of Area**
- **Residential Amenity/Health and Wellbeing**
- **Housing Mix**
- **Highway Safety, Connectivity and Parking Provision**
- **Flood Risk and Drainage**
- **Ecology**
- **Biodiversity Net Gain (BNG)**

- **Developer Contributions**
- **Other matters**

9 BACKGROUND

9.1 The site forms part of West March strategic allocation, other parcels of land within this allocation have already come forward, those of relevance to this application are as follows:

9.2 F/YR21/1175/F - Land East Of York Lodge Gaul Road, March
Erect 55 dwellings comprising 6 x 1 bed flats (2 storey, 3 at ground floor, 3 at first floor), 8 x 2 bed dwellings (2 storey), 37 x 3 bed dwellings (2 storey), 4 x 4 bed dwellings (2.5 storey), and the installation of a pumping station and substation, and formation of 2 x attenuation pond areas and associated roads granted on 31/3/2023.

This site is immediately to the north of the site subject of this application, and the dwellings have/are being constructed.

There is also an ongoing application (F/YR24/0821/VOC) in relation to this site for a number of amendments, including the extension of estate road to southern boundary, which links to the site subject of this application and it is understood that this has already been constructed on the ground, enabling a link from Burrowmoor Road to Gaul Road, in accordance with the BCP.

9.3 F/YR21/1497/O - Land West Of The Avenue March
Erect up to 1,200 x dwellings with associated infrastructure, public open space, allotments/community garden, local centre and primary school, involving the demolition of existing buildings (outline application with matters committed in respect of access) was resolved to grant at Planning Committee on 27/11/2024, however the formal decision has not yet been issued.

This site does not adjoin the site subject of this application, however it does secure a primary school, which negates the need for the school on this site and contributions will be secured towards this, as set out in the following sections.

10 ASSESSMENT

Principle of Development

10.1 Policy LP3 of the Fenland Local Plan sets out the settlement hierarchy for development within the district, grouping settlements into categories based on the level of services available, their sustainability and their capacity to accept further development. March is classed as a Market Town, where the majority of the district's new housing, employment growth, retail growth and wider service provision should take place.

10.2 Policy LP9 relates specifically to the Market Town of March. It states that March is a focus for housing, employment and retail growth and that all development should contribute to maintaining and improving March as a strong, safe and community focussed market town, preserving, enhancing and making appropriate use of its heritage assets to benefit its regeneration and sense of place.

10.3 LP9 also states that new urban extensions to march will be supported in specific locations, including West March strategic allocation which this site forms part of. The West March strategic allocation refers in detail to the following:

This area is identified on the Policies Map. It is expected the area will be predominantly residential (around 2,000 new dwellings) with potentially some business provision gaining access from the A141. The broad concept plan for the area should show how development will relate acceptably to the strategic and local highway network, including the town centre, as well as indicating direct sustainable transport links to the north of the town, the town centre and Neale Wade Academy. Noise and landscape mitigation measures should be provided along the A141 as appropriate. Education provision will be necessary and local convenience shopping will need to be provided. Opportunities should be taken to add to the area of open space currently forming part of the Recreation Ground in The Avenue as a focus for the community. Some fairly significant surface water attenuation features to mitigate local flood risk are likely to be necessary. The most significant archaeological assets will be retained in situ and managed either for informal open space or by other means that will preserve their integrity in the long term. The design solution for this site should pay particular attention to the need to protect and enhance the setting of St Wendreda's Church and the cluster of listed buildings around it, maintaining the rural character of the immediate area and preserving views of the church.

10.4 Policy LP7 - Urban Extensions, requires a Broad Concept Plan (BCP) to be prepared for each of its major allocated sites (either a Strategic Allocation or a Broad Location for Growth). This is to ensure these areas are planned and implemented in a coordinated way, linking to the timely delivery of key infrastructure.

10.5 Neighbourhood Plan Policy H1 supports the major allocations on the edge of March, such as this site, and sets a number of criteria in respect of the BCPs.

10.6 It is to be noted that the West March site allocation BCP was approved in 2021 (F/YR20/0223/BCP). This BCP sets a framework for the delivery of the wider allocation which seeks to ensure a coordinated approach to its planning and implementation and indicates the following key proposals for the site, which forms part of the Northern and Central phases of the BCP:

- Access via Burrowmoor Road, leading to Gaul Road to the north and development within the BCP to the south forming a primary spine road through the site, including provision for footpath/cycleway links and bus service through the site
- Open space and landscaping surrounding Cherryholt Farm, alongside the A141 and the Burrowmoor Road/A141 junction, along with an area of open space with Local Equipped Area for Play (LEAP) and drainage attenuation in the north eastern corner (approximately 400m2)
- Sensitive and careful consideration of land around Grade II listed Cherryholt Farm to respect the character and setting.
- Allotments
- Possible location for second Primary School (if required)
- Residential development (average density of up to 39 dwellings per hectare (dph), predominately 2-storey in height)
- Up to 25% affordable housing
- Off site contribution towards primary (if on-site Primary School 2 not required) and secondary education
- Off-site contributions for libraries
- Off-site contributions towards NHS infrastructure/ services
- Off-site contribution towards pedestrian/ cycle bridge across Old River Nene
- Off-site contribution towards existing/ new bus services

- Off-site Highway mitigation: A141/ Burrowmoor Road
- Off-site Highway mitigation: A141/ A47 Guyhim Roundabout
- Contributions may be required to Town Centre improvements as identified within March Area Transport Study (MATS) Option Assessment Report
- On-site provision of:- Neighbourhood Park - Natural Greenspace- Active Trail - Allotments- Children's Play
- Off-site contributions:- Outdoor Sports

10.7 Compliance with the BCP and assessment of the scheme in respect of access/highway impacts, visual amenity, heritage, developer contributions and open space provision will be considered in the sections below. The potential need for the site to accommodate a Primary School is however considered a principle matter and as such will be assessed here:

10.8 The application is accompanied by an Education Report which concludes in relation to Primary School provision, that the West March Persimmon (F/YR21/1497/O) development includes land for a new Primary School that can be 3FE and taking into account spare places, falling rolls, and falling birth numbers in Fenland and March respectively, a new Primary School will not be required on this site. It also opines that a second Primary School on the March Strategic Allocation is likely to be detrimental to the existing school landscape and unlikely to be sustainable in the longer term.

10.9 The consultation response from Cambridgeshire County Council Planning and Sustainable Growth Service concurs with this, advising that a review of the primary education requirements for the whole March West Broad Concept Plan has been undertaken, which concluded that a change of approach is proposed, advising that whilst the need for an additional school site is no longer required, the demand for school places generated by the March West developments will need to be mitigated with contributions towards expanded provision at the school being delivered on the Persimmon Homes site.

10.10 As such, the principle of 100% residential development on this site is accepted.

Heritage

10.11 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has a legal duty to have special regard to preserving a listed building or its setting when considering whether to grant planning permission which affects a listed building or its setting.

10.12 Policy LP18 of the Fenland Local Plan 2014 seeks to protect, conserve and seek opportunities to enhance the historic environment. All development proposals that would affect any designated or undesignated heritage asset are required to describe and assess the significance of the asset and/or its setting, identify the impact of the proposed works on the special character of the asset and provide a clear justification for the works, especially if this would harm asset or setting, so that the harm can be weighed against public benefits.

10.13 Paragraph 208 of the NPPF 2024 states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

10.14 Paragraph 210 of the NPPF 2024 states that in determining applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

10.15 Paragraph 212 of the NPPF 2024 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

10.16 Paragraph 213 of the NPPF 2024 states that any harm to, or loss of the significance of a designated heritage asset should require clear and convincing justification.

10.17 Paragraph 215 of the NPPF 2024 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

10.18 To the south-west of the northern parcel of land is Grade II Listed Cherryholt Farm a farmhouse constructed circa late 17th century, along with a number of associated dilapidated agricultural buildings. The farmhouse itself is currently empty and appears to have been for some time as it is in a state of disrepair. There has however been a recent Listed Building Consent (F/YR25/0577/LB) for repairs to enable the building to be brought back into active use. Planning permission has also been granted for conversion of a barn to a dwelling (F/YR23/0714/F), a new dwelling (F/YR22/0913/F) and a current application for Permission in Principle for 4 dwellings (F/YR26/0116/PIP) all to the west of Cherryholt Farm, along with Permission in Principle for 3 dwellings (F/YR23/0185/PIP) to the east.

10.19 The approved BCP states that Cherryholt Farm will *'be safeguarded by a wide landscape buffer to both the north and south of the property'* with the Final Broad Concept Plan (Figure 21 on page 89) indicating the primary access road further east than the access applied for, closer to the existing dwellings on Burrowmoor Road. The setting of the farmhouse is formed by a rural farmstead character with an important extended setting formed by the agricultural land to the north by virtue of its historical functional relationship with the agrarian countryside. As such, the northern part of the Site makes a positive contribution to the significance of Cherryholt Farmhouse by virtue of its historical functional relationship; the land to the south forms a peripheral part of the setting of the listed farmhouse.

10.20 The application is accompanied by a Heritage Statement, in accordance with paragraph 207 of the NPPF and LP18 of the Fenland Local Plan, which concludes that the proposed development would result in a low level of less than substantial harm to Cherryholt Farm. Comments from the Council's Conservation Officer concur that the proposals amount to less than substantial harm, however considers it to be medium on the spectrum.

10.21 The introduction of development on these parcels of land will inherently alter the setting of the listed farmhouse, by the loss of the open agricultural land with which it is historically associated, along with changing the character from edge of settlement to more urban one, this is nevertheless anticipated given the allocation of the site. The closer proximity of the access/roundabout is unfortunate, however this has been necessitated by the parcel of land to the east, which forms part of the BCP, not coming forward and therefore in order to unlock development of the application site the access has been located further west.

10.22 The application is in Outline form, with only access committed, however the illustrative layout provides a buffer of open space, along with retained and enhanced landscaping, to the north of the listed farmhouse, separating it from the built form and it is expected that this will be taken forward as part of any future Reserved Matters should this application be successful, in accordance with the approved BCP. It is also acknowledged that, should the approved developments to the east and west come forward the setting could be said to be more detrimentally affected, given that these are in much closer proximity, with the lack of such a buffer.

10.23 The public benefits of the scheme which include delivery of an integral phase of an allocated housing site, which is expected to deliver housing for the district should be given moderate weight, in addition to the proportion of affordable housing being offered; the provision of public open space; as well as the economic and health benefits which are afforded moderate benefits. Therefore, it is considered that the public benefits of this scheme would outweigh the less than substantial harm identified in terms of heritage and the proposal is considered to comply with Paragraph 215 of the NPPF 2024 and the aforementioned policies.

Design Considerations and Visual Amenity of Area

10.24 Policy LP16 of the Fenland Local Plan 2014 seeks to protect and deliver high quality environments, ensuring that development makes a positive contribution to local distinctiveness and the character of the area, enhances its local setting, improves the character of the local built environment, retains and incorporates natural and historic features, provides publicly accessible open space, well designed hard and soft landscaping and avoids adverse impacts.

10.25 DM2 and DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014 seek to ensure that as a minimum, development provides high quality and attractive public places, that the character of the landscape, local built environment and settlement pattern inform proposed development, which should aim to improve and reinforce positive features of local identity and ensure that natural features are retained, protected and enhanced.

10.26 Paragraph 131 of the NPPF 2024 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

10.27 Paragraph 135 of the NPPF 2024 seeks to ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development, are visually attractive, sympathetic to local character and history, including the surrounding built environment and landscape setting.

10.28 The application is in Outline with matters committed in relation to access only, hence detailed design would be subject to a subsequent Reserved Matters application should this scheme be successful. It is however necessary to consider the potential impact of development of this site on the character and visual amenity of the area.

10.29 The site has an edge of settlement location, with a mix of existing development and fields to the north, east and south and the A141 to the west, beyond which is open countryside, it forms part of the wider West March strategic allocation which will inevitably alter the character of this area. The application is accompanied by a Landscape Visual Appraisal which, inter alia, assessed the site from a variety of viewpoints and concludes that the development would not cause harm to the intrinsic character of the open countryside, that the development itself is acceptable and the landscape can accommodate its introduction, and that going forward its effects would be reduced as the wider allocation comes forward.

10.30 Whilst the layout is indicative, access within the site features a key primary road running north to south through both parcels of land to connect with the recently constructed development on Gaul Road to the north (Hebe Road) and the field to the south which also forms part of the West March strategic allocation but has yet to come forward. From this primary road are a network of secondary and tertiary streets in addition to private shared driveways.

10.31 The scheme would result in the need to culvert a ditch that runs through the site to enable access to the easternmost parcel of land, along alterations to the ditches either side of Burrowmoor Road for the creation of the access/roundabout. The pond in the southern parcel of land is proposed to be removed, along with some trees and vegetation around the site. It has been indicated that the overhead lines are to be diverted underground to ensure they are not a constraint to development of the site.

10.32 Ground levels across the site generally range from around 2m AoD to around 4m AoD; it is indicated within the submitted Surface Water Drainage Strategy that dwellings will be set 150mm above the surrounding ground levels, that ground levels should be profiled and due to the topography of the site, some level raising will be required. Full details of proposed levels have not been provided and these are subject to change given that the layout has not been committed, hence it is considered necessary to secure a levels scheme (including existing levels on adjoining land) at Reserved Matters stage to ensure full details are provided and the effect of these in terms visual amenity can also be adequately assessed.

10.33 The application is accompanied by an Arboricultural Impact Assessment (AIA), which details that there are 39 individual trees and 13 groups of trees along with 9 hedgerows within and around the site, including those either side of Burrowmoor Road, some of which would need to be removed to accommodate the proposed roundabout and accesses. The indicative design has sought to incorporate existing trees and during detailed design stages there may be opportunities to retain additional trees in addition to securing a comprehensive landscaping scheme to include new tree planting across the site. The Council's Arboricultural Officer has no objection to the scheme, however, recommends that the details within the AIA are incorporated in the design to ensure there is no direct or future conflict with trees; such details and the recommended updated AIA and Arboricultural Method Statement (AMS) can be secured via condition.

10.34 Landscaped buffers (incorporating existing trees and vegetation, pond and traditional orchard), open space and drainage features form the boundaries of the site, within which are a community garden/orchard and areas for play (some of which are equipped). Indicated within these buffers are groups of outward facing dwellings, providing a relationship with accesses and open spaces and enabling natural surveillance. It is indicated a range of dwelling types, including flats, would be put forward to a maximum of 2 and a half storey, indicatively shown along the primary road in the centre of the site.

10.35 Unfortunately, however, the plots are not numbered on the illustrative masterplan, and less than 230 units have been shown, and whilst the density is indicated as complying with the BCP, the layout put forward would be unacceptable as a detailed scheme. Many of the dwellings are too close together and require separation, the scheme as a whole is parking dominated, with significant banks of frontage parking, some parking areas are divorced from their associated dwellings, some have no amenity space and/or are sandwiched between parking spaces, there also appears to be a dwelling in the southern section with no parking or amenity. As such, it is recommended that should this application be successful pre-application advice is entered into prior to submission of any Reserved Matters application and this can be highlighted to the applicant by way of an informative.

10.36 In conclusion, the development raises no significant concerns in respect of design considerations or impacts on the visual amenity of area, subject to detailed design, and the indicative layout demonstrates a scheme which is broadly compliant with the approved BCP can be achieved; a number of conditions are considered necessary to secure a sufficient level of detail at Reserved Matters stage to enable the impacts of the development to be adequately assessed and it is recommended that pre-application advice is entered into at detailed design stage to ensure the issues highlighted are addressed.

Residential Amenity/Health and Wellbeing

10.37 Policy LP2 of the Fenland Local Plan 2014 seeks to ensure that proposals positively contribute to creating a healthy and safe environment, reduce crime, the fear of crime and anti-social behaviour and avoid adverse impacts.

10.38 Policy LP16 of the Fenland Local Plan 2014 seeks to provide high quality environments, that do not adversely impact on the amenity of neighbouring users, provide adequate, well designed facilities for the storage, sorting and collection of waste, provide sufficient private amenity space suitable for the type and amount of development proposed and identify, manage and mitigate against any existing or proposed risks from sources of noise, emissions, contamination, odour and dust.

10.39 Policy LP17 of the Fenland Local Plan 2014 seeks to create safe environments and prevent crime.

10.40 Paragraph 135 f) of the NPPF 2024 seeks to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Residential amenity of future residents

10.41 This application is in Outline form with matters committed in respect of access only; matters of layout, scale, appearance and landscaping are yet to be considered, thus as far as the amenity of future residents is concerned these

matters can be assessed and addressed if permission is issued and reserved matters applied for.

10.42 The submitted Health Impact Assessment advises that 100% of dwellings will achieve Building Regulations M4(2) (accessible and adaptable dwellings) compliance, however, given that the quantum of development has not currently been evidenced (as referred to in the design and visual amenity section above), along with constraints and viability of the site, it is considered unlikely that 100% could be achieved when considering maximising quantum, as such it is considered necessary to impose a condition to secure a justified level of M4(2) across the site, prior to, or alongside the submission of any reserved matters, to ensure an acceptable housing mix across the site.

Residential amenity of existing residents/surrounding approved developments

10.43 There are existing housing estates immediately to the north and east of the application site, along with more sporadic dwelling to the south and west and a number of parcels of land which have the benefit of permission for residential development. Given the scale of the site and the required landscaped buffers as set out in the approved BCP, it is considered that a suitable scheme, which would not have a significant detrimental impact on surrounding dwellings can be achieved.

10.44 There is in particular a difference in ground levels between the site and the dwellings on Burrowmoor Road/Brewin Avenue and proposed levels and boundary treatments will need to be carefully considered where the development immediately adjoins residential development, further details of which can be secured as part of any further Reserved Matters application.

10.45 It is acknowledged that the primary access link to the recently constructed development on Gaul Road to the north (Hebe Road) will result in additional traffic travelling through this development and onto Gaul Road and vice versa to access the proposed development and/or Burrowmoor Road, this will lead to additional noise and disturbance to residents, however the approved BCP seeks to provide this link to ensure adequate connectivity and as such it has been known that this would be the case and any additional detrimental impact as a result is considered to be outweighed by the benefits of the scheme which include delivery of an integral phase of an allocated housing site and connectivity within and around the wider strategic allocation.

Air Quality

10.44 An Air Quality Assessment has been submitted to accompany the application which considers the air quality in relation to the construction dust risk assessment, operational phase road traffic emissions and the proposed residential use.

10.45 This concludes that the development was not predicted to result in any new exceedances of the relevant air quality objectives and the impact of the development on local air quality was predicted to be ‘negligible’ in accordance with relevant guidance. Pollutant concentrations were predicted to be below the current relevant air quality objectives and the site was therefore considered suitable for the proposed residential use with regard to these objectives.

10.46 Dust mitigation measures will be required to minimise emissions from the site; the Council’s Environmental Health team have reviewed the submitted details and consider the dust control measures to be suitable and sufficient for purpose, however, given the scale of development consider that a Construction

Management Plan covering all aspects of construction, including dust mitigation will be required and this can be secured via condition.

Contaminated Land

10.47 A Geo-environmental Desk Study has been undertaken, which has been reviewed and accepted by the Council's Environmental Health Team; it is considered that the recommended Phase 2 intrusive ground investigation and potential mentioned follow-up works are secured by imposing the relevant remaining parts of the contamination condition.

Noise

10.48 It is acknowledged that the application site is in close proximity to the A141, a busy primary route, with potential for noise and disturbance to the detriment of future residents. The application is accompanied by a Noise Impact Assessment along with a subsequent Noise Note following additional queries, these have been reviewed and accepted by the Council's Environmental Health Team

10.49 However, given that the detailed site layout is not yet known and the mitigation put forward is in outline terms only, they recommend that a condition is imposed to secure an updated assessment and ensure that suitable and sufficient mitigation measures as outlined within the submitted details are included and adopted prior to any commencement of habitation to safeguard against any omissions that could subsequently compromise the protection of both external and internal amenity areas.

External Lighting

10.50 An external lighting scheme is required, along with a light impact assessment will be required to ensure a suitable scheme is secured in respect of community safety and amenity and ecological impacts, as requested by the Designing Out Crime Team, Environmental Health and the Ecology Officer. This can be secured by way of a condition should the application be successful.

10.51 In conclusion, the development raises no significant concerns in respect of residential amenity and health and wellbeing, subject to conditions and the scheme is broadly compliant with the approved BCP regarding these matters, in accordance with the aforementioned policies.

Housing Mix

10.52 In accordance with LP5 of the Fenland Local Plan 2014; the vision for Fenland is to create a high-quality built environment, including good quality housing which includes a mix of types and tenures.

10.53 Given that the application is in Outline form with only access committed, it is considered necessary to impose a condition to secure an acceptable housing mix (including a justified level of Building Regulations M4(2) compliant dwellings across the site) in accordance with the latest housing needs assessment prior to, or alongside the submission of any reserved matters.

Highway Safety, Connectivity and Parking

10.54 Policy LP15 of the Fenland Local Plan 2014 states that development proposals should demonstrate that they provide well designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport by providing a network of pedestrian and cycle routes and green corridors including habitat connectivity (linking to existing routes where opportunities exist) that give easy access and permeability to

adjacent areas. Development schemes should provide well designed car and cycle parking appropriate to the amount of development proposed, ensuring that all new development meets the Council's defined parking standards

10.55 Policy LP7 of the Fenland Local Plan 2014 - Urban Extensions, requires a Broad Concept Plan (BCP) to be prepared for each of its major allocated sites (either a Strategic Allocation or a Broad Location for Growth). This is to ensure these areas are planned and implemented in a coordinated way, linking to the timely delivery of key infrastructure.

10.56 Policy LP9 of the Fenland Local Plan 2014 states:

The broad concept plan for the area should show how development will relate acceptably to the strategic and local highway network, including the town centre, as well as indicating direct sustainable transport links to the north of the town, the town centre and Neale Wade Academy.

10.57 It is to be noted that the West March site allocation BCP was approved in 2021. This BCP sets a framework for the delivery of the wider allocation which seeks to deliver a more comprehensive development and indicates the following key proposals for the site where these relate to access and connectivity:

- Access via Burrowmoor Road, leading to Gaul Road to the north and development within the BCP to the south forming a primary spine road through the site, including provision for footpath/cycleway links and bus service through the site

10.58 Paragraph 109 of the NPPF 2024 states that development proposals should use a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. Including:
b) ensuring patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places
c) understanding and addressing potential impacts of development on transport networks
e) identifying and pursuing opportunities to promote walking, cycling and public transport use;

10.59 Paragraph 115 of the NPPF 2024 states that in assessing specific applications for development, it should be ensured that:
a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;
b) safe and suitable access to the site can be achieved for all users;
c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and
d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.

10.60 Paragraph 116 of the NPPF 2024 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

10.61 With respect to the wider BCP allocation the following sites are relevant:

F/YR21/1175/F - Land East Of York Lodge Gaul Road, March
Erect 55 dwellings comprising 6 x 1 bed flats (2 storey, 3 at ground floor, 3 at first floor), 8 x 2 bed dwellings (2 storey), 37 x 3 bed dwellings (2 storey), 4 x 4 bed dwellings (2.5 storey), and the installation of a pumping station and substation, and formation of 2 x attenuation pond areas and associated roads granted on 31/3/2023.

This site is immediately to the north of the site subject of this application and the dwellings have/are being constructed.

There is also an ongoing application (F/YR24/0821/VOC) in relation to this site for a number of amendments, including the extension of estate road to southern boundary, which links to the site subject of this application and it is understood that this has already been constructed on the ground, enabling a link from Burrowmoor Road to Gaul Road, in accordance with the BCP.

Vehicular access to the site

10.62 The application is in Outline form with only access committed and it is proposed that this is via Burrowmoor Road for both north and south parcels of land, involving the formation of a four-arm roundabout, the eastern and western arms form Burrowmoor Road and the northern and southern arms provide access to the proposed development.

10.63 The highway works also include the conversion of the priority controlled A141/ Burrowmoor Road crossroad junction to a traffic signal controlled junction, this includes localised widening along the A141 and the introduction of central islands to accommodate traffic signal heads, minor widening on Burrowmoor Road to facilitate vehicle swept paths and the introduction of a traffic control signal for the private access located on the north western side of the junction, which would be incorporated into the overall traffic signal control of the junction.

10.64 A Stage 1 Road Safety Audit, Safety Risk Assessment and Supplementary Stage 1 Road Safety Audit have been undertaken in respect of the highway works associated with the proposed development and any identified problems have either been addressed or could be dealt with by way of conditions; further Road Safety Audits would also be required at the appropriate time. As such, there are no highway safety concerns.

10.65 Notwithstanding this one of the main concerns raised by the Local Highway Authority (LHA) has been that introducing a set of signals onto the A141 would lead to excessive queues. Whilst the LHA consider that the applicant's transport consultant has done what they can to try accurately model the traffic impact, the modelling still shows excessive queuing.

10.66 The LHA engaged an independent signals consultant to review the modelling and the impact the junction would have on the network, which concluded that the model is well built and its results are sound and whilst the signal junction would cause extensive queuing, this is likely be a rolling queue, not a stationary one. The queue of vehicles will shorten when the lights go green and then build back up when they are red, like most signal junctions. Whilst the introduction of a signalised junction on the A141 would create a detrimental impact on the road network, the LHA are not recommending refusal and raise no objections, as such

this impact is not considered to be severe for the purposes of paragraph 116 of the NPPF.

10.67 Conditions are requested in respect of securing the access, highway works, access link to the north and a Travel Plan; a Traffic Management Plan; details of the construction access and future management and maintenance of streets.

Access within the site and connectivity

10.68 Whilst the layout is indicative, access within the site features a key primary road running north to south through both parcels of land to connect with the recently constructed development on Gaul Road to the north (Hebe Road) and the field to the south which also forms part of the West March strategic allocation but has yet to come forward. From this primary road are a network of secondary and tertiary streets in addition to private shared driveways and an indicated link to the site to the east, which has yet to come forward.

10.69 In terms of Non Motorised User (NMU) connectivity; the northern arm of the proposed roundabout has a 3.0m shared use footway/cycleway along both sides of the roadway linking to the infrastructure for the Gaul Road development to the north The southern arm has a 3.0m shared use footway/cycleway alongside the roundabout, leading to 2.0m footway along both sides of the road (including a footpath linking to existing pedestrian infrastructure on the southern side of Burrowmoor Road) with a 3.0m bidirectional cycleway along the western side that is set back from the footway by a 2m grass verge. Uncontrolled pedestrian/cycle crossing facilities using the central refuge islands are provided on the northern, eastern, and southern arms and Toucan (light controlled for both pedestrian and cyclists) crossing on the western arm which is set back from the roundabout.

10.70 In accordance with the aspirations of the BCP in respect of a new bus service to serve the allocation, the details submitted advise that the access has been designed to accommodate a proposed bus route which will eventually run through the site and into the town centre. The applicant has been in discussions with the Cambridgeshire and Peterborough Combined Authority (CPCA) and the north-south route through the site, is accepted in principle with the Bus Reform Manager at the CPCA, who also advises that bus stops and shelters should also be secured. They have requested a contribution of £50,000 annually for a period of 3 years (£150,000 in total), which has been agreed with the applicant and can be secured via a S106 legal agreement. The comments of the LHA regarding bus service improvements are noted, however the CPCA oversees local bus services and as such this is the relevant contribution to secure.

10.71 With regards to the mitigation of impacts on wider connectivity and the highway network, the LHA have requested £1,500 per dwelling (up to £345,000) towards the delivery of the March Area Transport Study Schemes, which is a comprehensive initiative aimed at improving traffic flow, reducing congestion, and enhancing pedestrian and cycling infrastructure in March, which would also contribute towards the aspirations of Cambridgeshire County Council Active Travel Team. This contribution has been agreed with the applicant and can be secured via a S106 legal agreement.

10.72 The application is accompanied by a Travel Plan which seeks to encourage sustainable travel to and around the proposed development and sets out a number of targets and measures to encourage this; the LHA have requested a Travel Plan condition be imposed on any permission and an appropriately worded condition can be finalised in consultation with them.

Parking provision (including cycling)

10.73 The application is in Outline form with matters committed in respect of access only, parking provision (including cycling) would be a consideration at detailed design stage, should this application be successful and would be required to be in accordance with Policy LP15 and Appendix A of the Fenland Local Plan 2014.

10.74 In conclusion, the access to the site is fit for purpose and there are no highway safety issues. Whilst the introduction of a signalised junction on the A141 would create a detrimental impact on the road network, the LHA are not recommending refusal and raise no objections, as such this impact is not considered to be severe for the purposes of paragraph 116 of the NPPF. The scheme secures both vehicular and NMU connectivity to surrounding sites, along with contributions for a bus service through the site and towards the delivery of the March Area Transport Study Schemes. As such, the proposal is considered broadly compliant with the BCP and relevant policies within the Fenland Local Plan and paragraphs of the NPPF.

