AGENDA

PLANNING COMMITTEE

WEDNESDAY, 21 JANUARY 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 To report additional items for consideration which the Chairman deems urgent by virtue of the special circumstances to be now specified

3 To receive Members declarations of any interests under the Local Code of Conduct or any interest under the Local Code of Conduct or any interest under the Code of Conduct on Planning Matters in respect of any item to be discussed at the meeting.

4 F/YR23/0697/FDL
Land South Of, The Elms, Chatteris
Erect 152 dwellings and associated works, to include new accesses off the A142 (Pages 3 - 74)

To determine the application.

5 F/YR25/0413/F
Land At West Fen Farm, Whitemoor Road, March
Installation of solar photovoltaic (PV) farm with battery storage, substation and associated works including 3.0m high pole mounted CCTV cameras and 4.0m high acoustic fence (Pages 75 - 120)

To determine the application.

6 F/YR25/0706/F
61 High Street, March
Erect 1 x block 22 x flats and a commercial unit, involving the demolition of existing building within a conservation area (Pages 121 - 152)

To determine the application.

7 Items which the Chairman has under item 2 deemed urgent

Monday, 12 January 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

F/YR23/0697/FDL

Applicant: Mr Tim Northey
Abbeymill Homes

Agent :

Land South Of, The Elms, Chatteris, Cambridgeshire

Erect 152 dwellings and associated works, to include new accesses off the A142

Officer recommendation: Grant

Reason for Committee: Town Council comments and number of representations contrary to officer recommendation

1 EXECUTIVE SUMMARY

1.1 The application seeks full planning permission for 152 dwellings on a site of approximately 10.1ha; 16 (10.5%) of which are affordable, all dwellings are 2-storey and range from 2-5 bedroom, these are predominantly detached and semi-detached though there are also 3 terraces and a 2-storey block of 8 flats.

1.2 The application site forms part of the East Chatteris strategic allocation, the development of which is supported by Policies LP3 and LP10; a Broad Concept Plan (BCP) (in accordance with Policy LP7) was approved in 2017 which sets a framework for the delivery of the wider allocation, seeks to deliver a comprehensive development and indicates key proposals for the site; the proposal is in broad accordance with the approved BCP.

1.3 It is acknowledged the development is somewhat isolated from its surroundings in terms of vehicular links and that the approved East Chatteris BCP seeks to deliver a comprehensive development; this states that it is intended that the access to the site will be on Wenny Road, however it does not preclude or specifically state that access should not be obtained from the A142. There are no highway safety concerns or technical reasons for refusal regarding the access to the site being via the A142 ,and as such no harm identified which would otherwise prevent the development proceeding in the form proposed. Opportunities for non-motorised user links have been explored and incorporated in relation to both the existing and future infrastructure, enabling sustainable links to the services and facilities within the town, these are arguably more direct than the vehicular access and as such potentially more convenient, encouraging active travel modes, which supports the overarching aims of the Local Plan and NPPF in relation to sustainable development.

1.4 With regards to the matter of heritage; it is acknowledged that part of the historic parkland landscape will be lost to allow this development to come forward. However, it is considered that the public benefits of this scheme (namely the delivery of an integral phase of an allocated housing site, the provision of affordable housing and public open space) would outweigh the less than substantial harm identified in terms of heritage.

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 to 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.

1.5 In relation to developer contributions, the application proposes in excess of 22% of the site for open space in compliance with the Developer Contributions SPD; 10.5% on-site affordable housing is proposed which equates to 16 units; contributions of £2000 per plot (£304,000) (the £2000 per plot being in accordance with Local Plan & CIL Viability Assessment 2019 which was relevant at the time of submission), towards education and healthcare and £22,500 towards highway and Public Right of Way mitigation are also put forward. The overall offer is considered acceptable given the viability situation with this allocated housing site.

1.6 The development raises no significant concerns in respect of housing mix, design considerations, impacts on the visual amenity of area, residential amenity, health and wellbeing or ecology, subject to conditions, and the scheme is broadly compliant with the approved BCP regarding these matters.

1.7 Overall, and on planning balance, 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 (has been included in the calculation of the Council's Five-Year Housing Land Supply position), and the proposal would comply with relevant local and national planning policies.

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

2 SITE DESCRIPTION

2.1 The application site consists of approximately 10.1ha of land. It adjoins the A142 to the east (from where access is proposed), a field which has the benefit of outline planning permission for up to 80 dwellings (F/YR22/0967/FDL), The Elms and Wenny Road Recreation Ground to the north, Parkside to the west and a field to the south which has the benefit of full planning permission for 93 dwellings (F/YR21/0981/F) accessed via Wenny Road. This site, and the adjoining parcels of land encompass the East Chatteris 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 site is covered by area Tree Preservation Order (TPO) 1/1967. Public Right of Way 32 runs partially within and to the north of the site, linking The Elms and the Recreation Ground, and Public Right of Way 14 runs through the south of the site linking Wenny Road to further Public Rights of Way to the east of the A142. There are Grade II Listed Buildings at Parkside/Wenny Road (Icehouse, Manor House and a Wall, Barn, Stables and Cowhouse to the Manor House) and the site incorporates the northern section of the historic parkland formerly associated with Manor House, which is considered to be a non-designated heritage asset and asset of local importance.

2.3 The site consists of parcels of vacant grassland to the east (some of which appears to have been in agricultural use) and paddock land to the west (with some field structures), separated by linear vegetation and ditches, there are some substantial (including veteran) trees within the western part of the site and to the site boundaries.

3 PROPOSAL

3.1 The application seeks full planning permission for 152 dwellings, 16 (10.5%) of which are affordable. All dwellings are 2-storey with heights varying from approximately 8.9m to 9.7m, they are predominantly detached and semi-detached though there are also 3 terraces and a block of 8 flats. There are a range of 2-5 bedroom dwellings, each with associated parking (some with garages), cycle storage and PV panels.

3.2 Vehicular access is via the A142, which is proposed to be widened and a right turn lane incorporated, there is a secondary, emergency access onto the A142 and upgraded pedestrian crossings are proposed connecting the existing Public Rights of Way either side of the A142.

3.3 The primary access road from the A142 leads west through the site, to the north of this is an area of open space where the drainage attenuation is located along with plots 1-9, substation and pumping station. There are 4 secondary access roads (including an emergency access to the development site to the south), 3 tertiary shared surface access roads and 5 private roads leading south from the primary road serving the majority of the dwellings. There are footpaths alongside the primary and secondary roads and through the central areas of amenity space leading west to the open space within which there is a Local Equipped Area for Play (LEAP), 3m wide pedestrian/cycle paths are provided through the open space leading to Wenny Road Recreation Ground and from the emergency access to the development site to the north off The Elms, a footpath is proposed linking to Public Right of Way 32 and on to The Elms and links proposed to Public Right of Way 14 to the south and the Wenny Road development.

3.4 There is a landscape buffer around the site, and the existing trees are predominantly being retained, including the 3 veteran trees, all of which are proposed to be protected accordingly. There are 2 existing ponds on site which are to be retained and improved and existing ditches are to be retained. There is a proposed detention basin in the north-eastern corner of the site and a swale corridor along the northern boundary within the open space. The triangular area of open space to the south of Public Right of Way 14 is proposed to be reptile habitat with restricted access.

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

4 SITE PLANNING HISTORY

F/YR16/0093/SC	Screening Opinion:- Residential development (350 dwellings max) with associated landscaping, open space and infrastructure	Further Information Not Required
F/YR10/0022/SCOP	Screening Opinion:- Residential (up to 600 dwellings) with associated landscaping, open space and infrastructure	Further Information Required

5 CONSULTATIONS

5.1 Where comments are not provided in full these are available to view on the Council's website, via Public Access using the link above.

5.2 Town Council

Comments were provided in September 2023 and May 2024 and August 2024, the most recent comments received (July 2025) are provided here in full:

Recommend Refusal.
To create more accesses on to the A142 is totally unacceptable. This is a red route with a proven accident record and more junctions will create more dangers. Councillors have no objections to the land being developed but are totally opposed to the proposed access to the site.

5.3 Anglian Water

Comments were provided in August 2023, April 2024 and September 2024, the most recent comments received (July 2025) are provided here in full:

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 Chatteris-Nightlayer Fen 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 Chatteris 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: Flood Risk Assessment and Drainage Strategy Revision D 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.

A number of informatives are also recommended.

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.

We note from the Flood Risk Assessment and Drainage Strategy Revision C: March 2024 R-FRA-25493-01-C submitted with the application that the applicant is proposing Anglian Water to be the adopting body for the onsite sewers. The applicant has engaged with us regarding adoption, however, at this time we do not have sufficient information to confirm if the design meets our adaptable standards. We recommend that the applicant consults Anglian Water regarding their sewer adoption proposals under Section 104 of the Water Industry Act. We also recommend that the applicant submits their sewers adoption to Anglian Water so that sewers adoption discussions can commence. We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off. We please find below our SuDS website link for further information.
https://www.anglianwater.co.uk/developers/drainage-services/sustainable-drainage-systems

5.4 Cambridgeshire County Council Lead Local Flood Authority
Comments were provided in September 2023, April 2024, August 2024 and September 2024, the most recent comments received (July 2025) are provided here:

We have reviewed the following documents:

• Flood Risk Assessment & Drainage Strategy with associated appendices, JPP Consulting, Ref: R-FRA-25493-01-F, Dated: June 2025

Based on these, we can confirm that the LLFA has no further comments beyond those set down in our response of 17th September 2024. Our position therefore remains supportive of the development. The site layout amendments regarding the arrangement of plots 1-10 result in a small increase in impermeable area. The applicant has previously confirmed the incorporation of permeable paving which

has not been modelled at this stage. The LLFA are satisfied that the applicant has demonstrated that the required volumes of attenuation can be provided via a detention basin, permeable paving and a swale and therefore agree that these aspects are subject to detailed design.

We request the following conditions are imposed:

Condition
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 and Drainage Strategy prepared by JPP Consulting (ref: R-FRA-25493-01-F,) dated June 2025 and shall also include:
a) 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;
b) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
d) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
e) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
f) Full details of the maintenance/adoption of the surface water drainage system;
g) Permissions to connect to a receiving watercourse or sewer;
h) Measures taken to prevent pollution of the receiving groundwater and/or surface water

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

Condition
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
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 are also recommended in respect of IDB Consent, Pollution Control and Construction Surface Water Management.

5.5 Middle Level Commissioners IDB
Consultation was carried out on 6 occasions, and no comments have been forthcoming.

5.6 Cambridgeshire County Council Archaeology
Our records indicate that the development lies in an area of archaeological potential. Archaeological evaluation has been undertaken over the area. Within the development area a Roman ditch was revealed, containing finds of Roman pottery and a loom weight, indicating the presence of further Roman activity in the area. Further activity was also identified in western bound of the development area, where the remains of a brick surface was identified, interpreted as the remains of a post-medieval building (Oxford Archaeology East 2015, Report Number 1773). Evidence for medieval cultivation is also present within the development area, in the form of Ridge and Furrow cultivation which survive as well preserved earthworks (Cambridgeshire Historic Environment Record reference. 11640).

Due to the archaeological potential of the site a programme of archaeological mitigation is required. Usage of the following condition is recommended:

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 (MHCLG 2021).

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 postfield-work 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. Archaeological programmes of work are led by archaeological briefs issued by Cambridgeshire County Council's Historic Environment Team.

A brief for the recommended programme of archaeological works is available from this office upon request. Please see our website for CHET service charges

5.7 Conservation Officer (FDC)

Full comments, including background information can be found on the Council's website via public access, an assessment of impacts and conclusions are provided in full below:

Impact
That true sense of this parkland would be wholly lost by way of this development proposal in the same manner as the application for the other half of the site. Views from the asset across the parkland would be wholly changed in character by the introduction of modern housing.

The experience of the whole would be irreversibly changed altering the views, sounds, smells and tranquillity of the area, whereas the meadow currently is wholly screened by the shelterbelt of trees, creating a wholly rural and natural outlook, with associated sounds, smells and sense of space and peace.

In views from the north edge of the meadow back towards the manor, only one or two modern houses are glimpsed and this in no way should set a precedent for further modern development.

Indeed, any development would also amount to cumulative harm, due to the visible severance of some of the surrounding parkland where the icehouse survives, in the middle of the development of Parkside which has already reduced the setting of the manor. This proposed development would result in the Manor House being wholly surrounded by modern development.

Historic England guidance states that where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset.

Negative change could include severing the last link between an asset and its original setting. This proposed development would be an additional negative change and would further detract from the significance of the listed asset and although the proposed development would retain a token element of the meadow, a true sense of the setting of the Manor would be wholly lost.

However, given that setting cannot be considered as an asset in and of itself, the proposed development must, in the terms of the NPPF be considered as less than substantial harm to both the manor and associated listed assets as well as the designated asset of the conservation area – but that harm must arguably be at the high end of the spectrum to the significance of the GII listed Manor House, outbuildings and conservation area, through changes to setting.

It is agreed that there is no additional harm to the icehouse or the church arising from the proposed development.

Conclusion:
In conclusion, these proposals result in the irreversible change and destruction of a distinctive, unique and irreplaceable element of a rare designed landscape within Chatteris and Fenland.

Where harm to a designated asset is identified as being less than substantial harm, and where harm is identified to a non-designated heritage asset, this harm should be weighed against the public benefits of the proposal and with regard to the scale of harm or loss and the significance of the non-designated asset.

It will be viewed that there is public benefit in a development, but this would not be in addition to the public benefit arising from housing developments already approved in Chatteris. Any perceived public benefit of this additional housing must be weighed against the public benefit already encompassed by the existence, access to and community use of the meadow – many accounts of which have been submitted in objection to this application.

In addition to this tangible public benefit, there are also the benefits of nature and wildlife, which in turn give rise to intangible public benefits, such as local biodiversity and wellbeing. These public benefits would be lost in addition to the harm caused to the setting and therefore the significance of, the listed manor house.

As a non-designated heritage asset, and asset of local importance, the reduction of the largely complete meadow will result in a wholesale loss of significance and understanding without any comparable alternative space within the town which has equal levels of historic, archaeological, communal and (designed) landscape significance with ingrained public benefits. There is no additional or comparative public benefit in the proposed housing that could outweigh that level of loss, when there is already housing identified elsewhere in the town.

5.8 The Wildlife Trust

Original comments were made in October 2023, raising concerns regarding a number of matters, including the timing of surveys. The most recent comments received (August 2024) are provided below in full:

Thank you for consulting the Wildlife Trust on amendments to the above application. At this stage I will restrict comments to the Biodiversity Net Gain Assessment that we previously commented upon. I note that the updated Defra Biodiversity Metric is cross- referenced with a Biodiversity Net Gain Plan and I also note that a site visit was undertaken in May 2024, which provides much greater clarity and confidence in the BNG Assessment and the conclusions. The revised documentation has therefore addressed our previous comments.

I would however, note that I have not visited the site so I cannot comment on the accuracy of the grassland surveys. The categorisation of the grasslands was an area of significant concern in the adjacent Wenny Meadows planning application and can lead to significant variations in the overall BNG assessment and calculation of % net gain. Fenland DC should ensure they have access to their own ecological expertise to assess and verify the ecology of major applications such as these.

5.9 Ecology Officer (FDC)

Comments were received in November 2024 recommending refusal due to concerns regarding reptiles of County importance, maternity and mating bat roosts in a tree (T37), veteran trees and a Tawny Owl nest along with the BNG data.

Comments were received in January 2025 recommending refusal due to concerns the scheme will result in a significant adverse impact, and loss, of this site considered of county importance for reptiles, along with concerns regarding the BNG data.

Comments were received in April 2025 objecting regarding the reptile conservation proposals and the public access to the proposed translocation area. It was however accepted that the development could achieve an overall gain in biodiversity of more than the statutorily required 10%.

Further comments were received in August 2025 which are provided here in full:

Conservation of Reptiles

I welcome the revised plans for the Reptile Receptor Area. I would advise that, as Conditions of any permission which may be granted to the application -

- *A separate, dedicated Management and Monitoring Plan should be required to be prepared and implemented for the Reptile Receptor Area.*

- *A dedicated Reptile Mitigation Strategy should be required to be prepared and implemented, giving details of the measures to be taken to avoid any harm to reptiles during any site clearance and groundworks and any translocation measures which may be required to relocate reptiles from the development area into the Receptor Area before and during works.*

Reason – Conservation of protected species

Bats

A confirmed bat roost has been recorded in a tree on the site (T37). Although the tree will be retained, disturbance effects mean that the bat roost is likely to be affected by the development. An outline mitigation strategy for disturbance to this bat roost has been provided, and I would accept that it ought to be possible to allow the development and mitigate / compensate for disturbance to bats. However, before undertaking any works which may affect this tree a protected species License will need to be obtained from Natural England. Obtaining this License is a separate process from obtaining a grant of planning permission.

I would advise that as a Condition of any permission which may be granted to the development a copy of the appropriate License, once granted, is required to be provided to the Council.

Reason – Conservation of protected species.

Bats are known to move between tree roosts frequently. I would advise the applicant of the need to inspect any trees immediately before any felling/pruning works are undertaken to ensure that bats are absent.

Biodiversity Net Gain

I would accept that the development could likely achieve the required net gain in biodiversity on-site. The gains can be considered to be significant, and therefore the long-term (30 year) management and monitoring of on-site habitats will need to be secured by means of an S106 planning obligation. A 30-year Habitat Management and Monitoring Plan will need to be provided and approved by the Council as part of information required to discharge the Biodiversity Gain Condition. The S106 agreement could be prepared at Condition discharge stage.

I note the Vegetation Clearance Plan provided by the applicant for facilitating visibility splays to new site entrances. The areas covered by this Plan appear to lie at least partly outside of the red line application boundary, and therefore they have not been included in the BNG calculations and proposals for the application site. Nevertheless, some level of compensation should be offered for these additional habitat losses through, for example, the enhancement of grasslands within the visibility splay areas or by re-planting and managing low-growing shrubs. These measures could be included in final detailed landscape plans for the development.

Construction Environment Management Plan (Biodiversity)

As a general wildlife protection measure a Construction Environment Management Plan (Biodiversity) should be required to be prepared and implemented by Condition. The CEMP should include –

- *Details of protection measures for retained habitats and features, particularly trees and hedgerows,*
- *Identification of sensitive wildlife areas and measures to protect these areas during works,*
- *Measures to avoid water and air pollution during works,*
- *Details of any lighting plans,*
- *Measures to avoid excessive noise disturbance.*

Reason – Policies LP 16 and 19 apply

Lighting

A Lighting Design Strategy should be required to be prepared giving details of how any light spill onto sensitive habitats, particularly the Reptile Receptor Area, hedgerows and retained trees, is to be avoided or minimised.

Reason – Policies LP 16 and 19 apply

Protection of nesting birds

No vegetation clearance required to facilitate the proposals should be undertaken at the optimum time of year for bird nesting (March to August inclusive) unless nesting birds have been shown to be absent by a suitably qualified person. All nesting birds their eggs and young carry a degree of legal protection under the terms of the Wildlife and Countryside Act 1981 (as amended).

Other enhancements for species

The site would benefit, post-construction, from the installation of new bird nesting and bat roosting features. These features should be included in final landscape plans for the site. Boundary fences should be made 'porous' by including small gaps to allow reptiles, amphibians and small mammals to move through the site.

Following receipt of updated documentation incorporating a survey of the visibility splay area further comments were received in January 2026 confirming at least 10% net gain could be achieved on site and agreeing to the overall conclusions of the reports.

5.10 Arboricultural Officer (FDC)

Comments were received in August 2024 regarding the submitted arboricultural impact assessment:

The arboricultural impact assessment satisfactorily accounts for the trees, their quality and constraints. It concludes only low quality trees will be removed that will not impact on wider public amenity. The scheme appears to have been designed to accommodate the better quality trees and provide sufficient space for their retention.

The report recommends that a tree protection method statement is provided should the application be approved. I agree with this and suggest it is a pre commencement document to ensure all of the relevant measures to protect the trees are quantified, programmed into the development schedule to ensure the trees are suitably protected prior to works commencing on site.

Further comments were provided in July 2025 regarding the Landscape Strategy:

The proposed landscape strategy demonstrates an inclusion of tree cover across the scheme.

However, it is crucial that the selection of tree species is carefully considered to ensure their long-term suitability. This necessitates a thorough assessment of future growth potential, including mature size, canopy spread, and potential issues such as berry/fruit drop, shading, and root impact on properties.

In open spaces, we strongly advocate for the inclusion of tree species with the capacity to reach substantial sizes, as these will form significant landscape

features in the future. Their placement must be strategic to avoid any conflict with new properties, thereby preventing future pressure for removal.

This detailed approach to species selection and robust installation specifications will be essential components of the forthcoming detailed landscaping plan, ensuring successful establishment and long-term viability.

Similar considerations will need to be considered for shrub planting as well.

5.11 Cambridgeshire County Council Definitive Map Team

Thank you for consulting with the Definitive Map team at the County Council on the above planning application.

Public Footpath 32, Chatteris, runs to the north of the site boundary, Public Footpath 1, Chatteris borders the north-east of the site, and Public Footpath 14, Chatteris, borders the south of the site.

To view the location of these Footpaths, please view our interactive map online which can be found at http://my.cambridgeshire.gov.uk/myCambridgeshire.aspx.

The legal width of Public Footpath 32, Chatteris, varies between 1.5 metres and 2 metres, I have attached the legal order for the recording of the Public Footpath above. Chatteris Footpaths 1 and 14 have no legally defined width.

Where there is no legal width, we cannot guarantee that the applicant would not be encroaching upon the highway. The applicant therefore would proceed with any development that might affect the highway at their own risk.

Any proposed change of surface of the Public Rights of Way would involve a consultation process, and would require that the public right of way had an established legal width.

Any 'enhancement' of vegetation must be in compliance with the Council's boundary treatment regulations, these can be seen in more detail here: 'Public Rights of Way – Guidance for Planners and Developers' at www.cambridgeshire.gov.uk/definitivemap. The most pertinent point being, any established hedge or trees must have an off-set distance from the Public Right of Way of a distance of 1.5 metres, and any fast-growing or new planting to have an off-set distance of 2 metres from the Public Right of Way.

Where part of the Public Footpaths are in close contact with proposed dwellings, the above boundary treatment must also be considered.

Whilst the Definitive Map Team has no objection to this proposal, footpaths 1, 14, and 32, Chatteris, must remain open and unobstructed at all times.

Informatives are also recommended.

5.12 British Horse Society

Comments were originally submitted in May 2024 indicating that Birch Fen Drove should have at least bridleway status and they will be submitting a Definitive Map Modification Order (DMMO) to upgrade the status of the footpath. Concerns were also raised regarding public right of way improvement and connectivity and they would like to see a multi-user leisure route for the site.

The most recent comments (July 2024) and provided below in full:

My previous comments made in a document dated 29 May 2024 remain valid and relevant for the new submission. However, I am now aware of a second planning application for this area.

I note that the S.10-6 agreement for the southern site is to be agreed. There is a considerable opportunity with these two parcels of land coming together to create a significant, linking public right of way in the form of a public bridleway around both sites. I do hope that this opportunity has been recognised by planners but can see no evidence of it. I recommend that officers and the applicants take the opportunity to visit the award-winning peripheral bridleway created some 15 years ago, innovative in its time, around Cambourne, Cambridgeshire. That path is much used and appreciated by all non-motorised users as well as being an environmental haven for flora and fauna in an urban setting.

5.13 Active Travel England

Comments were received in November 2025 highlighting a number of opportunities in relation to the primary access, crossings of the A142, permeability, surfacing and lighting, boundary treatments and footpath 45/14 connection to Wenny Road.

Upon receipt of further information, comments were received in December 2025 which are provided below in full:

Notice is hereby given that Active Travel England's formal recommendation is as follows:

a. *No Objection: ATE has undertaken a detailed assessment of this application and is content with the submission.*

1.0 Summary
Thank you for the opportunity to comment on this further consultation.
Following earlier consultations, which Active Travel England (ATE) issued standing advice to, the Local Planning Authority requested that ATE specifically consider the proposal's approach to securing active travel connections with surrounding areas. In response to this request, ATE issued a deferral response seeking clarification on several matters. No objections in principle were raised at that stage, however opportunities for improvement were put forward and issued on 23 October 2025.

It is understood that further revisions have been made to the proposals, and an "Applicant Response to Highways and Active Travel England" dated 19 November 2025 has been submitted, seeking to address the issues previously highlighted by ATE.

Upon review of the updated proposals, it is noted that no amendments have been made in line with ATE's earlier recommendations. Notwithstanding this, the applicant has provided justification for the design approach proposed. It is further noted that both the Cambridgeshire County Council Highways Development Management comments and the Cambridgeshire County Council Active Travel Officer comments cover matters relating to improvements for active travel modes, including financial contributions towards upgrades to Public Footpath No. 14.

Having considered the current position, ATE does not consider it necessary to raise any further concerns and therefore issues a No Objection response.

5.14 Cambridgeshire County Council Principal Active Travel Officer

The hierarchy plan submitted has some issues that need resolving - potentially through condition.

- *The sections of ped/cycle route highlighted in green on the attached appear to be only the width of the footway ie. 2m – these need to be a minimum of 3m to be shared use.*
- *There needs to be a good connection to The Elms. It is not clear what status the path highlighted in red has or whether it connects to the footpath alongside the existing green area.*

5.15 Cambridgeshire County Council Highways Development Management

Comments received in September 2023 highlighted the fact that the Broad Concept Plan outlines an access strategy for the allocation whereby vehicular access is to solely take place from Wenny Road and the scheme is in contradiction to this. Advice that further information was required in respect of visibility, mitigation in respect of the public footpaths impacted by the access from the A142 and re-profiling of the highway verge, concerns were also raised regarding sustainable links to facilities. It was also advised that there is necessity for a supplementary Stage 1 Road Safety Audit and in its current form the layout was not of a standard which would be considered for adoption.

Comments received in May 2024 advised that while some comments had been addressed an independent Stage 1 Road Safety Audit was still required. It was noted that the secondary emergency access had been re-located to via Wenny Road and that this link will need to be available prior to the occupation of the 100th dwelling. Concerns remained regarding pedestrian and cycle access to Chatteris and the layout, whilst a betterment, would still not be to adoptable standard.

Comments received in August 2024 considered the access to the site to be acceptable. The revised layout had addressed previous comments and was acceptable in highway safety terms, however a number of advisory comments made would need to be addressed for the internal roads to be adopted. Conditions were recommended.

Comments received in February 2025 considered that the effect of the proposed development would likely be mitigated by conditions. Reference was made to the modelling for the access link to the Wenny Road development and the advisory design comments regarding future adoption of the internal highway network.

The access link to Wenny Road was reverted back to emergency only and an emergency access was re-introduced onto the A142. Comments received in July 2025 considered that the effect of the proposed development would likely be mitigated by conditions. Concerns were raised regarding the emergency access and primary access being located on the A142, though whilst they had reservations, a reason for refusal could not be substantiated due to Para 115 of the NPPF where development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety. It was considered necessary to ensure that the emergency access use should be restricted and as such this should be gated and details could be secured via condition.

Further conditions were also recommended:

Prior to the commencement of the development, save for those works associated with delivery of the site access, all vegetation above 600mm, including stumps and roots to their full depth, within the area identified as the vehicle visibility splay as shown on plan no. 8220280/6110 (Vegetation Clearance Plan) shall be permanently removed.

Reason: To provide adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access.

No development shall commence until detailed drawings and specifications of an access barrier(s) to secure the Emergency Access onto the A142, including materials, dimensions, design, method of operation, and finishes, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details.

Reason: In the interest of highway safety by preventing unauthorised access onto the A142 by vehicles and non-motorised users.

Prior to the occupation of the first building(s)/dwelling(s) a scheme shall be submitted to and approved in writing by the Local Planning Authority which details the construction and surfaces of the roads and footpaths. The building(s)/dwellings hereby approved shall not be occupied until the roads and footpaths associated with the building(s)/dwelling(s) have been constructed and surfaced in accordance with the approved scheme.

Reason: In the interests of highway safety and in accordance with Policy LP15 of the Fenland Local Plan 2014.

Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved on CHA-PL02 Revision Y.

Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.

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

Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policy LP15 of the Fenland Local Plan 2014.

Prior to the occupation of the first dwelling/use hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance

with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014.

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

Reason: In the interest of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.

Informatives have also been recommended.

Following receipt of comments from Active Travel England and concerns raised by the Definitive Map Team, further comments were received in November 2025 which are provided in full below:

Surfacing of pedestrian crossings on A142

The latest Definitive Map consultation confirms that the Local Highway Authority, would object to any proposal to surface Manea Public Footpath No. 15. The applicant is only proposing to provide a surfaced path within the extent of the A141 highway boundary, as shown on plan 8220280/6104 Rev M. Beyond the highway boundary, the public footpath would remain in its existing unsurfaced condition.

Following discussions with…..the Definitive Map Team, the Local Highway Authority confirms that it has no objection to the proposed surfacing associated with the two pedestrian crossings on the A142. These works will be delivered under a Section 278 Agreement with the highway authority, in line with standard practice.

Links to The Elms (via Public Footpath No. 32

A discussion took place regarding a pedestrian link into The Elms. To enable this connection, any proposed surfaced path would likely coincide with FP32 for a length of approximately 11 metres. The remainder of FP32 would remain undisturbed by any development proposals.

The Local Highway Authority is broadly supportive of proposals aimed at improving permeability between the proposed development and the existing residential area to the north. This position aligns with comments raised by Active Travel England (ATE). However, it should be noted that any proposal involving alterations to a Public Right of Way must receive prior approval from the County Council, in accordance with the adopted Change of Surface policy.

It is therefore proposed that a planning condition be sought requiring the submission of a detailed scheme prior to an appropriate trigger point. This scheme should set out the measures the developer has undertaken to secure all necessary

authorisation for delivering an access route to The Elms, including specifications for surfacing, widths, and other relevant design details. The recommended condition is outlined in Point 3 below. In the event that approval for the Change of Surface authorisation is not granted, the applicant would be expected to provide evidence of this as part of the submission to discharge the condition. Alternatively, this requirements could be secured via a S106.

The condition of the asphalted section of footway serving Nos. 68-74 The Elms is poor, however this footway is not maintainable at public expense by the Highway Authority. It is understood this path may be the responsibility of Fenland District Council and therefore it would be matter for FDC to consider whether any improvements to this could be secured through the planning process.

Links to Chatteris Public Footpath No. 14

The development is currently suggesting two possible paths to link the internal road layout with Public Footpath No. 14, near Plots 89 and 31. At this point, the application is lacking in detail about what these connections will actually look like.

There is a concern that without adequate measures to protect the Public Right of Way, the development could unintentionally interfere with the public footpath—whether by encroaching on it, blocking it, or carrying out works that haven't been authorised. To avoid this, it is considered necessary that this information is provided in the form of more detailed plans for these links. This information can be secured via condition, and covered under the same 'access scheme' discussed in Point 2.

The Local Highway Authority would therefore suggest the following condition:

Prior to the commencement of development, an access scheme shall be submitted to and approved by the LPA. Such scheme shall include provision for:

i. the design of non-motorised user access routes to The Elms (via Public Footpath No. 32) and any links to Public Footpath No. 14 and their surfacing, widths, gradients, landscaping and structures

Reason: In the interests of the amenity and safety of the public.

Condition of Chatteris Public Footpath No. 14

ATE have raised concerns regarding the absence of proposals to enhance Public Footpath No. 14. ATE have indicated that this route is likely to become well-used post-development, serving as a direct link to a nearby bus stop.

Currently, the path is heavily rutted, prone to ponding and muddiness—typical conditions for an unsurfaced drove. Any proposal to surface the path would require submission of a Change of Surface form and potentially a Definitive Map Modification Order (DMMO) to formally establish its width. In the absence of these, the Highway Authority would unlikely support any proposals to have this route surfaced in its entirety.

However, whilst full-scale surfacing of route may not be supported, there remains a justifiable case to seek mitigation for the impacts of the development. It is clear that this Public Footpath will experience increased use, which will place additional pressure on a route that is already in sub-optimal condition. This increased footfall

is likely to result in a greater maintenance burden for the Local Highway Authority. This impact should therefore be mitigated.

Given that the route lies predominantly outside the development site boundary, the most appropriate mechanism to secure mitigation would be via a Section 106 contribution, rather than a direct delivery condition.

To be absolutely clear, the contribution sought would be modest—£10,000—and, once received, would be available to the Highway Authority to undertake targeted works to mitigate the development's impact as and when they arise. These works could include localised surface interventions to address ruts and ponding, vegetation clearance, signage improvements, etc. There would be no expectation whatsoever for these funds to be used to fully resurface the route or convert it into an all-weather path.

It is hoped that this addresses the outstanding queries raised regarding the Local Highway Authority's position on this application. Please refer the Local Highway Authority's previous consultation response for other requested conditions on matters not discussed above.

Speed limit on the A142

ATE have raised a concern regarding the speed limit of the A142 in relation to the two pedestrian refuge Islands proposed at the site access. ATE have made reference to table 10.2 of LTN 1/20 stating "…uncontrolled crossings on 40 mph roads are not suitable for all users and may exclude certain groups". Whilst acknowledging the status and caveats surrounding LTN1/20 and the specifically Table 10.2, ATE go on to suggest "Overall, a reduction in speed with some form of crossing would be most suitable". It is understood that ATE's comments reflect the principle that crossing quality can influence active travel choices as much as safety considerations.

The proposed crossings have been incorporated into the site access design to accommodate existing Public Rights of Way (PRoW) that currently cross the A142 at this location. The introduction of a right-turn lane for the development necessitates carriageway widening. To mitigate the additional crossing time for pedestrians using these PRoWs, refuge islands have been proposed, allowing pedestrians to cross one lane at a time. This is considered an appropriate and proportionate measure.

It is important to note that these PRoWs already cross the A142 without any refuge facility. This situation is common for PRoWs intersecting A-roads in rural and semi-rural settings. The existence of these PRoWs is a matter of fact, and therefore some degree of conflict with through traffic already occurs. The addition of pedestrian refuge islands is therefore entirely appropriate in the context of the location and is considered to more than mitigate any worsening risks associated with either the site access proposal or any additional demand on the PRoW network from future residents. Given the rural nature of the PRoW network to the east, usage is likely limited to leisure activities (e.g., dog walking, rambling). Consequently, the proposed facility is unlikely to materially influence mode choice. Alternative crossing types—such as signalised or grade-separated—would be disproportionate and unjustifiable given the modest usage.

ATE have indicated that a speed limit reduction would be the "most suitable" mechanism to address the risks associated with crossing an A-road subject to the

national speed limit. However, national guidance Setting Local Speed Limits (March 2024) clearly states:

"Speed limits should not be used to attempt to solve the problem of isolated hazards."

There is no proposal to alter the geometry of the A142 in a way that would support a self-enforcing speed reduction. Isolated speed limit reductions are difficult to enforce over short lengths and would require significant physical changes to the A142 to achieve compliance. Such changes would not be supported in this context and would otherwise adversely impact the A142's primary function: facilitating the free and safe movement of traffic between population centres, reducing congestion, and supporting wider economic activity and growth.

In summary, the Local Highway Authority is of the view that the mitigations proposed by the applicant with respect to the refuge islands provide a proportionate and context-sensitive mitigation to existing crossing conditions without compromising the operational role of the A142. The design represents an appropriate balance between safety, practicality, and strategic network function.

Emergency Secondary Access

The requirement and location of an emergency secondary access have been the subject of much discussion and alterations through this applications evolution. The position of the Local Highway Authority on this matter was set out in the consultation response dated 15th July 2025 and that position remains unchanged.

It is noted that the views of the emergency services have subsequently been sought since the July consultation response and that the Fire Service has also raised concerns with the location and thus effectiveness of the currently proposed emergency secondary access, whilst acknowledging that concern alone may not be grounds for a recommendation of refusal.

Width of Shared use paths through the development site

The County Council's Active Travel Team have raised a concern with the width of routes advertised within the planning application as "Pedestrian/Cycle Path". Shared use routes should be a minimum of 3m in width. This accords with national guidance (LTN1/20) and local policy (General Principal for Developments). In the event that these routes were to be offered to the Local Highway Authority for adoption, then these requirements would have to be met. If these routes were to remain privately managed and maintained, then it would be for the applicant to justify the width of these routes, but the Local Highway Authority is not aware of any factors that, in its view, would justify a reduction in width below that set in national and local guidance/policy.

Following a response by the applicant to the above, the following comments were received on 28/11/25:

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
The most recent submissions are noted, including the applicant's agreement to a pre-commencement condition relating to the design of NMU routes and the Section 106 contribution sought by the Local Highway Authority.

Conditions
Please refer to the Local Highway Authority's response dated 15 July 2025 for conditions considered necessary in the event that the Local Planning Authority were minded to grant permission.
In addition, the following condition is sought, as agreed by the applicant in the most recent submissions:

Prior to the commencement of development, an access scheme shall be submitted to and approved by the LPA. Such scheme shall include provision for: i. the design of non-motorised user access routes to The Elms (via Public Footpath No. 32) and any links to Public Footpath No. 14 and their surfacing, widths, gradients, landscaping and structures

Reason: In the interests of the amenity and safety of the public.

Section 106
A financial contribution of £10,000 index linked to be provided towards localised mitigation works to Public Footpath No. 14, Chatteris. The contribution to be paid prior to the occupation of the 76th dwelling (50%).

Following discussions regarding construction traffic a further condition was requested in December 2025 to secure a Construction 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:

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

Following receipt of updated ecology documentation, incorporating a survey of the visibility splay area in January 2026, a revised visibility splay condition was requested incorporating works to retained trees overhanging this area, along with the removal of vegetation above 0.6m in height.

5.16 Cambridgeshire County Council Highway Transport Assessment
Comments provided in September 2023 advised that the surrounding highway network infrastructure is acceptable for use and no accident cluster sites have been identified. The pedestrian and cycle assessment should not use the Public Right of Way (PRoW) network when measuring distance from the site and there is

limited cycle infrastructure in the vicinity of the site. Under F/YR21/0981/F a new 3m wide footway/cycleway is proposed to Wenny Road (along with existing infrastructure being upgraded) and as part of F/YR22/0967/FDL links are to be provided to The Elms and Green Park. Parking provision required clarification as there were discrepancies, cycle parking to be provided on each plot. Footways to the existing PRoW networks appear to comprise surface changes which will need agreement. Continuous, and direct pedestrian and cycle connections between the BCP sites should be provided which currently is not the case. Advice was provided regarding trip distribution, traffic flows, Welcome Travel Packs and mitigation.

Comments provided in April 2024 referred to layout, parking, access arrangements, impacts on expansion of Cromwell College, flow diagrams and junction modelling. In conclusion, it was considered that there was not sufficient information to determine the highway impact of the proposal.

Comments provided in August 2024 required further information for the flow diagrams and that junction modelling could not be assessed due to this.

Comments provided in September 2024, accepted flow diagrams, however further information was required regarding junction modelling and mitigation of impacts on the local highway network was also requested.

Comments provided in October 2024 advised that the flow diagrams were acceptable and recommended conditions

The scheme was amended to create a through route to the Wenny Road development (F/YR21/0981/F) and comments received in April 2025 advised that a trip distribution and modelling may be required to facilitate the new access point. This was subsequently reverted back to an emergency access only and comments received in August 2025 confirmed that the Transport Assessment Team were satisfied with the submission and had no objection.

5.17 Head of Leisure and Open Spaces (FDC)

The FDC team is very happy for cycle access through Wenny Recreation ground. Whilst that - very old sign (at the Wenny Road entrance*) – indicates that cycling should not be allowed, it has been going on for years and really should be encouraged as this is a safer route to the secondary school, with many young people cycling through the park daily. The Council will update the signage in the next few weeks to reflect this.*

In addition, since that sign was put up several decades ago, the Council has now added a skate park into the space and this is used by scooter users as well as BMX riders, again demonstrating that use of the park by cyclists is encouraged.

Further to our discussion regarding footpath lighting in Wenny Recreation Ground, Chatteris, I will ask our open spaces officers to assess the current situation in conjunction with FDC engineers.

If lighting is absent or not effective in this important route that many children use to get to school daily, we will consider a scheme to light the pathways within the recreation ground to ensure that it is safe and inviting to use in the darker months.

5.18 Cambridgeshire Fire and Rescue Service

Comments were received on a number of occasions regarding the need to secure fire hydrants.

The following comments were received in July 2025 regarding the proposed emergency access arrangements:

For residential developments comprising more than 150 dwellings, the provision of two separate points of vehicular access is typically required to ensure network resilience and to meet emergency access requirements, particularly in accordance with principles set out in HFCC guidance and the National Fire Chiefs Council (NFCC) standards.

Where site constraints result in both potential access points being located in close proximity on a primary distributor route such as the A142, the effectiveness of such an arrangement for emergency access is reduced. In circumstances where a rear or secondary access cannot be delivered due to topographical, ownership, or design limitations, a single primary access may be considered acceptable, provided it is designed to accommodate emergency service vehicles safely and efficiently.

To ensure compliance with HFCC and related guidance (including the functional requirements of Approved Document B5 of the Building Regulations), the access route will incorporate:

- *A minimum carriageway width of 3.7 metres unobstructed, with appropriate swept path design for emergency vehicles*
- *Turning facilities within the site layout suitable for fire appliances (e.g., hammerhead or turning circle in accordance with Manual for Streets and Building Regulations guidance)*
- *Traffic calming measures on the A142 approach (e.g., high-friction surfacing, gateway treatments, or carriageway markings) to control speeds and ensure safe ingress/egress*
- *Unrestricted access at all times, with no physical barriers that could delay emergency response*

The proposed access arrangement will be subject to consultation with the local fire and rescue service to ensure that response times, operational functionality, and legislative obligations under the Fire and Rescue Services Act 2004 are met.

5.19 Refuse Team (FDC)

Comments received in September 2023 confirmed that there was no objection in principle, however further details were required regarding tracking, shared collection points and road construction/indemnity.

Comments in May 2025 highlighted 3 areas where access raised concerns, that collection points are required to be of sufficient size and that if the roads were not to be adopted and indemnity and management plan would be required.

Comments provided in October 2025 are provided in full below:

3 points in relation to vehicle tracking raised previously (plots 27-31, 32-38 and 148-152) have all been resolved.

Plots 132 – 135, served by a private drive will require a shared collection point where it meets the public highway.

Plots 10 – 16 is showing as a private driveway so will require a shared collection point where it meets the public highway.

Plots 1 – 4 showing as a private driveway so will require a shared collection point where it meets the public highway.

Shared bin collection points would need to be of sufficient size to accommodate 2 x 240 litre bins per property plus a 23 litre food caddy with the introduction of food waste collections in 2026. This does not appear to be an issue except for plots 93-98 where space appears very limited.

If the roads are not to be adopted indemnity would be required and also a management plan in relation to street sweeping/fly tipping removal etc.

5.20 Environmental Health (FDC)

Comments received in September 2023 which raised no objections, the Air Quality Assessment was accepted, however a Construction Environmental Management Plan (CEMP) covering all aspects of the construction was considered necessary. If piling is necessary a vibration impact assessment will be required. The content of the Acoustic Assessment was noted and accepted and a condition is required to evidence mitigation measures have been implemented. A light impact assessment will also be necessary.

Comments received in April 2024 advised that the revisions to the Acoustic Assessment due to the updated layout are noted and accepted, and that all matters above are still relevant.

Further comments were received in July 2025 in respect of the revisions to the Acoustic Assessment due to the updated layout and these are provided in full below:

I have now had an opportunity at this latest re-consultation stage to observe the Acoustic Assessment report (Ref: 27592-ENV-0402 Rev C) provided by MEC Consulting Group.

As with previous versions provided, the methodology and findings are acknowledged and accepted.

Whilst the assessment has identified that external amenity areas of certain proposed residences will be exposed to noise levels in excess of the upper limit criteria of BS 8233:2014 'Guidance on sound insulation and noise reduction for buildings', it recommends increased, but reasonable mitigation measures for those affected southern garden boundary areas.

Similarly, to achieve acceptable internal noise levels for habitable rooms, mitigation measures have been suggested having reference to BS 8233:2014 and the 'Professional Practice Guidance on Planning and Noise' (ProPG) 2017 and consideration to ventilation requirements of The Building Regulations 2010, Ventilation, Approved Document F (AD-F).

Whilst the conclusions state that the most exposed dwellings on the eastern boundary should have windows that remain closed, others for adversely affected dwellings will benefit from an open windows acoustic strategy.

The exact details of façade mitigation measures are accepted irrespective of their type due to differing levels of exposure from road traffic noise and these have been suggested within para 6.19 (Table 6.3) which links the mitigation 'References' to a glazing and ventilation summary in para 6.20, which in turn can be linked to the associated drawings in Appendix F that demonstrate required reduction for bedrooms for all other habitable rooms.

With the acceptance of the report, as per previous comments from this service on 15th September 2023, there will need to be assurances should planning permission be granted, that the recommended noise mitigation measures for both external amenity areas and internal habitable rooms are incorporated into the design and construction to ensure that future residents are suitably protected from the adverse impact of noise in accordance with the aforementioned standards.

It is therefore seen as prudent to impose a condition that requires evidence to be submitted in writing and agreed by the Local Planning Authority that mitigations measures of report (Ref: 27592-ENV-0402 Rev C) have been fully implemented prior to the commencement of habitation.

5.21 Designing Out Crime Team

Comments received in September 2023 advised that the area was at low to medium vulnerability to crime and that the overall layout appeared acceptable. However, recommendations were made in respect of external lighting, boundary treatments, rear footpaths, cycle storage, parking, open space and footpaths and landscaping.

Comments received in April 2024 advised that the revised layout appeared acceptable and reaffirmed the above recommendations in addition to further recommendations in respect of the flats.

Comments received in July 2024 referred to the above and it was confirmed there were no additional comments in July 2025.

5.22 Housing Strategy and Enabling Officer (FDC)

Comments were originally provided in September 2023; up to date comments were received in September 2025 following viability reviews and a revised scheme and these are provided in full below:

I understand that a viability assessment has been submitted as part of this planning application and that it has been demonstrated that a provision of 10.5% affordable housing is viable. This equates to 16 AH dwellings.