Flood Risk and Drainage

10.75 Policy LP14 of the Fenland Local Plan 2014 and Chapter 14 of the NPPF 2024 seek to steer developments to the areas with the least probability of flooding and seek to ensure that development can be made safe for its lifetime and will not increase flood risk elsewhere.

10.76 The application is accompanied by a Flood Risk Assessment (incorporating a Surface Water Drainage Strategy and Foul Drainage Strategy). The site is wholly within Flood Zone 1, at low risk of flooding from rivers or the sea and as such is considered appropriate development where neither the Sequential Test nor Exception Test will be required in this regard.

10.77 However, parts of the site are at a high/medium risk of surface water flooding; it is also acknowledged that March is identified within the Cambridgeshire Flood Risk Management Strategy (2021-2027) as being a surface water Flood Risk Area and parts of the town have flooded following rainfall events. The National Planning Policy Guidance (NPPG) Paragraph: 027 Reference ID: 7-027-20220825 sets out the following approach with regards to surface water flood risk:

In applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied.

10.78 The LLFA advise that they are aware of reported flooding incidents within the vicinity of the site in particular Burrowmoor Road and across March and that during December 2020, the LLFA received a large volume of flood incidents from across the County. They state:

The flooding reported on Burrowmoor Road appears to be associated with an ordinary watercourse that is within the site's red line boundary to the east. Irrespective of the proposed method of surface water disposal, if an ordinary watercourse is riparian owned (e.g. within or adjacent to the redline boundary), developers must ensure that the watercourse is appropriately maintained and

remediated. Any obstructions to flows e.g. in the form of sediment, debris, litter and fallen trees must be removed prior to handover. Likewise, any impact on water quality to the ordinary watercourses must be addressed prior to final handover. It is preferable that the ordinary watercourse be reinstated to better condition than it was initially found.

10.79 The LLFA have reviewed the submitted strategy and confirm that the applicant proposes to discharge to an ordinary watercourse and that filter strips, swales and attenuation basins are proposed along with rainwater harvesting, they consider that this demonstrates surface water flows can be managed within the red line boundary without increasing the risk of flooding to any surrounding land or property.

10.80 It is indicated within the submitted Surface Water Drainage Strategy that dwellings will be set 150mm above the surrounding ground levels, that ground levels should be profiled and due to the topography of the site, some level raising will be required. Full details of proposed levels have not been provided and these are subject to change given that the layout has not been committed, hence it is considered necessary to secure a levels scheme (including existing levels on adjoining land) at Reserved Matters stage to ensure full details are provided and the effect of these in terms of residential and visual amenity can also be adequately assessed.

10.81 It is acknowledged that the Environment Agency's Flood Mapping has been updated since the submission of the Flood Risk Assessment and Surface Water Drainage Strategy (details can be viewed here: Map – Flood map for planning – GOV.UK); however, given that it has been demonstrated a suitable strategy can be achieved for the site, the application is in Outline form only, hence the strategy may need to be altered to accommodate changes at detailed design stage and a detailed surface water drainage scheme would be secured by way of a pre-commencement condition, hence it is not considered further details are required as part of this application.

10.82 Foul drainage is to connect to the existing sewer network and Anglian Water have confirmed that there is capacity to accept foul water flows from the development.

10.83 In conclusion, the application site is in Flood Zone 1 and at low risk of flooding from rivers or the sea and as such is considered appropriate development where neither the Sequential Test nor Exception Test will be required in this regard. Whilst parts of the site are at a high/medium risk of surface water flooding, details submitted with the application demonstrate that surface water from the proposed development can be managed and as such, subject to conditions, surface water flood risk is considered to have been satisfactorily addressed. Foul drainage is via the existing sewer network which Anglian Water have confirmed has capacity for the development. As such, subject to conditions, the scheme is considered policy compliant with regards to flood risk and drainage.

Ecology

10.84 Policy LP19 of the Fenland Local Plan 2014 and Paragraph 187 of the NPPF 2024 seek to conserve, enhance and promote biodiversity and the natural environment.

10.85 Paragraph 193 of the NPPF 2024 states that:
a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts),

adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

10.86 The Environment Act 2021 has strengthened the duty to conserve biodiversity within the Natural Environment and Rural Communities Act 2006, such that all public authorities are required to conserve and enhance biodiversity.

10.87 The application is accompanied by a Preliminary Ecological Appraisal which sets out that the habitats onsite were predominantly of low distinctiveness, being of limited botanical interest, dominated by temporary grass and clover ley, cropland, modified grassland, hedgerows, tall forbs and scrub. Species identified were common and widespread and were not considered of significant ecological importance. Hedgerows and scattered trees onsite considered of some higher ecological value, largely noted for their value to protected species and as a commutive resource rather than their botanical value. A traditional orchard was identified on-site, a Habitat of Principal Importance (HPI) and assessed as high distinctiveness and this is proposed to be retained.

10.88 To prevent adverse impacts, several recommendations and mitigation measures are suggested including a pre-commencement badger walkover with mitigation measures during construction, trees with potential bat roosting features requiring removal should be sectionally felled under ecological supervision and external lighting should be sympathetic to bats, mitigation measures during construction for Great Crested Newts and reptiles, and mitigation measures for skylarks to minimise potential disturbance, as well as the creation of skylark plots to combat any loss of habitat. Such measures can be secured by way of suitably worded conditions.

10.89 In conclusion, subject to the required mitigation, compensation and enhancement measures being secured the scheme is considered to comply with the aforementioned policies.

Biodiversity Net Gain (BNG)

10.90 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

10.91 In this instance a Biodiversity Gain Condition is required to be approved before development is begun, as the application was submitted in March 2024 and statutory net gain came into effect for major applications in February 2024, as such, it is applicable in this case.

10.92 A BNG Metric and report regarding BNG and The Mitigation Hierarchy have been submitted to accompany the application, along with relevant plans. These indicate that there are limited opportunities for compensation/enhancement measures, which has prevented the achievement of onsite BNG., however these have been optimised where possible through the extensive provision of wildflower grassland. As such, off-site compensation will be required to offset the residual biodiversity losses and achieve 10% BNG. It is also advised that the applicant is committed to securing offsite biodiversity units, from the Gain Site Register, prior to commencement of development, to ensure that the development delivers an overall 10% BNG.

Developer Contributions

10.93 Policy LP5, Part A of the Fenland Local Plan identifies a need for 25% of dwellings to be affordable. However, the Local Plan and CIL Viability Assessment issued in March 2020 (dated December 2019), which was relevant at the time of submission finds that sites which fall within the southern portion of the district (below where the A47 crosses the River Nene by the Rings End Roundabout at Guyhirn) should seek to deliver 20% affordable housing and provide a financial contribution of £2,000 per unit towards infrastructure provision.

Policy LP13 of the Fenland Local Plan 'Supporting and Managing the Impact of a Growing District' requires at Part A the timely delivery of infrastructure to meet the needs of a development. Part B of the policy states that developments will either make direct provision for infrastructure or will make contributions to local and strategic infrastructure via a Section 106 Obligation.

10.94 In order for this development to be acceptable a number of obligations would be required of the developer that would be secured via a Section 106 Legal Agreement to be signed by relevant parties. Headline requirements, and indicative contribution splits for the S106 a Legal Agreement are set out below. The exact wording of these obligations would be finalised by Fenland's Head of Planning and Legal Team post any Planning Committee resolution to grant consent, but prior to issuing of any decision notice.

10.95 The application proposes 20% on site affordable housing provision and contributions of the £2000 per plot (up to £460,000) in accordance with the aforementioned viability assessment.

10.96 The affordable housing provision equates to 46 dwellings, in accordance with a tenure split put forward by the Housing Strategy Officer of 70% (32) affordable rented and 30% (14) shared ownership. This can be secured by way of a S106 legal agreement with any subsequent Reserved Matters application being accompanied by an Affordable Housing Statement to demonstrate compliance.

10.97 The following is proposed in respect of on-site open space provision (the policy requirement indicated alongside this):

- Play Space: 0.40ha (0.40ha policy requirement - 1/3 equipped)
  Non-equipped: 0.27ha
  Equipped: 0.13ha
- Neighbourhood Park: 0.45ha (0.45ha policy requirement)
- Community Garden/allotment: 0.10ha (0.10ha policy requirement)
- Natural Green Space: 2.68ha (0.50ha policy requirement)

10.98 This equates to approximately 36% of the application site, in accordance with the land use parameters set out in the BCP and as such it is considered reasonable to secure this requirement by way of a S106 legal agreement, particularly given the constraints of the site requiring in excess of the policy requirement for open space in order to be acceptable. A scheme in respect of the management of on-site open space would also be required

10.99 In addition to this would also be an off-site contribution for Outdoor Sports, however given the extent of open space on site and the limited contributions available, this is not being sought in this case.

10.100 Cambridgeshire County Council Growth and Economy have requested contributions for new Early Years (£607,593 indicative) and Primary facilities (£2,378,660 indicative) serving March, expansion of Neale Wade Academy (£1,727,558 indicative) and enhancement of buildings and facilities at March library (£52,325). Given the Outline nature of the application, they have provided calculations for use at detailed design stage in respect of education contributions, however as there are limited contributions available, on request, they have set out indicative totals which enable a percentage of the total amount available to be calculated and this is set out below.

10.101 The NHS Cambridgeshire and Peterborough Integrated Care System have advised that the proposed development will have adverse effects on the local primary care facilities, necessitating the implementation of mitigation measures. That overall GP practices are showing a health infrastructure deficit, thereby demonstrating that the surgeries do not have existing capacity to absorb any additional residents. As such, they have requested a contribution of £306,518 to deliver floorspace within a new primary care led healthcare facility in the area.

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10.102 East of England Ambulance Service NHS Trust have advised that the proposed development would impact on emergency ambulance healthcare infrastructure. As such, they request a contribution of £75,210 towards additional response posts in the area in order to meet the population growth from this development and/or additional capital equipment for community responders.

10.103 As set out above, this development can only secure contributions totalling a maximum of £460,0000 (plus highway mitigation and bus contribution set out above), hence it is necessary to calculate how this will be allocated

Category	**Total**	**% of total ask**	**Allocation of maximum contribution (Total: £460,000)**
Education	£4,713,811 (indicative)	91.5%	£420,900
Libraries	£52,325	1%	£4,600
NHS	£306,518	6%	£27,600
Ambulance Service	£75,210	1.5%	£6,900
Total	£5,147,864	100%	£460000
Highways Mitigation (MATS)	£345,000 (maximum)		
Bus Contribution	£150,000		

10.104 In summary, the 20% on site affordable housing provision and contributions towards Education and Health Care (to be agreed) of £2000 per plot (up to £460,000) in accordance with the Local Plan & CIL Viability Assessment 2019 which was relevant at the time of submission, along with securing on site open space, highway mitigation and a bus contribution are considered appropriate in this case.

Other matters

Archaeology

10.105 Paragraph 207 of the NPPF 2024 states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

10.106 The application is accompanied by an Archaeological Desk-Based Assessment, Archaeological geophysical survey and an Archaeological Evaluation Report; Cambridgeshire County Council Archaeology have advised that further archaeological work is required in advance of construction, focusing on the ring gullies and prehistoric remains to the north, and archaeological activity in the field to the south of Burrowmoor Road, advising that this can be undertaken following the approval of planning permission and secured by way of a pre-commencement condition.

Agricultural Land

10.107 The site consists of predominately Grade 2 Agricultural land and classified as very good. A small section of the southern parcel of land is considered urban.

10.108 Para 187 of the NPPF 2024 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 187 (footnote 65) 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.

10.109 Having regard to the wider agricultural land classification mapping, 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.

10.110 It is acknowledged that the development of an area of this scale would be considered significant, and the loss of this amount of highest grade agricultural land is regrettable. However, the site is part of the West March strategic allocation and as such, its development is anticipated and in accordance with the Fenland Local Plan.

Environmental Impact Assessment (EIA)

10.111 The development applied for falls under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) and as such it has been screened as part of this application. It was concluded that whilst the project will likely lead to impacts in respect of landscape, biodiversity, transport, pollution and natural drainage of the site, these impacts are not considered to be significant for EIA purposes as such an ES is not required to accompany the application.

UK Power Networks

10.112 There is a large electricity substation complex to the north of the site, overhead lines running through it and a substation between the site and the existing dwellings on Burrowmoor Road.

10.113 Comment shave been provided from UK Power Networks, highlighting their guidelines and requirements, which may form constraints to or influence the detailed design stage, as such, these will be highlighted to the applicant by way of an informative.

11 CONCLUSIONS

11.1 The application site forms part of West March strategic allocation, for which a Broad Concept Plan (BCP) was approved in 2021. This BCP sets a framework for the delivery of the wider allocation which seeks to ensure a coordinated approach to its planning and implementation and indicates key proposals for the site, which forms part of the Northern and Central phases of the BCP.

11.2 The BCP indicates that this site is a possible location for second Primary School within the allocation if required. The application is accompanied by an Education Report and advice has been received from Cambridgeshire County Council, which concluded that a change of approach is proposed, advising that the need for an additional school site is no longer required, however contributions would need to be secured to mitigate demand. As such, the principle of 100% residential development on this site is accepted.

11.3 With regards heritage, to the south-west of the northern parcel of land is Grade II Listed Cherryholt Farm, the northern part of the Site makes a positive contribution to the significance of Cherryholt Farmhouse by virtue of its historical functional relationship; the land to the south forms a peripheral part of the setting of the listed farmhouse. The development would result in less substantial harm to this heritage asset, however it is considered that the public benefits of this scheme would outweigh the harm identified.

11.4 The development raises no significant concerns in respect of design considerations or impacts on the visual amenity of area, subject to detailed design, and the indicative layout demonstrates a scheme which is broadly compliant with the approved BCP can be achieved; a number of conditions are considered necessary to secure a sufficient level of detail at Reserved Matters stage to enable the impacts of the development to be adequately assessed. Similarly, the development raises no significant concerns in respect of residential amenity and health and wellbeing, subject to conditions and the scheme is broadly compliant with the approved BCP regarding these matters

11.5 The access to the site is fit for purpose and there are no highway safety issues. Whilst the introduction of a signalised junction on the A141 would create a detrimental impact on the road network, the LHA are not recommending refusal and raise no objections, as such this impact is not considered to be severe for the purposes of paragraph 116 of the NPPF. The scheme secures vehicular and pedestrian/cycle connectivity to surrounding sites, along with contributions for a bus service through the site and towards the delivery of the March Area Transport Study Schemes. As such, the proposal is considered broadly compliant with the BCP and relevant policies.

11.6 The application site is in Flood Zone 1 and at low risk of flooding from rivers or the sea and as such is considered appropriate development. Whilst parts of the site are at a high/medium risk of surface water flooding, details submitted with the

application demonstrate that surface water from the proposed development can be managed and as such, subject to conditions, surface water flood risk is considered to have been satisfactorily addressed. Foul drainage is via the existing sewer network which Anglian Water have confirmed has capacity for the development. As such, subject to conditions, the scheme is considered policy compliant with regards to flood risk and drainage.

11.7 With regards to Ecology and Biodiversity Net Gain (BNG), subject to the required mitigation, compensation and enhancement measures, and 10% BNG being secured by way of conditions the scheme is considered to comply with the relevant policies.

11.8 In order for this development to be acceptable a number of obligations would be required of the developer that would be secured via a Section 106 Legal Agreement to be signed by relevant parties. Headline requirements, and indicative contribution splits for the S106 a Legal Agreement have been set out in the report. The exact wording of these obligations would be finalised by Fenland's Head of Planning and Legal Team post any Planning Committee resolution to grant consent, but prior to issuing of any decision notice.

11.9 It is acknowledged that the infrastructure contributions secured are significantly less than requested and therefore could bring into question the sustainability of the development, however these are reflective of the viability position at the time the application was submitted and are considered reasonable against this evidence base. Furthermore, the scheme does secure in excess of the policy requirement in respect of on-site open space, including a community garden, contributing to the health and well-being of future and existing residents, along with 20% affordable housing (up to 46 units) contributing towards the historic significant under provision of affordable housing across the district. The proposal would be considered to meet the Council's aspirations for this allocated site, which is expected to deliver needed housing for the district and on balance, the benefits of the scheme are considered to outweigh any identified harm.

12 RECOMMENDATION

Members are recommended to GRANT the application in accordance with the following terms;

1. The Committee delegates authority to finalise the terms and completion of the s106 legal agreement and planning conditions to the Head of Planning; and,

2. Following the completion of the s106 application F/YR24/0396/O be granted subject to planning conditions set out below (or as amended); or,

3. The Committee delegates authority to refuse the application in the event that the Applicant does not agree to any necessary extensions to the determination period to enable the completion of the s106 legal agreement, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

The proposed conditions are as follows;

1.	*Reserved Matters* Approval of the details of:

	i. the layout of the site ii. the scale of the building(s); iii. the external appearance of the building(s); iv. the landscaping (hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority prior to the commencement of development. Reason: To enable the Local Planning Authority to control the details of the development hereby permitted.
2.	*Reserved Matters submission* 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. Reason: To ensure compliance with Section 92 of the Town and Country Planning Act 1990.
3.	*Commencement* 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. Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
4.	*Quantum* The residential elements of the development shall not exceed 230 dwellings (Use Class C3). Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.
5.	*Phasing* With the exception of the approved accesses, the development shall be undertaken in phases in accordance with a phasing plan to be submitted to and approved in writing by the Local Planning Authority prior to or concurrently with the submission of the first reserved matters. The phasing plan will need to demonstrate through supporting evidence that the phasing approach proposed will not result in severe harm in highway, amenity, drainage and biodiversity terms. With the exception of the approved accesses, development shall not commence on each development phase until all reserved matters for that phase have been submitted to and approved in writing by the Local Planning Authority. Reason - For the avoidance of doubt and to allow development to be undertaken and conditions to be discharged on a phased basis. Reason: To ensure that the site is developed in a satisfactory manner and for the avoidance doubt.
6.	*Conformity* Reserved matters submissions for any phase shall be in accordance with the land

	use principles as set out in the following plans, unless sufficient justification is provided with the reserved matters for any variation: 902832.29.06 Rev F Land Use Plan Reason: To ensure that the site is developed in a satisfactory manner and for the avoidance doubt.
7.	*Archaeology* No development shall commence within the relevant phase until the applicant 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 development shall take place other than under the provisions of the agreed WSI, which shall include: a. The statement of archaeological significance and research objectives; b. The programme, methodology and timetable of fieldwork and public engagement, and the nomination of a competent person(s) or organisation to undertake the agreed works; c. Implementation of fieldwork; d. A Post-excavation Assessment report and Updated Project Design to be submitted within six months of the completion of fieldwork; e. An analytical archive report to be completed within two years of the completion of fieldwork and submission of a draft publication report (as necessary); f. Preparation of the physical and digital archaeological archives for deposition at accredited stores approved by the Local Planning Authority. 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 2024.
8.	*Foul Water Drainage Scheme* Prior to or concurrently with the submission of the first reserved matters, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity. Reason: To ensure a satisfactory method of foul water drainage and to prevent the increased risk of pollution to controlled waters in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan

	2014.
9.	*Detailed Surface Water Drainage Scheme* Prior to or concurrently with the submission of the first reserved matters a detailed design of the surface water drainage got the relevant phase of the site shall be 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 (ref: PJSL23-001-DOC-02F) dated 21st August 2024 and shall also include: a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events; b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance; c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it); d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections); e) Site Investigation and test results to confirm infiltration rates; f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants; g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems; h) Permissions to connect to a receiving watercourse or sewer; i) Measures taken to prevent pollution of the receiving groundwater and/or surface water 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. Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.
10	*Surface Water Drainage Scheme Maintenance* Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved

	in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter. Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.
11	*Surface Water Drainage During Construction* No development in relation to the relevant phase of the site, 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, in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.
12	*Surface Water Drainage Completion* Upon completion of the surface water drainage system for a relevant phase, 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 prior to the relevant phase of the development being occupied. 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 in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.
13	*Ecological Design Strategy* No development in relation to the relevant phase of the site shall take place until an ecological design strategy (EDS) addressing mitigation, compensation and

	enhancements (including barn owl, reptiles, bats and nesting birds) has been submitted to and approved in writing by the local planning authority. The EDS shall include the following: a) Purpose and conservation objectives for the proposed works. b) Review of site potential and constraints. c) Detailed design(s) and/or working method(s) to achieve stated objectives. d) Extent and location/area of proposed works on appropriate scale maps and plans. e) Type and source of materials to be used where appropriate, e.g. native species of local provenance f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development g) Persons responsible for implementing the works, such as Ecological Clerk of 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 must include off-site compensation measures (if required). The EDS shall be implemented in accordance with the approved details and all features shall be retained in the manner thereafter in perpetuity. Reason: Fenland Local Plan 2014 policies LF16 & LF19 (to protect and enhance biodiversity)
14	*Construction Ecological Management Plan* No development shall take place on the relevant phase (including demolition, ground works and vegetation clearance) until a Construction Ecological Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall incorporate recommendations of the Preliminary Ecological Appraisal and must include the following: a) Risk assessment of potentially damaging construction 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) d) The location and timings of sensitive works to avoid harm to biodiversity features. e) The times during which 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 if applicable. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. Reason: To ensure biodiversity is protected in accordance with policies LP16 and LP19 of the Fenland Local Plan, 2014.
15	*Landscape and Ecological Management Plan* A landscape and ecological management plan (LEMP) shall be submitted to and be approved in writing by the Local Planning Authority prior development proceeding above slab level for each development phase. The content of the LEMP shall include the following: a) Description and evaluation of features to be managed. b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options for achieving aims and objectives (including biodiversity net gain). e) Prescriptions for management actions f) Preparation of the work schedule (including an annual work plan capable of being rolled forward over a 30 year period and BNG audit) g) Details of the body or organisation responsible for implementation of the plan h) Ongoing monitoring and remedial measures The LEMP shall also include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the development with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. A 5 yearly report shall be submitted to the LPA confirming the progress of the LEMP and results of any monitoring work. The LEMP shall be implemented in accordance with the approved details and all features shall be retained in the manner thereafter in perpetuity.

	Reason: To ensure biodiversity is protected and enhanced in accordance with policies LP16 and LP19 of the Fenland Local Plan, 2014.
16	*Ecology Review* If the development hereby approved does not commence within 12 months of a Reserved Matters approval for any phase, the approved ecological measures secured through other conditions shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of key species identified in the Preliminary Ecological Appraisal (barn owl, bats and breeding birds), and identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable. Reason: To ensure biodiversity is protected in accordance with policies LP16 and LP19 of the Fenland Local Plan, 2014.
17	*Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS)* The submission of reserved matters for each phase of development, as required by condition 1, shall be accompanied by an updated Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS). Reason: To ensure existing trees are retained as far as practicable and adequately protected, in accordance with Policy LP16 of the Fenland Local Plan 2014.
18	*External Lighting* The submission of reserved matters for each phase of development, as required by condition 1 shall include a scheme for the provision of external lighting together with a light impact assessment. The assessment must be undertaken by a suitably qualified professional and conform to the relevant standards such as the Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01:2021, having regard to the relevant Environmental Zone, that being (E3) Suburban areas in this instance. Furthermore, the submission shall be supported by a "lighting design strategy for biodiversity" in accordance with ILP Publications' *"Guidance Note 8/23 Bats* and artificial lighting" The strategy shall:

	a. identify those areas /features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b. show how and where external lighting will be installed (through the provisions 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. Reason: To safeguard the residential amenity of occupiers, the visual impact of the development and protection of nocturnal biodiversity in accordance with policies LP2, LP16, LP17 and LP19 of the Fenland Local Plan 2014
19	*Contaminated Land* No development approved by this permission shall be commenced prior to an investigative contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraph (a) and the results of will help decide if the following stages are necessary. (a) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs (b), (c) and (d). (b) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. (c) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA. (d) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any

	postremedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site. 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 183 and 184, and Policy LP16 of the Fenland Local Plan 2014.
20	*Construction Environmental Management Plan* No development shall commence in each phase until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority for that phase/sub phase. The CEMP shall include the consideration of the following aspects of demolition and construction works: a) Construction and phasing programme. b) Construction hours which shall 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, unless in accordance with agreed emergency procedures for deviation. c) Delivery times and collections / dispatches for construction purposes shall 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, unless otherwise agreed in writing by the Local Planning Authority d) 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. e) 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. Details of any piling construction methods / options, as appropriate. f) Dust mitigation, g) Use of concrete crushers. h) Prohibition of the burning of waste on site during demolition/construction. i) Site artificial lighting including hours of operation, position and impact on neighbouring properties. j) Drainage control measures including the use of settling tanks, oil interceptors and bunds. k) Screening and hoarding details. l) Access and protection arrangements around the site for pedestrians, cyclists and other road users. m) External safety and information signing and notices. n) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures. The approved CEMP shall be adhered to throughout the construction period and must demonstrate the adoption of best practice to reduce the potentially

	adverse effects on those living and working nearby the development site, whilst also acknowledging the health, safety and welfare of those working on site. The CEMP should be in accordance with the template on the Fenland District Council website via the following link: https://www.fenland.gov.uk/planningforms Reason: In the interests of safe operation of the highway and protection of residential amenity in accordance with policy LP15 and LP16 of the Fenland Local Plan 2014.
21	*Noise* The submission of reserved matters for each phase of development, as required by condition 1 shall be accompanied by a noise impact re-assessment undertaken by a suitably qualified acoustic professional. This shall demonstrate that noise levels do not exceed those previously recorded within BWB Consulting Limited Noise Impact Report (Ref: 233167) and supplementary noise note (Ref: LE/Advisory/233167/P01) to a degree whereby achieving conformity with BS8233:2014 for both outdoor living areas and habitable rooms isn't met. Prior to first occupation of the relevant dwelling, noise mitigation measures stipulated within the BWB Consulting Limited Noise Impact Report (Ref: 233167) and supplementary noise note (Ref: LE/Advisory/233167/P01) shall have been fully implemented to ensure compliance with parameters set within BS8233:2014 *'Guidance on sound insulation and noise reduction for buildings'*. This shall apply to both outdoor living areas and habitable rooms, with details submitted to and approved in writing by the Local Planning Authority for the latter confirming that dwellings positioned within the worst road traffic noise affected areas as depicted in Figure 5.1 of Report Ref: 233167 having been afforded noise mitigation to glazing standards as indicated within paragraphs 5.8 and 5.10. Reason: To demonstrate that noise mitigation measures are both appropriate and effective and in order to protect the residential amenity of future residents, in accordance with Policy LP2 and LP16 of the Fenland Local Plan 2014. Wording to be finalised with Environmental Health
22	*Traffic Management Plan* No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are: -Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street. -Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway) -Control of dust, mud and debris; please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