Where viability is looking to decrease the affordable provision due to infrastructure requirements, early discussion with Housing Strategy is requested so that we might explore funding opportunities via the Strategic Place Partnership scheme between Homes England and Cambridgeshire & Peterborough Combined Authority.

I note that the following is proposed for the affordable units although tenure has not been indicated. Policy would seek for there to be 70% affordable rental and 30% shared ownership. Based on 16 units, this would be 11 affordable rent and 5 shared ownership.

1-bed	0	0%
2-bed	11	68.75%
3-bed	3	10.75%
4-bed	2	12.5%
5-bed	0	0%
Total	16	100%

Here is the analysis of the current need with those seeking affordable rent with a preference for Chatteris from the live housing register.

Preference for Chatteris seeking affordable rent		
1 bed	223	48%
2 bed	128	27%
3 bed	81	17%
4 bed	26	6%
5+ bed	9	2%
Total	467	

With both of the above considered, I am generally happy with the proposed bedroom sizes for the 16 units.

<u>Requests & Recommendations</u>

- *I would ask that the 4 bed units be affordable rent. Whilst demand might not seem high, these people tend to have been on the waiting list the longest.*
- *I would recommend, based on feedback from RP's and their recent experience with shared ownership sales, that the shared ownership be the 3 bed units as these are where demand is highest and they have had less demand and struggle with sales of 2 bed units on other sites in the district.*
- *Therefore, suggest that it is considered whether to increase the number 3 bed units to 5 to accommodate this, reducing the overall number of 2 bed units allocated to affordable housing.*
- *I appreciate that there are no 1 bed units on the development, but as the numbers above demonstrate, this is where our highest demand is. Therefore, it would be remiss of me to not at least request that the provision of 1 bed units is considered.*

5.23 Cambridgeshire County Council Growth and Economy

Full comments (received October 2025) are available on the Council's website, a summary of contributions requested is provided below:

Table 1: S106 contributions – summary table				
	Contribution	**Project**	**Indexation date**	**Trigger**
Early Years	£21,774 per place £283,062 for 13 places	New 1FE primary school, with 2FE core and purpose- build early years accommodation)	1Q2022	50% prior to commencement,

Primary	£18,187 per place £3,819,270 for 210 places	New 1FE expansion of Cromwell Community College primary school phase.	1Q2022	and the remain 50% at 50% occupations
Secondary	n/a	n/a	n/a	
Libraries	£22,420	Remodel Chatteris Library to increasing the floor space available to the community.	1Q2019	100% prior to occupation of 50% of the development
Monitoring	£150			

5.24 NHS Cambridgeshire and Peterborough Integrated Care System (CAPICS)
Comments were originally provided in September 2023; up to date comments were received in September 2025 and these are provided in full below:

The amount we would request today would be £128,176.13.

George Clare Surgery does not have capacity to take on additional patients and this development of 152 dwellings would see an increase patient pressure of circa 364 new residents which would require additional Whole Time Equivalent GP/Nurse / (Admin support) workforce to support increase in appointments as follows: GP = 0.18 / Nurse = 0.12 and Admin = 0.35 with a resulting increase on estate demand of 25.01 sqm net internal area (NIA) using standard planning formula 1,750 patients = 120sqm of space (NIA).

5.25 East of England Ambulance Service NHS Trust (EEAST)
Comments received in April 2025 (dated January 2024) advised that the development would '*generate another 365 residents (assuming 2.4 persons per dwelling) and an anticipated additional 80 calls per annum on already constrained ambulance services which will require premises reconfiguration, extension, or re-location, need for additional ambulance vehicle provision and clinical capacity to deliver timely emergency ambulance services*

For these reasons, in order to make this development acceptable it is requested a contribution is made towards the provision Emergency Ambulance Service Infrastructure including the nearest Hub and local ambulance stations with population catchment area.

EEASTs infrastructure cost calculation is based as submitted to Fenland IDPs at the discounted rate £300 per dwelling occupied by 2.2 persons per dwelling. Table 2 shows the population likely to be generated from the proposed development. Table 2 Capital Cost calculation of additional health services arising from the development proposal*

No Dwellings	*Infrastructure Cost**	*Total*
136	*£327*	*£49,704*

** Adjusted pro-rata for 2.4 persons per dwelling as submitted to IDP*

The capital required to create additional ambulance services to support the population arising from the proposed development is calculated to be £49,704 and are for the impact of this development only.

In addition to setting out the mitigation required above, the comments also provide advice in respect of achieving sustainable new places and creating the conditions for healthy, safe and cohesive communities, including health and wellbeing, flood risk and water management, access, speed reduction and community safety.

Comments were also provided in June and July 2025 regarding the suitability of the emergency access.

5.26 Councillor Taylor (May 2024)

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 recommend refusal for the application on potential flooding issues

5.27 Local Residents/Interested Parties

Objections have been received from 31 households (26 from Chatteris, 2 from St Ives, 1 from Wyton,1 from Huntingdon and 1 from Godmanchester), in relation to the following:

Objecting Comments	Officer Response
Infrastructure can't cope with more houses	Comments noted and discussed below.
Loss of open green space and wellbeing of the community as a result	Comments noted and discussed below.
Impact on ecology and trees	Comments noted and discussed below.
Flood Risk/Drainage	Comments noted and discussed below.
Impact on the character of the area/design, appearance and density	Comments noted and discussed below.
Loss of privacy/overlooking	Comments noted and discussed below.
Access, highway safety, impact on the highway network, car parking	Comments noted and discussed below.
Noise and disturbance	Comments noted and discussed below.

Community Safety	Comments noted and discussed below.
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
Developer Contributions	Comments noted and discussed below.
Contrary to LP7 of the Local Plan and the East Chatteris Broad Concept Plan	Comments noted and discussed below.
Loss of light	Comments noted and discussed below.
A petition has been launched	This has not been formally submitted with the application and as such cannot be taken into consideration.

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)

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

National Planning Practice Guidance (NPPG)
Determining a Planning Application

National Design Guide 2021
Context – C1, C2

Identity - I1, I2
Built Form - B2
Movement - M1, M2, M3
Nature - N1, N2, N3
Public Spaces - P1, P2, P3
Homes and Buildings - H1, H2, H3

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
LP10 – Chatteris
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

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

East Chatteris Broad Concept Plan 2017

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 East Chatteris strategic allocation, 2 parcels of land within this allocation already have the benefit of planning permission and as such have the potential to influence this application.

9.2 Land East Of The Elms
Outline planning permission for up to 80 dwellings with matters committed in respect of access only. Access is proposed from The Elms with an emergency access to Green Park.

There is a current Reserved Matters (F/YR25/0350/RM) application for 54 dwellings and Section 73 application (F/YR25/0258/VOC) to vary Condition 7 (Southern Access) to remove the vehicular access to the site subject of this application and removal of Condition 16 (LEAP) to remove the necessity to provide a LEAP on site and instead provide a financial contribution for improvements to an existing play area. Both applications are yet to be determined; however F/YR25/0258/VOC was referred to Planning Committee in December 2025 where it was resolved to grant the application subject to a legal agreement.

9.3 Land North Of Wenny Estate
Full planning permission (F/YR21/0981/F) for 93 dwellings with 2 accesses off Wenny Road and links to the site subject of this application. Condition 25 secures the road and footway link prior to the site subject of this application occupation of 75% of the dwellings. It is understood that the Wenny Road accesses were designed to accept capacity from the wider allocated site, in accordance with the approved BCP.

9.4 F/YR23/0063/PIP at Land North East Of Play Area, Wenny Road for up to 9 dwellings was refused in March 2023 for the following reasons:

1. *In terms of the location and use, the proposed residential development on this site would prejudice the Council's delivery of a comprehensive scheme for the shared allocated site as per the approved Broad Concept Plan which identifies the site for open space/formal sports provision. The proposal would therefore be contrary to the policy requirements of Policies LP7 and LP10 and the adopted East Chatteris Broad Concept Plan and therefore, the Permission in Principle application fails.*

2. *The proposal would result in the creation of new dwellings in a location that is currently open in nature. Sited on the edge of the current built form of the market town, the proposal would not respect the prevailing layout and urban grain of the area and, in isolation, would cause unacceptable harm to the local character. The proposed development would conflict with Policy LP16 of the Fenland Local Plan 2014.*

3. *The proposed development would represent an unacceptably low housing density with dwellings having substantial footprints and large plot sizes which does not constitute the most effective use of the land. The proposed development is therefore in conflict with policies LP7, LP10 and LP16 of the Fenland Local Plan 2014 and the requirements of the NPPF*

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. Chatteris 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 LP10 relates specifically to the Market Town of Chatteris. It states that all development should contribute to retaining its character as a safe and community focussed historic market town and preserve important views to the Church of St Peter and St Paul. Development proposals will be considered against the need to limit out-commuting, particularly to Huntingdon, Cambridge and other towns to the south, in order to demonstrate that impacts on the strategic highway network (including the A141, A142 and the A10 between Ely and Cambridge) will not be significant.

10.3 LP10 also states that new urban extensions to Chatteris will be supported in the specific locations, including East Chatteris strategic allocation which this site forms part of. The East Chatteris strategic allocation refers in detail to the following:

This area is identified on the Policies Map and it is expected will be predominantly a mix of open space and a high quality, relatively low density, residential area (around 300 dwellings). A substantial part of the historic former park and garden of the Manor House should be retained as informal open space as a focus for the community, and opportunities should be taken to link to the Recreation Ground. 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 Birch Fen Awarded water course which crosses this development area will require protection. Development should utilise the amenity value of the substantial number of protected trees in the area. Noise mitigation measures should be provided along the A142 as appropriate.

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 It is to be noted that the East Chatteris site allocation BCP was approved in 2017. 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:

- Formal and informal open spaces areas;
- Retention of important landscape features including green corridors, trees and hedgerows;
- SuDs and open space alongside existing tree, hedge and wildlife corridors
- Provision of new vehicular accesses into the site from Wenny Road with potential for a roundabout at the Wenny Road/A142 junction:
- Provision of new and enhanced pedestrian and cycle ways within the development linking to existing facilities elsewhere within the town and surroundings.
- Protection/consideration of the most significant archaeological assets and setting of listed structures
- Biodiversity and mitigation measures

- landscape buffer/open space along the A142 and consideration of noise constraints

10.6 The principle of development may be accepted subject to compliance with all relevant policies and material considerations.

Heritage

10.7 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.

10.8 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.

10.9 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.

10.10 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.

10.11 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.

10.12 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.

10.13 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.

10.14 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. 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 There are Grade II Listed Buildings at Parkside/Wenny Road (Icehouse, Manor House and a Wall, Barn, Stables and Cowhouse to the Manor House) and the site incorporates the northern section of the historic parkland formerly associated with and still forming the setting of Manor House, which is considered to be a non-designated heritage asset and asset of local importance. In addition, the site also forms a setting to the Conservation Area, though it falls outside the boundary.

10.16 The proposed development could be considered an additional negative change (when taking into account the existing modern development around the heritage assets and the permission for 93 dwellings on part of the southern section of the historic parkland) and would further detract from the significance of the listed assets and their setting.

10.17 However, given that setting cannot be considered as an asset in and of itself, the proposed development must, in the terms of the NPPF, be considered as less than substantial harm to both the Manor House and associated listed assets as well as the designated asset of the conservation area, and this harm should be weighed against the public benefits of the proposal and with regard to the scale of harm or loss and the significance of the non-designated asset.

10.18 The site and the wider area have been allocated within the Fenland Local Plan as a strategic allocation and previously went through rounds of consultation with Fenland District Council. Policy LP10 of the Fenland Local Plan states the following with regards to the East Chatteris Strategic Allocation:

"This area is identified on the Policies Map and it is expected will be predominantly a mix of open space and a high quality, relatively low density, residential area (around 300 dwellings). A substantial part of the historic former park and garden of the Manor House should be retained as informal open space as a focus for the community, and opportunities should be taken to link to the Recreation Ground. 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 Birch Fen Awarded water course which crosses this development area will require protection. Development should utilise the amenity value of the substantial number of protected trees in the area. Noise mitigation measures should be provided along the A142 as appropriate."

10.19 The East Chatteris strategic allocation BCP was approved in 2017, and this included a baseline heritage assessment which indicated what was considered the setting of the listed structures and an important view towards the Grade I listed Church of St Peter and St Paul. The proposal retains an area of open space to the west of the site, which was highlighted as being the setting of the listed structures, along with the substantial and veteran trees within this area and along the site boundaries. The important view towards the Church is respected by the orientation of the proposed access road and open space and is as such retained.

10.20 The Council's Conservation Officer accepts that there would be no harm to the icehouse or the church arising from the proposed development. There is no mention of the wider landscaped parkland in the listing for Manor House or associated listed buildings, however the land forms an integral part of their setting and there is an historic association between the use of this land and Manor House.

Whilst this is private land, with no formal public access, there are Public Rights of Way around the site affording an appreciation of the historic parkland.

10.21 It is acknowledged that a proportion of the historic parkland would be lost. However, this harm is mitigated by the design layout of the scheme which is consistent with the East Chatteris Broad Concept Plan and retains an open area closest to and within the immediate vicinity of the listed buildings. This ensures that the most sensitive areas would be kept clear of development, whilst allowing this allocated site to come forward for housing and providing additional public open space which can be appreciated by the existing community and proposed residents.

10.22 To summarise, on the matter of heritage; part of the parkland landscape will be lost to allow this development to come forward. Undoubtedly this open space forms the setting of and has an association with Manor House and the related listed buildings, however this historic setting forms only a small part of the significance of the listed buildings. The proposal will also result in the partial loss of the parkland non designated heritage asset itself.

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 needed housing for the district (and which has been included in the calculation of the Council's Five-Year Housing Land Supply position) 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 There are existing dwellings, in the form of dense, estate type development to the north of the site on The Elms, consisting of predominantly semi-detached and terraced properties of single and 2-storey form, constructed in a variety of materials. To the west are substantial detached properties on spacious plots at Parkside. To the south planning permission has been granted for 93 dwellings (F/YR21/0981/F) with a landscaped buffer, roads and SuDs features sharing the boundary and separating the dwellings from the application site. To the north east the land has outline planning permission for up to 80 dwellings (F/YR22/0967/FDL) and a current Reserved Matters application for 54 dwellings (F/YR25/0350/RM) with amenity space indicated to the south adjoining the boundary with this site.

10.29 The proposed dwellings are 2-storey with heights varying from approximately 8.9m to 9.7m, they are predominantly detached and semi-detached though there are also 3 blocks of terraced houses consisting of 3 dwellings, and a 2-storey block of 8 flats which fronts the A142 and provides a focal point at the entrance to the site. There are a number of house types of traditional design with a range of architectural detailing to provide interest each with associated parking (some with garages), cycle storage and PV panels. There is a consistency of appearance across the scheme to ensure that a sense of place is established.

10.30 External materials proposed for the dwellings are indicated as being a mix of light red, red/orange and buff bricks along with render and dark grey and red concrete roof tiles, which may be acceptable, however full details have not been provided and as such condition will be imposed to secure these.

10.31 There is a hierarchy of streets, with the primary access road from the A142 leading west through the site, to the north of this is an area of open space where the drainage attenuation is location along with plots 1-9, substation and pumping station. There are 4 secondary access roads (including an emergency access to the development site to the south), 3 tertiary shared surface access roads and 5 private roads leading south from the primary road serving the majority of the dwellings. There are footpaths alongside the primary and secondary roads and through the central areas of amenity space leading west to the open space within which there is a Local Equipped Area for Play (LEAP), 3m wide pedestrian/cycle paths are provided through the open space leading to Wenny Road Recreation Ground and from the emergency access to the development site to the north off The Elms, a footpath is proposed linking to Public Right of Way 32 and on to The Elms and links proposed to Public Right of Way 14 to the south and the Wenny Road development.

10.32 There is a landscape buffer around the site in order to retain existing trees and provide a softened perimeter, assisting in assimilating the development within this edge of settlement, but prominent location and also providing separation between the proposed development and existing/proposed dwellings. The proposed dwellings primarily face front or side (with dual aspect where possible) onto roads and open spaces, with appropriate defensible space to separate public and private areas, and to ensure that these have an active relationship with natural surveillance and avoid high boundary treatments in prominent locations where possible. The layout and design have been the subject of ongoing negotiations with suggested improvements largely taken on board, including, for example the separation of banks of frontage parking with soft landscaping to ensure parking is less dominant in the streetscene.

10.33 The existing trees are predominantly being retained, including the 3 veteran trees (T25 and T26 southwestern boundary and T42 within the area of open space to the west) the development having been designed around these and all of which are proposed to be protected accordingly. There are 2 existing ponds on site which are to be retained and improved and existing ditches are to be retained. There is a proposed detention basin in the north-eastern corner of the site and a swale corridor along the northern boundary within the open space, in compliance with the approved BCP.

10.34 A Landscape Strategy has been developed, however full details of both hard and soft landscaping can be secured by way of appropriately worded conditions. Boundary treatments to rear gardens are in the main 1.8m high timber fencing, however where treatments are prominent in the public realm these are 1.8m high brick walls to improve the quality of the scheme and reduce long term maintenance. The exception to this is 2.2m high acoustic fencing to plots 32 and 57 and 3m high acoustic fencing to plots 10 and 31 to provide noise mitigation as required by the submitted Acoustics Assessment. There is also 1.8m high palisade fencing to the pumping station and 1.2m high estate railings providing separation from areas of open space and the dwellings and enclosing the LEAP.

10.35 The main area of open space is located to the west of the site, between the proposed protected archaeological open space to the south and Wenny Road Recreation Ground to the north, in accordance with the approved BCP. There is in excess of 22% of the site for open space in compliance with the Developer Contributions SPD, albeit some of this is multi-functional. It is acknowledged that the triangular area of open space to the south of Public Right of Way 14 which is proposed to be reptile habitat was indicated within the BCP as being for formal sports, however the triangular shape of this space does not necessarily lend itself to such a use, the majority of the field for formal sports remains available for that purpose and this area will be retained as open space, as such this deviation from the approved BCP is accepted in this instance.

10.36 The visibility splay for the emergency access off the A142 does unfortunately necessitate the removal a substantial amount of vegetation (albeit anything below 0.6m in height can be retained, with any tree growth overhang raised to 2m). This cannot be mitigated for within the verge given that this is under the control of the Local Highways Authority, however this can be mitigated for within the application site and it has been demonstrated that at least 10% on site Biodiversity Net Gain can be achieved.

10.37 The drainage scheme necessitates a change in land levels**,** with Finished Floor Levels set accordingly, the details submitted indicate existing ground levels are to be reduced by up to 0.9m in some locations and increased by up to 0.85m in others, which is not considered significant across a site of this scale, the levels are graded to existing levels at site boundary. Full details will be available once the drainage scheme has been finalised, however the submitted information demonstrates that a suitable scheme is achievable, without any significant detrimental impacts respect of the visual amenity and character of the area or residential amenity as a result.

10.38 In conclusion, the development raises no significant concerns in respect design considerations or impacts on the visual amenity of area, and the scheme is broadly compliant with the approved BCP regarding these matters, in accordance with the aforementioned policies.

Residential Amenity/Health and wellbeing

10.39 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.

10.40 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.

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

10.41 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

10.42 Each plot is afforded approximately a third of the plot for private amenity space and the block of flats has shared amenity space, in accordance with Policy LP16 of the Fenland Local Plan, however, in order to protect the residential amenity of future residents it is considered necessary to impose a condition to restrict permitted development to prevent extensions and excessively large outbuildings being erected resulting in significant loss of amenity space. Fenland does not have design guidance on separation standards in estate layouts; other councils that do, frequently refer to back-to-back separation of 20m-21m being acceptable, with the aim being to achieve 10m deep rear gardens where possible, and rear to side flank wall distances of around 12m to 14m, some of the plots do fall short of this, however that is the exception rather than the rule and would to some degree be expected on developments of this scale. Dwellings are spaced and oriented so as to avoid overlooking and overbearing impacts and there are no significant concerns regarding the level and quality of accommodation proposed. Suitable boundary treatments are proposed to provide adequate levels of privacy to gardens (though it is acknowledged that the higher boundary treatments serving plots 10 and 31 in particular would have some impact in terms of outlook and overshadowing) and defensible space to differentiate private and public areas.

10.43 Renewable technologies are proposed for inclusion within the properties including air source heat pumps and solar PV panels, the proposal also intends to install EV charging infrastructure for each dwelling to encourage the transition to low emission transport, full details of these sustainability measures could be secured by condition.

Residential amenity of existing residents/surrounding approved developments

10.44 There are existing dwellings, in the form of dense, estate type development to the north of the site on The Elms. To the west are substantial detached properties on spacious plots at Parkside. To the south planning permission has been granted for 93 dwellings (F/YR21/0981/F) with a landscaped buffer, roads and SuDs features sharing the boundary and separating the dwellings from the application site. To the northeast the land has outline planning permission for up to 80 dwellings (F/YR22/0967/FDL) and a current Reserved Matters application for 54 dwellings

(F/YR25/0350/RM) with amenity space indicated to the south adjoining the boundary with this site.

10.45 The proposed development features a landscaped buffer surrounding the built form and as such there is considered sufficient separation distance between the existing dwellings and those approved on adjoining sites to not result in significant adverse impacts in respect of residential amenity.

Community safety

10.46 The proposed dwellings are designed and orientated to maximise opportunities for natural surveillance. Almost all gardens are back-to-back, which will assist in reducing the risk for crime as most burglaries occur to the rear of properties. Parking in predominantly within curtilage or to the front of each dwelling, most of which are overlooked by neighbouring properties providing further surveillance.

10.47 An external lighting scheme is required and can be secured by way of a condition, along with security arrangements for the rear footpaths to terraces and access to the flats and associated communal stores, as recommended by the Design Out Crime Officer.

Refuse collection

10.48 Tracking has been submitted to demonstrate that a Council refuse vehicle can access and manoeuvre within the development, however, whilst negotiations have been ongoing, a comprehensive refuse collection strategy has not been secured and as such it is considered that it would be necessary to impose a condition in this regard.

Noise

10.49 An Acoustics Assessment has been submitted, the proposed measurement and assessment methodology of which was pre-agreed by the Council's Environmental Health Team, this concludes the scheme can demonstrate compliance with the guidance contained within ProPG and the relevant British Standard and as such the site is suitable for residential development.

10.50 Acoustic modelling has been undertaken which demonstrates that the majority of the site meets the external living area criteria with the provision of standard 1.8m high fencing. However, for the most exposed external living areas fencing heights have been increased to 2.2m on the southern garden boundary of Plots 32 and 57 and 3m on the southern garden boundary of Plots 10 and 31. With the increased fence heights in these locations, it has enabled all external amenity areas to meet the acoustic criteria contained the relevant British Standard, though it is acknowledged that this will impact outlook and light to the dwelling and garden some degree.

10.51 With respect to internal amenity areas, mitigation measures include standard thermal double glazing for all habitable rooms across the majority of the site with either direct airpath or acoustically rated trickle vents to achieve whole-dwelling ventilation. However, for the most exposed dwellings to road traffic noise from the A142, measures include uprated double glazing along with an acoustically rated trickle vents or acoustically rated through wall trickle vents. In terms of ventilation, for the majority of the site, an open windows acoustics strategy is considered acceptable, however, for the most exposed dwellings along the eastern boundary of the site (Plots 10, 11-13 and 14-21 (eastern façade) and 31), windows should remain closed in order to meet the necessary internal acoustic criteria. The assessment has been reviewed by Environmental Health and considered

acceptable; a condition is recommended to ensure that the mitigation measures proposed have been fully implemented prior to occupation and therefore an acceptable living environment is achieved.