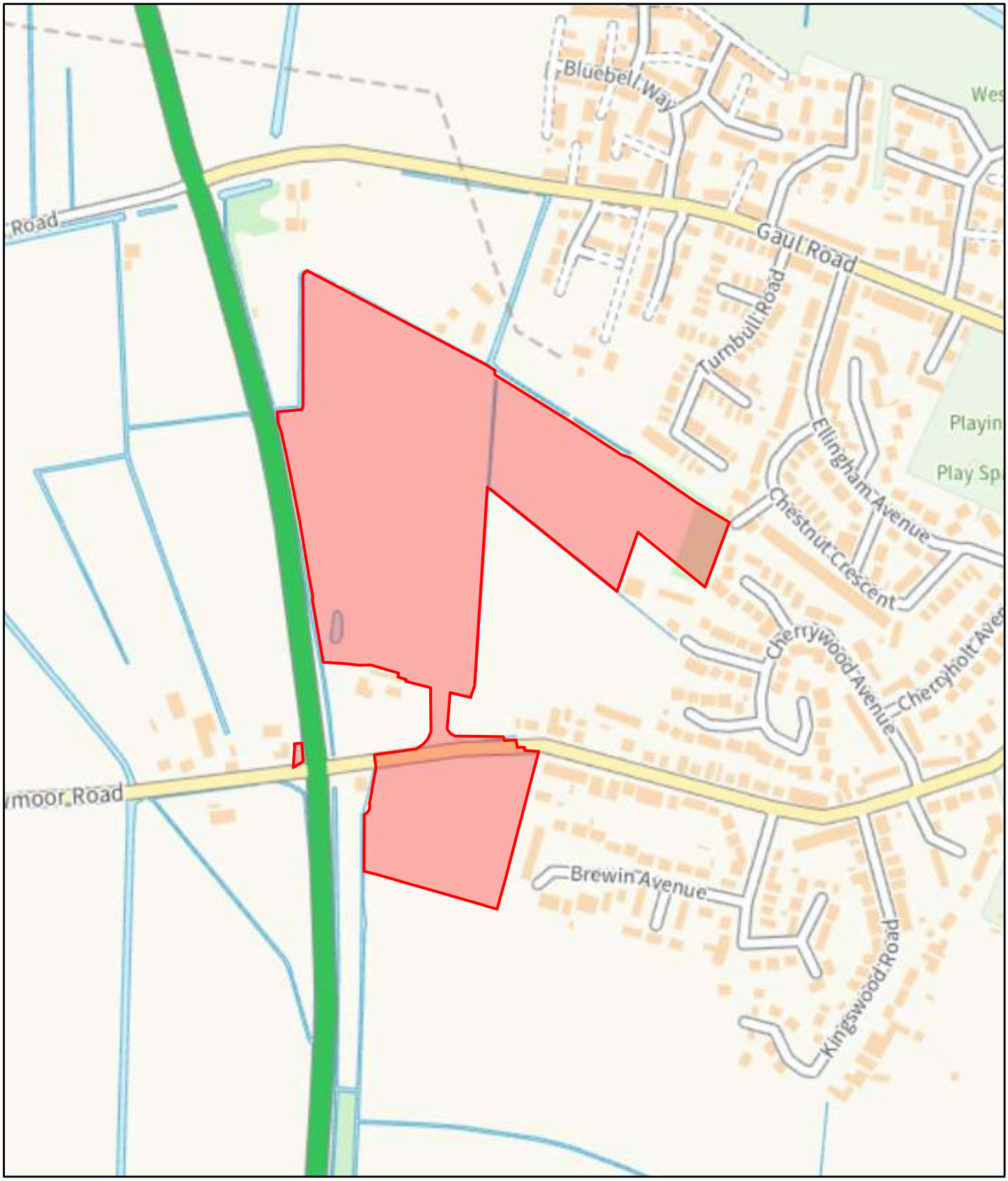
	Reason: in the interests of highway safety, in accordance with LP15 of the Fenland Local Plan 2014.
23	*Construction Access* No development shall commence until full details of the location and layout of the construction vehicular access(es) have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details. Reason: To ensure the provision of safe and suitable access arrangements in the interests of highway safety, in accordance with LP15 of the Fenland Local Plan 2014.
24	*Biodiversity Net Gain* Development may not be begun unless: (a) a biodiversity gain plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).
25	*Management and Maintenance of Streets* Prior to the occupation of the first dwelling within each phase, full details of the proposed arrangements for future management and maintenance of the proposed street(s) within the development have been 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 under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established. 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 LP15 of the Fenland Local Plan 2014.
26	*A141 mitigation scheme* Prior to first occupation of any phase, the developer shall deliver the A141 mitigation scheme, as shown in principle on drawing 012 Rev G, titled Proposed A141/Burrowmoor Road Traffic Signal Junction Reason: In order to meet the requirements of the Local Highways Authority to mitigate the impact of development traffic on the local network in accordance with policy LP15 of the Fenland Local Plan 2014.
27	*Provision of Access Roundabout* Prior to first occupation of any phase, the developer shall deliver the site access roundabout, as shown in principle on drawing 001 Rev F, titled

	proposed site access junction with visibility splays. Reason: In order to meet the requirements of the Local Highways Authority to mitigate the impact of development traffic on the local network in accordance with policy LP15 of the Fenland Local Plan 2014.
29	*Boundary linkages* The submission of a detailed layout as required by condition 1 for the relevant phase, shall include an internal road layout that shall provide a link to the site boundary with land in the north and south and a scheme to enable access to the land to the east, as indicated on the Framework Plan hereby approved such as to enable access to the wider part of the BCP site. No occupation of 75% of the site shall take place before completion of north-south vehicular link to these site boundaries and should the land to the east come forward as part of the BCP, provision of the eastern link in accordance with the agreed scheme. 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.
30	*Bus Strategy* Prior to commencement of any development, a Bus Access & Phasing Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Bus Access & Phasing Strategy shall include but not be limited to: a) bus routing proposals for each phase of development; b) location and delivery schedule of the bus infrastructure works to be delivered inclusive of temporary and permanent bus stops. This shall include the removal timescales of the temporary bus stops; c) bus stop infrastructure to be delivered at the temporary and permanent bus stops. The Bus Access & Phasing Strategy shall be carried out in accordance with the approved details. Reason: The above measures are to ensure the proposed development does not have a severe impact on the highway network in terms of safety and capacity.
31	*Adoptable Standard highway* Prior to the last dwelling being occupied for each phase, the highway shall be built within that phase to adoptable standards as defined by Cambridgeshire County Council Housing Estate Road Construction Specification (current at time of commencement of build). Reason: In the interest of satisfactory development and highway safety in accordance with Policy LP15 of the Fenland Local Plan (2014).

32	*Travel Plan* Prior to first occupation of the residential development, the developer shall be responsible for the provision and implementation of a Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan shall include suitable measures and incentives inclusive of bus vouchers and/or active travel vouchers to promote sustainable travel. Reason: In the interest of sustainable transport in accordance with Policy LP15 of the Fenland Local Plan 2014 Wording to be finalised with LHA
33	*Housing Mix* Prior to or alongside the submission of Reserved Matters, a housing mix scheme shall be submitted to and approved in writing by the Local Planning Authority. The reserved matters shall accord with the approved housing mix scheme. The scheme shall include: - A plan showing the location and distribution of market and affordable units (including tenure type and those to be constructed in compliance with Building Regulations M4(2)). The plan shall also identify the proximity of the site with adjacent land parcels and the tenure types within both, in respect of any development parcel where Reserved Matters have already been approved. - A schedule of dwelling sizes (by number of bedrooms). - A statement which demonstrates how the proposals contribute to current and future housing needs as identified in the most recently available evidence relating to the locality. With the exception of the access construction, development shall not proceed until the housing mix scheme has been approved in writing by the Local Planning Authority. Reason: In order to ensure that an appropriate housing mix is provided for the proposed development taking into account the objective of creating a sustainable, mixed community in accordance with Policy LP3 of the Fenland Local Plan and guidance contained within the National Planning Policy Framework.
34	*Levels* The submission of reserved matters for each phase of development, as required by condition 1 shall include details of existing ground levels (in relation to an existing datum point and including those off site), proposed finished floor levels and floor slab levels, and cross sections, of the development. The development shall not be carried out other than in strict accordance with the

	levels shown on the approved drawing(s) Reason: To ensure that the precise height of the development can be considered in relation to adjoining dwellings to protect and safeguard the amenities of the adjoining occupiers in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.
35	*Refuse Collection Strategy* The details submitted in accordance with Condition 1 of this permission shall include: A refuse collection strategy, the approved refuse collection strategy shall be implemented in accordance with the agreed details in full and thereafter be retained in perpetuity. Reason: To ensure a satisfactory form of refuse collection and compliance with Policy LP16 of the Fenland Local Plan 2014.
36	*Fire Hydrants* Prior to occupation of each phase of the development, a scheme for the provision of fire hydrants for that phase, including timeframes for installation shall be submitted to and approved in writing by the Local Planning Authority. These details shall thereafter be completed in accordance with the approved scheme and timescales. Reason: To protect from the risk of fire, in accordance with LP2 of the Fenland Local Plan 2014.
37	*Approved Plans*

F/YR24/0396/O



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Uniform

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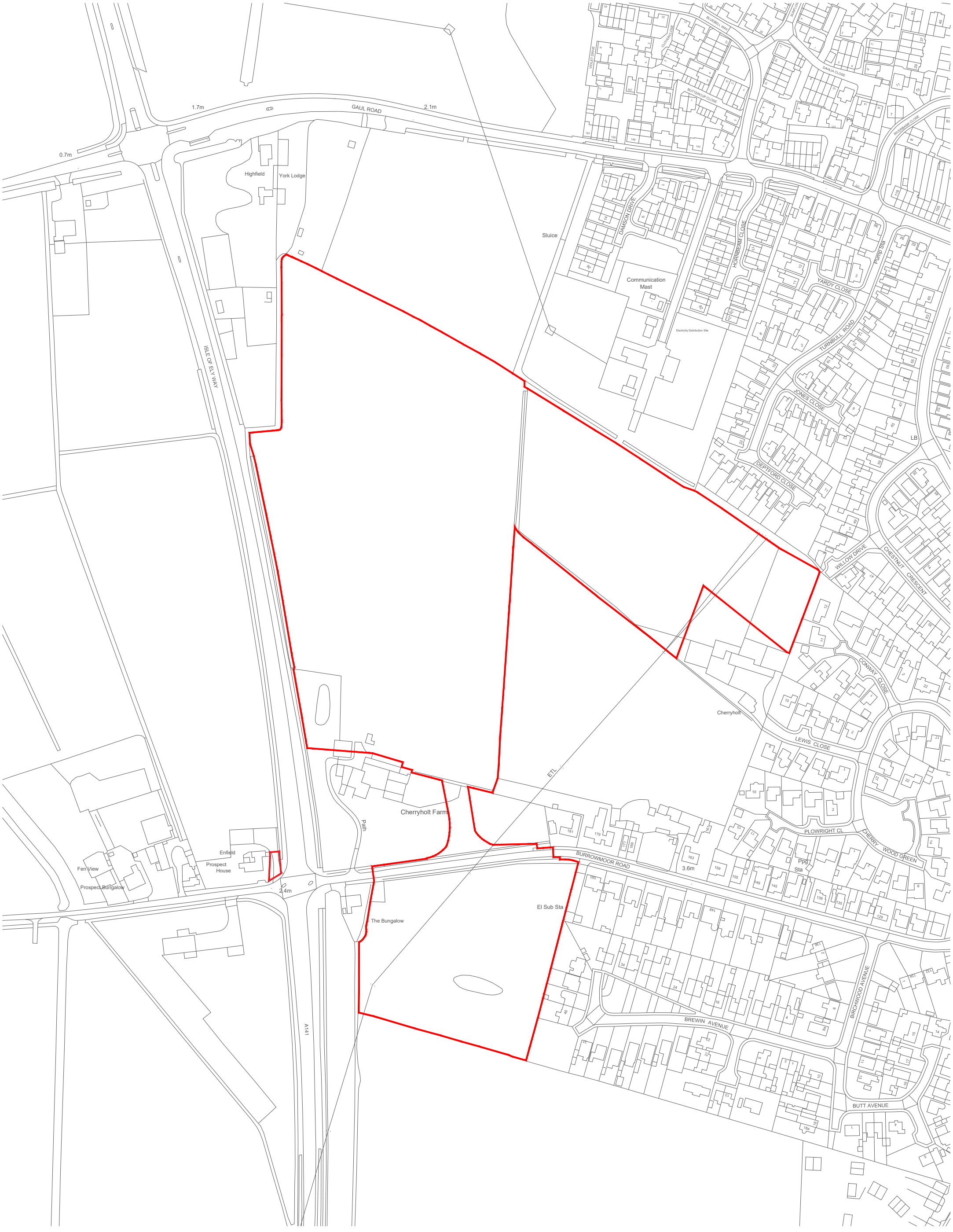

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status **PLANNING**

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project title: Burrowmoor Road
March, Cambridgeshire

client: Richborough

drawing title: Application Boundary Plan

drawing no.	902832.29.08
scale	1:2500 @A3
date	April 2024
drawn by	AC
checked by	LH
revision	F

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Pumping Station
Footpath/s Link
Existing vegetation
Existing ditch
Attenuation Basin 1
Existing vegetation
Easements (overhead cables)
POS
bollard
IDB (no build or
Sluice
Attenuation Basin 2
SUB station
Cycle/ footpath link/ woodland planting
LEAP
Pump Stn
LAP
LAP
LEAP
Community Garden / Orchard
LAP
LAP
A141
A141
Burrowmoor Road
Ps
Ppg
Sta

Key

- Site Boundary
- Illustrative Dwellinghouses
- Illustrative Landscaping
- LAP Illustrative Play Space
- Illustrative Open Space
- Illustrative Swales

0 20m 40m 60m 80m 100m

status	Planning
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project title	Burrowmoor Road March
client	Richborough
drawing title	Illustrative Masterplan
drawing no.	902832.29.04
scale	1:1000 @ A1
date	February 2024
drawn by	AC / JMP
checked by	LH
revision	C

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status PLANNING

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project title Burrowmoor Road March

client Richborough

drawing title Framework Plan

drawing no. 902832.29.03

scale 1:1000@A1

date February 2024

drawn by JMP

checked by LH

revision P

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Land Use Plan

Site Boundary	**10.35ha**
Development Area	**6.22ha**
Road Infrastructure	**0.50ha**
Public Open Space	**3.63ha**
Equipped Play	0.13ha
Non-equipped Play	0.27ha
Neighbourhood Park	0.45ha
Community Garden	0.10ha
Natural Green Space	2.68ha

0 20m 40m 60m 80m 100m

status PLANNING

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project title Burrowmoor Road March

client Richborough

drawing title Land Use Plan

drawing no. 902832.29.06

scale 1:1000@A1

date February 2024

drawn by JMP

checked by LH

revision F

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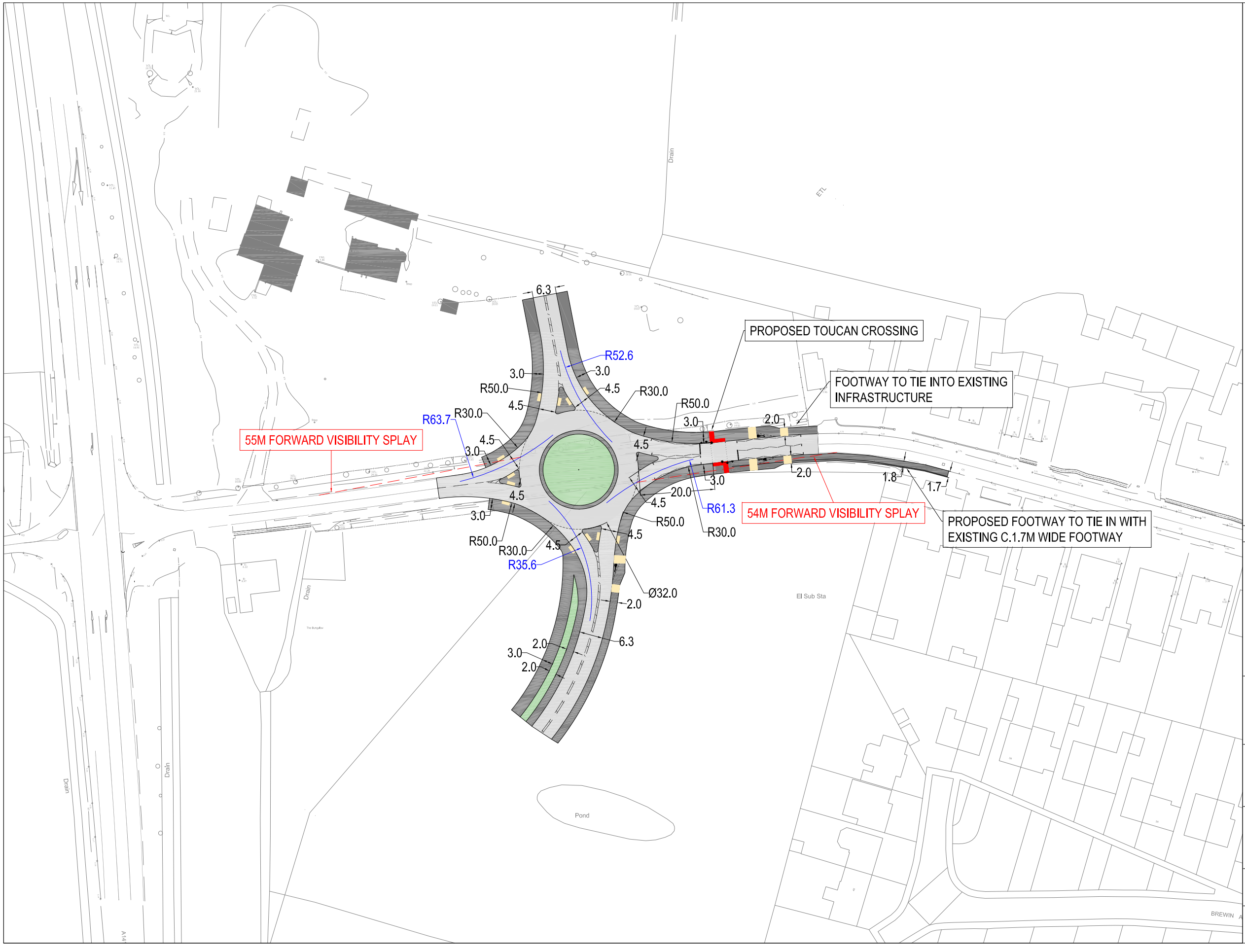

1. THIS DRAWING IS NOT TO BE SCALED FOR CONSTRUCTION PURPOSES.
2. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE.

REV	DESCRIPTION	DATE	BY	AUTH
F	FOOTWAY CONNECTION ON SOUTHERN SIDE OF BURROWMOOR ROAD	01.05.25	MF	JP
E	DRAWING AMENDED FOLLOWING LHA FEEDBACK	09.01.25	MF	JP
D	ACCESS AMENDED FOLLOWING CLIENT COMMENTS	21.02.24	CR	JP
C	CROSSING ADDED TO EASTERN ARM	09.02.24	CR	JP
B	ACCESS AMENDED FOLLOWING CLIENT COMMENTS	23.10.23	CR	JP
A	ACCESS AMENDED TO ROUNDABOUT LAYOUT	25.09.23	CR	JP

Hub Transport Planning Ltd
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4 Temple Row
Birmingham
B2 5HG

T : 0121 454 5530

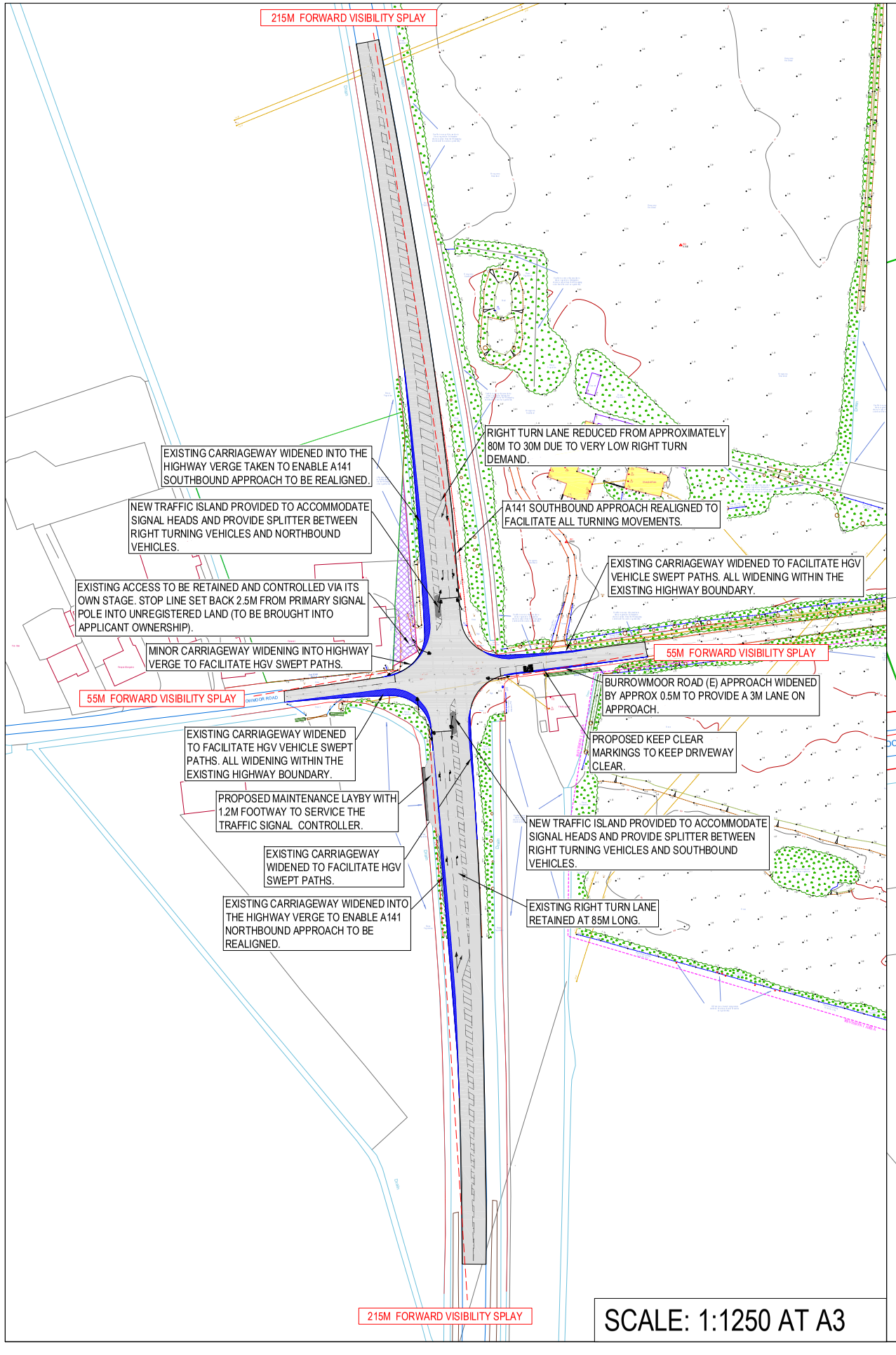
CLIENT
RICHBOROUGH

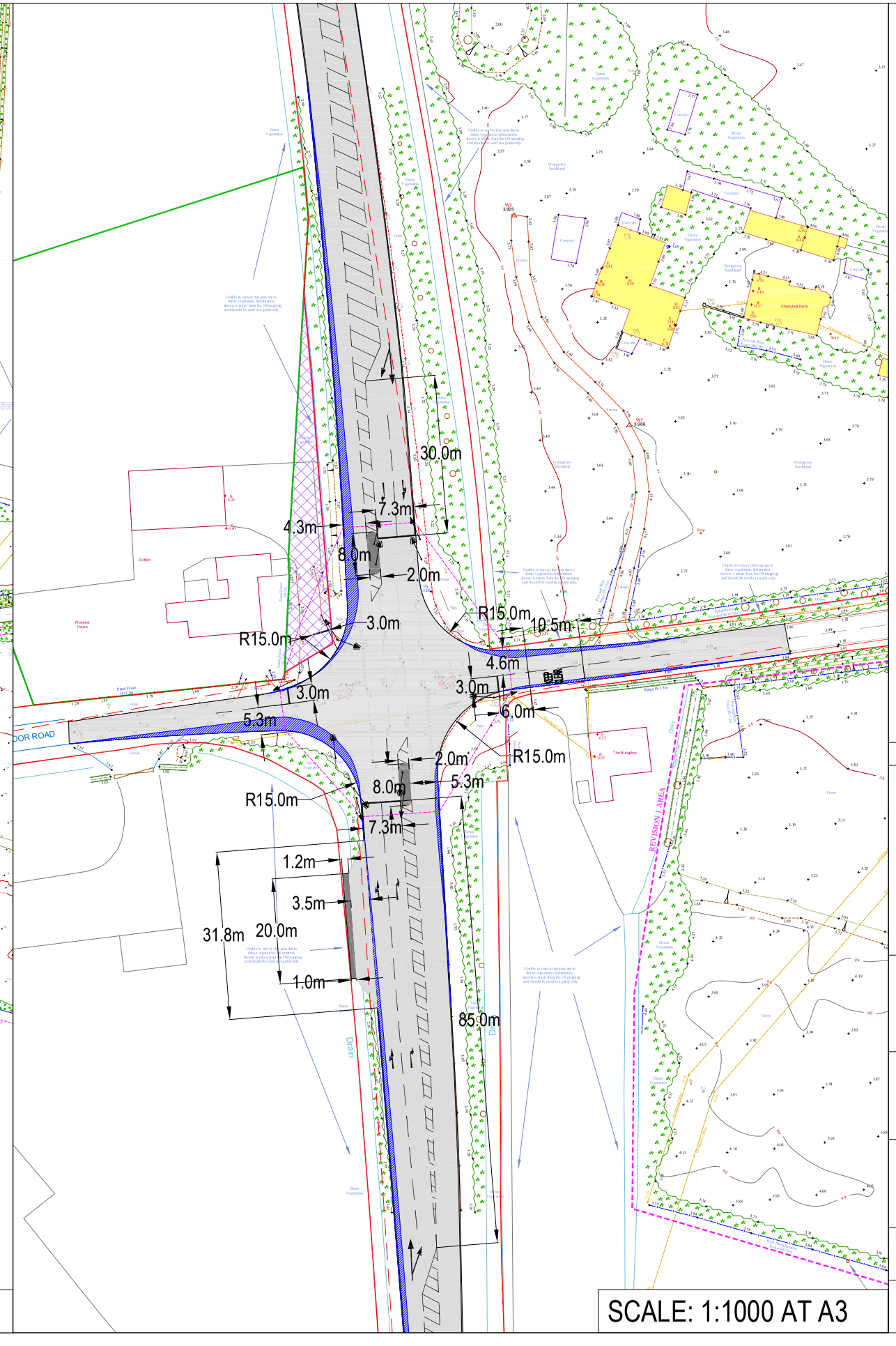
PROJECT
BURROWMOOR ROAD
MARCH

TITLE
PROPOSED SITE ACCESS JUNCTION WITH VISIBILITY SPLAYS

DRAWN	AUTHORISED	SCALE	SHEET SIZE	DATE
CR	JC	1:1000	A3	13.07.23

PROJECT NO.	DRAWING NO.	REV
T23549	001	F





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2. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE.

- HIGHWAY WIDENING
- JUNCTION INTERVISIBILITY ZONE
- HIGHWAY BOUNDARY
- PRIMARY SIGNAL HEAD
- SECONDARY SIGNAL HEAD
- 600MM X 600MM GRID TO SHOW OFFSET OF TRAFFIC SIGNAL POLE FROM THE KERB LINE
- ENFIELD PROPERTY TITLE BOUNDARY
- AREA OF UNREGISTERED LAND

REV	DESCRIPTION	DATE	BY	AUTH
G	LAYOUT UPDATED IN LINE WITH STAGE 1 RSA FEEDBACK	17.12.25	MF	JP
F	LOCATION OF PRIVATE ACCESS STOP LINE UPDATED (UPDATE TO REVISION D LAYOUT)	16.09.25	MF	JP
E	DRAWING UPDATED TO PROVIDE NEW ACCESS INTO THIRD PARTY LAND	31.07.25	MF	JP
D	STOP LINE ON THE PRIVATE ACCESS UPDATED IN LINE WITH LHA FEEDBACK	22.05.25	MF	JP
C	DRAWING UPDATED TO INCLUDE TRAFFIC SIGNAL HEADS AND STOP LINE FOR ACCESS ROAD	19.05.25	MF	JP
B	DRAWING UPDATED TO INCLUDE MAINTENANCE AREA	14.02.25	MF	JP
A	DRAWING UPDATED FOLLOWING LHA FEEDBACK	09.01.25	MF	JP

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CLIENT
RICHBOROUGH

PROJECT
BURROWMOOR ROAD, MARCH

TITLE
PROPOSED A141/BURROWMOOR ROAD TRAFFIC SIGNAL JUNCTION

DRAWN	AUTHORISED	SCALE	SHEET SIZE	DATE
MF	JP	SEE PORTS	A3	12.09.24

PROJECT NO.	DRAWING NO.	REV
T23549	012	G

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F/YR26/0123/F

Applicant: Mr L Granger **Agent : Swann Edwards Architecture Limited**

Willow View, The Chase, March, Cambridgeshire

Erect 1 x self-build/custom build dwelling involving the demolition of existing dwelling

Officer recommendation: Refuse

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

1 EXECUTIVE SUMMARY

1.1 The principle of a replacement dwelling in this location is acceptable. However, the proposed dwelling is excessive in scale, width and footprint relative to the plot, resulting in a cramped and roof-dominant form of development that appears incongruous within the street scene and fails to respond to the character of The Chase.

1.2 In addition, the siting of the dwelling close to the southern boundary, combined with its scale and massing, would result in an overbearing impact and loss of light to the occupiers of Bramble Cottage. Furthermore, in the absence of an appropriate legal agreement, the proposal fails to secure the self-build nature of the scheme.

1.3 Whilst there are no objections in relation to highways, flood risk or ecology, the proposal is recommended for refusal due to its harmful impact on the character of the area and neighbouring amenity and is therefore contrary to local plan policies LP2 and LP16 alongside the guidance contained within the Delivering and Protecting High Quality Environments SPD

2 SITE DESCRIPTION

2.1 The application site is located on the eastern side of The Chase within the built-up area of March. The site is currently occupied by a single storey detached dwelling with associated detached outbuildings and is in a state of disrepair. The surrounding area is predominantly residential in character.

3 PROPOSAL

3.1 Planning permission is sought for the erection of a replacement single storey three bedroom dwelling with an integral garage. The proposed dwelling would take on an L-shaped form, with a maximum height of approximately 6.5 metres, a maximum depth of 15.51 metres to the southern end and an overall width of 26.6 metres.

3.2 The accommodation would comprise an open-plan lounge, dining and kitchen

area, two ground floor bedrooms including one with an en suite, a bathroom, plant room, shower room and garage. A further bedroom with en suite would be located within the roofspace.

3.3 The development would utilise the existing vehicular access from The Chase, with the introduction of a new driveway, swimming pool and areas of soft landscaping to the front of the dwelling.

Full plans and associated documents for this application can be found at: https://www.publicaccess.fenland.gov.uk/publicaccess/

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR15/0184/F	Erection of a single-storey extension to side of existing dwelling involving the demolition of existing garage, side lean-to extension and chimneys	Granted

5 CONSULTATIONS

5.1 March Town Council

Approval, noting "this development is welcomed".

Internal Consultees

5.2 FDC Environmental Health

No objection, subject to the inclusion of a condition requiring a Construction Environmental Management Plan, gin the interests of protecting the amenity of nearby residents during demolition and construction phases. It is considered, should the application be approved, this condition would be reasonable and necessary.

5.3 Local Residents/Interested Parties

Three letters of objection have been received from residents on Bullfinch Way, The Chase and Gaul Road, March and these are summarised below:

Objecting Comments	Officer Response
Impact on condition of surfacing of The Chase and pedestrian users	Comments noted and discussed below
Out of keeping	Comments noted and discussed below.
Elaborate scale for a conventional 3 bedroom property	Comments noted.
Overbearing nature on neighbouring properties to the south	Comments noted and discussed below.
Loss of light to neighbouring properties to the south	Comments noted and discussed below.
The site is sufficiently large for the design to be adjusted, moving the dwelling to the north and into a more	Comments noted. However, the application is required to be assessed against the plans submitted.

central position.	
Street lighting will be adjacent to the main bedroom window	Comments noted.
Overlooking properties to the south.	Comments noted and discussed below.
Surface water flooding concerns, exacerbating current issues for neighbouring properties to the South which flood in heavy rainfall.	Comments noted and discussed below.
Concerns regarding the scale.	Comments noted and discussed below.
Two thirds of the upper floorspace is unutilised and therefore, the scale of the building could be significantly reduced.	Comments noted and discussed below.

Eleven letters of support have been received from residents on Knights End Road, Cedar Close, Wisbech Road, The Chase, Clydesdale Close, Elm Road, Coronation Close, Millfield Close, Westwood Avenue, Brewin Avenue and St Peters Crescent, March. It should be noted that one comment received from Ravenhill Drive was registered as supporting comments but are more general comments so have been discounted in this section and are provided in the table following the below. Supporting comments are summarised below:

Supporting Comments	**Officer Response**
Will improve the appearance of existing property and land	Comments noted and discussed below
Asset and beneficial to the area	Comments noted and discussed below
Appropriate in scale and design	Comments noted and discussed below
No impact on neighbouring properties, traffic or parking.	Comments noted and discussed below
Appropriate for its location	Comments noted and discussed below

Three letters from residents on Ravenhill Drive and The Chase March have been received and are summarised below:

Comments	**Officer Response**
Given the lengthy size, should external lights be installed these should not shine into neighbouring gardens/properties.	Comments noted, should the application be approved, a condition could be included to secure any details of future external lighting.
Obscure glazing to the ensuite window to prevent overlooking.	Comments noted and discussed below
The Chase should be widened to 4.5 metres as required under the allowed appeal for application F/YR21/0819/FDL	Comments noted. However, this is not the appropriate arena to secure these and should be dealt with appropriately through Enforcement.
The dwelling is proposed extremely close to neighbouring properties – could it not be moved.	Comments noted however, the LPA are required to assess the proposal as submitted.
Limited information about the swimming pool assume there will be no structures above or around it	Comments noted. Based on the plans provided there are to be no structures around to support this aspect of the

	proposal.

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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and the March Neighbourhood Plan (2017)

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) 2024
Chapter 2 - Achieving sustainable development
Chapter 4 – Decision-making
Chapter 9 – Promoting sustainable transport
Chapter 11 – Making effective use of land
Chapter 12 – Achieving well-designed places
Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
Chapter 15 – Conserving and enhancing the natural environment

National Planning Practice Guidance (NPPG)
Determining a Planning Application

National Design Guide 2021
Context
Identity
Built Form
Movement
Nature
Public Spaces
Uses
Homes and Buildings
Resources
Lifespan

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
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
LP16 – Delivering and Protecting High Quality Environments across the District
LP17 – Community Safety
LP19 – The Natural Environment

March Neighbourhood Plan 2017

Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM2 – Natural Features and Landscaping Schemes
DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area
DM4 – Waste and Recycling Facilities
DM6 – Mitigating Against Harmful Effects

Developer Contributions SPD 2015

Cambridgeshire Flood and Water SPD 2016

8 KEY ISSUES

- **Design, Appearance and Impact on Character and Appearance of Surrounding Area**
- **Impact on Neighbouring Amenity**
- **Biodiversity Net Gain (BNG)**

9 BACKGROUND

9.1 It is acknowledged that the site has been vacant for a prolonged period and that its current condition has been the subject of engagement with relevant Council services. Whilst this context is noted the condition of the site in itself is not a material consideration that would outweigh the need to assess the proposal against the relevant planning policies.

10 ASSESSMENT

Principle of Development

10.1 Policy LP3 of the Fenland Local Plan (2014) identifies March as a Primary Market Town where the majority of new development, including housing, should be directed.

10.2 The site lies within the built-up area in a sustainable location and the proposal relates to the replacement of an existing residential unit. As such, the principle of development is considered acceptable, subject to compliance with other relevant planning policies and material considerations.

Design, Scale and Appearance

10.3 Policy LP16 of the Fenland Local Plan requires development to contribute positively to the character of the area and to respond appropriately to its context in terms of design and scale.

10.4 The site is situated within a predominantly residential area characterised by a varied mix of dwelling types, plot sizes and architectural styles. Properties along The Chase are generally single storey detached dwellings, while surrounding streets such as Ravenhill Drive and Gaul Road display a mix of semi-detached, detached and terraced properties.

10.5 The proposed dwelling reflects the prevailing single storey form found along The Chase and incorporates design features such as gables that are consistent with neighbouring properties. The inclusion of a large glazed element on the front elevation introduces a more contemporary aspect, which provides some visual

interest.

10.6 However, the proposal would result in a substantial increase in built form across the site, particularly along the frontage. Although the removal of an existing outbuilding, which currently fronts the road and appears to be in a state of disrepair, would improve the immediate appearance of the site, this benefit is limited.

10.7 The footprint of the proposed dwelling, when considered against its plot width, appears excessive and results in a development that would read as cramped within the site. The steep roof pitch, combined with limited use of the roofspace, contributes to a roof-dominant form that lacks sufficient articulation.

10.8 The site is currently in a poor and unkempt condition, and the principle of a replacement dwelling has the potential to improve its appearance. However, this does not justify the acceptance of a scheme that would result in harm to the character and appearance of the site and surrounding area. Given the generous size of the plot, it is considered that a more sympathetic and appropriately scaled form of development could be achieved which would positively contribute to the street scene.

10.9 Taken together, the scale, massing and proportions of the dwelling would appear incongruous within the street scene and would not respond positively to the established pattern of development. The proposal is therefore considered contrary to Policy LP16.

Residential Amenity

10.9 Policies LP2 and LP16 seek to ensure that development does not adversely impact upon the amenity of neighbouring occupiers and that adequate amenity space is provided for future residents.

10.10 The relationship with neighbouring properties to the west and north, including Briar House, is considered acceptable given the separation distances and single storey nature of the proposal. The absence of significant openings at high level further reduces the potential for overlooking or loss of privacy. It is noted that the property to the west is two storey with first floor windows which would offer views of the front amenity space afforded to the dwelling and the northern aspect of the rear amenity space, however, this is not considered to result in an unacceptable loss of privacy to future occupants.

10.11 To the east, the dwelling would be positioned approximately 5.5 metres from the shared boundary. While a first floor window is proposed within the roofspace, this would serve an ensuite, so could be secured to be remain obscure glazed to protect the privacy of neighbouring occupiers to the east. It is noted that the properties to the east are two storey dwellings with first floor windows which would provide some views of the rear amenity space afforded to the proposed dwelling, however, given the acceptable degree of separation it is not considered this would result in a material, unacceptable loss of privacy to the future occupants.

10.12 Greater concern arises in relation to the southern boundary with Bramble Cottage, where the proposed dwelling would be located as close as 1.2 metres from the boundary. Although high level windows and rooflights are proposed,

which would limit direct overlooking, the proximity and scale of built form would result in an overbearing impact and a loss of light to the neighbouring property and its amenity space, contrary to the requirements of Local Plan Policy LP16.

10.13 In terms of amenity provision for future occupiers, the site would retain sufficient private amenity space in accordance with policy requirements, with at least one third of the plot available for this purpose.

Landscaping and Ecology

10.14 Policy LP16 requires development to incorporate appropriate landscaping, while Policy LP19 seeks to protect and enhance biodiversity.

10.15 While the Design and Access Statement refers to the provision of additional soft landscaping, particularly to the frontage, this is not clearly shown on the submitted plans. Should permission be granted, this could be addressed through a planning condition requiring the submission of a detailed landscaping scheme.

10.16 The submitted Preliminary Ecological Appraisal concludes that the site has limited ecological value, with negligible potential for protected species including bats and great crested newts. Subject to the implementation of recommended mitigation measures, secured by condition, the proposal would not result in unacceptable harm to biodiversity.

Biodiversity Net Gain (BNG)

10.17 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

10.18 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the nature of the development being self / custom build is exempt from statutory net gain.

Access, Parking and Highway Safety

10.19 Policy LP15 requires development to provide safe and suitable access and appropriate levels of parking.

10.20 The proposal would utilise the existing access point onto The Chase. While the revised driveway layout would not allow vehicles to enter and exit the site in forward gear, this reflects the existing arrangement and the proposal would not result in a material intensification of use. As such, it would be unreasonable to raise an objection on highway safety grounds.

10.21 Adequate off-street parking would be provided through the proposed garage and driveway, in accordance with adopted standards.

Flood Risk and Drainage

10.22 Policy LP14 and national guidance seek to steer development towards areas at lowest risk of flooding. The site is located within Flood Zone 1 and the proposal relates to a replacement dwelling. There are therefore no objections in principle in relation to flood risk.

10.23 Limited information has been provided regarding surface water and foul drainage. As the proposal relates to a replacement dwelling, this is something that building regulations would deal with appropriately.

Self-Build and Custom Housing

10.24 Policy LP5 of the Local Plan also seeks to ensure that housing solutions are provided which meet market expectations, this included self-build homes. This stance is reflected by Policy H3 of the March Neighbourhood Plan. Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of that Act to have regard to this and to give enough suitable development permissions to meet the identified demand.

10.25 As set out in the Regulations, Part 1 of a register comprises those people and organisations who meet all the eligibility criteria, including the local connection test. Part 2 comprises those people and organisations who meet most, but not necessarily all, the eligibility criteria. The Council has a duty to 'give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area' (i.e. to meet the demand for the number of applicants on Part 1 of their register) within a 3 year period, post the end of the base period.

10.26 The permissions granted demonstrate that the demand for self-build and custom housing (as identified by the register) is comfortably being met in Fenland. Therefore, no weight will be given to the delivery of self/ custom build housing at this time

10.27 Furthermore, recent appeal decisions have consistently dismissed proposals where there was no enforceable mechanism in place to ensure that the approved dwelling would be delivered and occupied as a genuine self-build or custom-build project. These decisions reinforce the importance of securing the self-build nature of such developments through a legally binding agreement.

10.28 In line with best practice and national policy guidance, it is therefore considered essential that a legal agreement; typically in the form of a Section 106 obligation, is secured to guarantee the delivery of the dwelling as self-build. Without such a mechanism, there is no means by which the Council can ensure the dwelling will meet the requirements of self-build housing as defined by the Self-Build and Custom Housebuilding Act 2015 (as amended).

10.29 In the absence of an appropriate legal agreement, the proposal fails to demonstrate that it would contribute to meeting identified self-build housing need and by association would benefit from the BNG exemption as mentioned above. Accordingly, this constitutes a clear and defensible reason for refusal.

11 CONCLUSIONS

11.1 While the principle of development is acceptable and there are no overriding concerns in relation to highways, ecology or flood risk, the proposal raises significant concerns in respect of its design and impact on neighbouring amenity, particularly to the south.

11.2 The scale, massing and proportions of the dwelling would result in a form of development that appears cramped and out of keeping with the character of the area, contrary to Policy LP16. In addition, the relationship with Bramble Cottage would give rise to an overbearing impact and loss of light.

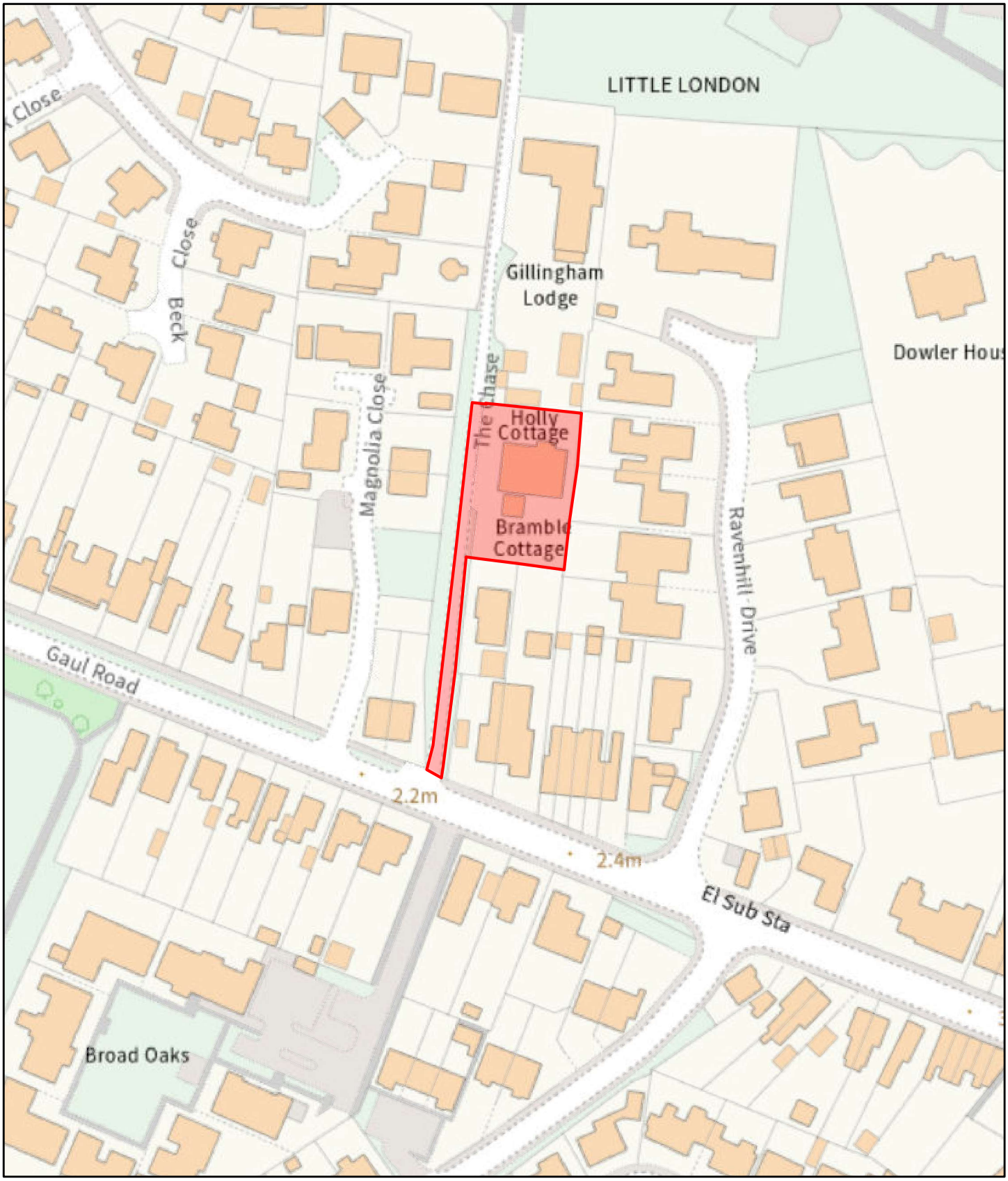
11.3 Accordingly, the proposal is not considered to represent a high-quality form of development and is recommended for refusal.

12 RECOMMENDATION

Refuse for the following reasons:

1	The proposed replacement dwelling, by virtue of its excessive footprint, width, scale and roof-dominant form, would result in a cramped and visually incongruous form of development that fails to respond positively to the character and grain of development along The Chase. The proposal would appear out of keeping within the street scene and would not make a positive contribution to local distinctiveness. As such, the development is contrary to Policy LP16(d) of the Fenland Local Plan and the guidance contained within the Delivering and Protecting High Quality Environments SPD.
2	The proposed dwelling, by reason of its siting in close proximity to the southern boundary, scale and massing, would result in an overbearing form of development and an unacceptable loss of light to the occupiers of Bramble Cottage. This would have a harmful impact on residential amenity, contrary to Policies LP2 and LP16(e) of the Fenland Local Plan, which seek to protect the amenity of neighbouring occupiers.
3	In the absence of a legal agreement or other enforceable mechanism to secure the delivery and occupation of the proposed dwelling as a self-build unit, the development fails to meet the definition and requirements of self-build housing as set out in the Self-Build and Custom Housebuilding Act 2015 (as amended).

F/YR26/0123/F



2/23/2026, 11:33:18 AM

1:1,250

0 55 110 220 ft

0 15 30 60 m

Fenland District Boundary

Uniform

© Crown Copyright and database rights 2026 Ordnance Survey AC0000815148.

SITE PLAN KEY

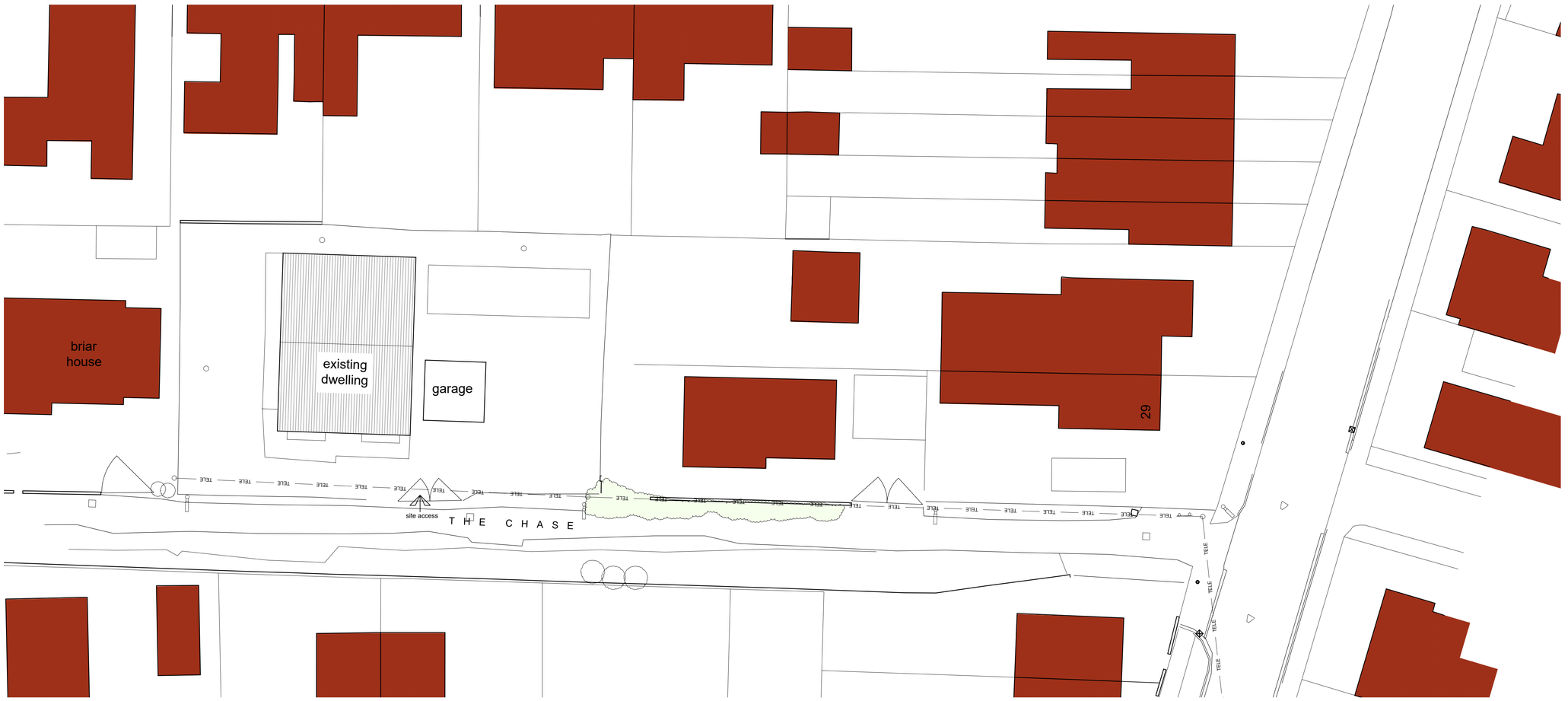
Indicates existing roof plan

Indicates existing buildings taken from OS Maps

Location Plan
Scale: 1:1250

0 12.5 25 37.5 50
metres

N



Existing Site Plan
Scale: 1:200

0 2 4 6 8
metres

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.

Status

PLANNING

SWANN EDWARDS ARCHITECTURE

PART OF Collective BUILT ENVIRONMENT COLLECTIVE

Swann Edwards Architecture Limited, Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
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Job Title
Proposed Self Build Dwelling
Holly Cottage, The Chase
March, PE15 9RJ

Date	Drawn by
Jan 2026	AL
	Checked by GE

Drawing Title
Planning Drawing
Existing Site Plan

Job No.	Sheet Size
SE-2442	A1
Dwg No. P100	Revision

Swann Edwards Architecture Limited ©

SITE PLAN KEY

Indicates proposed buildings

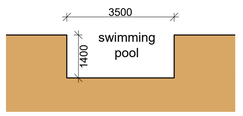
Indicates existing buildings taken from OS Maps

Indicates existing building/structures to demolish

Indicates proposed driveway

Indicates proposed pathways

Indicates position of existing vegetation



Section B-B
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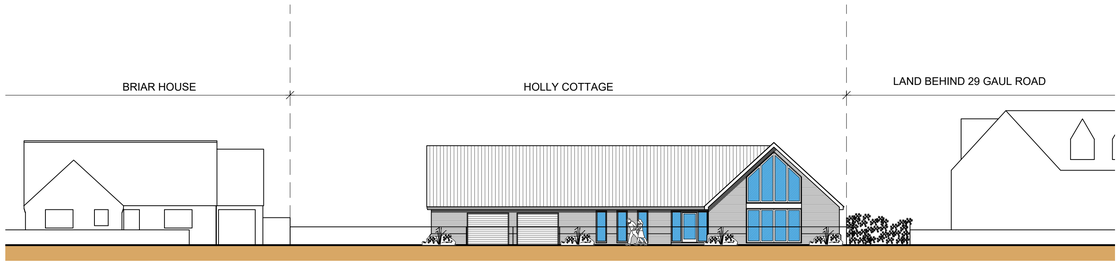
metres



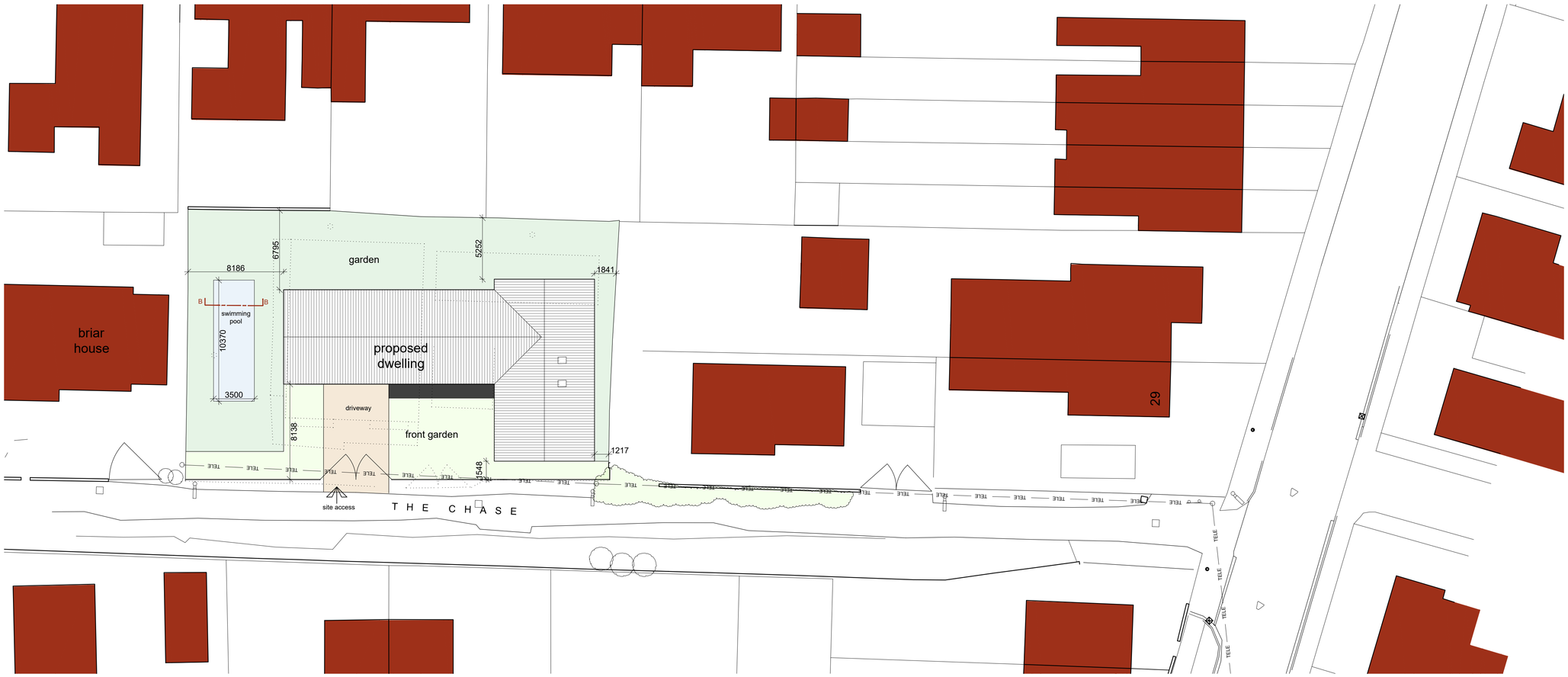
Street Elevation (W)
Scale: 1:200

0 2 4 6 8
metres

Location Plan
Scale: 1:1250

0 12.5 25 37.5 50
metres

N



Site Plan
Scale: 1:200

0 2 4 6 8
metres

General Notes

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4. Any discrepancies are to be brought to the designers attention.