Air Quality

10.52 An Air Quality Assessment has been submitted to accompany the application which considers the air quality in relation to the proposed residential use and construction dust risk assessment.

10.53 This concludes that the air quality over the site is acceptable for residential development and that baseline plus proposed development traffic will not have any adverse impacts on ambient air quality for existing dwellings.

10.54 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.

Loss of green space

10.55 It is acknowledged that the majority of the existing open field would be lost as a result of the proposed development, however the site and the wider area have been allocated within the Fenland Local Plan as a strategic allocation and previously went through rounds of consultation with Fenland District Council.

10.56 Furthermore, this land is in private ownership with no formal public access aside from the Public Rights of Way to the north and south of the site, from which this green space can be appreciated. The Public Rights of Way are to be retained, and funding secured to enable targeted works to Public Footpath 14 (to the south of the site) to mitigate the developments impact, such as localised surface interventions and signage improvements (see Highway Safety, Access and Connectivity and Parking Provision and Developer Contributions sections below) to aid its usability.

10.57 There is in excess of 22% of the site for open space in compliance with the Developer Contributions SPD, including a Locally Equipped Area of Play, landscaped buffers around the site enabling retention of existing trees and their continued contribution to the visual amenity and character of the area which can still be appreciated from the Public Rights of Way.

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

Housing Mix

10.59 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.

10.60 Fenland District Council's latest housing needs assessment for the area (Housing Needs of Specific Groups GL Hearn, October 2021) broadly identifies the following suggested mix for this plan period;

10.61 Strategic market housing:

1-Bed	2-Bed	3-Bed	4-Bed+
0-10%	20-30%	40-50%	20-30%

10.62 Proposed Development:

1-bed	0	0%
2-bed	35	26%
3-bed	73	54%
4-bed	22	16%
5-bed	6	4%
Total	136	100%

10.63 The proposed market housing is considered to broadly comply with the required housing needs.

10.64 *Affordable housing:*

Affordable Homes to Buy

1-Bed	2-Bed	3-Bed	4-Bed+
20-25%	35-45%	23-35%	5-10%

Affordable Homes to Rent

1-Bed	2-Bed	3-Bed	4-Bed+
35-45%	35-45%	10-20%	0-10%

10.65 Analysis of the current need with those seeking affordable rent with a preference for Chatteris from the live housing register provided by the Council's Housing Strategy Officer:

1-bed	48%
2-bed	27%
3-bed	17%
4-bed	6%
5-bed	2%

10.66 Proposed Development:

1-bed	0	0%
2-bed	11	68.75%
3-bed	3	10.75%
4-bed	2	12.5%

Total	16	100%

10.67 The Council's Housing Strategy officer has been consulted on the above mix and whilst broadly accepting of the affordable housing mix, has made some recommendations, such as the provision of 1-bed units given this is of highest demand. These comments were provided to the applicant, however the scheme was not revised as result, it is however acknowledged that these recommendations were made late in the process and following several revisions to the scheme.

10.68 Notwithstanding this, considering the offer of 10.5% affordable housing and the viability situation with this site (see Developer Contributions below), the provision of any on-site affordable housing is welcomed. The Fenland Monitoring Report 2023-2024 confirms that whilst the target of 25% affordable housing was almost met in 2023-24 (24.7%) in many of the preceding years there was a significant shortfall and hence historically a significant under provision; any affordable housing on this site would contribute to alleviating this need and is as such accepted.

Highway Safety, Access and Connectivity and Parking Provision

10.69 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

10.70 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.

10.71 It is to be noted that the East Chatteris site allocation BCP was approved in 2017. 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:

- Provision of new vehicular accesses into the site from Wenny Road with potential for a roundabout at the Wenny Road/A142 junction;
- Provision of new and enhanced pedestrian and cycle ways within the development linking to existing facilities elsewhere within the town and surroundings.

10.72 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
e) identifying and pursuing opportunities to promote walking, cycling and public transport use;

10.73 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.

10.74 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.

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

10.75 *Land East Of The Elms*
Access is proposed from The Elms with an emergency access to Green Park.

There was a condition imposed requiring a southern vehicular access to the site subject of this application, however application F/YR25/0258/VOC seeks to remove this access retaining the cycleway/footpath link only and Planning Committee resolved to grant this in December 2025.

10.76 *Land North Of Wenny Estate*
Two accesses are proposed off Wenny Road and a link to the site subject of this application; a condition secures this link prior to occupation of 75% of the dwellings. It is understood that the Wenny Road accesses were designed to accept capacity from the wider site, in accordance with the approved BCP, along with works to the Wenny Road crossing to improve connectivity.

Vehicular access to the site
10.77 The primary access to the site is off the A142, via a ghost-island junction located at approximately the centre of the site's frontage onto the A142 and a secondary emergency access is proposed north of this, off the A142. There is also a vehicular access linking to the Wenny Road development to the south to provide a further emergency access should that development come into fruition.

10.78 The ghost-island right-turn lane, measures 3.5m wide, with 3.5m wide running lanes either side, to ensure that sufficient space is afforded for cars turning right into the development. Suitable visibility can be achieved with the removal of vegetation within the verge. Swept path analysis has been undertaken of 16.5m HGV travelling into the site, demonstrating that the access and right-turn lane provides suitable geometry to accommodate a large HGV and therefore by virtue all smaller vehicles.

10.79 There are Public Rights of Way to the north and south of the accesses which cross the A142. The widening of the A142 on approach to the right turn lane will increase the time a pedestrian must spend in the carriageway when crossing the road, and the development is likely to increase the crossing demand. To mitigate any adverse impacts, an uncontrolled crossing with a 2m wide refuge island has been included to these crossings. Along with 2m wide Surfaced footpaths

immediately off the A142, and signage is proposed to warn motorists of pedestrians crossing.

10.80 The emergency access measures 4.1m wide off the A142 and is proposed to be gated to prevent use by anyone other than the emergency services including pedestrians and cyclists. Swept path analysis has been undertaken of an 8.2m fire tender entering and exiting the emergency access, demonstrating that it provides sufficient width to cater for the largest vehicle that is likely to use it.

10.81 According to the County Council's General Principles for Development, any development exceeding 100 dwellings should include a secondary emergency access point, reflecting discussions with emergency services, who have raised concerns about the lack of network resilience. The LHA have advised that locating an emergency access in close proximity to the primary access point on the same vulnerable stretch of road could severely limit its accessibility during critical emergencies. However, whilst they have reservations regarding this, they are not able to substantiate a reason for refusal having regard to Paragraph 116 of the NPPF 2024 which states that *'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety'.* It is also acknowledged that there is a second emergency access onto the Wenny Road development, should that development be delivered.

10.82 The A142 is subject to the national speed limit with no adjacent footway provision and is considered to be a red high casualty route between Chatteris and Ely, however the LHA have advised that that the surrounding highway network infrastructure is acceptable for use and no accident cluster sites have been identified within the vicinity of the site.

10.83 A Stage 1 Road Safety Audit has been undertaken of the proposed access and the off-site works 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 overriding highway safety concerns that would otherwise prevent the development proceeding in the form proposed.

10.84 Whilst the site access is acceptable in highway safety terms, it is acknowledged that there are no vehicular routes through the site linking the development to the other parcels of land forming the BCP, as a result of the primary access being via the A142. This does lead the development to be somewhat isolated from its surroundings in terms of vehicular links, at odds with Policy LP7 of the Fenland Local Plan which seeks to ensure that developments on allocated sites such as this are planned and implemented in a coordinated manner. The approved East Chatteris BCP which seeks to deliver a comprehensive development, states that it is intended that the access to the site will be on Wenny Road, however it does not preclude or specifically state that access should not be obtained from the A142.

10.85 In this case development of the East Chatteris BCP site has come forward in 3 parcels, with the land to the north and south already having gained planning permission. Outline planning permission F/YR22/0967/FDL on the site to the north was determined with full consideration given to the Broad Concept Plan. It was accepted, given that the proposed vehicular access to the site is from the existing highway along The Elms to the west, that the application was not fully in accordance with the Broad Concept Plan. The condition requiring links to this site is subject to an application (F/YR25/0258/VOC) to remove mention of a vehicle access, and this was resolved to be granted by Planning Committee in December 2025, subject to a legal agreement. It was considered that were a vehicular link

between the two areas to be created, it could potentially have the opposite effect to that intended by the Broad Concept Plan, which would be rather than creating a link road/spine road, such a vehicular link could create a dangerous 'rat run' for existing residents from The Elms area, or enable residents of the wider allocated site to use The Elms as a 'rat run' to access the A142. Further to this additional assessment of the impacts on the local highway network would be required as this was not modelled as part of the outline application. A such, the principle of deviation from the approved BCP in respect of the access has already been established.

10.86 Full planning permission F/YR21/0981/F on the site to the south does provide for both vehicular and pedestrian/cycle links to this site, however it is proposed that vehicular access is for emergency vehicles only and general traffic restricted, given that this has not been modelled and additional assessment of the impacts on the local highway network would be required, particularly as this would open up another route onto and from the A142 through the site which may result in the proposed/approved accesses being unsuitable. Attempts were made during the course of the application to secure this vehicular link as it understood that the Wenny Road accesses were designed to accept capacity from the wider site, in accordance with the approved BCP, however unfortunately this was not forthcoming.

10.87 It is acknowledged that there is some conflict with the East Chatteris BCP in terms of the envisaged vehicular access arrangements, however, there are no highway safety concerns or technical reasons for refusal regarding the access to the site being via the A142 and as such no harm identified which would otherwise prevent the development proceeding in the form proposed, which ultimately brings forward the final remaining residential element of the East Chatteris Strategic Allocation and which contributes to the Council's healthy Five Year Housing Land Supply.

Access within the site and connectivity

10.88 There is a hierarchy of streets, with a 5.5m wide primary access road from the A142 leading west through the site, 4 x 5.5m wide secondary access roads (including an emergency access to the development site to the south) with raised tables for traffic calming, 3 x 6m wide tertiary shared surface access roads and 5 private roads (of varying widths a minimum of 4.1m wide) leading south from the primary road serving the majority of the dwellings; roads are proposed to be adopted aside from those indicated as private. Swept path analysis has been undertaken of the internal road network, demonstrating that the roads provide appropriate geometry to enable a 16.5m HGV and therefore any smaller vehicles to enter, turn within the site and then exit in a forward gear. There are 2m wide footpaths alongside the primary and secondary roads and through the central areas of amenity space leading west to the open space.

10.89 Public Right of Way 32 runs partially within and to the north of the site, linking The Elms and the Recreation Ground, and Public Right of Way 14 runs through the south of the site linking Wenny Road to further Public Rights of Way to the east of the A142. In terms of pedestrian and cycle links, 3m wide pedestrian/cycle paths are provided through the open space leading to Wenny Road Recreation Ground and from the emergency access to the development site to the north off The Elms; a footpath is proposed linking along Public Right of Way 32 to open space at The Elms, 2 links to Public Right of Way 14 to the south and 2 footpaths linking into the Wenny Road development to the south enabling non-motorised user access within and surrounding the site, and as such sustainable linkage. The links along Public Right of Way 32 to The Elms and Public Right of Way 14 are subject to a condition

securing full details given that these affect designated Public Footpaths and have associated legislative requirements. Until such time that the developments to the north and south come forward the only hard surfaced links from the site to facilities within Chatteris would be through Wenny Road Recreation Ground and The Elms to the north of the site; it is understood that the recreation ground is not currently lit, which would limit its use in inclement weather and during the winter months, however this is being reviewed by the Council's Head of Leisure and Open Spaces; the link to The Elms is lit, however it's condition was highlighted by the LHA, this area of open space is owned by the Council and the path is currently in the process of being improved thereby removing this concern and enabling appropriate connectivity.

10.90 The access network within the site is considered to be fit for purpose, and the provision of non-motorised user access within and linking to existing infrastructure surrounding the site ensure that whilst vehicular access is via the A142 the site is otherwise suitably linked to the wider settlement and Public Right of Way network.

10.91 A Travel Plan has been submitted however Highways have advised that they would not seek to secure a Travel Plan for less than 250 dwellings, as it is difficult to achieve change with a lesser number; the developer should instead provide a Welcome Travel Pack for residents, details and implementation of which can be secured via condition.

10.92 Developer contributions are sought in respect of improved wayfinding signage on the Highway Network for Cromwell Community College and delivery and maintenance of Real Time Passenger Information provision at both of the Cromwell Community College bus stops on Wenny Road, along with a contribution to undertake targeted works to Public Right of Way 14 to mitigate the developments impact; this will be further discussed in the Developer Contributions section below.

Parking provision (including cycling)

10.93 The number of car parking spaces (and scale of the garages to be considered parking spaces) is in compliance with Policy LP15 and Appendix A of the Fenland Local Plan 2014. In addition, there are also 9 visitor parking spaces dotted around the development.

10.94 Cycle storage will be available with garages for plots that are served by these and otherwise by sheds in rear gardens; whilst cycle storage sheds are indicated on the proposed site layout, full details have not been provided and as such these can be secured by a notwithstanding condition.

10.95 In conclusion, it is acknowledged the development is somewhat isolated from its surroundings in terms of vehicular links and that the approved East Chatteris BCP seeks to deliver a comprehensive development; this states that it is intended that the access to the site will be on Wenny Road, however it does not preclude or specifically state that access should not be obtained from the A142. There are no highway safety concerns or technical reasons for refusal regarding the access to the site being via the A142 and as such no harm identified which would otherwise prevent the development proceeding in the form proposed. Opportunities for non-motorised user links have been explored and incorporated where possible, in relation to both the existing and future infrastructure, enabling sustainable links to the services and facilities within the town, these are arguably more direct than the vehicular access and as such potentially more convenient, encouraging active travel modes, which supports the overarching aims of the Local Plan and NPPF in relation to sustainable development.

Flood Risk and Drainage

10.96 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.

10.97 The application is accompanied by a Flood Risk Assessment and 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.

10.98 However, parts of the site are at a high/medium risk of surface water flooding. 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.

10.99 The LLFA have reviewed the submitted strategy and confirm that this demonstrates that surface water from the proposed development can be managed through the use of a detention basin, swales and permeable paving, and that there is an existing surface water flow path (low risk of surface water flooding) within the site which is to be retained post-development. As such, subject to conditions securing a detailed scheme based on the principles agreed, details of how surface water will be managed during construction, and a survey and report upon completion of the system, surface water flood risk is considered to have been satisfactorily addressed.

10.100 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.

10.101 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 not 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

10.102 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.

10.103 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;
c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists

10.104 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.

10.105 The application is accompanied by a Preliminary Ecological Appraisal dated 2023, which sets out that the site consists of a mixture of semi-improved grassland and arable fields, with field boundaries comprised of outgrown species poor hedgerows, scrub, occasional mature and veteran trees, wet and dry ditches

10.106 The grassland habitats present are considered of local importance as they represent a last vestige of habitats within a predominantly intensive agricultural and residential landscape. Hedgerows, ponds, arable fields and veteran trees are all Biodiversity Action Plan (BAP) habitats for Cambridgeshire and mature trees are also of high importance. The veteran and mature trees are proposed to be retained.

10.107 Further surveys were recommended in respect of Bats, Great Crested Newts and Reptiles, mitigation and precautionary measures in respect of other protected species, along with Landscape Ecological Management Plan (LEMP) and Construction Environment Management Plan (CEMP) conditions to secure management and enhancement and best practice recommendations.

10.108 Given the length of time since the original Preliminary Ecological Appraisal was undertaken an update report was requested which was undertaken in May 2025. This concluded that the mitigation, compensation and enhancement measures are still considered appropriate, and that as the site has not changed significantly no further update reports are recommended.

Bats

10.109 A Preliminary Roost Assessment (PRA) of buildings: B1, B2, & B3 did not record any evidence of use by bats and all three buildings were classed as having negligible bat roost suitability.

10.110 A Ground Level Roost Assessment (GLRA) of trees/tree groups recorded 6 trees with high suitability (22, 25, 26, 36, 37 and 42) to support roosting bats, 5 with moderate suitability (32, 33, 35, 39 and one tree within G10-1) and 4 with low suitability (21, 42, and two trees within Group 14). The proposed scheme ensures for the retention of all mature trees, however one tree (37) with high roost suitability will become isolated by proposed and as such further surveys were undertaken to establish whether this is a bat roost present due to impacts from artificial lighting and isolation as a result of the development. Emergence surveys recorded a maternity roost and a noctule mating roost within the tree. Due to the presence of roosts and the proposed impacts, a Mitigation Licence from Natural England will be required to avoid committing an offence under the protective legislation and to ensure adequate mitigation and compensation is in place, and this could be secured via condition.

10.111 Foraging/commuting activity were recorded from at least six species of bats; the development will result in habitat clearance and an increase in artificial lighting. It

is recommended that habitat creation should include measures to enhance invertebrate prey population on site, a bat friendly lighting scheme should be proposed, along with bat roost features on proposed buildings.

Great Crested Newts

10.112 There are 2 ponds on site, a wet ditch forming the boundary of the site and a pond off site. Surveys completed at the on-site features returned negative results indicating likely absence of great crested newt; permission to access the off-site pond could not be obtained and therefore it was not surveyed. Whilst there are historic records of great crested newt in this pond, the most recent surveys in 2019 and 2021 returned negative results which indicates the loss of this population.

10.113 Due to the negative survey results this Great Crested Newts are not considered a constraint to the proposed development and no mitigation is required. A precautionary approach to clearance of habitats due to the presence of reptiles will be required however and this will act as a protective measure in the unlikely event that great crested newts are found on the site. Recommendations were also made in respect of site enhancement, full details of which can be secured by condition.

Reptiles

10.114 The arable fields within the site offer limited habitat for reptiles; however, the hedgerows, semi-improved grassland, ponds and scrub are of higher suitability. Adjacent grassland fields also offer suitable habitat however, the site's connectivity to the wider landscape beyond these immediately adjacent fields is limited due to the A142 and surrounding residential developments.

10.115 Seven survey visits were carried out, these confirmed the presence of low populations of common lizard and grass snake as well as the historic records of slow worm; the site is considered of importance at County level and may meet the criteria to qualify as a Key Reptile Site. Without mitigation the proposed development is likely to have a negative impact on the local reptile population and may result in its loss.

10.116 A detailed reptile mitigation strategy is required and it is proposed to create a suitable receptor site in the south east of the site (with links to other retained habitat) into which reptiles can be translocated, the receptor site will require substantial habitat creation and fencing/gating (which can be low level as it is required to demarcate the different character of this area and protect it) and signage to restrict public access. It is also recommended that a temporary reptile exclusion fence is installed around the development site and once translocation has been undertaken (or alongside if appropriate) supervised vegetation clearance and destructive search to render the area unsuitable for future use.

10.117 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)

10.118 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.

10.119 This application was submitted prior to the requirement for statutory net gain came into effect for major applications in February 2024. Nevertheless, and in accordance with the aforementioned policies, a Biodiversity Net Gain Assessment and Metric have been submitted to accompany the application, which sets out that the development could achieve an overall gain in Biodiversity on site of at least 10%, subject to condition/legal agreement securing full/final details and a long-term Habitat Management and Monitoring Plan.

Developer Contributions

10.120 The application was originally accompanied by a Viability Report, dated June 2023 which considered a scenario with 20% affordable housing provision and £2000 per plot (in accordance with Local Plan & CIL Viability Assessment 2019 which was relevant at the time of submission) and a second with 10.5% affordable housing provision and £2000 per plot, concluding that both scenarios were unviable. This report was assessed by CP Viability Ltd in October 2023, finding that the scheme as in fact viable with 20% affordable housing provision and £2000 per plot.

10.121 A revised appraisal was put forward as a result in April 2024 which was independently assessed and, on this basis, Officers are satisfied with the proposals put forward. Namely, 10.5% on-site affordable housing which equates to 16 units (plots 1-4 and 10-21) with a split of 70% affordable housing for rent (11 units) and 30% affordable ownership (5 units), and £2000 per plot (£304,000) (the £2000 per plot being in accordance with Local Plan & CIL Viability Assessment 2019 which was relevant at the time of submission).

10.122 There is in excess of 22% of the site for open space in compliance with the Developer Contributions SPD, albeit some of this is multi-functional and used for SuDs for example. This does not include the reptile habit area (approx. 0.79ha) which is proposed to have restricted public access. A Local Equipped Area for Play (LEAP) is also proposed and this can be secured within the S106. On this basis, no further contributions are considered necessary in relation to open space given the level contributions available and the education and healthcare mitigation requested.

10.123 Cambridgeshire County Council Growth and Economy have requested £283,062 for 13 places, in relation to 1FE primary school, with 2FE core and purpose-build early years accommodation; £3,819,270 for 210 places in relation to 1FE expansion of Cromwell Community College primary school phase, £22,420 to remodel Chatteris Library to increase the floor space available to the community and a £150 monitoring fee.

10.124 The NHS Cambridgeshire and Peterborough Integrated Care System have requested £128,176.13 to provide George Clare Surgery with additional Whole Time Equivalent GP/Nurse / (Admin support) workforce to support increase in appointments as follows: GP = 0.18 / Nurse = 0.12 and Admin = 0.35 with a resulting increase on estate demand of 25.01 sqm net internal area (NIA).

10.125 East of England Ambulance Service NHS Trust have requested £49,704 towards the provision Emergency Ambulance Service Infrastructure including the nearest Hub and local ambulance stations with population catchment area. Further information was requested in respect of the detail of this infrastructure, however unfortunately this was not specific enough to meet the requirements of the relevant legislation and as such no contributions can be afforded.

10.126 Cambridgeshire County Council Highways have requested £1500 for improved wayfinding signage on the Highway Network for Cromwell Community College and delivery of Real Time Passenger Information provision at both of the Cromwell Community College bus stops on Wenny Road, along with £21,000 to maintain these. The applicant has confirmed (email dated 7/10/25) that the scheme could also support these contributions

10.127 Cambridgeshire County Council Highways have requested a contribution of £10,000 to undertake targeted works (such as localised surface interventions, vegetation clearance and signage improvements) to Public Right of Way 14 to mitigate the developments impact. The applicant has confirmed (email dated 19/11/25) that the scheme could also support this contribution.

10.128 As set out above, this development can only secure contributions totalling £304,000 (plus the Local Highway Network/Public Right of Way mitigation set out above), hence it is necessary to calculate how this will be allocated:

Category	**Total**	**% of total ask**	**Allocation of contribution secured (Total: £304,000)**
Education	£4,102,332	96.5%	£293,360
Libraries	£22,420	0.5%	£1520
NHS	£128,176.13	3%	£9120
Ambulance Service	Not CIL Compliant		
Total	£4,252,928.13	100%	£304,000
Highways Mitigation	£22,500	To be provided in full	
PRoW 14	£10,000	To be provided in full	

10.129 With regards to affordable housing provision; considering the offer of 10.5% affordable housing and the viability situation with this site, along with consideration of that secured on other sites within the East Chatteris strategic allocation (F/YR21/0981/F; 12% and F/YR22/0967/FDL; 20%, however Planning Committee have resolved to grant, F/YR25/0258/VOC subject to a legal agreement which, inter alia, removes the affordable housing provision) the provision of any on-site affordable housing is welcomed.