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Job Title
Proposed Self Build Dwelling
Holly Cottage, The Chase
March, PE15 9RJ

Date: Jan 2026

Drawn by: AL

Checked by: GE

Drawing Title
Planning Drawing
Site Plan, Location Plan
Garage Floor Plans, Section & Elevations

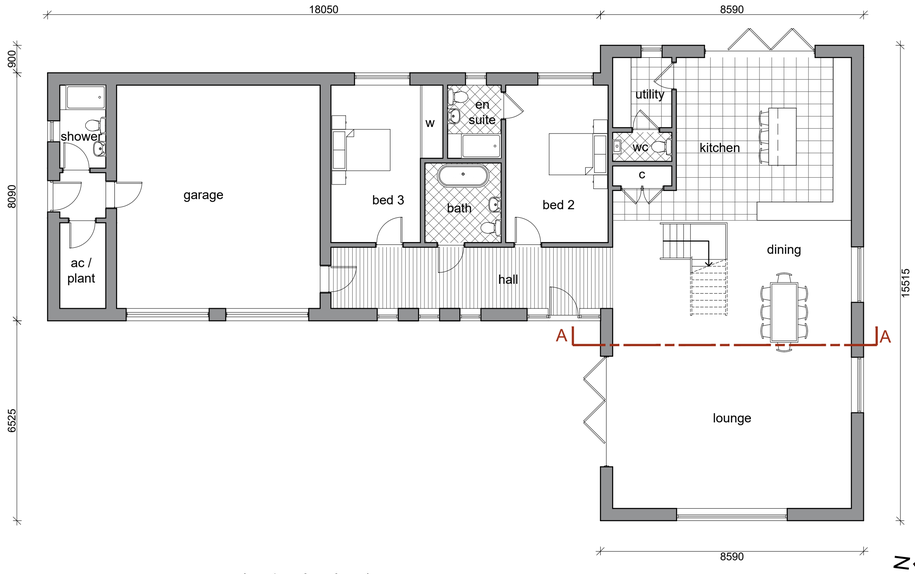
Job No.: SE-2442

Sheet Size: A1

Dwg No.: PP1000

Revision: A

Swann Edwards Architecture Limited ©



Ground Floor Plan
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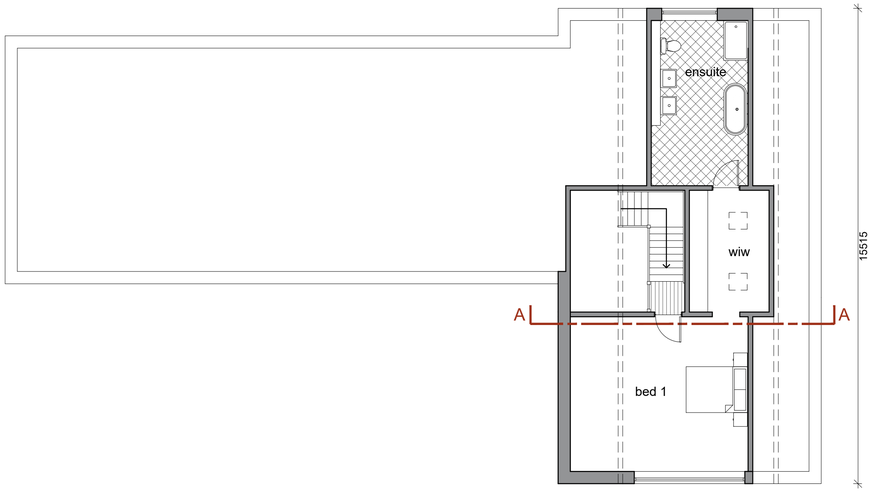
metres



First Floor Plan
Scale: 1:100

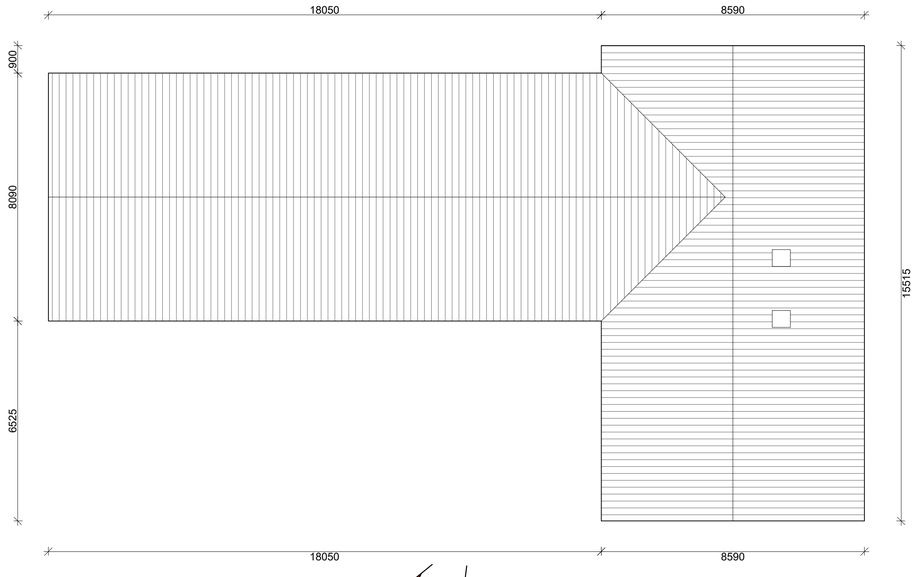
0 1 2 3 4
metres

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.

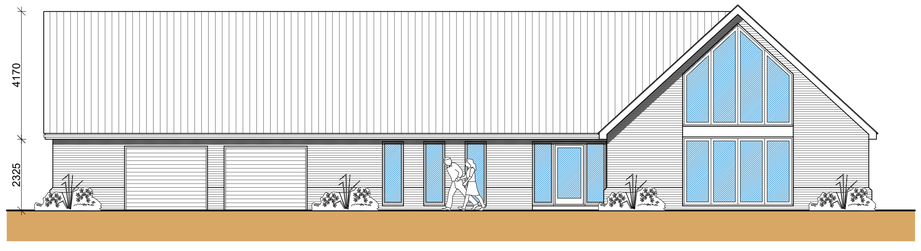
MATERIAL KEY

- Indicates proposed slate rooftile
- Indicates proposed brickwork TBS 65mm Culford Mixture
- Indicates proposed anthracite grey uPVC windows & doors
- Indicates proposed anthracite grey fascias & soffits with cast iron half round gutters



Roof Plan
Scale: 1:100

0 1 2 3 4
metres



Front Elevation (W)
Scale: 1:100

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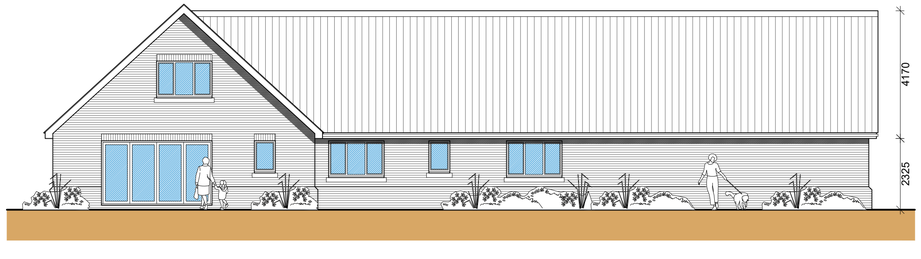
metres

Side Elevation (S)
Scale: 1:100

0 1 2 3 4
metres



Rear Elevation (E)
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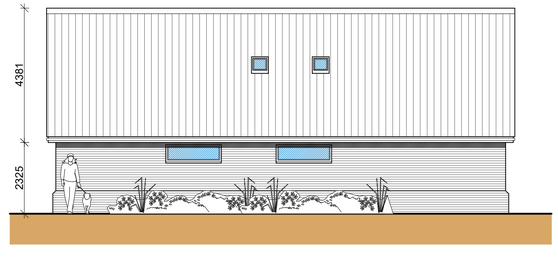
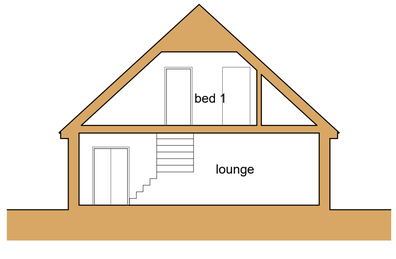
metres



Side Elevation (N)
Scale: 1:100

0 1 2 3 4
metres



Section A-A
Scale: 1:100

0 1 2 3 4
metres

Status

PLANNING

SWANN EDWARDS
ARCHITECTURE
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March, PE15 9RJ

Date: Jan 2026
Drawn by: AL
Checked by: GE

Drawing Title
Planning Drawing
Floor Plans, Section
& Elevations

Job No.: SE-2442
Dwg No.: PP1100
Sheet Size: A1
Revision:

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F/YR26/0090/O

Applicant: Mr & Mrs Punter, Ms G Dunn & J Bass

Agent : Mr Gareth Edwards Swann Edwards Architecture Limited

Land North Of Waltoria House, Gote Lane, Gorefield, Cambridgeshire

Erect up to 2 x self-build/custom build dwellings involving culverting the drain for 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 proposal seeks outline planning permission with all matters reserved except for access, for the erection of 2no. self-build dwellings.

1.2 The rural location of the site away from the built form of Gorefield is considered to render it an 'Elsewhere' location, where development is restricted to that which is essential to the effective operation of local, rural enterprise. No evidence has been submitted to suggest that this is the case, and the proposal is therefore considered contrary to the spatial strategy set out in the Local Plan, and accordingly unacceptable in principle.

1.3 Additionally, the development of the site for housing would, in principle, result in the loss of an open undeveloped piece of land which is considered to contribute to the general character of the area, the loss of which would be contrary to Policy LP16 (d) of the Local Plan along with the urbanising impact of the proposed development.

1.4 Furthermore, whilst the Self-Build Unilateral Undertaking has been completed and submitted, the appropriate checking and monitoring fee has not been paid. Therefore, the application fails to be supported by an enforceable means of securing the self-build nature of the scheme, as well as its exemption from mandatory BNG.

1.5 The proposal is therefore considered to be contrary to Policies LP3 and LP19 for the aforementioned reasons, and is accordingly recommended for refusal on these grounds.

2 SITE DESCRIPTION

2.1. The application site is located on Land North of Waltoria House, Gote Lane in Gorefield.

2.2. The site is currently an area of paddock land with a post and rail fence to its front boundary with a frontage spanning approximately 70m between residential development to the north and south of the site.

2.3. The surrounding area is largely rural in nature, with low levels of sporadic or loose knit residential development in the surrounding area. The northern extent of the main built built form of Gorefield is located approximately 550m to the south of the site.

2.4. The site is located in Flood Zone 1 and is at very low risk of surface water flooding.

3 PROPOSAL

3.1. The proposal seeks outline planning permission, with matters committed in respect of access, for the erection of 2no. self-build dwellings involving the culverting of the drain to allow access.

3.2. The submitted site plan identifies a single access point serving both dwellings located centrally along the site frontage. The indicative layout shows a linear form of development with the dwellings set back within the site.

3.3. Full plans and associated documents for this application can be found at: https://www.publicaccess.fenland.gov.uk/publicaccess/

4 SITE PLANNING HISTORY

4.1. There is no site history relevant to the determination of the application.

5 CONSULTATIONS

5.1. **Gorefield PC – 18.02.26**
As this is a very historical site in the village if planning permission is granted an archaeological survey should be requested.

5.2. **FDC Environmental Health – 08.02.26**

No objection subject to condition restricting working hours

5.3. **FDC Ecology – 12.02.26**

No objection subject to biodiversity enhancements being provided at Reserved Matters stage.

5.4. **Natural England – 12.02.26**

No objection

5.5. **North Level Drainage Board – 12.02.26**

No objection

5.6. **LLFA – 17.02.26**

As a flood risk assessment/surface water strategy containing the above information has not been submitted there is insufficient information in order for us to determine the impacts of the proposal.

5.7. **Local Residents/Interested Parties**

A total of 13no. letters of support from residents of Gorefield. The following points

were raised:

Supporting Comments	Officer Response
New residents will sustain local services and facilities	See 'Principle of development' Section
Dwellings will be in keep with street scene	See 'Character and appearance' section
Site in Flood Zone 1	See 'Flood Risk and Drainage' Section
Site within walking distance of village	See 'Principle of development' section

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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

7 POLICY FRAMEWORK

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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
LP19 – The Natural Environment

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

8 KEY ISSUES

- **Principle of Development**
- **Character and appearance**
- **Amenity impact**
- **Flood Risk and Drainage**
- **Parking provision and highway safety**
- **Biodiversity Impact**
- **Biodiversity Net Gain (BNG)**

9 ASSESSMENT

Principle of Development

9.1. The location of the application site is considered to fall outside of the built form of Gorefield and is in a more rural nature of location, approximately 550m from the built form of Gorefield, with limited development present in the surrounding area. The site therefore has limited access to services and facilities and would rely entirely on the private motor vehicle.

9.2. On this basis, the site is considered to fall within an 'Elsewhere' location, where development is restricted to that which is essential to the effective operation of local, rural enterprise.

9.3. The proposal is for the erection of two self-build dwellings, with no evidence submitted to demonstrate that it is required for the effective operation of a rural enterprise. As such, the principle of the development conflict with Policy LP3 of the Fenland Local Plan, and is therefore considered to be unacceptable.

9.4. In addition, the application is submitted as being for Self and Custom build housing. Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of that Act to have regard to this and to give enough suitable development permissions to meet the identified demand.

9.5. As set out in the Regulations, Part 1 of a register comprises those people and organisations who meet all the eligibility criteria, including the local connection test. Part 2 comprises those people and organisations who meet most, but not necessarily all, the eligibility criteria. The Council has a duty to 'give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area' (i.e. to meet the demand for the number of applicants on Part 1 of their register) within a 3 year period, post the end of the base period.

9.6. The permissions granted demonstrate that the demand for self-build and custom housing (as identified by the register) is comfortably being met in Fenland.

Therefore, no weight will be given to the delivery of self/ custom build housing at this time

Character and Appearance

9.7. Policy LP16 of the Fenland Local Plan sets out several criteria proposals are required to meet, to ensure that high quality environments are provided and protected. Most relevant to the proposal are:

(d) makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the local built environment, provides resilience to climate change, reinforces local identify and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area.

9.8. Further guidance is provided within the Delivering and Protecting High Quality Developments SPD.

9.9. The site is presently an area of open paddock land, the open nature of which is considered to contribute to the generally rural character of the surrounding with dispersed and loose knit development. Thee introduction of built form within this 'gap' site would inherently result in an urbanisation of the area with a detrimental impact on its character and appearance contrary to Policy LP16 (d) as cited above and with no justification for this impact in principle terms.

9.10. While a scheme could be designed at reserved matters stage which may be acceptable in architectural and design terms this would not address the fundamental character harm arising from the principle of developing this site.

Impact on Amenities

9.11. Policy LP2 of the Fenland Local Plan seeks to promote high levels of residential amenity. Similarly, Policy LP16 seeks to ensure development proposals result in high quality environments.

9.12. It is considered that the site is of a sufficient size for a detailed design to be provided at Reserved Matters stage that provides adequate private amenity space provision for the proposed dwellings, as well as ensuring that amenities levels are retained through the sensitive siting and design of the dwellings.

9.13. Therefore, on the basis that an appropriate detailed scheme could likely be provided at Reserved Matters stage, it is considered that the proposal would accord with Policy LP2 and LP16 in principle, in respect of amenities impact.

Flood Risk and Drainage

9.14. The site is located in Flood Zone 1 and is categorised as being at very low risk of surface water flooding, notwithstanding that at the time of the officer site visit there was evidence of standing water on the site. As such, it is considered that there are no issues to address in respect of flood risk, having regard to Policy LP14 of the Fenland Local Plan (2014) and Chapter 14 of the NPPF (2024).

Parking Provision and Highway Safety

9.15. The Highway Authority have considered the proposals and have raised no objection to the scheme in terms of highway safety impact.

9.16. The indicative layout plan shows a centrally located access point to serve both properties, with separate parking and turning areas provided for each plot. The geometry of Gote Lane is such that appropriate visibility splays can be provided to ensure safe access and egress to and from the site.

9.17. Whilst the layout is only indicative at this stage, it is clear that there would be sufficient space on site to provide adequate levels of parking provision at Reserved Matters stage to accord with Appendix A of the Fenland Local Plan (2014).

9.18. It is therefore considered that the proposal accords with Policy LP15 of the Fenland Local Plan (2014) in respect of parking provision and highway safety.

Biodiversity Impact

9.19. The proposals have been considered by both Natural England and the Council Ecologist, with no objections received from either body for the principle of development.

9.20. It has been suggested that the Reserved Matters submission include a scheme for biodiversity enhancements, which it is considered could be secured through the submission of a landscaping scheme.

9.21. It is not considered that the development of the site would result in any detrimental impacts on protected sites or species.

9.22. The proposal is therefore considered to accord with Policy LP19 of the Fenland Local Plan (2014) in respect of its biodiversity impacts.

Biodiversity Net Gain (BNG)

9.23. The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

9.24. There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the nature of the development being self / custom build is exempt from statutory net gain.

9.25. Notwithstanding this, whilst the Self-Build Unilateral Undertaking has been completed and submitted by the applicant, the appropriate checking and monitoring fee has not been paid. As the application is considered to be unacceptable in principle, this has not been sought from the applicant. As such, the absence of the correct fee means that the self-build, and subsequent exemption from BNG, has not been fully secured and this forms a reason for refusal on the application.

10 CONCLUSIONS

10.1 The proposal seeks outline planning permission with all matters reserved except for access, for the erection of 2no. self-build dwellings.

10.2 The rural location of the site away from the built form of Gorefield is considered to render it an 'Elsewhere' location, where development is restricted to that which is essential to the effective operation of local, rural enterprise. No evidence has been submitted to suggest that this is the case, and the proposal is therefore considered contrary to the spatial strategy set out in the Local Plan, and accordingly unacceptable in principle.

10.3 In addition, the development of the site for housing would, in principle, result in the loss of an open undeveloped piece of land which is considered to contribute to the general character of the area, the loss of which would be contrary to Policy LP16 (d) of the Local Plan.

10.4 Furthermore, whilst the Self-Build Unilateral Undertaking has been completed and submitted, the appropriate checking and monitoring fee has not been paid. Therefore, the application fails to be supported by an enforceable means of securing the self-build nature of the scheme, as well as its exemption from mandatory BNG.

10.5 It is recognised that there are no highway or flood risk issues to reconcile and that a detailed scheme could be produced which would provide for acceptable amenity impacts and an appropriate design. It is also recognised that the development of two dwellings would have some economic benefits, such as during the build process, and would also contribute two dwellings to the district's housing supply. These benefits are considered to be limited in nature, especially given that the Council can currently demonstrate in excess of the required five year housing land supply, and would not outweigh the harm identified above.

10.6 The proposal is therefore considered to be contrary to Policies LP3 and LP16 for the aforementioned reasons, and is accordingly recommended for refusal on these grounds.

11 RECOMMENDATION

Refuse; for the following reasons:

1.	Policy LP3 of the adopted Fenland Local Plan 2014 sets out the settlement hierarchy within the district, setting out the scale of development considered appropriate to each level of the hierarchy. The application site is located outside any defined settlement and is therefore classed as being located in an 'Elsewhere' location as defined under Policies LP3 and LP12. In such rural locations development is to be limited to specific uses only within a countryside location. The proposal is for the construction of an unjustified new residential property, not associated with any of the specified criteria and the proposal would therefore be contrary to Policies LP3 and LP12 of the Fenland Local Plan 2014.
2.	Policy LP16 of the Fenland Local Plan 2014 requires new development to deliver and protect high quality environments and make a positive contribution to the character of an area. The undeveloped nature of the application site contributes to the generally rural character of the area and the loss of this through the introduction of built form of two dwellings and their urbanising visual impact would, in principle, be to the detriment of the character and appearance of the area. If permitted the development would therefore be contrary to the above policy of the Local Plan.
3.	In the absence of a legal agreement or other enforceable mechanism to

	secure the delivery and occupation of the proposed dwelling as a self-build unit, the development fails to meet the definition and requirements of self build housing as set out in the Self-Build and Custom Housebuilding Act 2015 (as amended).

F/YR26/0090/O

2/6/2026, 11:44:30 AM

1:1,250

0 55 110 220 ft

0 15 30 60 m

Uniform
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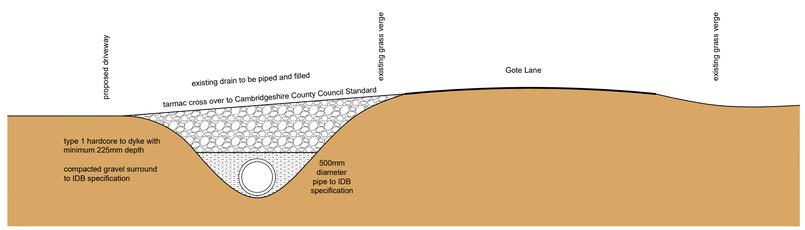
Proposed Site Plan With Indicitive Layout

Scale: 1:200

0 2 4 6 8 metres

SITE PLAN KEY

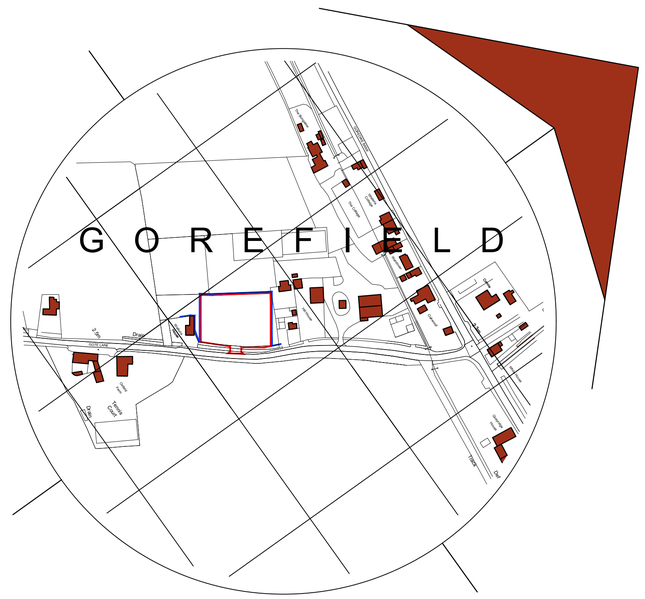
- Indicates buildings taken from OS plan
- Indicates unsurveyed buildings on site
- Indicates proposed self build dwellings
- Indicates proposed access to be sealed and drained to CC highways standards (7500)
- Indicates proposed garden space
- Indicates proposed patio space
- Indicates existing site levels set to temporary datum of 10.000 (10.090)
- Indicates unsurveyed trees and planting
- Indicates proposed hedgerow surrounding site
- Indicates proposed gravel drive
- Indicates existing & proposed site access'
- Indicates approx. position of overhead electric cables (ELEC)
- Indicates proposed features to be demolished (5700)



Access Cross Section

Scale: 1:50

0 0.5 1 1.5 2 metres



Location Plan

Scale: 1:2500

0 25 50 75 100 metres

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.

Revisions

B	Jan 2026	Added plot numbers & Changes following planning comments

Status

PLANNING

SWANN EDWARDS ARCHITECTURE
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Job Title: 2No. Self Build Dwellings Land between Waltoria House & Hill House, Gote Lane Gorefield, PE13 4NJ

Drawing Title: Planning Drawing Site & Location Plan

For: Client of Swann Edwards

Date: December 2025	Drawn by: CW
	Checked by: GE
Job No.: SE-2400	Sheet Size: A1
Dwg No.: PP1000	Revision: B

Swann Edwards Architecture Limited ©

F/YR25/0937/PIP

Applicant: Mr Ian Gowler

Agent : Swann Edwards Architecture Limited

Land South Of Woodlands, 20D Primrose Hill, Doddington, Cambridgeshire

Permission in principle for 2 x self-build/custom build dwellings

Officer recommendation: Refuse

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

1 EXECUTIVE SUMMARY

1.1 This application seeks Permission in Principle (PiP) for the development of up to two dwellings on land to the south of Woodlands, 20D Primrose Hill, outside the development footprint of Doddington.

1.2 Under Policies LP3 and LP12 of the Fenland Local Plan, the site is considered to be in an 'Elsewhere' location, where new housing is only supported if it is demonstrably essential to a rural-based enterprise. No such justification has been provided. The development would therefore be in direct conflict with the settlement hierarchy and spatial strategy of the Local Plan.

1.3 The site is visually and physically detached from the main settlement and would result in the urbanisation of open countryside, with associated harm to rural character.

1.4 Although the density of development proposed is low and could be accommodated physically on the site, this does not overcome the fundamental policy objections regarding location and use. Other technical details, including highway safety, would be addressed at the second stage (Technical Details Consent). The County Highways Officer objects to this application, expressing concerns regarding inter-vehicle visibility splays.

1.5 Therefore, the proposal fails to comply with the Local Plan's spatial strategy. Accordingly, the application is recommended for refusal.

1.6 Additionally, the application is submitted for self/custom build dwellings. As there is no mechanism with a PiP application to secure the type of residential accommodation it is not considered that approving the application would be procedurally correct.

2 SITE DESCRIPTION

2.1 The application site is located outside of the settlement footprint of Doddington. The site is situated to the east of Primrose Hill and is in cultivated woodland use. Adjacent development consists of dwellings at 22a and 22b Primrose Hill to the south of site, a replacement dwelling named Wildwood to the west, as well as a commercial development named The Quadrant. Arable fields lie to the east, and beyond arable fields to the north lies a dwelling of 'exceptional' design approved under reference F/YR21/0015/F. An 'exceptional' design dwelling is an exemption from normal rural residential policy and is supported by Paragraph 84 (previously Paragraph 80) of the NPPF.

2.2 The site is bordered by a 1 metre high timber post and rail fence to the south, beyond which is the driveway which serves 22b Primrose Hill. A 1 metre high timber post and rail fence borders the rear of the site to the east, with an established area of trees to the western site frontage. The site is bordered by an established area of trees and lines of infant trees to the north. A drain is located with the established areas of trees along the western site frontage.

2.3 The site lies in Flood Zone 1 but is located immediately adjacent to Flood Zones 2 and 3 to the south and east. The site is not subject to a low, medium or high annual likelihood of surface water flooding on the Environmental Agency mapping.

3 PROPOSAL

3.1 The 'Permission in Principle' (PiP) application is for residential development of up to two 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 A location plan, existing site plan and indicative site layout (although not a requirement of a PiP application) accompany this submission. These indicate the removal of some existing trees on the site and the provision of two detached dwellings with associated parking and garaging together with the provision of an access road utilising the existing site access serving 22b Primrose Hill.

3.4 Full plans and associated documents for this application can be found at: https://www.publicaccess.fenland.gov.uk/publicaccess/

4 SITE PLANNING HISTORY

No relevant site history.

5 CONSULTATIONS

5.1 Doddington Parish Council – 04 January 2026

Further to your email dated 18th December 2025, Doddington Parish Council is objecting to this application on the following grounds.

a) This part of Primrose Hill, being a significant distance from the developed boundary of Doddington, is cultivated woodland where any proposed development needs to be fully justified by special circumstances. None have been provided to support this PIP application and the application therefore conflicts with FDC's Policy LP3.

b) There is a conflict with Policy LP12 as the development would have an adverse impact on the character of the woodland.

c) This section of Primrose Hill has a speed limit of 60mph whether traffic has left Doddington travelling towards Chatteris or heading towards Doddington from Chatteris or heading towards Doddington from Chatteris. Any traffic needing access to or from the development must join Primrose Hill. This area of Primrose Hill has no street lighting or a footpath along the roadway to cater for pedestrians. These two dwellings will create additional traffic movements thereby increasing the risk of accidents on this busy, fast road.

I trust that FDC will refuse planning permission for this PIP application.

5.2 Fenland District Council – Environmental Services – 12 January 2026

Guidance is given as to private driveway construction standards, shared collections points, a swept path plans as well as notification for new residents of collection and storage details.

5.3 Cambridgeshire County Council – Highways Officer – 08 January 2026

After a review of the submitted information the highways authority objects to this application for the following reasons:

1 - The submitted achievable inter-vehicle visibility splays shown do not meet the minimum requirements. These should be 2.4m x 215m in either direction. These must be within the existing highways extent or under the control of the applicant. These are the current standards used to determine any application in the interests of the safety of the highway and the users of the highway including the residents of the future property.

Based on the information submitted for review, at this time I have no other option but to advise that this application be refused in its current form.

5.4 Fenland District Council – Environmental Health – 23 December 2025

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, adversely impact the local amenity due to excessive artificial lighting or to be affected by ground contamination.

In the event that Permission in Principle is granted and a further application for the site is submitted in the future, this service may recommend a condition on working time restrictions during the construction phase due to the close proximity to

existing noise sensitive receptors.

5.5 Local Residents/Interested Parties

Six letters have been received in support of the application from Primrose Hill x 2, Thistledown and Walden Close in Doddington, Fenland Close in Wimblington, and Angoods Lane in Chatteris.

Supporting Comments	Officer Response
Provision of self build housing	This will be assessed in the use section.
Provision of family housing	This will be assessed in the use section.
The projected plans will blend in with the surrounds	This will be assessed in the location section.

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) 2024

Chapter 2 - Achieving sustainable development
Chapter 4 – Decision-making
Chapter 5 – Delivering a sufficient supply of homes
Chapter 9 – Promoting sustainable transport
Chapter 11 – Making effective use of land
Chapter 12 – Achieving well-designed places
Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
Chapter 15 – Conserving and enhancing the natural environment
Chapter 17 – Facilitating the sustainable use of minerals

National Planning Practice Guidance (NPPG)

Context Paragraph: 012 (Reference ID: 58-012-20180615). The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage. In addition, local authorities cannot list the information they require for applications for permission in principle in the same way they can for applications for planning permission but can advise applicants on the decision notice, where Permission in Principle is granted, what they would expect to see at Technical Details stage.

National Design Guide 2021

Context

Identity
Built Form
Nature
Uses
Homes and Buildings

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
LP19 – The Natural Environment

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
DM6 – Mitigating Against Harmful Effects

8 KEY ISSUES

8.1 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.

8.2 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.

8.3 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.

9 ASSESSMENT

Location

9.1 Policy LP3 of the Fenland Local Plan (2014) identifies Doddington as being a 'Growth Village'. For these settlements, development and new service provision either within the existing urban area or as a small village extension will be appropriate albeit of a considerably more limited scale than that appropriate to the Market Towns.

9.2 Policy LP12 identifies that to receive support, the site must be in or adjacent to the existing developed footprint of the village, defined as the continuous built form of the village and excludes individual buildings and groups of dispersed, or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement. The Local Plan does not rely on defined settlement boundaries but rather requires a physical assessment to be made to determine whether or not a site is within a village for the purposes of Policy LP12. This results in a situation where a site could be considered in general terms to be part of the village but not be in the village for the purposes of the spatial strategy. It is considered that the site is visibly separated from the edge of the built-up settlement of Doddington by approximately 1 km when travelled by road.

9.3 Policy LP5 sets out the housing targets for the District and the Council has undertaken a full assessment of the Five Year Housing Land Supply in the District and has concluded that the Council is able to demonstrate a supply of specific deliverable sites sufficient to provide for more than Five Years' worth of housing against the Council's identified requirements. This is a material consideration and means that any application for new development must be determined in accordance with the development plan unless material considerations indicate otherwise.

9.4 It is apparent, that in the case of the application site, it is clearly detached from the remainder of Doddington by agricultural fields and thus outside the continuous built form of the settlement. The majority of the surrounding area is agricultural in use and rural in nature. As such the proposal would constitute development in an 'Elsewhere' location as defined under LP3 which seeks to restrict that to essential rural based development. The proposal is therefore in conflict with Policies LP3 and LP12.

9.5 The site comprises of approximately 0.38ha of Grade 3 Agricultural land as defined by DEFRA (Defra Spatial Data Download) and classified as being of good quality.

9.6 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 187 of the NPPF 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 188 (footnote 65) 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.

9.7 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.

9.8 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 0.38ha is not significant in the context of BMV land within Fenland. Additionally, it should be noted that the proposal would introduce residential use into a location where are large number of hybrid coppice willow trees are sited. Some of these trees would require removal to facilitate development. While, it should be noted that biodiversity loss does not form part of the assessment criteria at the PiP application stage, the loss of the trees would tie into the character impacts considered elsewhere within this report.

9.9 There is a bus stop located 300 metres to the south which can provide a public transport link to good and services in Doddington, Chatteris and beyond. However, the surrounding area is unlit and is not served by a footpath. As such it is not considered to be reasonably or sustainably linked to Doddington.

9.10 As per Policy LP3, development not falling into one of the categories set out in the settlement hierarchy 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. Whilst the supporting information states that “these self-build plots could also be used to be workplace homes, such as homes offices or small businesses”, the dwellings do not appear to be specifically required for the industries set out in Policy LP3. The proposed site area and number of dwellings could lead to tandem development given the existing agricultural land in the vicinity of the site. Allowing development in this location would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of the area.

Use

9.11 The development as applied for is described on the application form as “2 No. self-build dwellings”. As there is no legal mechanism to secure Permission in Principle for a specific type of residential accommodation (either through a legal agreement or by way of planning condition) it is not considered that any weight could be given to this and indeed to approve the application as submitted would be questionable procedurally.

Amount of Development Proposed

9.12 The application seeks Permission in Principle for two dwellings on a site of 0.38ha which will equate to a density of approximately 5 dwellings per hectare. The proposal site is in a remote location with only sporadic dwellings in the vicinity which are located in larger plots. More intensive development in this rural location is not considered to be appropriate. The detailed layout and design will be for consideration at the Technical details stage. In terms of consideration of amount, the proposal is acceptable.

Matters Raised During Consultation

9.13 Doddington Parish Council have raised concerns in terms of the highways impact of the proposal. Other concerns are raised by the Parish Council with regard to loss of woodland and proposed location which are addressed elsewhere in the report. Cambridgeshire County Highways have also raised concerns at this stage, with regard to vehicular visibility splays. Additional details regarding visibility splays would need to be considered at the Technical Details stage or subject of a subsequent application. The concerns of both Doddington Parish Council and the County Highways Officer, whilst not a reason to refuse Permission in Principle, are considered to further highlight the unsuitable location of this development.

10 CONCLUSIONS

10.1 As indicated above it is only location, use and amount of development that may be considered at the first 'permission in principle stage' and it is considered that the location and use of the site for residential development is unacceptable due to the conflict with the settlement hierarchy of the Local Plan.

10.2 The principle of development is not supported as the site does not adjoin the built form and whilst the proposal is for self-build dwellings there is no planning justification for such a dwelling in this location.

10.3 As the development is applied for as self/custom-build and there is no mechanism to secure this through a PiP application it is not considered to be procedurally appropriate to approve the application.

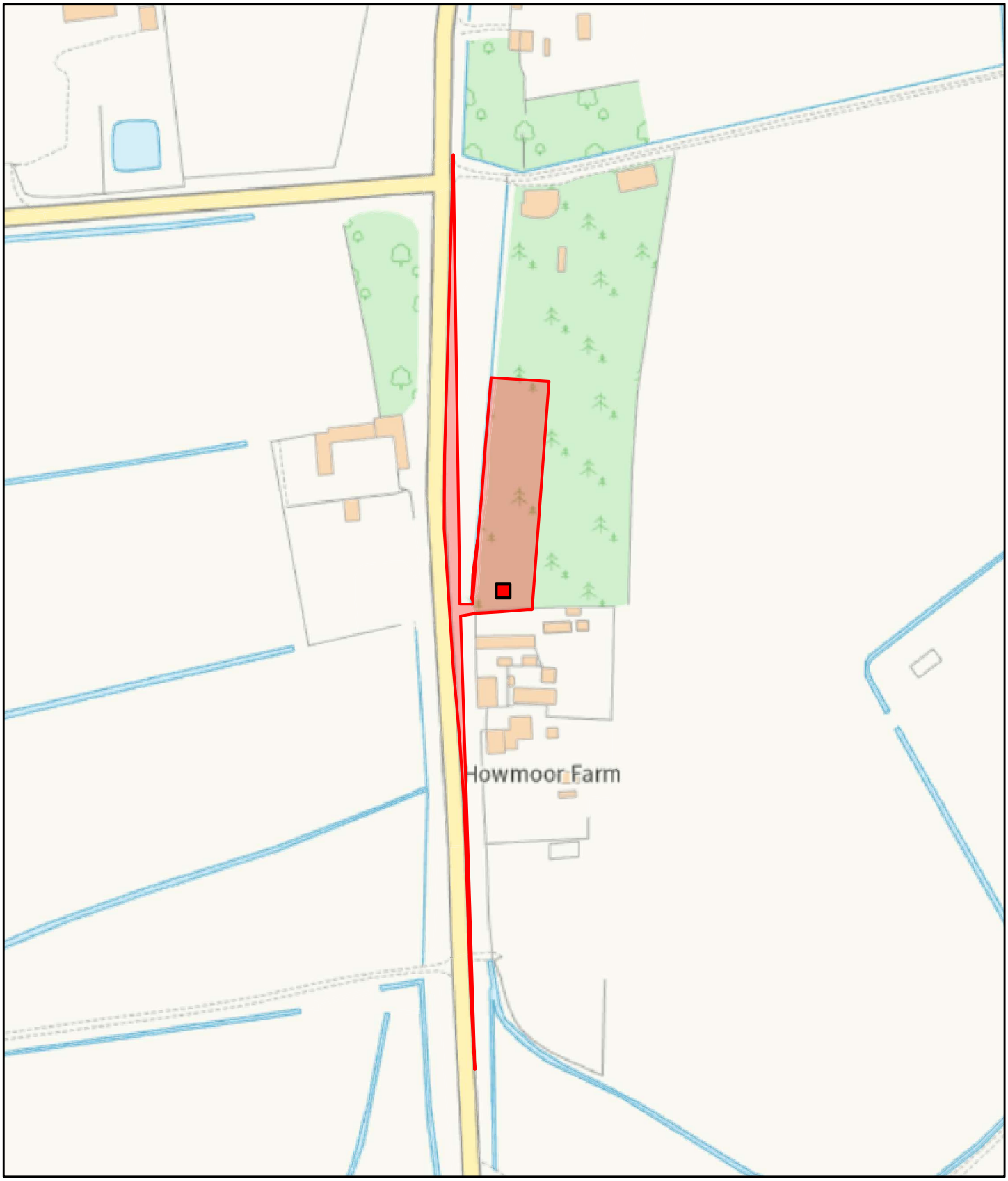
10.4 As such the recommendation is one of refusal.

11 RECOMMENDATION

Refuse; Permission in Principle for the following reasons:

1.	The application site constitutes an area of land located outside the developed footprint of Doddington. Development of this site would result in an unacceptable urbanisation, extending development into the countryside. It would likely set a precedent for future development, further eroding the character of the area and the open countryside. The development proposal will be in an 'elsewhere' location contrary to Policies LP3 and LP12 of the Fenland Local Plan (2014). As such any residential development on this site will be contrary to the above policy considerations and thus, in terms of location and use, the Planning in Principle application fails.
2.	The development as applied for is "2 No. Self build dwellings". There is no mechanism to secure a particular form of residential development when granting a Permission in Principle application and consequently to therefore approve the application as submitted is considered to be procedurally incorrect.

F/YR25/0937/PIP



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Fenland District Boundary

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0 115 230 460 ft

0 35 70 140 m

Uniform

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F/YR25/0752/PIP

Applicant: Mr J Waters **Agent : Mr Robert Papworth Morton & Hall Consulting Ltd**

Land South East Of Ferry Farm London Road Accessed Off, Stocking Drove, Chatteris, Cambridgeshire

Permission in principle to erect up to 5 x dwellings

Officer recommendation: Refuse

Reason for Committee: Town Council and number of local resident comments contrary to Officer recommendation

1 EXECUTIVE SUMMARY

1.1 This application seeks 'Permission in Principle' (PiP) for of up to 5 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 The site is considered to be located beyond the established settlement of Chatteris, with no justification for the development within an 'Elsewhere' location. The proposal would result in a formal, linear extension into the open countryside, which does not respect the rural character. It would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of the area.

1.3 The application is not supported by any assessment of the known heritage asset within the site, its significance or whether any mitigation is possible and as such it has failed to demonstrate that the development could be achieved at this location without the almost total loss of the remarkably well preserved Medieval Ridge and Furrow.

1.4 The application site is not considered to be sustainably linked; it is located about 700m from the edge of Chatteris and therefore future residents of the development would not have easy access to facilities and services. The absence of a footpath immediately adjacent the site along Stocking Drove, a 60 mph road, is noted; there is a footpath on the southern side of London Road which begins at the junction of Stocking Drove and London Road, although its use would be prohibitive due to its width, condition and lack of streetlighting along this stretch of London Road. The distance to facilities and services would not encourage people to use of modes of active travel especially in inclement weather or winter months where daylight hours are shorter and as such most daily trips would be by private car.

1.5 The site is located within a Sand and Gravel Mineral Safeguarding Area, the application documentation does not make any reference to the safeguarded minerals, or Policy 5, consequently criteria (i) – (k) have not been demonstrated as being met and even if it is evidenced that prior extraction is not feasible there

is no overriding need for the development given that the Council can currently demonstrate a healthy housing land supply of 6.6 years as such the proposal is considered contrary to the aforementioned policy.

1.6 As such, it is recommenced to refuse this application.

2 SITE DESCRIPTION

The application site comprises approximately 0.49ha, located on the eastern side of Stocking Drove, a narrow, 60mph rural road, devoid of footpaths and streetlights; it forms part of a wider grass field which appears to be used as paddock land and there are prominent ridge and furrow earthworks across the site and wider field. The is a substantial hedge/tree belt on the eastern side of the site running parallel to the road, which is covered by TPO 02/2026 and G19 of TPO CU/2/465/5. The site falls within Flood Zone 1 and is not at risk of surface water flooding.

3 PROPOSAL

3.1 The 'Permission in Principle' (PiP) application is for residential development of up to 5 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 Full plans and associated documents for this application can be found at:

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

4 SITE PLANNING HISTORY

None of relevant on the application site.

5 CONSULTATIONS

5.1 Town Council

Support

5.2 UK Power Networks

We note there are overhead cables on the site running within close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.

In the instance of overhead cables within the vicinity, GS6 (Advice on working near overhead powerlines) and a safety visit is required by UK Power Networks. Information and applications regarding GS6 can be found on our website

https://www.ukpowernetworks.co.uk/safety-equipment/power-lines/working-near-power-lines/advice-on-working-near-overhead-power-lines-gs6#Apply

Should any diversion works be necessary because of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.

5.3 Cambridgeshire County Council Archaeology

Comments were originally received in October 2025, the extract in relation to the archaeological potential of the site is provided below:

Thank you for the consultation with regards to the archaeological implications of the above referenced application. The proposed development lies in an area of archaeological potential. To the east is the moated manorial site at Wood House (Cambridgeshire Historic Environment Record 01097) with significant earthworks associated. Across the development area is evidence of the wider medieval agricultural landscape with the earthwork remains of Medieval Ridge and Furrow present across the site (CHER 01097). Across Cambridgeshire the attrition rate of these features is high and we have a relatively low sample of ridge and furrow surviving as earthworks and therefore the significance of these is increased. To the north west of the proposed development an archaeological investigation found a number of undated gullies (CHER ECB6148) and an archaeological investigation to the south west of stocking drove found similar features (CHER ECB7202).

Further clarification was sought from Cambridgeshire County Council Archaeology regarding the on-site Ridge and Furrow and comment received in March 2026 are provided in full below:

We have received updated information about the quality of the surviving Medieval Ridge and Furrow, particularly within this portion of the field. Ridge and Furrow within Cambridgeshire and particularly fenland has low rates of survival. This is because while this system of field system is very commonly used to the west, Cambridgeshire sits on edge of where it is used more extensively. In Cambridgeshire as a whole only 13.5% of known ridge and furrow survives as an earthwork of any kind and in fenland this figure is even lower. The ridge and furrow within this field has been shown to survive remarkably well as an earthwork, and a key feature within the setting of this area. Where Ridge and Furrow survives well it creates visible character that can also the experience of the historic environment.

We have some concerns about how well the proposed density of housing can fit into the proposed plot whilst mitigating earthwork ridge and furrow. Mitigation of these features are difficult and the proposed indicative site plan would indicate an almost total loss within the site boundary. The cumulative impact of development within this plot leads to cumulative impact on the ridge and furrow as opportunities to preserve the setting decrease.

5.4 Cambridgeshire County Council Highways

Recommendation

Following a careful review of the documents provided to the Local Highway Authority as part of the above planning application, no significant adverse effect upon the public highway should result from this proposal, should it gain benefit of planning permission.

Comments

This application seeks to establish the principle of development at this location only. As such, any highways-related requirements cannot be determined at this stage and will be subject to future planning applications and approvals.

Nevertheless, the submitted documentation demonstrates that appropriate inter-vehicle visibility splays can be achieved, and that the proposed vehicular accesses are of a suitable size.

At any future Technical Details Consent stage, the Local Highway Authority will expect all proposed accesses to be designed to ensure that surface water from the site does not drain onto or across the public highway. Please note that the use of permeable paving alone does not provide the Highway Authority with sufficient assurance that surface water will be adequately managed in the long term. Therefore, physical measures must be incorporated to prevent such runoff.

Additionally, all vehicular accesses should be constructed using a bound material for a minimum of 5 metres from the edge of the public highway into the site. This is to prevent loose material from being carried onto the highway, which could pose a hazard to road users.

5.5 Environmental Health (FDC)

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, be affected by ground contamination or adversely impact the local amenity due to excessive artificial lighting.

In the event that Permission in Principle is granted and a further application for the site is submitted in the future, owing to the scale of the proposed development and close proximity to existing residents, this service requests the submission of a robust Construction Environmental Management Plan (CEMP) in line with the template for developers, available on Fenland District Council's website at: Construction Environmental Management Plan: A template for development sites (fenland.gov.uk) The CEMP shall be expected to include working time restrictions to negate the need for a separate condition.

5.6 Arboricultural Officer (FDC)

The Council's Arboricultural Officer considered the hedge and trees along the site frontage to be important to visual amenity and the street scene and as such requested that this be subject to a Tree Preservation Order to provide control over it/protect it from removal. TPO 02/2026 was confirmed on 2/3/26.

5.7 Local Residents/Interested Parties

8 supporting comments have been received (4 from London Road, 1 from West Street, 1 from Wood Street and 1 from Stocking Drove, Chatteris and 1 from Newgate Street, Doddington:

Supporting Comments	Officer Response
Site is in Flood Zone 1	Comments noted and discussed below.
Does not extend into countryside due to development opposite/much development this end of town/in keeping with area/adjoins existing development	Comments noted and discussed below.

Supports Government initiatives to build more homes/housing need	The assessment of whether the site is acceptable in principle for housing is set out below.
Nice to see individually designed houses that are not crammed in	This application relates to Permission in Principle only; any dwelling/layout details submitted are purely indicative

1 representation has been received from London Road, Chatteris:

Comments	Officer Response
Request that the plot to the north remain as green space	This application relates to Permission in Principle only; any dwelling/layout details submitted are purely indicative

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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) 2024
Chapter 2 - Achieving sustainable development
Chapter 4 – Decision-making
Chapter 5 – Delivering a sufficient supply of homes
Chapter 8 – Promoting healthy and safe communities
Chapter 9 – Promoting sustainable transport
Chapter 11 – Making effective use of land
Chapter 12 – Achieving well-designed places
Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
Chapter 15 – Conserving and enhancing the natural environment
Chapter 16 - Conserving and enhancing the historic environment
Chapter 17 – Facilitating the sustainable use of minerals

National Planning Practice Guidance (NPPG)
Determining a Planning Application

National Design Guide 2021
Context
Identity
Built Form
Movement
Nature
Homes and Buildings

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
LP17 – Community Safety
LP18 – The Historic Environment
LP19 – The Natural Environment

Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021
Policy 5 - Mineral Safeguarding Areas
Policy 14 - Waste management needs arising from residential and commercial Development
Policy 16: -Consultation Areas (CAS)

Delivering and Protecting High Quality Environments in Fenland SPD 2014
DM2 – Natural Features and Landscaping Schemes
DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

Cambridgeshire Flood and Water SPD 2016

8 **BACKGROUND**

8.1 There have been a number of recent permissions in the vicinity of the application site, predominantly along London Road, Chatteris:

8.2 Land To The West Of 130 London Road Chatteris
F/YR19/0760/O - Erect up to 3 x dwellings (outline application with matters committed in respect of access)

The above application established the principle of development on the site and there have been a number of subsequent applications following on from this.

8.3 Land West Of Gaultree Lodge, London Road, Chatteris
F/YR20/0120/O - Erect a dwelling (outline application with matters committed in respect of access)
F/YR21/0539/RM - Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR20/0120/O to Erect a dwelling

8.4 Land East Of Ferry Farm, London Road, Chatteris
F/YR22/0293/O - Erect 1 x dwelling (outline application with all matters reserved)
F/YR25/0431/RM - Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale pursuant to outline permission F/YR22/0293/O to erect 1 x dwelling

8.5 Land South Of The Grange London Road Accessed From Stocking Drove Chatteris
F/YR22/1317/F - Erect 1 dwelling (single-storey, 2-bed) including formation of an access
F/YR23/0476/F - Erect 1 dwelling (single storey, 2-bed) including the formation of an access

8.6 Land South Of Ferry Farm London Road And Accessed Off Stocking Drove Chatteris
F/YR23/0077/O - Erect up to 6no dwellings (outline application with all matters reserved)

Subsequent applications F/YR25/0185/RM and F/YR25/0550/VOC

8.7 Land North East Of The Grange, London Road, Chatteris
F/YR24/0173/PIP - Permission in principle to erect up to 4 x dwellings
F/YR26/0093/F - Erect 4 x dwellings and the formation of an access – pending consideration

8.8 Land North East Of 134 London Road Chatteris
F/YR25/0863/PIP - Permission in principle for up to 4 x dwellings

8.9 It should be noted that whilst permission was ultimately obtained for these sites, Officer's have been consistent on all applications which establish the principle of development, with recommendations of refusal, due to the 'elsewhere' location of the sites outside the settlement of Chatteris, the unsustainable location of the area and the unacceptable urbanisation these developments would create.

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

Principle of Development

Location
Principle of Development and Character of the area

10.1 Fenland Local Plan Policy LP3 sets out a clear spatial strategy for sustainable growth in the district, based on a defined settlement hierarchy directing most development to the district's larger settlements. This policy identifies Chatteris as a Market Town; Market Towns are identified within Policy LP3 as the focus for housing growth.

10.2 However, the application site falls within the 'elsewhere' category due to its location in an area that falls outside of the settlement categories defined within Local Plan Policy LP3. It consists of sporadic roadside development in the countryside to the south of the built-up area of Chatteris. Policy LP3 states that development in 'elsewhere' locations will be restricted to that which is essential for rural enterprises and any dwellings would be subject to a restrictive occupancy condition. No justification for new development within this 'Elsewhere' location (as set out under Policy LP3) has been advanced to evidence the development as being demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services.

10.3 The proposal site forms part of a cluster of sporadic properties that form a ribbon to the south of the built-up area of Chatteris. This ribbon of development is increasingly becoming consolidated and dense owing to the number of residential developments that have been approved in the last few years, a precedent which the applicant's agent has cited. The application site is located about 700m from the edge of Chatteris and therefore future residents of the development would not have easy access to facilities and services. The absence of a footpath immediately adjacent the site along Stocking Drove, a 60 mph road, is noted, there is a footpath on the southern side of London Road which begins at the junction of Stocking Drove and London Road, although its use would be prohibitive due to its width, condition and lack of streetlighting along this stretch of London Road. The distance to facilities and services would not encourage people to walk especially in inclement weather or winter months where daylight hours are shorter and as such most daily trips would be by private car.

10.4 The recently approved residential developments in the vicinity do not negate the fact that this area is clearly located beyond the established settlement of Chatteris with the form of land and buildings in the vicinity relating more to the surrounding countryside than the built-up area, or that the proposal would conflict with Local Plan Policy LP3, which among other things seeks to direct development to sustainable locations that offer the best access to services and facilities.

10.5 Furthermore, Policy LP16 (d) of the Fenland Local Plan, Policy DM3 of Delivering and Protecting High Quality Environments in Fenland SPD, paras 135 and 187 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.

10.6 Development of this site would introduce a formal, linear extension into the open countryside, which does not respect the rural character. It would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of the area.

Waste and Minerals

10.7 The site is located within a Sand and Gravel Mineral Safeguarding Area (MSA) which is safeguarded under Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021). This policy seeks to prevent mineral resources of local and/or national importance being needlessly sterilised.

10.8 Policy 5 sets out a number of exemptions (criteria (a) – (h)), for when Policy 5 is not applicable, none of which are relevant in this case. Development within MSAs which is not covered by the exemptions is only permitted where it is demonstrated that:

(i)the mineral can be extracted where practicable prior to development taking place; or
(j)the mineral concerned is demonstrated to not be of current or future value; or
(k)the development will not prejudice future extraction of the mineral; or
(l)there is an overriding need for the development (where prior extraction is not feasible).

10.9 The application documentation does not make any reference to the safeguarded minerals, or Policy 5, consequently criteria (i) – (k) have not been demonstrated as being met and even if it is evidenced that prior extraction is not feasible there is no overriding need for the development given that the Council can currently demonstrate a healthy housing land supply of 6.6 years as such the proposal is considered contrary to the aforementioned policy.

Flood Risk and Drainage

10.10 The application site lies within Flood Zone 1 and is not at risk of surface water flooding, nevertheless issues of surface water will be considered under Building Regulations.

10.11 The site lies within the Middle Level Commissioners Drainage Board area, who were subsequently consulted, however, no comment was received in regard to this application. As such, it is considered reasonable to determine that the proposal is acceptable in terms of flood risk and there are no issues to address in respect of Policy LP14.

Archaeology

10.12 Policy LP18 of the Fenland Local Plan 2014 seeks to protect, conserve and enhance the historic environment and states that development proposals that would affect any designated or undesignated heritage asset will be required to describe and assess the significance of the asset and/or its setting to determine its architectural, historic or archaeological interest; and identify the impact of the proposed works on the special character of the asset.

10.13 Paragraph 207 of the NPPF 2024 states that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

10.14 Paragraph 216 of the NPPF 2024 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application and in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

10.15 Ordinarily matters in relation to archaeology would be considered at Technical Details stage, however in this case the proposed development lies in an area of archaeological potential and features earthwork remains of Medieval Ridge and Furrow present across the site, Cambridgeshire County Council Archaeology have advised that:

In Cambridgeshire as a whole only 13.5% of known ridge and furrow survives as an earthwork of any kind and in fenland this figure is even lower. The ridge and

furrow within this field has been shown to survive remarkably well as an earthwork, and a key feature within the setting of this area. Where Ridge and Furrow survives well it creates visible character that can also the experience of the historic environment.

We have some concerns about how well the proposed density of housing can fit into the proposed plot whilst mitigating earthwork ridge and furrow. Mitigation of these features are difficult and the proposed indicative site plan would indicate an almost total loss within the site boundary. The cumulative impact of development within this plot leads to cumulative impact on the ridge and furrow as opportunities to preserve the setting decrease.

10.16 The application is not supported by any assessment of the known heritage asset within the site, its significance or whether any mitigation is possible and as such it has failed to demonstrate that the development could be achieved in this location without the almost total loss of the remarkably well preserved Medieval Ridge and Furrow, contrary to the aforementioned policies.

Land Use

Residential amenity

10.17 There are commercial premises in the vicinity of the site, the closest being the opposite side of Stocking Drove, a former agricultural barn, that was permitted a change of use to a storage and distribution building for reclaimed carpet tiles (Fuller Gray Carpet Tiles - F/YR09/0550/F). However, this is not of a use/scale which would be likely to cause a significant detrimental impact to future residents, there are existing dwellings in closer proximity, and the Environmental Health team have no objections to the proposal.

10.18 The scale of the site is such that it is considered a scheme could be put forward which would not have a significant detrimental impact on the residential amenity of existing or future residents. However, there may be limited outlook from the front of any proposed dwellings given the protected nature of the boundary hedge/trees.

Sustainability and Access

10.19 The application site is located about 700m from the edge of Chatteris and therefore future residents of the development would not have easy access to facilities and services. The absence of a footpath immediately adjacent the site along Stocking Drove, a 60 mph road, is noted; there is a footpath on the southern side of London Road which begins at the junction of Stocking Drove and London Road, although its use would be prohibitive due to its width, condition and lack of streetlighting along this stretch of London Road. The distance to facilities and services would not encourage people to use of modes of active travel especially in inclement weather or winter months where daylight hours are shorter and as such most daily trips would be by private car.

10.20 As such the proposal is in conflict with the aims of Chapter 9 of the NPPF and Policies LP2 and LP15 of the Fenland Local Plan 2014. This further reinforces the unsustainable location of the site for unjustified new housing and provides an example for the rationale for the Council's settlement strategies under LP3 – in terms of placing people and property in the most sustainable location to safely access services and facilities and improve accessibility for everyone by all modes of travel.

10.21 The indicative site plan shows 5 access off Stocking Drove with associated visibility splays; this application deals with the principle issues only and suitability of the access will be a matter of consideration at Technical Details stage, should this application be successful. However, comments from the Local Highways Authority indicate that the submitted documentation demonstrates that appropriate inter-vehicle visibility splays can be achieved, and that the proposed vehicular accesses are of a suitable size.

Amount of development proposed

10.22 The proposal is for up to 5 dwellings on a site of approximately 0.49ha, equating to approximately 10 dwellings per hectare, it could therefore be argued that this development does not make an effective use of land. Nevertheless, policies LP16 (d) of the Fenland Local Plan and Policy DM3 of Delivering and Protecting High Quality Environments in Fenland SPD require development to respond to the local character in this regard, and the introduction of up to 5 dwellings in this location 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.