10.130 The Fenland Monitoring Report 2023-2024 confirms that whilst the target of 25% affordable housing was almost met in 2023-24 (24.7%) in many of the preceding years there was a significant shortfall and hence historically a significant under provision; any affordable housing on this site would contribute to alleviating this need and is as such accepted.

10.131 In summary, the 10.5% on-site affordable housing which equates to 16 units, contribution of £2000 per plot (£304,000) (the £2000 per plot being in accordance with Local Plan & CIL Viability Assessment 2019 which was relevant at the time of submission), towards education and healthcare and £22,500 towards highway and Public Right of Way mitigation is accepted, given the viability situation with this allocated housing site.

Other matters

Archaeology

10.132 Cambridgeshire County Council have identified that the development lies in an area of archaeological potential, and whilst they do not object to the development have requested a condition to secure a programme of archaeological mitigation.

Loss of Agricultural Land

10.133 Only a small proportion of land to the east of the site appears to have been in active arable use; the remainder has historically been parkland associated with Manor House and/or grassland which has been left largely as unmanaged for many years. Notwithstanding this, the site is part of the East Chatteris strategic allocation and as such, its development is anticipated and in accordance with the Fenland Local Plan.

Environmental Impact Assessment (EIA)

10.134 The wider East Chatteris strategic allocation was screened under F/YR16/0093/SC which concluded that there were not likely to be any significant effects on the environment and as such an Environmental Statement (ES) was not required.

10.135 However, given the length of time since the above was undertaken and the fact that the development applied for falls under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) Schedule 2 in its own right, the development 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 and as such an ES is not required to accompany the application.

11 CONCLUSIONS

11.1 The application site forms part of the East Chatteris strategic allocation, the development of which is supported by Policies LP3 and LP10; a Broad Concept Plan (BCP) (in accordance with Policy LP7) was approved in 2017 which sets a framework for the delivery of the wider allocation, seeks to deliver a comprehensive development and indicates key proposals for the site; the proposal is in broad accordance with the approved BCP.

11.2 It is acknowledged the development is somewhat isolated from its surroundings in terms of vehicular links and that the approved East Chatteris BCP seeks to deliver a comprehensive development; this states that it is intended that the access to the site will be on Wenny Road, however it does not preclude or specifically state that access should not be obtained from the A142. There are no highway safety concerns or technical reasons for refusal regarding the access to the site being via the A142, and as such no harm identified which would otherwise prevent the development proceeding in the form proposed. Opportunities for non-motorised user links have been explored and incorporated in relation to both the existing and future infrastructure, enabling sustainable links to the services and facilities within the town, these are arguably more direct than the vehicular access and as such potentially more convenient, encouraging active travel modes, which supports the overarching aims of the Local Plan and NPPF in relation to sustainable development.

11.3 With regards to the matter of heritage; it is acknowledged that part of the historic parkland landscape will be lost to allow this development to come forward. However, it is considered that the public benefits of this scheme (namely the

delivery of an integral phase of an allocated housing site, the provision of affordable housing and public open space) would outweigh the less than substantial harm identified in terms of heritage.

11.4 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 to 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.

11.5 In relation to developer contributions, the application proposes in excess of 22% of the site for open space in compliance with the Developer Contributions SPD; 10.5% on-site affordable housing is proposed which equates to 16 units; contributions of £2000 per plot (£304,000) (the £2000 per plot being in accordance with Local Plan & CIL Viability Assessment 2019 which was relevant at the time of submission), towards education and healthcare and £22,500 towards highway and Public Right of Way mitigation are also put forward. The overall offer is considered acceptable given the viability situation with this allocated housing site.

11.6 The development raises no significant concerns in respect of housing mix, design considerations, impacts on the visual amenity of area, residential amenity, health and wellbeing or ecology, subject to conditions, and the scheme is broadly compliant with the approved BCP regarding these matters.

11.7 Overall, and on planning balance, 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 (has been included in the calculation of the Council's Five-Year Housing Land Supply position), and the proposal would comply with relevant local and national planning policies.

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

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/YR23/0697/FDL be approved 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.

Section 100ZA(5) of the Town and Country Planning Act 1990 provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).The applicant has been consulted on the proposed conditions and has confirmed their agreement to these in writing. It is therefore considered that the requirements of section 100ZA(5) have been met.

The proposed conditions are as follows;

1.	The development permitted shall be begun before the expiration of 3 years from the date of this permission. Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
2	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 and Drainage Strategy prepared by JPP Consulting (ref: R-FRA-25493-01-F,) dated June 2025 and shall also include: a) 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; b) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it); c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections); d) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants; e) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems; f) Full details of the maintenance/adoption of the surface water drainage system; g) Permissions to connect to a receiving watercourse or sewer; h) Measures taken to prevent pollution of the receiving groundwater and/or surface water Reason - To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles

	of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts in accordance with Policy LP14 of the Fenland Local Plan 2014.
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 in accordance with Policy LP14 of the Fenland Local Plan 2014.
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 in accordance with Policy LP14 of the Fenland Local Plan 2014.
5	Notwithstanding the submitted details, prior to commencement of development/construction/any works, details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels, and cross sections, of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in strict accordance with the levels shown on the approved drawing(s). Reason: To ensure that the precise height of the development and relationships between dwellings can be to protect and safeguard the amenities of occupiers and the visual amenity and character of the area in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.
6	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 (2024).
7.	No development shall take place (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 approved Preliminary Ecology Appraisals and species surveys/reports 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 this 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) Details of protection measures for retained habitats and features, particularly trees and hedgerows, I)Measures to avoid water and air pollution during works, J)Details of any lighting plans, K)Measures to avoid excessive noise disturbance. 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 protect biodiversity in accordance with policies LP16 & LP19 of the Fenland Local Plan 2014.
8.	No development shall take place (including demolition, ground works and vegetation clearance) until a Reptile Mitigation Strategy, giving details of the measures to be taken to avoid any harm to reptiles during any site clearance and groundworks and any translocation measures which may be required to relocate reptiles from the development area into the Receptor Area before and during works has been submitted to and approved in writing by the local planning authority. The development shall then be carried out in full accordance with the approved details. Reason: To protect biodiversity in accordance with policies LP16 & LP19 of the Fenland Local Plan 2014.
9.	No development shall take place (including demolition, ground works and vegetation clearance) until a Management and Monitoring Plan for the Reptile Receptor Area (including how general public access will be restricted) has been submitted to and approved in writing by the local planning authority. The development shall then be carried out in full accordance with the approved details. Reason: To protect biodiversity in accordance with policies LP16 & LP19 of the Fenland Local Plan 2014.
10.	No development shall take place until a detailed Arboricultural Protection Method Statement has been submitted and approved in writing by the Local Planning Authority. The Statement shall include details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary to implement the permission will be required as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed details. Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies LP16 and LP19 of the Fenland Local Plan 2014.
11.	No development shall take place above slab level until a Landscape Environmental Management Scheme which includes full hard and soft landscaping of the site, including ecological mitigation/enhancement measures (as recommended within Great Crested Newt eDNA Survey reference 9299 v1.0 dated July 2023; Reptile Survey by Temple, reference 9299 v1.0 dated September 2023; Bat Surveys by Temple, reference 9299 v1.0 dated November 2023 and Preliminary Ecological Appraisal – 2025 Update, by Temple, reference 9299 v3.0, dated May 2025).and a timetable for implementation has been submitted to and

	approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area in accordance with Policy LP16, 18 and 19 of the Fenland Local Plan 2014.
12.	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 a meaningful gain in biodiversity in accordance para 187 of the NPPF 2024 and LP19 of the Fenland Local Plan 2014.
13.	No works to T37 (identified within Bat Surveys by Temple, reference 9299 v1.0 dated November 2023) shall commence unless the local planning authority has been provided with a copy of a License issued by Natural England pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations 2017 (as amended) authorising the tree works to go ahead. Reason: To protect biodiversity in accordance with policies LP16 & LP19 of the Fenland Local Plan 2014.
14.	Three months prior to the commencement of construction of each phase of the development repeat surveys of the site for the possible presence of badgers and water voles should be undertaken and the results of these surveys must be submitted to and approved by the local planning authority. If badgers and/or water voles are shown to be present, the Construction Environmental Management Plan shall be amended to include mitigation measures for these species. Reason: To protect biodiversity in accordance with policies LP16 & LP19 of the Fenland Local Plan 2014.
15.	All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased (except those contained in enclosed rear gardens to individual dwellings) shall be replaced in the next planting season with others of similar size and species. All landscape works shall be carried out in accordance with the guidance contained in British Standards. Reason: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy LP16 of the Fenland Local Plan 2014.

16.	Prior to the first occupation of the development hereby approved, and before the installation of any external lighting, a Lighting Design Strategy shall be submitted to and approved in writing by the local planning authority, the Strategy shall include: - Full details of proposed external lighting - 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. - details of how any light spill onto sensitive habitats, particularly the Reptile Receptor Area, hedgerows and retained trees, is to be avoided or minimised. - A timetable for implementation and management/maintenance arrangements 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
17.	No development shall commence until a phasing plan and a timetable for delivery of emergency access(es), including how this will be communicated to emergency services, detailed drawings and specifications of an access barrier(s), including materials, dimensions, design, method of operation, and finishes have been submitted to and approved in writing by the Local Planning Authority. The emergency access(es) and associated barrier(s) shall thereafter be carried out in full accordance with the approved details and retained thereafter in perpetuity. Reason: In order to ensure that effective access is provided for emergency services in the interests highway safety and of the health and wellbeing of future occupiers of the development in accordance with Policies LP2 and LP15 of the Fenland Local Plan 2014.
18.	No development shall commence until an access scheme has been submitted to and approved by the local planning authority. Such ascheme shall include provision for:

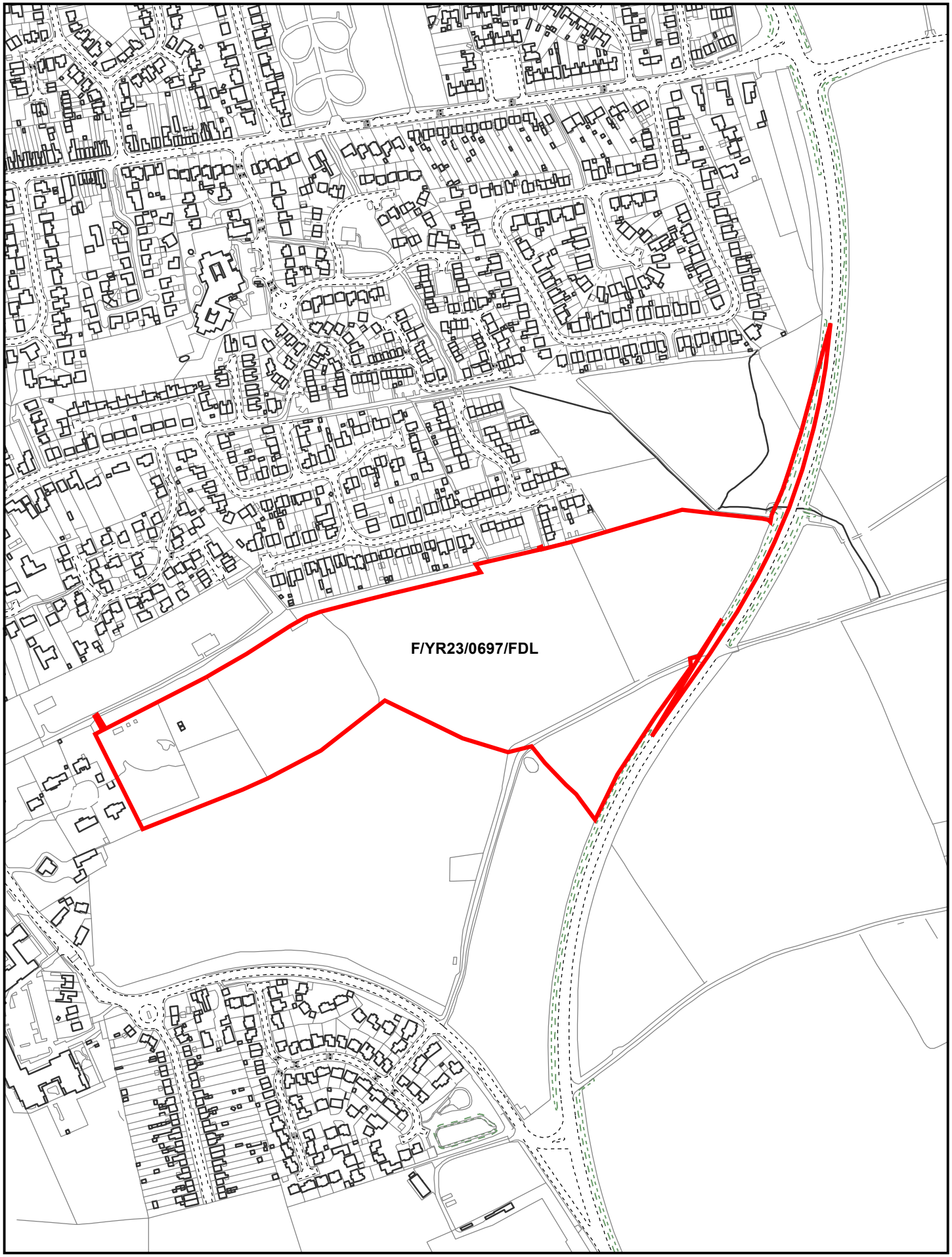
	i. the design of non-motorised user access routes to The Elms (via Public Footpath No. 32) and any links to Public Footpath No. 14 and their surfacing, widths, gradients, landscaping and structures ii. a phasing plan and a timetable for delivery of the pedestrian/cycle links to surrounding existing and proposed developments The access scheme shall thereafter be carried out in full accordance with the approved details and retained thereafter in perpetuity Reason: In the interests of sustainability and the amenity and safety of the public in accordance with Policies LP2 and LP15 of the Fenland Local Plan 2014.
19.	Prior to the commencement of the development, save for those works associated with delivery of the site access, all vegetation above 600mm in height, including stumps and roots to their full depth, within the area identified as the vehicle visibility splay as shown on plan no. 8220280/6110C (Vegetation Clearance Plan) shall be permanently removed and maintained as such in perpetuity. . Where trees overhang the aforementioned vehicle visibility splay tree crowns shall be raised to 2m and maintained as such in perpetuity. Reason: To provide adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access in accordance with Policies LP2 and LP15 of the Fenland Local Plan 2014.
20.	Prior to the commencement of the development hereby approved a temporary facilities area (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction. Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policies LP2 and LP15 of the Fenland Local Plan 2014.
21.	Prior to the commencement of the development hereby approved, a traffic management plan shall be submitted to and agreed in writing by the local planning authority. The principle areas of concern that should be addressed are: i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway) ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street. iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway) iv. Control of dust, mud and debris (including wheel cleaning equipment and location). The development shall be undertaken in full accordance with the details approved.

	Reason: in the interests of highway safety in accordance with Policies LP2 and LP15 of the Fenland Local Plan 2014.
22.	Prior to development above slab level, a scheme shall be submitted to and approved in writing by the Local Planning Authority which details the construction and surfaces of the roads and footpaths/cycleways and a timetable for completion. Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved. Reason: In the interests of highway safety and in accordance with Policies LP2 and LP15 of the Fenland Local Plan 2014.
23.	Prior to the first occupation of the dwellings hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets, footpaths/cycleways and shared areas within the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established. Reason: To ensure satisfactory development of the site and to ensure estate roads and shared areas are managed and maintained thereafter to a suitable and safe standard, in accordance with Policies LP2 and LP15 of the Fenland Local Plan 2014.
24.	Prior to the first occupation of the dwellings hereby approved, a Welcome Travel Pack shall be submitted to and approved in writing by the Local Planning Authority. The Welcome Travel Packs shall be distributed to the first occupants of each dwelling and shall include suitable measures and incentives inclusive of bus vouchers and/or cycle discount vouchers to promote sustainable travel. Reason: To encourage sustainable modes of travel in accordance with Policies LP2 and LP15 of the Fenland Local Plan 2014.
25.	Prior to the first occupation of the associated dwelling hereby approved, 2m x 2m pedestrian visibility splays, measured to the back of footway, shall be provided and retained free from at least a height of 0.6m where a private driveway crosses a footway. Such splays need to be retained free in perpetuity. Reason: In the interests of highway safety and to ensure compliance with policies LP15 and LP16 of the Fenland Local Plan.

26.	Notwithstanding the submitted details and prior to the commencement of the development hereby approved a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing by the local planning authority. This shall include all aspects of the construction, and this must conform to details as set out in the template available on the Fenland District Council website: Construction Environmental Management Plan: A template for development sites. The development shall be undertaken in full accordance with the details approved. To safeguard the residential amenity of neighbouring occupiers, in accordance with policies LP2 and LP16 of the Fenland Local Plan 2014.
27.	The mitigation measures set out in the Acoustics Assessment, Report Ref: 27592-ENV-0402 Rev C, by MEC Consulting Group, dated July 2025 shall be implemented in full prior to the first occupation of the associated dwelling and retained as such in perpetuity. Prior to the occupation of Plots 10, 11-13 and 14-21 and 31 evidence shall be submitted and approved in writing by the local planning authority that the noise mitigation measures referred to above have been implemented. Reason - To safeguard the residential amenity of occupiers, in accordance with policies LP2 and LP16 of the Fenland Local Plan 2014.
28.	If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the approved remediation strategy. Reason: To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with Policy LP16 of the Fenland Local Plan 2014.
29.	Notwithstanding the details submitted, prior to any above ground works in relation to the development hereby approved a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse collection strategy shall be implemented in accordance with the agreed details in full and thereafter be retained in perpetuity. Reason: To ensure a satisfactory form of refuse collection and compliance with Policy LP16 of the Fenland Local Plan 2014.
30.	No development shall take place above slab level until details for the provision of fire hydrants has been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the fire hydrant serving it has been installed and made operative in accordance with the approved details.

	Reason: To ensure a satisfactory form of development and in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.
31.	Prior to the first occupation of each respective dwelling, the proposed on-site parking and turning shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plans and thereafter retained for that specific use. 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.
32.	The garages serving their relevant property shall be used for the parking of vehicles and ancillary storage only and shall not be used as habitable rooms. Reason: To ensure that adequate off-street parking is retained in the interests of highway safety and residential amenity in accordance with policies LP15 and LP16 of the Fenland Local Plan, 2014.
33.	Notwithstanding the details submitted, prior to first occupation full details of a scheme for cycle storage for each dwelling shall be submitted to and approved in writing with the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of each respective dwelling. Reason: In the interests of highway safety and to encourage travel by sustainable modes in accordance with Policies LP15 and LP16 of the Fenland Local Plan 2014.
34.	Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwelling in front of the forwardmost part of that dwelling. Reason: In order to ensure that the appearance of the area and amenity of occupiers is safeguarded in accordance with Policy LP16 of the Fenland Local Plan 2014.
35.	No development above slab level shall take place until details of the location, amount, and type of sustainable energy measures, which includes the provision of air source heat pumps and/or solar panels and EV chargers, for each dwelling shall be submitted to and approved in writing with the Local Planning Authority and thereafter implemented prior to the occupation of each dwelling. Reason: To ensure the details of the energy measures are delivered as put forward by the applicant in line with part A of Local Plan policy LP14 and in the interests of visual amenity in accordance with Policy LP16 of the same.
36.	No development shall take place above slab level until full details of the materials to be used in the development hereby approved for the walls and roof (including associated garages and boundary walls) are submitted

	to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour and reference number. The development shall then be carried out in accordance with the approved details and retained in perpetuity thereafter. Reason: To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan 2014.
37.	Prior to first occupation of the dwellings hereby approved a scheme for security, in particular in relation to the flats and rear footpaths to dwellings shall be submitted to and approved in writing by the local planning authority. The approved measures shall be installed prior to the first occupation of the relevant dwelling and shall be retained thereafter in perpetuity Reason - To safeguard the residential amenity of occupiers, in accordance with policies LP2, LP16 and LP17 of the Fenland Local Plan 2014.
38.	Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), planning permission shall be required for the following developments or alterations: i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E) other than those with a footprint of 15 square metres or less; ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D); iii) alterations including the installation of additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B); iv) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C); Reason - To safeguard the residential amenity of occupiers and the visual amenity of the area, in accordance with policies LP2, and LP16 of the Fenland Local Plan 2014.
39.	Approved Plans



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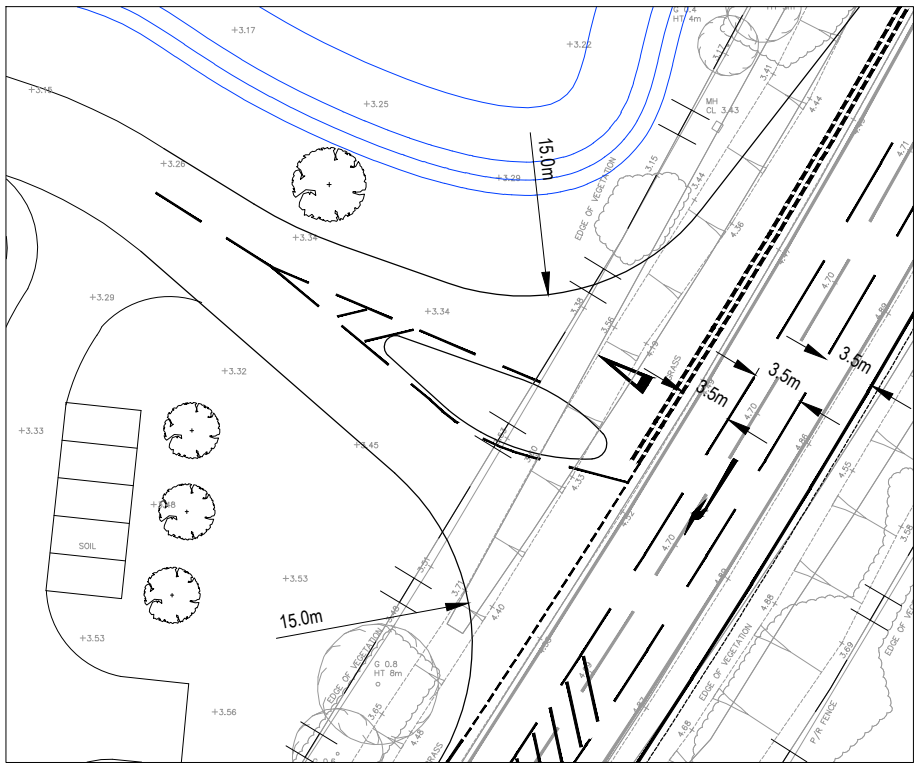


REVISION / AUTHOR / DATE

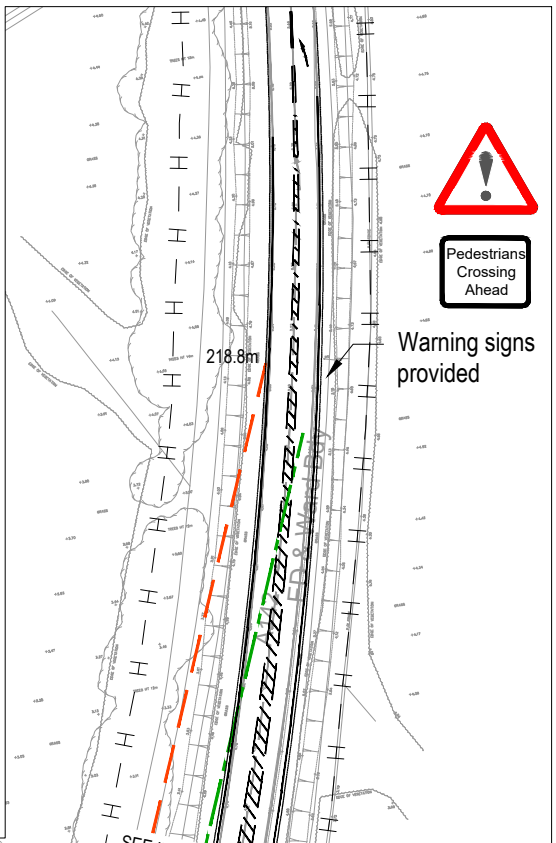
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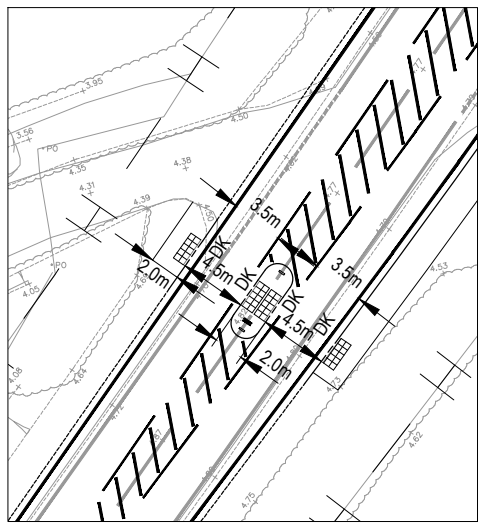
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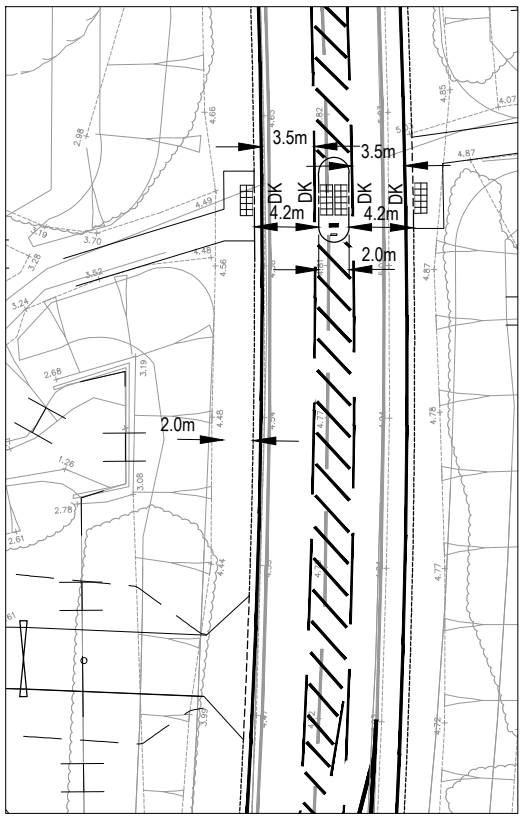


INSET A (1:500)





INSET C (1:500)



INSET B (1:500)

25.0 0.0 25.0 50.0 75.0 100.0 125.0

Scale = 1:1250 @ A3

NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.
2. Dimensions are not to be scaled.