Other matters

Ecology and Biodiversity Net Gain

10.23 The LPA duty under Section 40 of the Natural Environment and Rural Communities Act 2006 as amended, has been considered. 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. 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 findings of said ecological information. 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. The grant of permission in principle is not within the scope of biodiversity net gain (as it is not a grant of planning permission), but the subsequent technical details consent (as a grant of planning permission) would be subject to the biodiversity gain condition.

Construction Environmental Management Plan (CEMP)	The Council's Environmental Health team have requested a CEMP condition be appended to any future Technical Details application due to the scale of the proposed development and close proximity to existing residents.
Overhead Cables	UK Power Networks advise that accurate records should be obtained, a safety visit will be required and should any diversion works be necessary they should be contacted. This is considered to be more relevant to any future Technical Details application

11 CONCLUSIONS

11.1 This application seeks 'Permission in Principle' (PiP) for of up to 5 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 The site is considered to be located beyond the established settlement of Chatteris, with no justification for the development within an 'Elsewhere' location. The proposal would result in a formal, linear extension into the open countryside, which does not respect the rural character. It would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of the area.

11.3 The application is not supported by any assessment of the known heritage asset within the site, its significance or whether any mitigation is possible and as such it has failed to demonstrate that the development could be achieved at this location without the almost total loss of the remarkably well preserved Medieval Ridge and Furrow.

11.4 The application site is not considered to be sustainably linked; it is located about 700m from the edge of Chatteris and therefore future residents of the development would not have easy access to facilities and services. The absence of a footpath immediately adjacent the site along Stocking Drove, a 60 mph road, is noted; there is a footpath on the southern side of London Road which begins at the junction of Stocking Drove and London Road, although its use would be prohibitive due to its width, condition and lack of streetlighting along this stretch of London Road. The distance to facilities and services would not encourage people to use of modes of active travel especially in inclement weather or winter months where daylight hours are shorter and as such most daily trips would be by private car.

11.5 The site is located within a Sand and Gravel Mineral Safeguarding Area, the application documentation does not make any reference to the safeguarded minerals, or Policy 5, consequently criteria (i) – (k) have not been demonstrated as being met and even if it is evidenced that prior extraction is not feasible there is no overriding need for the development given that the Council can currently demonstrate a healthy housing land supply of 6.6 years as such the proposal is considered contrary to the aforementioned policy.

12 RECOMMENDATION

Refuse; for the following reasons:

1.	The site is considered to be located beyond the established settlement of Chatteris, with no justification for the development within an 'Elsewhere' location. The proposal would result in a formal, linear extension into the open countryside, which does not respect the rural character. It would result in an unacceptable urbanisation and set a precedent for future development, further eroding the open character of the area. The proposal is therefore considered contrary to Policy LP3 which restricts developments 'Elsewhere' which are not demonstrably essential in such a location. Furthermore, Policy LP16 (d) of the Fenland Local Plan, Policy DM3 of

	Delivering and Protecting High Quality Environments in Fenland SPD, paras 135 and 187 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. As such, the proposal is also considered contrary to these policies.
2.	The application site is not considered to be sustainably linked; it is located about 700m from the edge of Chatteris and therefore future residents of the development would not have easy access to facilities and services. The absence of a footpath immediately adjacent the site along Stocking Drove, a 60 mph road, is noted; there is a footpath on the southern side of London Road which begins at the junction of Stocking Drove and London Road, although its use would be prohibitive due to its width, condition and lack of streetlighting along this stretch of London Road. The distance to facilities and services would not encourage people to use of modes of active travel especially in inclement weather or winter months where daylight hours are shorter and as such most daily trips would be by private car. As such the proposal is in conflict with the aims of Chapter 9 of the NPPF and Policies LP2 and LP15 of the Fenland Local Plan 2014, which seek to ensure that proposals are afforded safe access to services and facilities and improve accessibility for everyone by all modes of travel.
3	The application is not supported by any assessment of the known heritage asset within the site, its significance or whether any mitigation is possible, and as such it has failed to demonstrate that the development could be achieved at this location without the almost total loss of the remarkably well preserved Medieval Ridge and Furrow. The proposal is therefore considered contrary to Policy LP18 of the Fenland Local Plan 2014 and Paragraphs 207 and 216 of the NPPF which seek to protect, conserve and enhance the historic environment and ensure that the significance of heritage assets is revealed to enable a balanced judgement to be made.
4	Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 seeks to prevent mineral resources of local and/or national importance being needlessly sterilised. The application documentation does not make any reference to the safeguarded minerals, or Policy 5, consequently criteria (i) – (k) have not been demonstrated as being met and even if it is evidenced that prior extraction is not feasible there is no overriding need for the development given that the Council can currently demonstrate a healthy housing land supply of 6.6 years as such the proposal is considered contrary to the aforementioned policy.

F/YR25/0752/PIP

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1:2,500

0 115 230 460 ft

0 35 70 140 m

Fenland District Boundary

Fenland District Council

Uniform

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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

N
W E
S

PROPOSED INDICATIVE PLAN
(1:200)

The Grange

Ferry Farm

Gaultree Lodge

STOCKING DROVE

Drain

PLANNING APPROVAL
FOR 1No PLOT
F/YR22/1317/F

PLANNING APPROVAL
FOR 6No PLOTS
F/YR23/0077/O

OVERHEAD CABLES

OVERHEAD CABLES

PLOT 1

PLOT 2

PLOT 3

PLOT 4

PLOT 5

4m

4m

4m

REVISIONS	DATE

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Fenland District Council Building Design Awards
Building Excellence in Fenland
Winner

CLIENT
Mr J Waters

PROJECT
Land South East of
The Grange
Stocking Drove
Chatteris PE16 6SF

TITLE
Indicative Proposed Site Plan

DRAWN	R.Papworth	DATE OF ISSUE	
CHECKED			
DATE	Sept 2025	DRAWING NUMBER	H9204/101
SCALE	As Shown		

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This item comprises EXEMPT INFORMATION within Appendix 1 which is not for publication by virtue of paragraphs 1 and 2 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended)

F/YR25/0527/F

Applicant: Mr Steven Davies **Agent: Mr Matthew Taylor Taylor Planning And Building Consultants**

Cedar Rose Stables, Horsemoor Road, Wimblington, Cambridgeshire

Change of use of land for the use of travellers including siting of 6 x static and 6 x touring caravans, change of use of stables to day room/store room (part retrospective)

Officer recommendation: Grant

Reason for Committee: Parish Council comments contrary to officer recommendation

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1 EXECUTIVE SUMMARY

1.1. The proposal seeks full planning permission for the siting of a total of 6no. static caravans and 6no. touring caravans and conversion of a stable block to a day room at Cedar Rose Stables, Horsemoor Road, Wimblington. The proposal is essentially an extension to an existing authorised Traveller site comprising 3no. static caravans and 3no. tourers (approved under F/YR21/0713/F). By virtue of the extant permission, the principle of development is considered acceptable in this location.

1.2. The proposal would result in a concentration of traveller development that exceeds the number of conventional dwellings within the area. This conflicts with national and local policy expectations that such sites should not dominate nearby settled communities contrary to FLP Policy LP5 Part D and PPTS, Policy H. However, considering the balance of matters that outweigh this harm, including the shortfall of available pitches, and the personal circumstances of the applicant, and the additional benefits provided in the form of social inclusion, housing provision, and reduced inequality the proposal is considered acceptable on balance.

1.3. Whilst located in an area at high risk of flooding (Flood Zone 3), the development could be made safe from the effects of flooding through the proposed mitigation, secured by condition, and would not cause the risk or impacts of flooding to increase elsewhere in accordance with Policy LP14 of the Fenland Local Plan (2014).

1.4. The scheme is acceptable in terms of its impact on character and appearance of the area, in accordance with Policy LP5 (a) and (e), Policy LP16 and Paragraph 26 (b) and (d).

1.5. Notwithstanding the comments raised by the Highway Authority, it is considered that the proposed quantum of development and the likely traffic

generation therefrom is not considered to give rise to highways conflicts significant enough to be considered severe, and as such, the scheme is considered, on balance, acceptable with regard to Policy LP15 and as such refusal of the scheme on the grounds of highway safety is considered unreasonable in this instance with due regard for Paragraph 116 of the NPPF.

1.6. Whilst there are clear policy conflicts relating to community dominance and flood risk, and these are afforded significant weight, they are outweighed by the pressing need for additional traveller accommodation, the absence of alternative sites, the neutral impact on highway safety, and the compelling personal and social circumstances of the applicants. Thus, the application is considered acceptable in planning terms.

2 SITE DESCRIPTION

2.1. The application site comprises a roughly rectangular parcel of land measuring approximately 0.52 hectares. The site lies within the countryside and is within flood zone 3 which is the area at most risk of flooding. The rear area of the site includes 3 pitches, each comprising a mobile home and tourer, with parking and turning, approved under F/YR21/0713/F in July 2022. A stable block is located to the northwest corner of the site (approved for recreational horse stabling under application F/YR19/0497/F). The front area of the site is currently paddock land, used as private recreation land by the occupiers of the site.

2.2. To the north the site is bordered by a large drainage ditch and open fields, to the west by The Spinney traveller site (granted on appeal), to the south by Horsemoor Road and sporadic development and open fields and to the east by other traveller sites. The front boundary of the site where it adjoins the highway is bounded by a post and rail fence, with hedgerow planting behind. The west boundary contains tall conifers which have been planted on the Spinney side of the boundary. The rear/north boundary is quite open to the fields beyond but there is some hedgerow. The east boundary comprises a close boarded fence.

2.3. Access to the site is direct from Horsemoor Road and is situated to the southwest corner and runs along the western boundary of the site that has been constructed in line with the approval of F/YR21/0713/F.

2.4. To the other side of Horsemoor Road and in the near vicinity of the site is a builders' storage yard, granted planning permission under F/YR19/0740/F and a residential and storage site for travelling showpeople which includes 3 residential caravans, which was granted planning permission under F/YR14/0213/F. Directly opposite is an area of land recently granted planning approval for the use as a traveller site, with two pitches and two day rooms (F/YR25/0515/F).

2.5. Travelling west along Horsemoor Road, particularly after the sharp bend into Hook Road, there are a few sporadic residential properties to either side of the road before reaching more consolidated built form at Eastwood End. The

wider area of land to the north, east and south of the traveller sites, of which this application is one, is otherwise very open, flat and typical of the Fenland landscape.

3 PROPOSAL

3.1. The proposal seeks the change of use of land to include a further three static caravans and three additional tourers on the land (totalling six static caravans and six tourers) and the change of use of the stable block to be converted into a day room and storage. The development is part retrospective in that at least part of the stable building on site is currently being used as a day room and the access approved under F/YR21/0713/F was not formally discharged under a condition clearance application, and the current application seeks to regularise this along with increasing the number of stationed caravans on the site from three to six.

3.2. The paddock area to the front of the site is intended to remain.

3.3. Full plans and associated documents for this application can be found at: https://www.publicaccess.fenland.gov.uk/publicaccess/

4 SITE PLANNING HISTORY

F/YR24/0583/F	Erect a detached outbuilding	Granted 03.09.2024
F/YR23/3059/COND	Details reserved by conditions 6 (landscaping) and 9 (foul drainage treatment) of planning permission F/YR21/0356/F	Approved 10.11.2023
F/YR21/0356/F	Change of use of land for the use as 5no traveller's plots including siting of 5no mobile homes and 5no touring caravans and formation of a new vehicular access (retrospective) The Spinney Horsemoor Road Wimblington	Granted 13.03.2023
F/YR21/0713/F	Change of use of land for the use of travellers including siting of 3no static and 3no touring caravans, water treatment plant and keeping of horses and part use of existing stables as day room	Granted 29.07.2022
F/YR17/0349/VOC	Variation of conditions 2 & 3 of appeal ref APP/D0515/C/15/3008989 relating to permission F/YR14/0854/F to increase the number of static caravans from 5 to 8 and touring caravans from 1 to 5 (to be used by the occupiers of the static caravans only), and to allow each residential pitch to have one associated commercial vehicle not exceeding 3.5 tonnes in weight. The Spinney Horsemoor Road Wimblington	Granted 10.10.2019
F/YR16/3080/COND	Details reserved by condition 5 of planning application F/YR14/0854/F and Appeal Decision APP/D0515/W/15/3008987 The Spinney Horsemoor Road Wimblington	Approved 06.09.2019

F/YR19/0497/F	Erection of a stable block with tack room and 1.0 metre high gate and fence (personal use) The Spinney Horsemoor Road Wimblington	Granted 02.08.2019
F/YR14/0854/F	Change of use of land to residential caravan site for an extended traveller family; siting of 5 mobile homes and 1 touring caravan involving formation of hardstanding, erection of amenity building and use of existing barn as ancillary storage The Spinney Horsemoor Road Wimblington	Refused 10.12.2014 Appeal Allowed 13.05.2016
F/YR00/1084/F	Use of land for the siting of 1 no. mobile home Caravan Cedar Cottage The Spinney Horsemoor Road Wimblington	Refused 04.05.2001

5 CONSULTATIONS

5.1. Wimblington Parish Council

Parish Council objects to the proposed expansion of Traveller sites along Hook Lane and Horsemoor in Wimblington. The village has already made a substantial contribution to the provision of Gypsy and Traveller sites and has exceeded policy requirements. Further development at this location would cause significant and unacceptable impacts on the local environment, infrastructure, and community.

1. *Existing Provision and Non-Compliance*
   - *Wimblington currently has three established Traveller sites along Hook Lane and Horsemoor.*
   - *All three sites were granted retrospective planning permission, with some failing to comply with attached conditions.*
   - *Several plots have expanded without permission, with brick-built "utility/day rooms" resembling small bungalows in scale.*
   - *Construction activities have already commenced on the site associated with application F/YR25/0515/F. Visual inspection indicates that the drainage infrastructure substantially exceeds the capacity required to service two plots!*
2. *Infrastructure Damage and Safety Hazards*
   - *The transport of large static caravans and mobile units has severely damaged the narrow rural lanes, leaving deep ruts that damage vehicles.*
   - *Grass verges have been obstructed, narrowing the carriageway and creating hazards for pedestrians, cyclists, horse riders, farm machinery, and emergency services.*
   - *High hedgerows and long sections of solid wooden fencing have reduced visibility and eroded the rural character.*
   - *There are no passing points along the lane.*
3. *Traffic Disruption and Blockages*
   - *The delivery and removal of large units frequently blocks Hook Lane for extended periods, restricting access for residents, agricultural vehicles, and emergency services.*
   - *These activities are undertaken without authorisation or adequate traffic management, causing unnecessary disruption and safety risks.*

4. *Overdevelopment and Visual Harm*
   - *The cumulative impact of existing and proposed sites is disproportionate compared with surrounding areas.*
   - *Public verges have been eroded by unauthorised encroachments.*
   - *The NPPF seeks to maintain the vitality of rural communities; this overdevelopment is having the opposite effect, degrading the landscape and countryside views.*

Conclusion
Wimblington has already exceeded its share of provision for Traveller sites. Further development at Hook Lane and Horsemoor would be unsustainable, cause further harm to local infrastructure, and permanently damage the rural environment. We therefore urge the Council to refuse this application in the strongest possible terms.

5.2. **Environment Agency**
We have reviewed the documents as submitted and we have no objection to this planning application.

Our comments from our previous letter, referenced E/2025/130730/01, dated 30 July 2025, remain relevant.

We recommend that the Middle Level Commissioners should be consulted on the revised Flood Risk Assessment.

5.3. **Cambridgeshire County Council Highways Authority**
Initial comments were received objecting to the scheme on the basis of additional traffic and a lack of formal passing places along Horsemoor Road with no mitigations proposed. Revised comments were provided as below following the submission of additional information:

Many thanks for the additional information. The concerns I raised were in regard to the increase in numbers from 3 to 6 as per the previous approved application. Horsemoor Road in my opinion is not suitable for any further increase in traffic without appropriate mitigations. As there are no official passing places (passing places in this location associated with this development should be long enough and wide enough for vehicles towing trailers, given that horses will be kept on this site).

That said this additional information provides me with some further clarity on the site and its planning history. Given this and on balance I am content to remove my objection. However, I would just note my concerns once again and believe that if approved there may be some negative impacts to the highway and the safety of its users.

5.4. **FDC Ecology**
I have no objections to the above planning application on Ecology grounds. Since I understand that the application is retrospective there is no requirement to achieve biodiversity net gain. Nevertheless, the site, which appears previous to the development to have supported modified agricultural grassland, would benefit from biodiversity enhancement. I would suggest

that a hedgerow could be required to be planted at the site boundaries (Policies LP16 and LP19 apply).

5.5. **FDC Environmental Health**

I confirm receipt of the above application details and have considered the implications of the proposed development in terms of:

- *Noise*
- *Air pollution*
- *Contaminated land*
- *Artificial light*

I conclude that there are no 'No Objections' to the proposal from an Environmental Health standpoint.

5.6. **FDC Traveller And Diversity Manager**

Confirmed that the applicant and those residing on site meet the planning definition set out in Planning Policy for Traveller Sites 2015 (PPTS) and that there are personal circumstances that would need to be considered positively in the planning balance. Please see Confidential Appendix 1 for details.

5.7. **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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and the Wimblington and Stonea Neighbourhood Plan (Pre-Submission Draft October 2024).

6.2. The Council has a duty Under the Equality Act 2010, Section 149, to have due regard to the need to:

- eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

7 POLICY FRAMEWORK

7.1. **National Planning Policy Framework (NPPF) 2024**

Chapter 2 – Achieving sustainable development
Chapter 4 – Decision-making
Chapter 5 – Delivering a sufficient supply of homes
Chapter 8 – Promoting healthy and safe communities
Chapter 9 – Promoting sustainable transport
Chapter 11 – Making effective use of land
Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
Chapter 15 – Conserving and enhancing the natural environment

7.2. **National Planning Practice Guidance (NPPG)**
Determining a Planning Application

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
LP5 – Meeting Housing Need
LP12 – Rural Areas Development Policy
LP14 – Responding to Climate Change and Managing the Risk of Flooding
LP15 – Facilitating the Creation of a More Sustainable Transport Network
LP16 – Delivering and Protecting High Quality Environments
LP19 – The Natural Environment

7.5. **Wimblington and Stonea Neighbourhood Plan (Pre-Submission Draft October 2024)**
Wimblington & Stonea Parish Council has carried out a pre-submission consultation on the draft plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The draft plan has not yet been submitted for examination. Given the very early stage which the draft plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry very limited weight in decision making. Of relevance to this application are policies:
RE1 – Rural Character
NE1 – Protecting the Landscape
NE2 – Biodiversity
SD1 – Development and the Settlement Boundary
SD3 – High Quality Design
SD5 – Flood Risk
TT1 – Car Parking

7.6. **Planning Policy for Traveller Sites (PPTS) December 2024**
Policy B - Planning for traveller sites
Policy C - Sites in rural areas and the countryside
Policy H - Determine planning application for traveller sites
Policy I - Implementation

7.7. **Accommodation Needs of Gypsies, Travellers, Travelling Showpeople, Boat Dwellers and Bargees (GTANA), Fenland District Council, May 2025**

7.8. **Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021**

7.9. **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

7.10. **Cambridgeshire Flood and Water SPD 2016**

8 KEY ISSUES

- **Principle of Development**
- **PPTS Compliance**
- **Impact on the amenity of neighbours and dominance of the nearest settled community**
- **Flood Risk**
- **Character and Appearance of the area**
- **Highway Safety**
- **Biodiversity Net Gain (BNG)**

9 ASSESSMENT

Principle of Development

9.1. The site is outside the built-up area of a settlement and therefore, in planning policy terms it is in an area which is considered to be in the countryside. Except on statutorily designated Green Belt land (not applicable anywhere in Fenland) the Planning Policy for Traveller Sites (PPTS) updated in December 2024 is not opposed in principle to traveller sites in the countryside. It does however state in Policy H (paragraph 26) that Local Planning Authorities (LPAs) should "very strictly limit" new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan.

9.2. Furthermore, paragraph 26 states that LPAs should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community, and avoid placing undue pressure on the local infrastructure. In its recent decisions the Council has accepted that planning permission can be granted on sites in the countryside, having regard to Fenland Local Plan policy LP5, acknowledging that the identified need will not be met by land within existing towns and villages.

9.3. Therefore, PPTS paragraph 26 does, to a degree, anticipate traveller sites to be located in the countryside (outside the Green Belt). Policy LP5 of the Fenland Local Plan (2014) states that permission for sites in the countryside would depend on evidence of a need for such provision. However, this policy conflicts somewhat with the latest PPTS (post Local Plan adoption). Paragraphs 11 and 25 of the PPTS endorse criteria-based policies where is both a need and no identified need for further pitches. In this particular regard, Local Plan policy LP5 appears to be out of date with latest national policy.

9.4. As such, the principle of traveller sites in the countryside is supported. The means by which new traveller development is to be controlled are set out in further policies in the PPTS and in local policies, and these are considered below.

9.5. Furthermore, the scheme proposes an increase of the number of pitches at an existing approved site, and as such by virtue of the extant permission, it

follows that the principle of development is considered acceptable in this location.

PPTS Compliance

9.6. Under PPTS Policy B planning authorities should, amongst other things, set pitch targets for travellers which address likely needs in their area, working collaboratively with neighbouring local planning authorities. In producing their local plans, they should, inter alia:

a) identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets;
b) identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15.
c) relate the number of pitches to the circumstances of the specific size or location of the site and the surrounding population's size and density;
e) protect local amenity and environment.

9.7. Policy H, paragraph 23 of the PPTS notes that planning law requires applications for planning permission to be determined in accordance with the provisions of the development plan, unless material considerations indicate otherwise. Applications should also be assessed and determined in accordance with the presumption in favour of sustainable development in the NPPF and the PPTS. It says that local planning authorities should consider the following issues, amongst other relevant matters, when considering planning applications:

a) the existing level of local provision and need for sites
b) the availability (or lack) of alternative accommodation for the applicants
c) other personal circumstances of the applicant
d) that the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches should be used to assess applications that may come forward on unallocated sites
e) that they should determine applications for sites from any travellers and not just those with local connections.

9.8. As such, in respect of Policy H the following is considered;

(a) The existing level of provision and need for traveller pitches; and
(b) the availability (or lack) of alternative accommodation for the applicants

Due regard has been given to Planning Appeal APP/D0515/W/23/3332133 (F/YR22/1029/F – Land North of the Spinney, Gall's Drove, Guyhirn), which was allowed in March 2024 for the use of land for the stationing of caravans for residential purposes and dayroom ancillary to that use. The appeal found that the Council are unable to identify and demonstrate the current need for Gypsy & Traveller plots within the district. As such, the Inspector concluded that the Council were unable to demonstrate a five-year land supply in this regard. In the absence of an adequate supply, significant weight in favour of the proposal must be given as a means of helping to meet the need in the district.

9.9. Since this appeal decision, an updated Accommodation Needs of Gypsies,

Travellers, Travelling Showpeople, Boat Dwellers and Bargees (GTANA) was issued by Fenland Council in May 2025. The report concluded that there is a net need for 66 residential pitches within the district from 2024/25-2038/39, with 47 pitches required in the immediate term (up to 2028/29).

9.10. In the period from 1st April 2024 – which correlates with the start of the needs assessment period for the GTANA – a total of 24 pitches have been provided. As such, there is a remaining need for 23 pitches up to March 2029.

9.11. Given that there is still a shortfall of pitches, it is considered that the conclusion of the aforementioned appeal decision remains relevant and applicable in this instance. Furthermore, Policy H states that where an authority cannot demonstrate an up-to-date five-year supply this should be a significant material consideration in any subsequent planning decision when considering applications. Thus, the provision of additional Gypsy & Traveller plots in this development proposal weighs in favour of the application.

9.12. *c) other personal circumstances of the applicant*
Initially, the assessment of this application should be carried out on the basis that the application would meet the accommodation need of 3 gypsy traveller households, against a current unmet need - which also captures criteria (c) and (d) of paragraph H of the PPTS. Should it be necessary to consider any personal circumstances, these are to be considered separately but nonetheless added to the planning balance (See Confidential Appendix 1).

Impact on the amenity of neighbours and dominance of the nearest settled community

9.13. For gypsy and traveller accommodation, FLP Policy LP5 Part D sets out criteria as to a site's suitability for occupation by those who meet the planning definition set out in Planning Policy for Traveller Sites 2015 (PPTS). Decisions are made on a "case by case" basis subject to; no conflict with national planning policy; a peaceful and integrated coexistence with the local settled community; and no unacceptably adverse impact on local character or appearance. PPTS, Policy H also sets out similar criteria for determining planning applications for traveller sites.

9.14. With regard to the matter of the dominance of the site on the settled community, regard is had to the PPTS and in particular the approach set out to consideration of the issue by the Planning Inspector in consideration of appeal APP/L2630/C/20/3250478 in South Norfolk. The Inspector in that case determined that the 'nearest settled community' was a different concept to 'nearest settlement' and that it consisted of 'a scatter of houses and farms' that lay within 1km of the site.

9.15. In the appeal case, the Inspector was considering a proposal for 8 plots separate from any other development and on that basis a development of that number of plots clustered into a small area represented a significant difference from the typical built pattern of its surroundings. In this case however, the three proposed plots are in close proximity to a number of additional established pitches, with the consequent grouping of development resulting in a density that therefore differs from the appeal proposal by a

significant amount.

9.16. In this instance, it is not considered that a 1km radius represents the 'nearby settled community' as this would then include the outlying parts of the settlement of Wimblington, a settlement with a very different character and development density to the development in the countryside beyond. On that basis, it is considered that for this case a radius of 0.5km is more appropriate as this covers the area where development is of a similar scattered nature to the immediate surroundings of the application site.

9.17. There are approximately 15 residential properties within a 0.5km distance of the application site. Should the application be permitted, the number of traveller plots in this area would increase from 23 to 26. This level of development (26 plots vs 15 residential dwellings) is considered to result in dominance of that settled community. On this basis, the proposal would be contrary to paragraph 25 of the Planning Policy for Traveller Sites (2015), which requires that sites do not dominate the nearest settled community.

9.18. However, consideration of this matter was further considered within Planning Appeal APP/D0515/W/22/3298331 (F/YR21/1244/F – Land south-west of the Garage, The Sanctuary Garden Lane, Wisbech St. Mary), which was allowed in January 2024 for the change of use of land to a traveller's site involving the siting of 2 x mobile homes and 2 x touring caravans, and the erection of 2 x Day Rooms and a 1.8m high (approx.) boundary fence. In the appeal case, the appeal scheme resulted in a total of 11 pitches vs 20 residential dwellings.

9.19. The appeal concluded that the scheme would add to an already notable concentration of pitches, and would not respect the scale of, and would dominate, the nearest settled community contrary to the PPTS and Policy LP5 of the Fenland Local Plan that, amongst other matters, seeks to ensure that sites are well integrated with the settled community.

9.20. Noting the conclusion of the Inspector on the appeal, in the case of the current application, where the number of plots outweighs that of the settled community (26 vs 15), it follows that the proposal will result in dominance.

Planning balance

9.21. However, notwithstanding the harm relating to dominance, the Inspector also considered the balance of matters that outweighed that harm, including the shortfall of available pitches, and the personal circumstances of the applicant, to which the Inspector afforded significant weight.

9.22. Similarly to the appeal, in this case, the LPA is still unable to demonstrate an up-to-date five-year supply of available pitches, as discussed above.

9.23. Furthermore, the application includes details relating to the applicant's extended family, comprising a number of members with additional needs, three school-aged children, and a toddler who require care and support.

9.24. The best interest of the children must be a primary consideration in the case; with the provision of appropriate accommodation being in the children's best

interests. In addition, weight must be attributed to family members that have additional needs with on-hand care and support, and that living together helps to facilitate their traditional way of life, having regard to the Public Sector Equality Duty (PSED).

9.25. Accordingly, whilst it is acknowledged that the proposal would see an increase in the number of plots within the area, resulting in dominance. This is significantly outweighed by LPA's shortfall in the number of pitches available and the personal circumstances of the applicant, and as such is considered acceptable on balance.

Flood Risk

9.26. The site and surrounding area is entirely located in Environment Agency Flood Zone 3 and is therefore considered to be at a high probability of fluvial and/or tidal flooding. National planning policy does not prohibit the granting of planning permission for developments in areas at high risk of flooding. While guidance exists to ensure that flood risk is appropriately assessed and mitigated, there are no absolute legal restrictions preventing development in such locations.

9.27. Policy LP14 of the Local Plan as well as Paragraph 172 of the NPPF seek new developments to adopt a sequential approach to flood risk, where new developments are steered to areas with the lowest possibility of flooding.