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KEY

- 4.5m x 'y'm visibility splays
- Tangential visibility splays
- 215m forward visibility
- 15m forward visibility to junction
- Highway boundary interpreted from Cambridgeshire County Council records
- Public Right of Way
- 1.1m high timber post & rail fence MCHW H Series detail H15

N

Rev.	Description	Date	By	Chkd
M	Gate added to emergency access.	07/10/25	TH	AD
L	Architects layout updated.	10/06/25	TH	AD

Glanville
Survey > Plan > Engineer

Civil Engineering · Highways Engineering · Structural Engineering · Building Surveying · Transport Planning · Geomatics

Hertfordshire | Oxfordshire | Cambridgeshire | Bristol

Client : Abbeymill Homes

Project : Wenny Road, Chatteris, Cambridgeshire

Title : Proposed Access - A142

Engineer : T. Hart | Date : May 2022

Director : T. Foxall | Scale : 1:1250 @ A3

Status : PLANNING

Drawing No. 8220280/6104 | Rev M

KEY

- SITE BOUNDARY
- PROPOSED ACCESS ROAD
- PROPOSED RAISED TABLE
- PROPOSED SHARED SURFACE ROAD/DRIEVWAY/PARKING
- PROPOSED FOOTPATH
- PROPOSED CYCLE STORAGE
- PROPOSED BIN STORAGE
- REFUSE COLLECTION POINT
- EXISTING/PROPOSED TREES
- PROPOSED SHRUB PLANTING

Total no. of units = 152
(10% affordable = 16)

THE ELMS

THE ELMS

Skatepark

LEAP

8.5m

WENNY

Footpath link

Footpath link

REPTILE HABITAT

Drain

Drain

A142

ED-8-1

Robin Knight's Pond

BIRCH FEN DROVE (TRACK)

ED & Ward Bdy

G7

AB - Site boundary updated to comments from LPA	MW	19.11.25
AA - Layout updated to Highways Officer comments	MW	10.10.25
Z - Site boundary updated to comments from LPA	MW	30.06.25
Y - Layout updated to accommodate consultant updates	MW	09.05.25
X - Layout updated to comments from LPA	MW	09.05.25
W - Sub-station added	MW	26.02.25
V - Minor updates to secondary access	MW	03.02.25
U - Minor updates to roads following comments	LL	20.06.24
T - Minor updates to roads following comments	LL	07.06.24
S - Turning head added by plot 6	LL	30.05.24
R - Roads updated following HA comments	LL	17.05.24
Q - Minor layout updates	LL	07.03.24
P - Layout updated	LL	29.02.24
N - Layout updated	LL	20.02.24
M - Layout updated following revised drainage (layout work in progress)	LL	02.02.24
L - Roads and paths updated to comments	LL	09.11.23
K - Redline updated to include accesses	LL	18.07.23
J - Pump Station added	LL	06.07.23
H - Pump Station updated	LL	03.07.23
G - Road layout by access updated	LL	04.05.23
F - Layout updated following comments from Glanville	LL	25.04.23
E - Layout updated following comments from Aspect	LL	11.04.23
D - Minor amendments to paths	LL	27.03.23
C - Layout updated	LL	16.03.23
B - Layout updated	LL	28.02.23
A - Layout updated following Tree survey info	LL	17.02.23

REVISION / AUTHOR / DATE

Abbeymill Homes

SITE LAYOUT

1:1000 @ A1 CHA-PL02 AB

CHATTERIS

0m 20 40 60m

scale 1:1000



Plot 11 Plot 12 Plot 13 Plot 14 Plot 15 - 22

STREET SCENE A-A



Plot 14 - 21 Plot 22 Plot 23 Plot 24 Plot 25 Plot 26

STREET SCENE B-B



KEY PLAN NTS

D - Key Plan Updated	MW	19.11.25
C - Updated to reflect revised layout	MW	09.06.25
B - Updated to reflect revised layout	LL	20.03.24
A - Updated to reflect revised layout	LL	24.07.23

REVISION / AUTHOR / DATE

0m 5 10m

scale 1:200

Abbeymill Homes

ESTABLISHED 1991

STREET SCENES A-A & B-B

1:200 @ A2 CHA-PL65D

CHATTERIS



Plot 33 Plot 34 Plot 35 Plot 36 Plot 37 Plot 38 Plot 39 Plot 40 Plot 41 Plot 42 Plot 43 Plot 44 Plot 45

STREET SCENE C-C



Plot 71 Plot 72 Plot 73 Plot 74 Plot 75

STREET SCENE D-D



KEY PLAN NTS

C - Key Plan Updated MW 19.11.25
B - Updated to reflect revised layout LL 20.03.24
A - Updated to reflect revised layout LL 24.07.23

REVISION / AUTHOR / DATE

0m 5 10m
scale 1:200

Abbeymill Homes
ESTABLISHED 1991

STREET SCENES C-C & D-D

1:200 @ A2 CHA-PL66C
CHATTERIS



Plot 47 Plot 48 Plot 49 Plot 50 Plot 51 Plot 52 Plot 53 Plot 54 Plot 55 Plot 56 Plot 57

STREET SCENE E-E



Plot 71 Plot 72 Plot 73 Plot 74 Plot 75

STREET SCENE F-F.



KEY PLAN NTS

Abbeymill Homes
ESTABLISHED 1991

B - Key Plan Updated MW 19.11.25
A - Updated to reflect revised layout LL 20.03.24
REVISION / AUTHOR / DATE

0m 5 10m
scale 1:200

STREET SCENES E-E & F-F
1:200 @ A2 CHA-PL68B
CHATTERIS



Plot 136 Plot 137 Plot 138 Plot 139 Plot 140 Plot 141 Plot 142 Plot 143

STREET SCENE G-G



Plot 148 Plot 149 Plot 150 Plot 151 Plot 152 Plot 143

STREET SCENE H-H.



KEY PLAN NTS

Abbeymill Homes
ESTABLISHED 1991

STREET SCENES G-G & H-H
1:200 @ A2 CHA-PL69B
CHATTERIS

B - Key Plan Updated MW 19.11.25
A - Updated to reflect revised layout LL 20.03.24
REVISION / AUTHOR / DATE

0m 5 10m
scale 1:200

F/YR25/0413/F

Applicant: Mr Alex Ross
PACE Sunshine Energy Limited

Agent : Ben Murphy
Third Revolution Projects

Land At West Fen Farm, Whitemoor Road, March, Cambridgeshire

Installation of solar photovoltaic (PV) farm with battery storage, substation and associated works including 3.0m high pole mounted CCTV cameras and 4.0m high acoustic fence

Officer recommendation: Grant

Reason for Committee: Town Council comments contrary to officer recommendation

1 EXECUTIVE SUMMARY

1.1 The application seeks full planning permission for the installation of a solar farm comprising 49.8MW ground mounted solar photovoltaic panels with associated 30MW battery storage, substation and ancillary plant and infrastructure, and erection of security fencing and pole mounted CCTV cameras.

1.2 The site comprises approximately 109.37ha of agricultural land (best and most versatile land), currently in arable production and lies north of Whittlesey Road, March, approximately 1.5km east of the village of Turves and approximately 4km west of the settlement of March.

1.3 The development would contribute positively to environmental sustainability, by providing a significant contribution to renewable energy generation and energy storage, contributing towards addressing climate change and improving energy security and resilience. The development would also contribute positively towards social and economic sustainability by increasing reliability of the grid to support a growing need from local residential and business properties, and by potentially contributing towards lower costs of energy provision. The development would provide additional environmental benefits resulting from a significant biodiversity net gain; and additional economic benefits resulting from employment during the construction, operation and decommissioning phases of the development. It is considered that these factors attract positive weight in favour of the application in the overall planning balance.

1.4 The development would not result in any significant harm in respect of residential amenity, highway safety and transport, flood risk and drainage, archaeology, fire risk, and fear of crime. It is considered that these factors attract neutral weight in the overall planning balance.

1.5 The development would result in some harm to the character and appearance of the area and Best and Most Versatile (BMV) land being taken out of arable production, although not necessarily completely out of agricultural use. It is considered that these factors attract some negative weight against the application, in the overall planning balance.

1.6 Whilst it is acknowledged there are some matters that weigh against the development, it is considered that the identified benefits which would result from the proposal, particularly the significant contribution towards addressing climate change, energy security and biodiversity gain attract sufficient weight to outweigh the negative aspects and any associated policy conflict.

1.7 It is therefore recommended that on balance, the planning permission should be granted.

2 SITE DESCRIPTION

2.1 The site comprises approximately 109.37ha of agricultural land, currently under arable production and lies north of Whittlesey Road, March, approximately 1.5km east of the village of Turves and approximately 4km west of the settlement of March.

2.2 The site is surrounded on all sides by agricultural land. The nearest residential properties are located 300m west of the site boundary, 350m east of the site and West Fen Farm itself, at the north-eastern site boundary. The primary point of access to the site is proposed to be via the existing bound-surfaced bellmouth along Whittlesey Road, with additional access points via tracks leading from Whitemoor Road and West Fen Farm. There are no Public Rights of Way (PRoWs) within or in immediate adjacency to the site. The nearest PRoWs are Footpath 156/16, located approximately 700m north of the site, and Footpath 156/29, located approximately 540m south-west of the site. There is currently a 132kV transmission line that runs through the site in an east-west direction. The site is located nearby to the West Fen Level Crossing which is part of the railway between March and Peterborough.

2.3 The site is generally flat and largely sits below sea level at -1m AOD. The site and the wider local landscape is crossed by numerous drainage ditches. A main drain – Twenty Foot River – is located approximately 700 metres to the east of the site at its closest point. Other than grass and groundcover there are almost no trees or shrubs on the site at the present time. In the wider landscape, trees and scrub is generally limited in extent, mainly occurring around buildings and settlements and some field margins often as linear tree belts and/or hedges. The arable fields, the drainage ditches, and the small areas of grassland are the only habitats on site. The Nene Washes SSSI (Site of Special Scientific Interest) is located approximated 2.3km north of the site.

2.4 The site lies in Flood Zone 3 and in an area benefiting from flood defences.

3 PROPOSAL

3.1 The application seeks full planning permission for the installation of a 49.8 megawatt (MW) ground mounted solar photovoltaic (PV) farm and a 30MW Battery Energy Storage System (BESS). The main components of the proposed development, as a whole, comprise:

- Solar PV panels mounted up to approximately 3.5 metres above ground-level on galvanised metal frames;
- 16No. Solar Inverter cabins;

- A BESS compound, containing 35No. BESS containers and 7 BESS inverter cabins, and including auxiliary systems such as fire suppression and alarm systems, ventilation and cooling systems, internal lighting and thermal control systems;
- A substation;
- Perimeter fencing (approximately 2 metres high) containing small mammal gates, vehicle entrance gates and Closed Circuit Television Cameras (CCTV);
- An equipment storage building;
- Access tracks;
- Underground engineering operations

3.2 Planning permission is sought for a temporary period of 42 years, to accommodate up to one year for construction, up to 40 years for operation and, up to one year for decommissioning. Once decommissioned, the solar panels, battery energy storage and associated infrastructure are proposed to be removed, and the land returned to its former agricultural use. The landscape and biodiversity enhancements introduced through this proposal can remain, the applicant advising that this would be compatible with continued agricultural use.

3.3 The site will connect to the grid via the 132kV transmission wires that currently run through the site. The solar array will cover almost the entirety of the site, with the BESS located at the western side of the site, adjacent to the primary access, close to the connection point with the overhead pylons. The connection point is made via a mast set within the substation area.

3.4 The applicant advises that site has been designed to enable continued agriculture in the form of grazing of small livestock, such as sheep.

3.5 Amendments and clarifications have been sought during assessment of this application, in respect of highways access, landscape improvements, drainage, fire safety strategy and the site selection in respect of flood risk and BMV land avoidance.

3.6 The application is supported by the following documents and plans.

- Planning, Design and Access Statement
- Site Justification Document
- Health Impact Assessment
- Statement of Community Involvement
- Flood Risk Assessment
- Surface Water Management Plan (including later addendum)
- Cultural Heritage Assessment
- Ecological Impact Assessment (including later supplementary note).
- Agricultural Land Classification Survey and Land Use Statement
- Landscape and Visual Assessment (including later addendum and clarifications).
- Outline Battery Safety Management Plan
- Noise Impact Assessment
- Glint and Glare Assessment
- Transport and Access Statement
- Solar and Food Security Report
- UKH618_01 CCTV

- UKH618_02 Battery Storage
- UKH618_03 PV panel elevation
- UKH618_04a Solar Inverter Cabin
- UKH618_04b Battery Inverter Cabin
- UKH618_05 Double Gate
- UKH618_06 Deer Fence Typical Arrangement
- UKH618_07 Substation Plan & Elevation Drawing
- UKH618_07a POC-Mast Elevation
- UKH618_08 Site Location Plan
- UKH618_09 Site Layout (V3)
- UKH618_09 Access Plan
- UKH618_10 Mitigations and Enhancements Plan (V3)
- UKH618_11 Access Track Elevation
- UKH618_12 Acoustic Fence

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

4.1

Reference	Description	Decision
F/YR23/0889/SC	Screening Opinion: Installation of a solar farm	Concluded to be not EIA development

4.2 In addition to the above, the applicant entered into pre-application enquiries with the LPA, with officers concluding that the principle of the scheme is likely to be supported, subject to key considerations of Agricultural Land Classification (and justification), glint and glare, impacts on the character and appearance, residential amenity, highway safety, flood risk, biodiversity and fire safety.

5 CONSULTATIONS (summarised)

5.1 **March Town Council - 17.06.2025**

Objects. Whilst supportive of renewable energy., considers the land is far more valuable as agricultural land and the development is better situated on grade 4-5 land.

5.2 **Active Travel England – 06.06.2025**

Does not wish to make any comments. Advises that the views of the local highway authority should be appropriately considered prior to determining this application

5.3 **CCC Archaeology – 26.06.2025**

Advises that the development lies in an area of archaeological potential and that as per comments on the EIA screening application (F/YR23/0889/SC), they requested further archaeological evaluative information in support of any forthcoming planning application.

Advises that they have since been in receipt of an approved interim geoarchaeological report and approved geophysical survey report. The report identified a number of potential archaeological features which will need to be tested further.

Due to the archaeological potential of the site a further programme of investigation and recording is required.

A pre-commencement condition is recommended to secure this.

5.4 **CCC LLFA - 21.07.2025**

No objection on review of:

- Surface Water Management Plan, Flood Line Consulting, Ref: FCL/654/SW01, Dated: 8th April 2025
- Surface Water Management Plan Addendum, Flood Line Consulting, Ref: FCL/654/SW01a, Dated: 10th July 2025

Subject to the following conditions.

1.The surface water drainage scheme shall be constructed in full accordance with the Surface Water Management Plan and Addendum as submitted (ref: FCL/654/SW01a) dated July 2025.

2.Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be agreed prior to the first occupation of the site.

3.No development, including preparatory works, to commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been agreed.

5.5 **Middle Level Commissioners IDB - 14.07.2025**

[Following initial comments and a revised layout to move elements of the development away from the IDB's 9m easement areas]

In view of the size and location of the potential site and the sensitive nature of the local water level and flood risk management systems, it would be in the applicant's interests to discuss the proposed works with the Board via the post-application consultation process as soon as possible.

5.6 **CCC Highways – 18.08.2025**

[Following receipt of further details in respect of access layout, including provision of passing places]

No objections.

5.7 **FDC Environmental Health – 13.06.2025**

Noise impacts

Accepts the methodology, findings and conclusions of the submitted Noise Impact Assessment report (Report No: P23-442-RO1v2). This includes the proposed mitigation measures including acoustic barriers, their locations and design specifications. Should planning permission be granted, it is recommended that an appropriately worded condition such as the following is imposed:

Glint and Glare

Details provided in the Solar Photovoltaic Glint and Glare Study report (Ref: 12904A) are considered acceptable, particularly in respect of residential amenity.

Pollution
Given the nature and scale of the development, there is potential for noise, dust and possible vibration to adversely impact on the amenity of the occupiers at the nearest residential properties. A Construction Environmental Management Plan is required to be agreed.

In summary, no objection subject o conditions securing the following.

- Noise mitigation measures (as proposed) shall be implemented before commencement of site use and predicted noise levels not exceeded.
- Construction Environmental Management Plan (CEMP) prior to commencement of development

5.8 **FDC Tree Officer - 11.06.2025**
No objection, no trees will be impacted

5.9 **FDC Ecology – 29 October 2025**
Would not advise that further surveys are required prior to deciding the application, but updated badger surveys are advised prior to any approved groundworks commencing.

While the application site is within 5km of the Nene Washes Special Protection Area, Special Area of Conservation and Ramsar site, the development proposal will not affect any sites specially designated for their nature conservation value, subject to mitigation measures being applied appropriately.

Advises that 8-10 m wide landscape buffer zones should be established between the ditches and the solar panel array. Built development, including the installation of solar panels, should not be permitted in these buffer zones.

HRA findings
The HRA has concluded that, providing mitigation measures are required by Conditions applied to any permission which may be granted to the scheme, the development will not have any effect on the integrity of any European designated sites.
Mitigation measures advised include
-Either undertaking construction works outside of the optimum time of year for wintering birds (October to March inclusive, the preferred option) or
-If construction is to take place during the optimum time of year for wintering birds, temporary screening fencing should be required to be installed to screen active work sites from surrounding land to prevent disturbance to birds through noise or visual disturbance.

Conditions
- CEMP(biodiversity)
- Lighting design strategy
- Avoidance or mitigation of work for wintering birds
- Updated badger survey

5.10 **Natural England – 03.11.2025**
[Following the Council's Ecologist completing a Habitat's Regulation Assessment (HRA)]

No objection - subject to appropriate mitigation being secured.

Natural England considers that without appropriate mitigation the application would have an adverse effect on the integrity of the Nene Washes Special Protection Area (SPA), Ramsar site and Ouse Washes SPA, Ramsar site.

In order to mitigate these adverse effects and make the development acceptable, the measures to avoid disturbance of wintering birds on surrounding land (as set out in the LPA's HRA Appropriate Assessment).

Recommends that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

5.11 **Environment Agency – 13.06.2025**
No objection

Flood Risk
The site lies within Flood Zone 3a (high probability of flooding).
Has reviewed the Flood Risk Assessment (FRA) with regard to tidal and main river flood risk sources and consider this to be acceptable for the scale and nature of the proposed development. Considers that the main source of flood risk is associated with watercourses under the jurisdiction of the Internal Drainage Board, who should be consulted with regard to flood risk associated with their watercourses and surface water drainage proposals.

Sequential and Exception Tests
It is for the LPA to determine if the Sequential and Exception Test needs to be applied and whether there are other sites available at lower flood risk. Essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

Battery Storage
Energy storage will play a significant role in the future of the UK energy sector. Currently, DEFRA does not consider the need to regulate the operation of battery energy storage systems (BESS) facilities under the Environmental Permitting Regulations regime. Although these are a source of energy to the National Grid they do not result in the direct impact on the environment during normal operations. We do not generally object to battery storage proposals, however, the potential to pollute in abnormal and emergency situations should not be overlooked.

Applicants should consider the impact to groundwater from the escape of firewater/foam and any metal leachate that it may contain. Where possible the applicant should ensure that there are multiple 'layers of protection' to prevent the source-pathway-receptor pollution route occurring. In particular, proposals should avoid being situated near to rivers and sensitive drinking water sources.

Operators of battery storage facilities should be aware of the Producer Responsibility Regulations.

5.12 **Network Rail**
Initial comments 05.06.2025
Network Rail strongly recommends the developer contacts the Asset Protection Team prior to finalising the design and any works commencing on site.

Clarification provided 18.08.2025
The intention was not to obstruct or delay the planning process. Engagement with Asset Protection and the BAPA process are measures that are typically addressed post-planning, once a contractor is appointed and detailed design is underway, as part of the pre-construction stage.

Requests to note that while these matters are important, they do not need to be resolved prior to the grant of planning permission. They can be secured and managed appropriately at the construction stage.

5.13 **Anglian Water Services Ltd – 25.06.2025**
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, or 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.

Water Supply: Non-Domestic
Has reviewed the Design and Access Statement and Surface Water Management Plan. The applicant states that the firefighting facility will ensure that sufficient water is available for manual firefighting, the water supply shall be able to provide a minimum of 1,900 l/min supply rate for at least 120 minutes (2 hours). The applicant does not provide details of the non-domestic water demand for the proposed development site. The site has the potential to also require non-domestic water supply for construction and operation based activities. We require the Applicant to consult with Anglian Water.

Condition: No development shall commence until a strategic water resources strategy has been agreed. The strategy will confirm non-domestic water is available to serve the development and should explore innovative solutions which may help reduce overall water demand.

Foul network - No comments to make

Surface Water Disposal – Advises to seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Advises that Anglian Water has no public surface water sewers within the proposed development site.

5.14 **Cambs Police (Designing Out Crime) - 10.06.2025**
Advises that, nationally there has been an increase in reported thefts associated with solar farms, experience would suggest that installing large amounts of expensive and desirable equipment (E.G. Solar Panels and associated cable and infrastructure) in isolated rural locations will attract criminals. Provides comments/ advice on the following matters.

Fencing
Concerns over deer fencing for these types of developments due to the

nature and value of the products contained within the site.

CCTV
The whole site should be covered by CCTV which must comply with BS EN 50132-7:2012+A:2013 (CCTV surveillance systems for use in security applications)

Lighting
A fully qualified lighting engineer should be able to design a lighting plan to provide security and safety of people and the property on site as well as reducing the effects on ecology and local wildlife habitat.

Alarm
If the circumstances and risk dictate, consideration could be given to installing a monitored alarm system e.g., Perimeter Intrusion Detection System to detect intruders attempting to breach the perimeter fence or boundary.

Battery storage container/Sub-Station
Battery storage and substation these should be enclosed by a 2m metal fence or with matching gate lockable to prevent unauthorised access and the fencing should benefit from vertical poles with no climbing aides.

Signage
Informing the dangers.

Construction Phase Security
Advisory Note provided

5.15 **Cambs Fire & Rescue - 10.06.2025**
No objection
Provides generic advice on BESS

5.16 **RSPB – 09.07.2025**
Further information is still required in order to assess this application under the Habitats Regulations. The EcIA [ecological impact assessment] does not provide the context given by historical records that a more comprehensive desk study would provide. Would encourage the applicant to obtain and present the data held by the British Trust for Ornithology from its annual Fens Wintering Swan Census. This will enable a more comprehensive assessment to be made of the relative importance of the application site and surrounding fields to the SPA citation swan populations within the Nene and Ouse Washes SPAs functionally linked habitat.

[No response was received to further consultation following conclusions of the Council's HRA]

5.17 **Local Residents/Interested Parties**

Objecting Comments	**Officer Response**
1 objection received from a resident at Tydd Gote;	

Loss of agricultural land and/ or alternative sites are preferable	This is considered at 9.19-9.26 below
National grid cannot store power hence why wind turbines are being switched off	This relates to an alternative means of renewable power and is therefore not material, notwithstanding that the proposed scheme includes 30MW battery storage.

5.18 Full comments for this application can be found at: https://www.publicaccess.fenland.gov.uk/publicaccess/

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)

7 POLICY FRAMEWORK

7.1 **National Planning Policy Framework (NPPF) 2024**

Chapter 2: Achieving sustainable development
Chapter 4: Decision-making
Chapter 6: Building a strong, competitive economy
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

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

Determining a Planning Application

7.3 **Fenland Local Plan 2014**

LP1: A Presumption in Favour of Sustainable Development
LP2: Facilitating Health and Wellbeing of Fenland Residents
LP3: Spatial Strategy, the Settlement Hierarchy and the Countryside
LP12: Rural Areas Development Policy
LP13: Supporting and Managing the Impact of a Growing District
LP14: Responding to Climate Change and Managing the Risk of Flooding in Fenland
LP15: Facilitating the Creation of a More Sustainable Transport Network in Fenland
LP16: Delivering and Protecting High Quality Environments across the District
LP17: Community Safety
LP19: The Natural Environment

7.4 **March Neighbourhood Plan 2017**

See 9.15 below

7.5 **Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021**
Policy 5: Mineral Safeguarding Areas
Policy 10: Waste Management Areas (WMAs)
Policy 14: Waste management needs arising from residential and commercial Development
Policy 16: Consultation Areas (CAS)

The site does not fall within any mineral or waste safeguarding or consultation zones and due to the nature of the development, no waste is anticipated during the operational phase. As such, no policies within this Local Plan are considered material to this development proposal.

7.6 **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
DM6: Mitigating Against Harmful Effects

7.7 **Developer Contributions SPD 2015**

7.8 **Cambridgeshire Flood and Water SPD 2016**

8 KEY ISSUES

- **Principle of Development**
- **Character and appearance of the area**
- **Residential amenity**
- **Highway safety and transport**
- **Flood risk and drainage**
- **Fire safety**
- **Site security**
- **Historic Environment**
- **Biodiversity (including net gain)**

9 ASSESSMENT

Principle of Development

9.1 In 2019, the Government declared a Climate Change Emergency. Recent government publications have highlighted the need to significantly increase generation from renewable energy production, to ensure that all electricity within the UK comes from low carbon sources by 2035. The Clean Power Action Plan 2030 (published December 2024) reiterates this need for a rapid deployment of new clean energy, setting an ambitious target of 45-47GW of solar power to be achieved by 2030. To achieve these targets, large-scale solar farms will be necessary.

National Planning Policy Framework (NPPF)

9.2 Paragraphs 125 and 187 of the NPPF state that planning decisions should recognise that some undeveloped land can perform many functions, including food production and the wider benefits from natural capital such as best and most

versatile (BMV) agricultural land and that policies and decisions should recognise the intrinsic character and beauty of the countryside.

9.3 Paragraph 161 of the NPPF states that the planning system should support the transition to net zero by 2050 and take full account of all climate impacts; and should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience, encourage the reuse of existing resources and support renewable and low carbon energy and associated infrastructure.

9.4 Paragraph 163 of the NPPF states that the need to mitigate and adapt to climate change should be considered, taking into account the full range of potential climate change impacts. Paragraph 168 of the NPPF states, when determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future.

National Planning Practice Guidance (PPG)

9.5 In relation to large-scale ground-mounted solar farms proposed on greenfield land, PPG (paragraph 013 Reference ID: 5-013-20150327, published March 2015) states that LPAs will need to consider whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/ or encourages biodiversity improvements around arrays. In addition, it states that LPAs will also need to consider the energy generating potential and temporary nature of the solar farm (with planning conditions enabling installations to be removed when no longer in use and the land is restored to its previous use).

9.6 In relation to Battery Energy Storage Systems, PPG (paragraph 032 Reference ID: 5-032-20230814, published June 2015) states that electricity storage can enable energy to be used more flexibly and decarbonise the energy system cost effectively.

National Policy Statements (NPS)

9.7 The overall NPS for Energy (*'EN-1'*, published November 2023) states that there is an urgent need for significant amounts of large-scale energy infrastructure, including energy producing infrastructure, to meet the Government's energy objectives. NPS EN-1 states also that storage has a key role to play in achieving net zero and providing flexibility to the energy system, so that high volumes of low carbon power, heat and transport can be integrated. In addition, it states that storage is needed to reduce the costs of the electricity system and increase reliability by storing surplus electricity in times of low demand to provide electricity when demand is higher. EN-1 states that proposals should seek to minimise impacts on BMV land and preferably use land of Grade 3b and below and that proposals should not be sited on BMV land without justification.

9.8 The NPS for Renewable Energy Infrastructure (*'EN-3'*, published November 2023) states that there is an urgent need for new electricity generating capacity to meet the UK's energy objectives and electricity generation from renewable sources is an essential element of the transition to net zero. It states that while

land type should not be a predominating factor in determining the suitability of the site location, applicants should (where possible) utilise previously developed land, brownfield land, contaminated land and industrial land. Furthermore, EN-3 states that, where the proposed use of agricultural land is necessary, poorer quality land should be preferred to higher quality land (avoiding the use of BMV land where possible); however, importantly the development of ground mounted solar arrays is not prohibited on BMV land through any national planning policy.

9.9 Although EN-1 and EN-3 primarily relate to Nationally Significant Infrastructure Projects (NSIP), EN-1 indicates that NPSs may be a material consideration in the decision-making on planning applications and that the extent of materiality and weight to be given to them will be judged on a case-by case basis. Given that the proposed development of solar energy, as a whole, is so close to the threshold for a NSIP (50MW), it is considered that EN-1 and EN-3 are material planning considerations relevant to the determination of this application. This is consistent with a number of recent appeal decisions on this point.

Government Act

9.10 The Climate Change Act 2008 requires the UK Government to reduce UK greenhouse gas emissions by 80% compared to 1990 levels by 2050. In June 2019, the UK Government amended the 2008 Act to raise the 80% target to a 100% target by 2050. This is referred to as the 'net zero target' (for which a Net Zero Strategy was published by the Government in October 2021).

Written Ministerial Statement (WMS)

9.11 The most recent and relevant WMS relating to the balancing of competing priorities for energy security and food production (*'Solar and protecting our Food Security and Best and Most Versatile (BMV) Land'* dated 15 May 2024) indicates that due weight needs to be given to the proposed use of BMV land when considering whether planning consent should be granted for solar developments and that there is a greater onus on developers to show that the use of higher quality land is necessary.

Fenland Local Plan 2014

9.12 The overarching objectives of the Fenland Local Plan 2014 include increasing use of renewable energy sources, limiting/reducing vulnerability to climate change, and reducing emissions of greenhouses gasses and other pollutants.

9.13 Policy LP14 of the Local Plan states that renewable energy proposals will be supported and considered in the context of sustainable development and climate change. Policy LP14 specifies *'high quality agricultural land'* as being one of multiple factors which must be taken into account when considering the merits of proposals for renewable energy technology. All other factors specified within policy LP14 of the Local Plan are considered within later sections of this report.

9.14 In addition, policy LP14 of the Local Plan states that renewable energy proposals which will directly benefit a local community in the medium and long term and/ or are targeted at residents experiencing fuel poverty will be particularly supported.

March Neighbourhood Plan

9.15 There are no specific policies that seek to address development of this nature, with the Neighbourhood Plan focussing almost entirely on housing delivery, town centre-based developments and protection of formal and informal open space. However, the preamble to the Vision in the Neighbourhood Plan sets out;

2.1.8 - Maximising the use of renewable energy
New development should incorporate renewable forms of energy, but large-scale wind and solar farms, including Fracking should be resisted.

9.16 It is uncertain whether para 2.1.8 is in direct reference to open space protection, given the lack of subsequent commentary or policy on this point. Ultimately however, this statement appears at odds with Local Plan Policy LP14 which does not seek to entirely rule out large-scale renewable energy schemes and is inconsistent with the aforementioned national policy and government targets to address climate change and increase renewable energy infrastructure.

9.17 The application states that the proposed solar farm would have a capacity of approximately 49.8MW and will generate and deliver electrical power to the local distribution network which would translate into generation of approximately 105.2 Gigawatt hours (GWh) of renewable energy each year, which would be offsetting over 24,520 tonnes of carbon dioxide per year. In addition, the application states that the BESS would have a capacity of 30MW which would enable the energy produced by the solar farm to be used effectively as well as providing flexibility and reliability for the grid.

9.18 It has been determined in planning appeals that an easy and readily available grid connectivity is an important material consideration. The applicant states that they have established a grid connection and the site has willing landowners, resulting in the site being available for development now and therefore being deliverable.

Loss of BMV land for arable production and site selection

9.19 National and local planning policies and guidance indicate that consideration should be given to loss of BMV land; however, they do not prohibit loss of BMV land. The appropriateness of utilising BMV land is a matter of planning judgement on a case-by-case basis.

9.20 Natural England's East Region Agricultural Land Classification Map classifies the application site as Grade 2 (Very Good) and Grade 3 (Moderate grade) agricultural land. The application is accompanied by an Agricultural Land Classification report, commissioned by the applicant, which 80% of the application site as Grade 2 agricultural land and 20% as Grade 3a agricultural land. Nevertheless, almost the entirety of the application site comprises BMV land and the proposed development would result in a loss of this land being available for arable production for a period of 40 years at least. It is acknowledged that the Planning Design and Access Statement states that it is intended to also utilise the land for grazing of livestock throughout the operation period of the proposed development.

9.21 The application is also supported by a Site justification Report, which sets out how and why the site was selected, thereby aiming to justify why an area of BMV land is proposed. Discussion around the scoping of the site is also considered in the flood risk sequential test. Primarily, the site was identified having regard to available connection points offered by National Grid and the Distribution Network Operators (DNO), the proximity of the site to a viable connection point, the land area required to deliver a viable project and environmental constraints such as flood risk, residential amenity, heritage and impacts on wildlife. Also of

consideration were any local strategic allocations, which are to be scoped out, to avoid any conflict with the District's housing and employment growth ambitions.

9.22 The grid connection drives much of the location suitability as renewable energy developments must be located close to the connection point. In the case of this application, the Peterborough Central – West March circuit was identified as having the required grid capacity to connect the proposed development and an area of search for land within 1sqkm radius of the overhead lines was undertaken having regard to the aforementioned environmental, social and policy constraints.

9.23 The applicant advises that following their scoping exercise, there were no brownfield sites or rooftop sites within the catchment area to site this project. As such, the use of greenfield land appears necessary to deliver a project of this nature and scale. The applicant has also provided a Solar and Food Security Report, which considers the impact of the development (and solar farms in general) on food security and also includes comparisons on alternative green energies e.g., biogas. It also notes that for the last few years, the crops grown on the land, comprising a mixture of wheat and maize have been used for biogas and therefore has not been used for growing crops for UK food consumption. The report ultimately concludes that the development does not impact food security as, on its current trajectory, the site neither contributes to food security nor effectively delivers on energy security (citing that biogas crop takes up to 16 times more land than solar to achieve the same energy outputs).

9.24 Natural England has recently provided the Council with a breakdown of agricultural land classification both at a national and district level. It sets out that the district comprises around 94% (circa 51,000Ha) of Grades 1, 2 and 3 land, with only 1% grades 4 and 5, with the remainder being urban or non-agricultural land. This is stark in comparison to the national level being 65% of grades 1 to 3. Whilst grade 3 is not distinguished between 3a (BMV land) and 3b (non-BMV land), nonetheless it does illustrate that large scale development of any kind in the district is likely to impact on BMV land and particularly where certain constraints are factored in, such as in this case.

9.25 Furthermore, the application site represents only a very small proportion of the overall BMV land resource within the district and country in general, equating to around 0.5% of the district's grade 2 and 3 land (n.b. which also includes grade 3b land), and around 0.001% of the nation's grade 2 and 3 land. Therefore, at a national and district level, it would be difficult to argue that the impact of the temporary loss to BMV land for arable production through this development would result in a significant impact on food production and therefore food security, albeit there would be some impact. In addition, although the proposed development would result in the application site being taken out of use for arable production for a substantial period of 42 years, it is temporary and largely reversible following decommissioning and would therefore not blight the site in the longer-term and could, in any case be used for pastoral farming, albeit it must be acknowledged that its most effective use (having regard to NPPF Chapter 11) is for arable farming.

9.26 Therefore, it is considered that the use of agricultural land in the Fenland area is very likely necessary to accommodate developments of this nature and scale, due to the lack of poorer quality land available for the proposed development, within the district. With consideration given to the above, it is considered that the loss of BMV land for arable production, albeit only temporary, is likely

unavoidable but nonetheless attracts some negative weight against the application and this is a material consideration in the planning balance.

Principle of development conclusion

9.27 Provided that regard is had to all material considerations, it is for the decision maker to decide what weight is to be given to the material considerations in each case.

9.28 In respect of the principle however, there is clear national and local policy support for renewable energy schemes such as this, with no immediate matters that would indicate that the principle of the development cannot be supported, subject to consideration of the remaining key issues and material considerations set out in this report.

Character and appearance of the area

9.29 The area comprises open agricultural fields divided by drainage ditches and access roads. Hedgerow is found in small relatively low-scale pockets across the site and the surroundings. The site and surrounds are typical of the Fenland character, with generally uninterrupted long-range views and limited built form which is generally confirmed to sporadic individual dwellings and associated curtilage.

9.30 As noted in paragraph 2.2, to the north of the site is a PRoW Footpath 156/16. In addition, Whittlesey Road, which runs along the immediate southern boundary of the site comprises a 'C' classified highway linking Turves to March. This highway also forms part of the National Cycle Network (NCN 63), which links March to Peterborough. As such there are a number of public vantage points from where the development will be seen

9.31 The application is supported by a Landscape and Visual Appraisal report (LVA) which seeks to analyse the likely visual impact to the character of the area during the lifetime of the development, and is supported by photo montages which aim to provide visual representation of the appearance of the development for the first 15 years, until soft landscaping has establish to provide screening.

9.32 The applicant's conclusion to the LVA is that the visual effects at year 15 would on average be minor adverse, for example adjacent to the site entrance, at the PRoW and at March Road leading to Duncombe's Road to the west and from nearest residential properties. Overall, it is considered that the proposed development would have a limited effect and harm on the visual amenity of the wider landscape beyond the site boundary, once the landscaping is established.

9.33 The Council's appointed landscape consultant, Wynne-Williams Associates (WWA) reviewed the LVA and associated documents and concurred with the methodology of the LVA, which takes into account views of the development from key vantage points such as the PRoW and Whittlesey Road, amongst others. Notwithstanding, following an initial review, WWA requested further information and a more robust landscaping scheme, albeit acknowledging that continuous runs of 3m high hedgerow to screen the development would be uncharacteristic to the open character of the area. A revised Site Layout Plan, Mitigation and Enhancements Plan and addendum to the LVA was provided, along with corrected photomontages which includes a more robust soft landscaping scheme. WWA has concluded that the landscaping scheme would be sufficient to generally mitigate the visual effects of the development as far as practicable,

notwithstanding the aforementioned observations on the uncharacteristic nature of the mitigation itself.

9.34 In landscape terms, it is considered that some visual harm would occur, as it does with any development on greenfield land, as change often results in some degree of visual harm to the status quo. This development, once the soft landscaping is established would be largely screened and its urban appearance would therefore be reduced. Whilst the physical scale and appearance of the solar farm may be largely screened, this is only achievable through introduction of significant hedgerow and tree planting which is also uncharacteristic to the open Fen landscape. This conflicts with the aims of policy LP16 and in recognising the intrinsic character and beauty of the countryside as per 187 of the NPPF, is considered to carry substantial negative weight in the planning balance.

Residential amenity

9.35 Policy LP16 seeks to ensure that the amenity of residents is protected through developments and potential issues such as pollutants and visual impacts are adequately mitigated, in order to ensure that high quality living environments are maintained. In this regard, the application is supported by a number of specialist reports, capturing matters of noise impacts, glint and glare and the aforementioned Landscape impact assessments.

Noise

9.36 Whilst there are very few residences in close proximity to the development, the operational element of the project does have potential to emit noise, particularly during daytime when energy is being produced and stored within the batteries. This is identified to require mitigation, in order to protect the amenities of residents close by, such as at the south-western edge at 698 Whittlesey Road, those at farms to the east on Whitemoor Road. In this regard, the applicant proposes to shield residents from the potential noise source from the battery storage and inverter area, via 4m high acoustic barrier. The Council's Environmental Health team (EH) has assessed the noise assessments and suitability of the proposed acoustic fence mitigation and conclude that tis is sufficient. It is considered reasonable to request final design details f the fencing to ensure its appearance is acceptable.

Visual Impacts

9.37 Notwithstanding the aforementioned landscape impact assessments, it is acknowledged that the development will result in some fundamental changes to how the site is currently experienced, particularly from residents with line of sight over the development site. Whilst the right to a view is not a material planning matter, general matters of outlook and visual character are, and in this regard outlook will alter. However, the distances from the nearest residences and the perimeter of the site are over 250m and the perimeters in line of sight are proposed to be screened with dense planting. As such, it is not considered that severe visual impacts will result to nearby residents, in accordance with LP16, albeit outlook will alter.

Construction/ Decommissioning

9.38 The Council's EH team has recommended a condition securing a Construction Environmental Management Plan, in order to protect residential amenity during construction. This is commonplace on such developments and would also assist in ensuring that construction traffic is routed appropriately in the interests of highway safety and to ensure the free flow of traffic is not disrupted. The CEMP

would seek to establish haulage routes, construction compounds, dust, noise and vibration control, lighting measures, operating hours and means to ensure that detritus and mud from the site does not enter the public highway. A condition requiring the same for the decommissioning element would also be necessary for the same reasons.

9.39 It is considered that subject to conditions controlling construction, the acoustic fencing and landscaping, the development would not result in unacceptable amenity impacts on local residents, either through the construction or decommissioning stages, or through the longer operational phase of the development, in accordance with Local Plan policy LP16.

Highway safety and transport

9.40 Local Plan Policy LP15 seeks to ensure that development does not result in unacceptable impacts on the highway network, either in safety or capacity terms.

9.41 The development proposes its main point of access via the existing agricultural access off Whittlesey Road. The Local Highway Authority (LHA) has raised no objection to the point of access but requested that the access is improved and passing places are introduced along its length to cater, particularly, for construction traffic, to avoid any vehicle-to-vehicle conflicts and associated impacts on the highway network. The applicant has included this detail in their updated site layout and Access Plan, the latter which also details the swept paths of anticipated construction vehicles into the site and visibility splays. The details have been agreed by the LHA. The aforementioned Construction Environmental Management Plan will be important to ensure that haulage routes for construction vehicles and wheel-wash facilities are included in the scheme, along with a planning condition ensuring the access arrangements are completed prior to construction of the solar arrays and BESS, in the interests of highway safety.

9.42 In summary, the scheme raises no conflicts with policy LP15, subject to appropriate conditions.

Flood Risk and Drainage

9.43 The site lies in Flood Zone 3 and therefore at a high risk of flooding. The Environment Agency has advised that they consider the main source of potential flooding would be from the watercourses under the jurisdiction of the Internal Drainage Board.

9.44 Policy LP14 of the Local Plan requires that development in areas known to be at risk from any form of flooding will only be permitted following:

(a) the successful completion of a sequential test (if necessary), having regard to actual and residual flood risks;
(b) an exception test (if necessary);
(c) the suitable demonstration of meeting an identified need; and,
(d) through the submission of a site-specific flood risk assessment, demonstrating appropriate flood risk management and safety measures and a positive approach to reducing flood risk overall, and without reliance on emergency services.

9.45 Chapter 14 of the NPPF is consistent with Policy LP14 of the Local Plan, in that it requires all development proposals to:

- Apply a sequential approach to flood risk, whereby development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.
- Apply an exception test to flood risk (where necessary), whereby it should be demonstrated that the development would provide wider sustainability benefits to the community that outweigh the flood risk, and 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 flood risk overall (as informed by a site-specific Flood Risk Assessment).