9.28. The Planning Practice Guidance (PPG) advises that a Sequential Test is required for planning applications in areas at risk from flooding from any source. In the case of river and sea flooding, this specifically includes land within Flood Zones 2 and 3. The fundamental objective of the Sequential Test is to steer new development to areas with the lowest risk of flooding (i.e. Flood Zone 1), in line with the risk-based approach advocated by paragraph 172 of the NPPF.

9.29. The application site lies within an area of identified flood risk and, as such, the Sequential Test is engaged. The application, within the submitted FRA, was supported by a Sequential Test, which concluded that, on a district-wide basis, there are no reasonably available, suitable, and deliverable alternative sites within Fenland District at materially lower flood risk that could accommodate the proposed development.

9.30. A recent appeal decision (APP/D0515/W/23/3332133) considered the matter of 'available' sites, citing the national Planning Policy for Traveller Sites (PPTS) document which identifies that to be considered developable, traveller sites should be in a suitable location and that there should be a reasonable prospect that they are available now. The Local Plan does not allocate land for any traveller sites and there is no evidence of alternative, available sites in sequentially preferable (i.e. lower flood risk) locations that could accommodate the proposal.

9.31. In this context, and given the acknowledged shortfall in supply, the nature of the development proposed, and the lack of identified alternative sites, it is considered reasonable to conclude that the site may be acceptable in flood risk terms, subject to passing the Exception Test.

9.32. The NPPF confirms that where it is not possible to locate development in zones of lower flood risk, the Exception Test may be applied. This test provides a framework for assessing whether development can proceed safely, whilst recognising the wider sustainability needs of a community.

9.33. The Exception Test comprises two elements, both of which must be satisfied:

a) Development to demonstrate that it achieves wider community sustainability benefits having regard to the district's sustainability objectives, and
b) That it can be made safe for its lifetime and will not increase flood risk elsewhere ('flood risk management')

(a) Wider community sustainability benefits

9.34. The first limb of the Exception Test requires that the development provides wider sustainability benefits to the community that clearly outweigh the flood risk. The second limb requires that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, reducing overall flood risk. Whilst it is ordinarily the applicant's responsibility to demonstrate compliance with both elements, the Local Planning Authority must still make its own objective assessment of the evidence and reach a reasoned conclusion on whether both parts of the test are met.

9.35. In this case, the proposal would make a direct contribution to meeting an identified need for Gypsy and Traveller accommodation within Fenland. The Council is currently unable to demonstrate a five-year supply of deliverable sites for Gypsies and Travellers, as required by both the Planning Policy for Traveller Sites (2015) and the NPPF. The proposed development would therefore assist in addressing the acknowledged shortfall in the provision of suitable accommodation for the Traveller community.

9.36. Sustainability objectives are outlined under 2.4 of the Fenland Local Plan and, relevant to this application includes, point 6.1, the aim to thrive in safe environments and decent affordable homes and point 6.3, redress inequalities related to age, gender, disability, race, faith, location, and income. The proposal would align with both objectives by contributing towards a more inclusive and equitable housing strategy, ensuring that the specific needs of the Traveller community – a recognised ethnic minority group – are not marginalised. The provision of appropriate accommodation helps reduce housing inequality and supports the ability of this group to access services and participate fully in society.

9.37. Taken together, the scheme would deliver clear and measurable sustainability benefits in the form of social inclusion, provision for a minority group, and reduced inequality.

(b) Flood safety

9.38. The application was supplemented with a Flood Risk Assessment including intended mitigation measures for which the Environment Agency were consulted and raised no objection, noting that the main source of flood risk at

this site is associated with watercourses under the authority of the Internal Drainage Board (IDB). The IDB were duly consulted, but no comments were received.

9.39. Notwithstanding, it is considered the proposed mitigation measures, including raised finished floor levels, along with ensuring that the static caravans are appropriately secured to the ground, additional flood resilient construction methods are employed and a robust Flood Warning and Evacuation Plan secured, will ensure that flood risk mitigation at the site would be acceptable notwithstanding the residual risk. These measures can all be required through the imposition of appropriately worded conditions.

Planning balance

9.40. It is acknowledged that the application site is contrary to national and local planning policy in respect of flooding, which results in a level of harm of considerable negative weight.

9.41. However, this application seeks residential use of the site for 3 additional Gypsy & Traveller plots, which, as considered within the first arm of the Exception Test above, contributes to meeting an immediate unmet need for such sites within the district. Furthermore, delivery of this plot would offer additional benefits in the form of social inclusion, provision for a minority group, and reduced inequality.

9.42. These benefits are considered, on balance, to outweigh the flood risk, particularly when considered alongside the safeguards and mitigation measures proposed.

Foul and surface water drainage

9.43. With regard to foul water drainage, this will be managed via a water treatment plant. Further details of the proposed foul drainage scheme can be secured by condition.

9.44. It is anticipated that surface water drainage will be managed via soakaways. Further details as to how surface water will be managed will be secured by condition.

Flood risk and drainage conclusion

9.45. It is concluded therefore, that the site, whilst located in an area at high risk of flooding, could be made safe from the effects of flooding through the proposed mitigation, secured by condition, and would not cause the risk or impacts of flooding to increase elsewhere in accordance with Policy LP14 of the Fenland Local Plan (2014).

Character and Appearance of the area

9.46. Part D of policy LP5 of the local plan, sets out a number of criteria against which applications for Gypsy and Traveller (and Travelling Showpeople) caravan sites and associated facilities will be assessed, including:

(a) the site and its proposed use should not conflict with other development plan policies or national planning policy relating to issues such as flood risk, contamination, landscape character, protection of the natural and built environment, heritage assets or agricultural land quality; and

(e) the site should enable development which would not have any unacceptable adverse impact on the amenities of occupiers of nearby properties, the health or wellbeing of any occupiers of the site, or the appearance or character of the area in which it would be situated;

(d) Policy LP16 requires all new development to make a positive contribution to local distinctiveness and character of the area, enhance its local setting, respond to and improve the character of the local built environment, provides resilience to climate change, reinforce local identity and not adversely impact , either in design or scale terms, on the street scene, settlement pattern or landscape character of the surrounding area.

9.47. Paragraph 26 of the PPTS states that when considering applications, local planning authorities should attach weight to;

(b) sites being well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness

(d) not enclosing a site with so much hard landscaping, high walls or fences, that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community.

9.48. In this particular instance, the size of the site compared to the number of static and touring caravans proposed is generous. The caravans are to be located alongside the existing caravans on the site, located towards the rear of the land adjacent to the stable building (intended to be used as a day room). The majority of the land, approximately two thirds of its area, is given over to grass for recreational purposes for the occupiers of the site. The western boundary contains high conifer hedging on the adjacent authorised traveller site The Spinney; thus, views of this application site are restricted when approaching from the west along Hook Road.

9.49. This site does not diminish the landscape character of the area either when close up to the site or when viewed from a long distance, especially from the east and north when approaching from Horsemoor Road. The existing post and rail fence to the front with hedging behind is appropriate to this rural setting and the positioning of the caravans to the rear of the site assists with them being both as discreet as caravans can be whilst not being segregated by tall fencing and/or brick walls.

9.50. As such, it is considered that the proposal is acceptable in terms of its impact on character and appearance of the area. It would therefore comply with Policy LP5 (a) and (e), Policy LP16 and Paragraph 26 (b) and (d).

Highway Safety

9.51. Policy LP15 seeks to ensure development proposals include safe and convenient access with no detrimental impacts to the highway network. Paragraph 116 of the NPPF (2024) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

9.52. With regard to general accessibility Hook Road/Horsemoor Road is a single track, C-class highway, which offers limited passing places. The Highway Authority initially objected to the proposed application, on the basis of Horsemoor Road having inadequate passing places to accommodate touring caravans and by virtue that no mitigations have been proposed to facilitate the development.

9.53. Further to this, the applicant provided a transport assessment in response to the initial comments by the Highway Authority, concluding:

- *The site already benefits from an extant planning permission (F/YR21/0713/F, 2021) for the same residential use, which attracted no objection from the LHA.*
- *The site access has been constructed in accordance with highway standards, incorporating a 10-metre setback from the carriageway. This design ensures vehicles enter and exit the site without stopping on Horsemoor Road, directly addressing the LHA's concern about passing places on the road.*
- *The LHA's concern regarding insufficient highway mitigation is not supported by specific technical evidence and fails to acknowledge the existing access arrangement and the approved planning history.*
- *The LHA's concern regarding commercial stable use is factually incorrect. The submitted drawings and Design and Access Statement clearly demonstrate that there are no stables on the site and there is no commercial activity. The former stable building is proposed as a day room and store for residential use.*
- *The development is residential in nature and generates traffic movements comparable to a small housing development. This does not justify the level of transport information typically required for commercial or high-trip-generating developments.*
- *The LHA has not demonstrated that the residual impacts of the development would be severe, as required by the NPPF to justify a highway objection.*

In response, the Highway Authority provided revised comments, noting their previous concerns but acknowledging the planning history and circumstances, and thus, on balance, were content to remove their earlier objection.

9.54. Consideration must be paid to the current lawful use of the site as a Traveller's site for 3 static caravans and 3 tourers, that includes a suitable access from Horsemoor Road, at 5m x 10m with good visibility (as required by the earlier approval of F/YR21/0713/F; to which the LHA had no objection). In addition, there is sufficient space at the site for parking and turning for several vehicles, allowing vehicles to safely manoeuvre within the site and enter/exit in a forward gear, and the access is appropriately dimensioned to allow vehicles to wait clear of the highway on entry/exit so as to not result in undue highway obstruction.

9.55. Whilst it is acknowledged that the current proposal seeks to increase the number of pitches on the site from 3 to 6, it should be noted that the site

appears to have functioned appropriately with the current arrangement without significant impact on the highway network. Furthermore, the LHA did not substantiate their objection with evidence that the increase in the quantum of development would 'tip the balance' from acceptable to unacceptable and/or severe and thus be contrary to Paragraph 116.

9.56. In addition, the general assertion by the Highway Authority that there are no suitably sized passing places on Horsemoor Road does not in itself justify refusal; this is a pre-existing condition of the road that would exist regardless of this development, and the site access has been constructed to ensure that vehicles can enter and exit without obstructing the carriageway. Thus, in the absence of a specific and evidenced highway safety concern arising specifically from the development, it is considered that the LHA's request for further mitigation along Horsemoor Road to facilitate the development is not justified in this case.

9.57. Therefore, on the basis of the above, it is considered that the proposed quantum of development and the likely traffic generation therefrom is not considered to give rise to highways conflicts significant enough to be considered severe, and as such, the scheme is considered, on balance, acceptable with regard to Policy LP15 and as such refusal of the scheme on the grounds of highway safety is considered unreasonable in this instance with due regard for Paragraph 116 of the NPPF.

Biodiversity Net Gain (BNG)

9.58. The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

9.59. There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because this is a retrospective planning application as defined under section 73A of the Town and Country Planning Act 1990.

10 OVERALL PLANNING BALANCE and CONCLUSIONS

10.1. Overall, the assessment of this application requires a careful balancing of identified policy conflicts against the material benefits arising from the proposal. It is evident that the development gives rise to harm in certain respects, most notably in relation to the dominance of the nearest settled community and the location of the site within an area of high flood risk. These concerns are not insignificant and must be afforded appropriate weight in the overall planning balance.

10.2. In terms of settlement pattern and community impact, the increase in pitches

would result in a concentration of traveller development that exceeds the number of conventional dwellings within the defined area. This conflicts with national and local policy expectations that such sites should not dominate nearby settled communities and should integrate in a proportionate and sensitive manner. This harm weighs against the proposal and reflects a clear conflict with the spatial objectives of both the PPTS and the Fenland Local Plan.

10.3. Similarly, the siting of the development within Flood Zone 3 introduces a further policy conflict. National policy seeks to steer development towards areas of lower flood risk, and although the Sequential Test has demonstrated that there are no reasonably available alternative sites, and the Exception Test can be satisfied, the location remains inherently constrained. While mitigation measures would ensure the safety of future occupants, the residual flood risk and policy conflict carry considerable negative weight.

10.4. In respect of highway safety, this is a further material consideration in the planning balance. The proposal would intensify the use of the existing access; however, the scale of development—limited to three additional pitches—is relatively modest. There is no substantive evidence to suggest that the local highway network would be unable to accommodate the resulting increase in vehicle movements, nor that the access arrangements would give rise to severe impacts in terms of highway safety. As such, this matter is regarded as neutral in the overall planning balance.

10.5. Set against these harms are a number of significant material considerations which weigh in favour of the proposal. Foremost among these is the clear and evidenced shortfall in Gypsy and Traveller pitches within the district. The most recent needs assessment identifies a substantial unmet need, and the Council remains unable to demonstrate a five-year supply of deliverable sites. In accordance with national policy, this shortfall attracts significant weight. The provision of three additional pitches would make a meaningful contribution towards addressing this deficit.

10.6. In addition, the personal circumstances of the applicant and their extended family add further weight in support of the development. The presence of young children, including those of school age, and family members with additional needs highlights the importance of providing stable and suitable accommodation. The ability for the family to live together and provide mutual support is a relevant consideration, particularly having regard to the Public Sector Equality Duty.

10.7. Furthermore, the proposal would deliver wider social benefits by promoting inclusion and helping to address inequalities in housing provision for the Gypsy and Traveller community. These benefits align with the overarching sustainability objectives of both local and national planning policy.

10.8. Taking all matters into account, the planning balance is finely weighted but ultimately falls in favour of the proposal. Whilst there are clear policy conflicts relating to community dominance and flood risk, and these are afforded significant weight, they are outweighed by the pressing need for additional

traveller accommodation, the absence of alternative sites, the neutral impact on highway safety, and the compelling personal and social circumstances of the applicants. Subject to the imposition of appropriate planning conditions, the development is therefore considered acceptable in planning terms.

11 RECOMMENDATION

Grant, subject to conditions;

Conditions

1	The siting of the 6no. static caravans and occupation of the site must be no later than the expiration of one year from the date of this permission. Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2	The site shall be limited to six (6) pitches, containing no more than one static caravan and one touring caravan per pitch as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968. Reason: In order that the Local Planning Authority can control the impact of the use of the site on the locality, in accordance with Policy LP2, LP15 and LP16 of Fenland Local Plan 2014.
3	The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 to 'Planning policy for traveller sites' (Department for Communities and Local Government, December 2024), namely "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such". Reason: The site is in an area where residential development other than in particular circumstances would be contrary to policy LP3 of the Fenland Local Plan, 2014. Planning permission has only been granted in order to provide accommodation for occupation by gypsies and travellers having regard to the specific policies for development of this nature in place at this time.
4	On not more than 28 days in any calendar year, of which no more than 14 shall be consecutive days, not more than 1 additional caravan which is capable of being lawfully moved on the public highway without division into separate parts may be stationed on a pitch. Reason: To protect the general amenity and character of the area in accordance with policy LP16 of the Fenland Local Plan, 2014

	and Policy H of the Planning Policy for Traveller Sites, 2015.
5	No more than one commercial vehicle per pitch shall be kept for use by the occupiers of the pitches and shall not exceed 3.5 tonnes in weight. No person other than a permanent resident of the pitches to which this planning permission relates shall park or keep laden commercial vehicles on the site. Reason: In order to control commercial activity at the site and the visual appearance of the land in accordance with policy LP5 of the Fenland Local Plan.
6	No commercial activities shall take place on the land, including the storage of materials. Reason: In the interests of the visual appearance of the land and area in accordance with policy LP5 of the Fenland Local Plan.
7	Within six months of the date of this decision schemes for the following, including a timetable for the implementation of the approved details, shall have been submitted to, and approved in writing by, the local planning authority: (a) the proposed method of tethering the caravans, raising the floor level of the static caravans to at least 1m above existing ground level and providing a route for any flood water to pass below the static caravans; (b) details of the flood resilient construction proposed for the day room and static caravans to a level of 600mm above finished floor level; (c) details of a flood warning and evacuation plan for the site; (d) the provision and details of any external lighting proposed on the boundary of and within the site including any mounting, poles, and measures to prevent light pollution; (e) a scheme for the provision and implementation of foul and surface water drainage; (f) full details of soft landscape works (Landscaping Scheme). These details shall include plans identifying the proposed planting; schedules of plants, noting species, plant sizes, and proposed numbers/densities where appropriate; and an implementation and maintenance programme; and (g) a scheme for biodiversity enhancements and habitat improvements at the site. The approved landscaping scheme shall be carried out in the first planting season following the written approval of the scheme. Details of the proposed hedges as shown on the Block Plan PL01A shall be included within the landscaping scheme. The hedgerow should be stocked with indigenous species suitable to its countryside location. If within a period of five years from the date of the planting out of the approved soft Landscaping Scheme, any of the trees, hedging or other plants used which are removed,

	uprooted or destroyed or dies, another plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written approval to any variation. The approved site development scheme shall be thereafter carried out and completed in accordance with the approved timetable and retained in perpetuity. Reason: In the interests of the health and wellbeing of occupants in view of the risk of flooding, visual, and residential amenity of the area, and in the interests of highway safety in accordance with policies LP2, LP14, LP15, and LP16 of the Fenland Local Plan, 2014.
8	Notwithstanding the details on the approved plans, any gate or gates to the vehicular access hereby approved shall be set back 10 metres from the near edge of the highway carriageway, hung to open inwards, and retained in perpetuity thereafter. Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.
9	Prior to the first occupation of the development the proposed access and on-site parking/turning area shall be laid out in accordance with the approved plans, surfaced and drained within the site. The access and parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity and shall be made available at all times to enable the turning and parking of all vehicles calling at the site. 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.
10	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other order revoking and re-enacting that order with or without modifications), no sheds or amenity/utility buildings, or other buildings or structures, walls, fences or other means of enclosure other than those shown on the approved plans shall be erected on the site and no areas of hard surfacing installed, other than as hereby permitted. Reason: To protect the general amenity and character of the area in accordance with policy LP16 of the Fenland Local Plan, 2014 and Policy B and H of the Planning Policy for Traveller Sites, 2015.
11	Approved Plans

F/YR25/0527/F

7/15/2025, 1:38:01 PM

1:1,250

0 55 110 220 ft

0 15 30 60 m

- Public Rights of Way
- Tree Preservation Orders Areas
- Tree Preservation Orders Trees
- Conservation Area Boundary
- Listed Building
- Fenland District Boundary

Fenland District Council

Uniform

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LOCATION PLAN 1:1250

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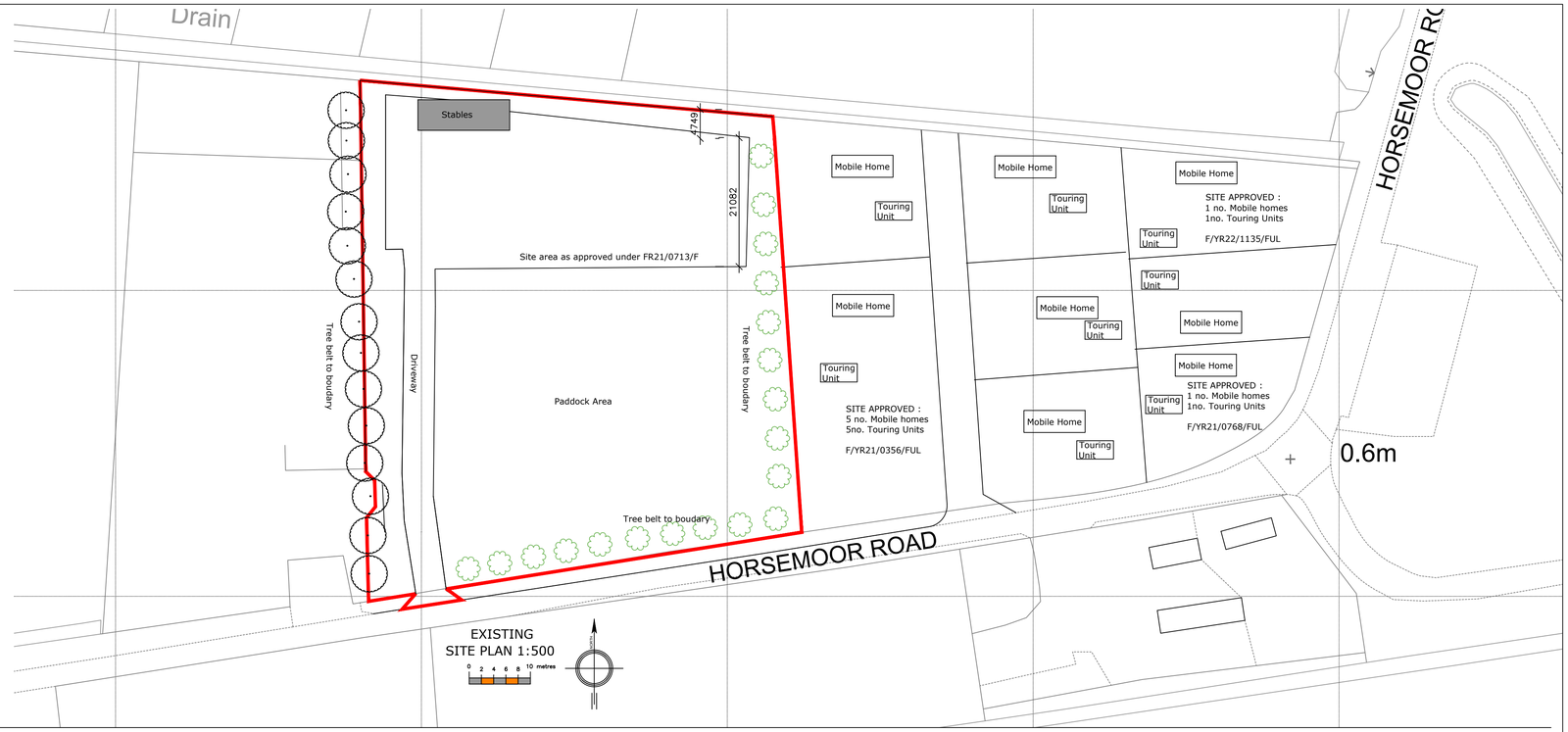
0 10 20 30 40 50 metres

NORTH



EXISTING
SITE PLAN 1:500

0 2 4 6 8 10 metres

PROPOSED
SITE PLAN 1:500

L1 4m pole with 2no. NVC Lighting BELFAY IP65 LED slimline street lights

L2 NVC Lighting BRONX SLIM IP65. downlight led

0 2 4 6 8 10 metres

TAYLOR PLANNING & BUILDING
13 WEST DELPH
WHITTLESEY
PE7 1RG
01733 530757
WWW.TAYLORPLANNINGANDBUILDING.CO.UK

REVISIONS:

STATUS:
PLANNING

PROJECT:
CEDAR WOOD
STABLES

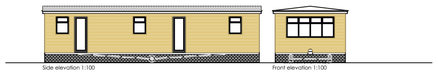
DRAWING TITLE :
SITE PLAN

DATE:
30-08-2024

SCALE:
VAR @ A1

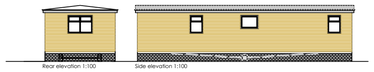
PROJECT NUMBER :
J24197

DRAWING REFERENCE :
PL01A



Side elevation 1:100

Front elevation 1:100



Rear elevation 1:100

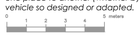
Side elevation 1:100

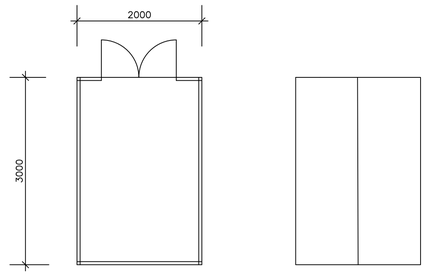
Floor Plan 1:100
35m2 internal floor area

Roof Plan
1:100

Mobile home layout shown indicative as per previous applications as the variation of mobile homes available, any mobile home on the site will fall under the definition of a caravan/mobile home as per Caravan Sites and Control Development Act 1960

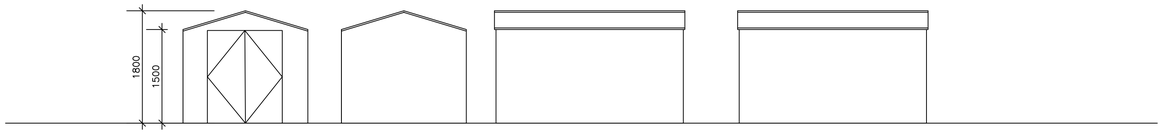
"caravan" means any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted.





Shed Floor Plan 1:50

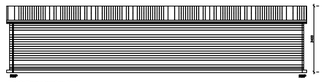
Roof Plan



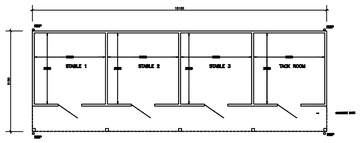
Shed Elevations 1:50 Front Rear Side Side

Shed proposed use
This shed will be used solely as a small ancillary storage unit to support day-to-day living needs on the caravan site. It will store domestic items such as tools, outdoor equipment, and personal belongings for traveller families residing on the pitch. The structure will not be used for sleeping accommodation, business activities, or any form of habitation. Its purpose is to provide secure, weather-protected storage to help maintain the safe and tidy use of the caravan site.

Stable front elevation 1:100



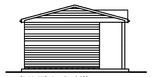
Stable Rear elevation 1:100



Stable Floor Plan 1:100

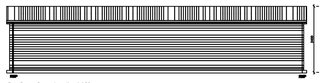
EXTERNAL MATERIALS
ROOF: FELT ROOF COVERING
WALLS: TIMBER CLAD WALLS
DOORS: TIMBER

Stable RHS elevation 1:100

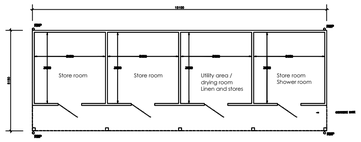


Stable LHS elevation 1:100

Day Room front elevation 1:100



Day Room Rear elevation 1:100



Day Floor Plan 1:100

EXTERNAL MATERIALS
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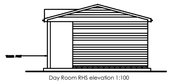
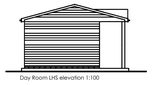
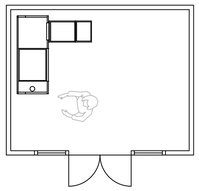
WALLS: TIMBER CLAD WALLS
DOORS: TIMBER



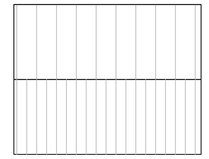
Day Room RHS elevation 1:100



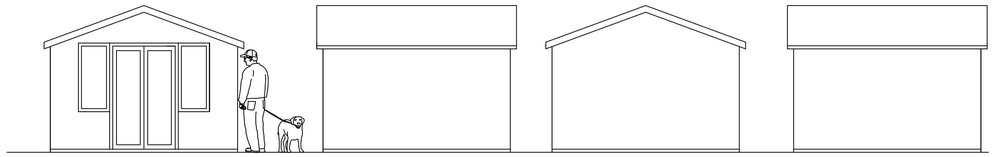
Day Room LHS elevation 1:100



Summer House plan 1:50



Roof Plan



FRONT ELEVATION 1:50

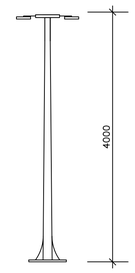
SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

The proposed development consists of a small, single-storey summer house to be positioned within the established grounds of the existing Gypsy/Traveller site at Cedar Rose Stables. The structure is intended for ancillary use by the site's residents as a modest, seasonal garden room providing sheltered space for relaxation, family activities, and daytime social use.

The summer house will not be used for overnight accommodation, residential occupation, or as a separate dwelling. Its purpose is solely to support the day-to-day amenity of the existing lawful residential use of the site. The scale, design, and siting have been chosen to minimise visual impact and ensure compatibility with the character and layout of the wider plot.



LP1 elevation 1:50

The proposed external lighting will consist of NVC Lighting BELFRY IP66 LED slimline street luminaires mounted on 4-metre lighting columns. These luminaires are appropriate for the scale and setting of the small traveller site, providing efficient, well-controlled illumination with minimal light spill. The BELFRY's IP66 rating ensures durability and reliable performance in all weather conditions, while the LED design offers low energy consumption and reduced maintenance requirements.

The installation will be designed in accordance with the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light (GN01:2021) and relevant British Standards, including BS 5489-1:2020 for road and external site lighting. This ensures that lighting levels are suitable for safety and accessibility while minimizing glare, light trespass, and skyglow, thereby limiting environmental impact on surrounding areas.

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REVISIONS:

STATUS:
PLANNING

PROJECT:
CEDAR WOOD STABLES

DRAWING TITLE :
PLAN AND ELEV

DATE:
30-08-2024

SCALE:
VAR @ A1

PROJECT NUMBER :
J24197

DRAWING REFERENCE :
PL02A

By virtue of paragraph(s) 1, 2 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

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