9.46 The PPG (Paragraph: 077 Reference ID: 7-077-20220825); Annex 3: Flood risk vulnerability classification, classifies the proposed development as 'essential infrastructure'. Therefore, it is necessary to apply the sequential test and then, the exception test to the proposed development.

9.47 The application is accompanied by a Flood Risk Assessment report which details the applicant's consideration of the sequential test, and a site-specific Flood Risk Assessment and a Surface Water Management Plan (in relation to the exception test).

Sequential test

9.48 The Site Search and Sequential Flood Test document adopts a 1-kilometre study area either side of the 132kV line to which the proposed solar farm would connect, as it considers this to be an appropriate distance to achieve a feasible and viable connection. The application states that the applicant has established a point of connection along this route at Peterborough. It has been determined in planning appeals that an easy and readily available grid connectivity is an important consideration which holds significant weight. Officers therefore consider the extent of the identified study area to be reasonable for the purposes of applying the sequential test in this case.

9.49 The Site Search and Sequential Flood Test specifies that the proposed development requires a minimum site area of approximately 70 hectares to make the proposed development financially viable and needs to be located in area with available capacity to connect to the electricity grid. In addition, it specifies physical, environmental (particularly with regard to impacts on designated sites), policy and economic and constraints which further restrict the location of the proposed development. These factors are considered alongside the recognised difficulties in finding feasible and viable sites for the proposed development at a lower risk of flooding elsewhere within the district due to the majority of the district (outside of built-up settlements) being located within Flood Zone 3.

9.50 In respect of flood risk, sites in the wider Old Bedford and Middle Level catchment are almost all located within Flood Zone 3. Whilst there are some areas within the wider area which fall within Flood Zone 1 or 2, these are generally located on the edge of settlements where a solar farm and BESS proposal could have a greater impact on the amenity of local residents and the local highway network and/ or would result in occupying land allocated for alternative development types in the Local Plan. As such, and with similarities to avoiding BMV land as set out in the Site Justification Report, there does not appear to be reasonably available land, capable of accommodating the development at a lower level of flood risk. It is therefore considered that the proposed development passes the sequential test.

Exception test

9.51 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 for its lifetime and will not increase flood risk elsewhere ('flood risk management')

9.52 The first part of the Exception Test requires that the development provides wider sustainability benefits to the community that clearly outweigh the flood risk. The second part requires that the development will be safe for its lifetime, without increasing flood risk elsewhere, and where possible, reducing overall flood risk.

Wider community sustainability benefits

9.53 The proposed development would provide substantial wider environmental and economic sustainability benefits to the community, resulting from significant renewable energy production and storage, thereby assisting with addressing climate change and energy security. Furthermore, as set out below the development, through its landscaping proposals, has potential to substantially increase biodiversity in and around the site. These matters are considered sufficient to outweigh the flood risk and the first part of the exception test is therefore passed.

Flood risk management

9.54 The site benefits from flood defences, maintained by the Environment Agency and surface water drainage which currently runs off the fields are captured by a network of drains which are management either under riparian responsibility and/ or the Internal Drainage Board. The Surface Water Management Plan (and addendum) demonstrates that surface water from the proposed development can be managed through the use of filter trenches on every 10th row of PV panels discharging into existing perimeter swales, which in turn discharge from the site into a watercourse as it presently does i.e. at greenfield run-off rate. The applicant sets out that the new swales, ditches, filter drains and French drains form an integral part of the enhancement plan for the site to prevent pollution and encourage biodiversity.

9.55 The Flood Risk Assessment, in addition to the Surface Water Management Plan, demonstrates that the proposed development will be safe for its lifetime (taking account of the vulnerability of its users, which is considered to be low given the nature of the proposed development) and will not increase flood risk elsewhere.

9.56 Taking in to account the above, it is therefore considered that the proposed development passes both parts of the exception test.

Recommendations from technical consultees

9.57 The Environment Agency has no objection to the proposed development on flood risk grounds, setting out a recommendation to consult with the Internal Drainage Board.

9.58 Middle Level Commissioners (MLC), as the Internal Drainage Board has been consulted on this application. In their initial response, they noted that the site layout involved development across the Board's 9m byelaw strip, noting that development within, over, or under a Board maintained watercourse, or within the Board's maintenance strip, requires the Board's prior written consent. A plan of the boards drains was subsequently provided to the applicant.

9.59 The applicant subsequently amended the site layout, moving any of the development outside of the 9m easement strips. Whilst MLC were re-consulted on the revised layout, their response did not provide any conclusions as to whether the layout was objectionable or not, instead recommending that it would be in the applicant's interests to discuss the proposed works with the Board via the post-application consultation process as soon as possible. It is not known whether the applicant is engaging directly with MLC at this time. Nonetheless, no objection appears to be raised by MLC on the latest layout.

9.60 The Lead Local Flood Authority has no objection to the proposed development and considers that surface water from the proposed development can be appropriately managed, subject to conditions requiring a detailed surface water drainage scheme, and details of construction drainage measures, to be agreed with the Local Planning Authority and subsequently implemented as part of the development.

9.61 Anglian Water raises no objection to the development on flood risk or drainage grounds as the proposed development does not include a connection to Anglian Water sewers. They have requested a condition which seeks to establish a strategic water resource strategy for the development, noting the supporting documents which indicate, in part, that a water supply may be necessary for any manual firefighting, noting that Anglian Water are not obligated to provide non-domestic water supply. This is considered further in the 'Fire Safety' section.

Conclusions

9.62 It is considered necessary to append the requested conditions by the LLFA to any grant of planning permission, in order to ensure that surface water is adequately managed and to prevent an increased risk of flooding.

9.63 With consideration given to the documents accompanying the application, and the recommendations of the technical consultees, it is considered that the proposed development has acceptable flood risk and drainage impacts, in accordance with Policy LP14 of the Local Plan and the provisions of the NPPF.

Fire safety

9.64 Fire risk is a relevant material planning consideration relating to BESS proposals. The application is accompanied by a Fire Strategy Report and Fire Safety Briefing which seeks to contextualise the risk of fires from BESS and details the fire risk mitigation measures that have been incorporated into the design of the development. The reports sets out that a 2023 study from DNV (Det Norse Veritas, risk management providers) and IEA (International Energy Agency) estimates that fewer than 50 BESS fire incidents have occurred globally since 2017, across tens of thousands of installed systems. This equates to a fire rate of approximately 0.001% annually, or 1 in 10,000 installations per year. By comparison, petrol and diesel vehicle fires occur at a rate of 1,530 per 100,000 vehicles. EV fires occur around 25 per 100,000 vehicles. Comparatively, in nearly all cases, BESS fires have been contained within a single container. The report sets out that in the UK there has been no off-site evacuations, no community impacts, and no fire service casualties as a result of a BESS fire.

9.65 The Fire Safety Briefing sets out that fires at BESS sites typically stem from a process called thermal runaway. This happens when one battery cell overheats

and starts a chemical reaction. But for that to occur, it would mean the following preventative systems in place would have failed:

- 24/7 remote control and alert systems - monitored 24/7 by internal control systems, with automated alerts to operators and coordination procedures in place with the local fire service.
- Overcharge protection - automatic detection of overcharge which immediately isolates and switches off units
- Thermal management systems (TMS)
- Smoke and gas sensors
- Fire suppression systems

9.66 The report goes on to state that if a thermal runaway event does occur, the applicant advises that burning is usually limited to one container, lasting a few hours before the system self-extinguishes or is suppressed. As a reactive precaution, to help with the containment of a fire in the event of an incident, modern BESS containers are sealed steel units with the following;

- Integrated fire suppression systems: specified to be automated and designed based on the expected emissions rate and type of potential fire. It may include water, clean agents, or aerosol-based systems and tailored to minimise unnecessary water use.
- Pressure relief vents to manage flare-up
- Unit separation to stop fire spreading

9.67 PPG (Paragraph: 035 Reference ID: 5-035-20230814) recommends that Local Planning Authorities consult the relevant local fire and rescue service on applications for BESS of 1 MWh or over. The Local Planning Authority has therefore consulted Cambridgeshire Fire and Rescue Service.

9.68 The consultation response received from Cambridgeshire Fire and Rescue Service provides general advice relating to the prevention of fire in BESS installations and the actions and protective measures for fire service personnel, employees and the public in the event of a fire occurring; it is not tailored specifically to the proposed development. Officers have sought to understand whether Cambridgeshire Fire and Rescue Service raise any concerns or objections to the development – however they have responded by setting out that they have only provided generic advice. As such, it indicates that no objections are raised at this time.

9.69 In terms of any necessary emergency response, the report sets out that when attending an incident, fire services are trained to isolate the container, cool the surrounding units as well as the air and space between them, and let the suppression systems do the work. This is known as the 'Boundary Cooling Strategy' which also forms a part of our contaminated water strategy – with the proposed drainage strategy allowing for full containment and safe disposal of any water used for firefighting.

9.70 The reports states that in the event water cannot be guaranteed from a local supplier, water can be delivered from external sources and safely stored in appropriate and contained storage.

9.71 In this regard, Anglian Water has requested a planning condition is imposed, securing a water supply strategy, noting that they are not obligated to provide a source of water for non-domestic developments. In this regard, whilst Anglian

Water may be a potential option for water supply (subject to consents) the existing watercourses may also be an option for fire service to abstract from in emergencies.

9.72 Furthermore, the Environment Agency in their response sets out advice and the need to consider whether any such fire suppressant measures may cause pollution risks to nearby water courses, through run-off.

9.73 With consideration given to fire risk mitigation being addressed within the Fire Strategy and Briefing Reports, and the absence of an objection from Cambridgeshire Fire and Rescue Service or other statutory consultees, it is concluded that there are no significant identified risks that would warrant refusal of the planning application on fire risk grounds. However, in order to ensure adequate mitigation against fire risk is secured, it is considered necessary to impose a condition requiring a Fire Safety Management Plan to be agreed with the Local Planning Authority. The plan will also need to include the water supply strategy requested by Anglian Water and means of containing any suppressant run-off into the adjacent watercourses, as noted by the Environment Agency.

9.74 It is therefore considered that the proposed development would not result in any unacceptable fire risk, ensuring adequate public safety, in accordance with paragraph 102 of the National Planning Policy Framework and PPG relating to fire risks from BESS.

Site Security

9.75 Paragraph 135 of the NPPF states that planning decisions should ensure that developments create places that are safe, where crime and disorder and the fear of crime do not undermine the quality of life or community cohesion and resilience. Policies LP16 and LP17 of the Local Plan requires development proposals to provide safe environments and incorporates security measures to deter crime.

9.76 Cambridgeshire Constabulary's Designing Out Crime team (DOC) has reviewed the application in relation to crime, disorder, and the fear of crime. The Designing Out Crime Officer considers the area to be of low / medium risk in respect of vulnerability to crime and highlights that, nationally, there has been an increase in reported thefts associated with solar farms nationally.

9.77 The DOC team makes recommendations in respect of fencing, lighting, CCTV and alarm systems, raising specific concerns over the employment of deer fencing and its adequacy of preventing site ingress and subsequent thefts. A subsequent discussion with officers confirmed that DOC would be happy to secure general security measures via planning conditions, but that more robust fencing is needed. The applicant has confirmed that they would be happy to consider permitter fencing in more detail. It is important to note however that the security of the fencing must also be balanced with its visual appearance, given the site's countryside location. Nonetheless, a condition requiring final details of security measures can be reasonably imposed and subject to an agreed scheme, the development would have acceptable impacts in relation to crime, in accordance with paragraph 135 of the NPPF and Policies LP16 and LP17 of the Local Plan.

Historic Environment

9.78 Paragraph 207 of the NPPF requires submission of an appropriate desk-based assessment, and a field evaluation (where necessary), for development sites which have potential archaeological interest. Local Plan policy LP16 requires development proposals to protect and enhance any affected heritage assets and their settings to an extent commensurate with policy in the National Planning Policy Framework and in accordance with Policy LP18.

9.79 The site and surroundings do not contain any nationally designated Scheduled Monuments, Listed Buildings, Historic Battlefields or Registered Parks and Gardens and is not within or adjacent to any Conservation Areas. Therefore, the development in not anticipated to have any material impact on the historic environment in this regard. The site however is considered to be located within an area of high archaeological potential.

9.80 As noted in the consultation section above, the applicant has engaged with the County Council's Archaeology team and has provided geophysical reports to better understand underground features of potential historic importance. As a result, the Archaeology team are satisfied that the remaining investigations can be undertaken following an agreed written scheme if investigation, to be submitted and approved prior to the development commencing. The applicant has agreed to a planning condition securing this.

9.81 With consideration given to the recommendation of Cambridgeshire County Council, it is considered that the level of archaeological detail received to date is sufficient to understand the potential impact of the proposal on the archaeological significance of the site. However, it is necessary to append the planning conditions recommended by Cambridgeshire County Council Historic Environment Team in order to ensure that the proposed development fully complies with the requirements of Policy LP18 and the NPPF.

Biodiversity (including Net Gain)

9.82 Policy LP16 of the Local Plan requires development proposals to protect and enhance biodiversity on and surrounding proposal sites, taking into account locally designated sites and the special protection given to internationally and nationally designated sites, in accordance with Policy LP19. LP19 states that the Council will conserve, enhance and promote the biodiversity interest of the natural environment throughout Fenland. In addition, it states that the Council will ensure opportunities are taken to incorporate beneficial features for biodiversity in new developments, including, where possible, the creation of new habitats that will contribute to a viable ecological network extending beyond the District into the rest of Cambridgeshire and Peterborough, and other adjoining areas.

9.83 The site lies approximately 2.3km south of the Nene Washes which is a Special Protection Area, a Special Area of Conservation and a Ramsar Site and falls within a Goose and Swan Functional Land Impact Risk Zone. These areas can be frequented commonly by overwintering birds for foraging and rest. Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites, sometimes termed 'European sites', collectively form part of a suite of designated nature conservation sites known in the UK as the National Site Network. These sites are regarded as the highest tier of designated sites, carrying a high level of legal protection through the Conservation of Habitats and Species Regulations 2017 (as amended). These Regulations, widely referred to as the 'Habitats Regulations' require decision-making authorities to assess the

potential for harmful effects on European sites which may arise as a result of proposed plans or projects. This assessment process is commonly referred to as 'Habitats Regulations Assessment' (HRA).

9.84 It is recognised that Designated Sites that hold large populations of birds that forage well beyond the sites defined boundaries cannot sustain these populations without the retention of sufficient suitable foraging habitat within the birds' daily commuting ranges. The need to retain sufficient habitat to support these bird populations, some of which are significantly threatened, therefore needs to be addressed in any development proposal that may affect such habitats. Since the development proposed is considered to have the potential because of its nature, scale and duration to cause harm to the special nature conservation interests of the Nene Washes, it is subject to the need for HRA. Whilst there are a number of European Sites within 20km of the application site, only the Nene Washes was considered to have sufficient connectivity (an identifiable pathway) with the development site such that any potential for 'Likely Significant Effects' could occur, the others considered to be too far away.

9.85 The application is accompanied by an Ecological Impact Assessment (September 2025) and Wintering Birds Survey (undertaken 2022) which provides an assessment of the biodiversity value of the site and the biodiversity impacts of the proposed development, with particular regard to the aforementioned overwintering birds. The Council's Ecologist has reviewed the submission and undertaken two stages of assessment; 1. An HRA; 2. A broader review of the ecological impacts and mitigation; and, 3. A review of the Biodiversity Net Gain prediction for the development, in line with statutory requirements under the Environment Act 2021.

HRA

9.86 The Council's Ecologist confirmed that the application is supported with sufficient information to enable them to undertake a HRA. The development proposal is first 'screened' for any Likely Significant Effects (LSE) on the special nature conservation interests of the European site concerned (Nene Washes). The purpose of the Screening stage of the HRA process is to initially identify the risk or the possibility of significant adverse effects on a Designated site which could undermine the achievement of a site's conservation objectives and which therefore require further detailed examination through an appropriate assessment. If risks which might undermine a site's conservation objectives can clearly be ruled out (based on the consideration of objective information), a proposal will have no likely significant effect (LSE) and no appropriate assessment will be needed. In order for a development or project to be screened out of the HRA process the conclusions must be made 'beyond reasonable scientific doubt' that the plan or project will not have an LSE on the Natura 2000 site or its qualifying features.

9.87 If screening has identified any LSE, these LSE must be comprehensively assessed. At this stage available mitigation measures for the identified LSE can be considered. In applying the Stage 2 – Appropriate Assessment the Local Planning Authority must also consider whether there is a planning mechanism which can secure the necessary mitigation via either conditions or obligations. If Appropriate Assessment has identified LSE which cannot be mitigated, compensation for any identified harm to special nature conservation interests must be proposed. This stage of HRA is known as 'derogation'. A full copy of the Council's completed HRA can be found on public access for this application.

9.88 A number of potential impacts were considered by and scoped out the Council's Ecologist in their initial screening considerations for the HRA. The screening undertaken considered the potential of the application site to be functionally linked to the Nene Washes designated sites. Primary wintering bird surveys have been undertaken within the application site and on surrounding land. Available historic records have also been sought and assessed for the site and surrounding land. In summary, the primary bird surveys have concluded that although significant herds of swans do use land surrounding the application site, the application site itself is not used by significant numbers of notable bird species for significant periods of time. The Council's Ecologist has concluded therefore that the site cannot reasonably be considered to be functionally linked land (FFL) in this regard.

9.89 Notwithstanding, land near to the application site has been shown to be used by significantly greater numbers of swans and could be considered to be FLL. Birds using these areas could be disturbed by construction works (temporary noise and visual disturbance) and by more permanent noise associated with the operation of the battery storage facility. This potential impact has therefore been assessed further and concluded that subject to any site clearance and/ or construction occurring outside of October to March (inclusive), or work areas being screening off by temporary fencing/ hoarding, any such disturbance should be adequately mitigated. Furthermore, the proposed acoustic fence is required to reduce any disturbance during the development's operational life, on the species.

General Ecology/ Biodiversity

9.90 In addition to the HRA, the Council's Ecologist has reviewed the submission in respect of wider biodiversity impacts and opportunities and concludes that the site is dominated by cropland and agricultural grassland of rather limited ecological value, although the area involved is very large. The only notable habitats of higher value on and close to the application site include the ditch network and associated bankside vegetation. The ditch network has been shown to support the specially protected species water vole and bankside vegetation is more diverse than that found elsewhere on the site.

9.91 In order to implement the development proposals without directly affecting the ditch network, the Council's ecologist has recommended that 8-10m wide landscape buffer zones should be established between the ditches and the solar panel array (which aligns with MLC's requirements for maintenance easement areas. Furthermore, a Construction Environmental Management Plan (Biodiversity) should be agreed and implemented in full. Furthermore, it is recommended to secure a Lighting Design Strategy for Biodiversity via planning condition, to avoid harm to any nocturnal species. Additional matters necessary to be secured have been identified as; Updated Badger surveys; Gaps in security fencing to allow for free passage of mammals e.g., foxes, hare and badger; and, a Reasonable Avoidance Method Statement providing details of measures to be taken to avoid harm to amphibians and reptiles during construction works. It should also be possible to install a range of bird nesting boxes throughout the site, post-completion, as part of any detailed landscaping proposals. In particular, the site could benefit from the installation of Barn Owl nesting boxes. Barn Owls are known to use the site and the wider area and grassland enhancements associated with the solar array could benefit Barn Owls.

9.92 The above measures are considered necessary to make the development acceptable and would accord with the aims of policies LP16 and LP19 of the Local Plan and can be reasonably secured through planning conditions capturing construction management (for biodiversity), biodiversity enhancement details, boundary treatments and lighting design.

9.93 In acknowledging the findings of the Council's HRA and other ecology matters, Natural England has no objection to the proposed development, subject to the mitigation requirements as set out in the above recommendations. The RSPB has raised concerns over the survey data used for wintering birds and have suggested alternative evidence base from which to make the assessment. The RSPB are a non-statutory consultee, nonetheless, their comments are material and have been shared with the Council's Ecologist and applicant. The RSPB were subsequently reconsulted on updated information to the Ecological Impact Assessment, but no formal response was received to this, or to the Council's HRA conclusions. As such, it is reasonable to rely on the conclusions of Natural England and the Council's Ecologist in this regard.

9.94 With consideration given to the information contained within the Ecological Surveys and Impact Assessment, in addition to the recommendations of the Council's Ecologist and Natural England, it is considered that the proposed development protects and enhances biodiversity on and surrounding proposal sites, in accordance with policies LP16 and LP19 of the Local Plan.

Biodiversity Net Gain (BNG)

9.95 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. In this instance a Biodiversity Gain Condition is required to be approved before development is begun.

9.96 As per the above conclusions by the Council's Ecologist, there are clear opportunities to achieve the gain within the development site. The applicant sets out that the primary areas for gain will be achieved through the following.

a) The creation of 0.84ha of new native (and locally appropriate species composition) tree lines and copses with associated native hedgerow/scrub understorey and edges.
b) The creation of 4.07km of new species-rich native hedgerow.
c) The conversion of the remaining land currently under arable cultivation to native grassland with wildflowers, under and between solar panels on raised frames. This new grassland will be managed for wildlife interest and will have unimpeded access for all wildlife with the exception of deer (deer are to be excluded to protect vegetation, including new saplings, and to prevent possible damage to panels from larger deer species such as fallow deer).

9.97 The Biodiversity Metric submitted with the application indicates that a net gain of 162% habitat units is likely achievable which would be a significant gain in biodiversity and far in excess of the statutory 10% required. Therefore whilst statutory gain can be easily achieved through the proposals, the soft landscaping that is required to mitigate the development, both through natural boundary

screening and in preparing the land for grazing, which will be required for the lifetime of the development at least, will naturally provide substantial biodiversity net gain.

9.98 In conclusion, the development would be unlikely to have any significant impacts on protected species and biodiversity in general, subject to conditions securing appropriate mitigation and biodiversity enhancement measures. These matters carry neutral weight. Furthermore, the site could deliver significant biodiversity gains, greatly in excess of statutory requirements, through the proposed landscaping design which carries substantial positive weight in the planning balance.

10 PLANNING BALANCE AND CONCLUSIONS

10.1 Section 70(2) of the Town and Country Planning Act 1990 states that in dealing with an application for planning permission the authority shall have regard to the provisions of the development plan, so far as material to the application and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

10.2 It is not uncommon for developments, particularly larger or more complex proposals to result in some conflict with development plan or NPPF policies. In such instances, it is for the decision maker to assess whether there are any material considerations which may outweigh the conflicts.

10.3 In respect of policy conflict, it has been identified that the development would result in a 42-year hiatus in being able to farm 110 ha of Fenland's Best and Most Versatile land for arable crop production, which would otherwise be its most effective use. Neither national or Local Plan policies prevent this occurrence and require only that LPAs give this consideration. As set out above, this is considered to carry negative weight, however it must also be noted that the land in recent years has been used to produce crop for biogas and therefore has not directly contributed toward the country's food chain in this regard. Notwithstanding, the land could continue to be farmed e.g., pastoral. Furthermore, having regard to Natural England's evidence of BMV land, the impact of the loss of this land from the nation's (and indeed Fenland's) total BMV land appears only minor. As such, the negative weight afforded to this aspect is only moderate.

10.4 Notwithstanding, the proposal would result in an incongruous form of development, which at a local level would cause harm to the character and appearance of the Fen landscape, either through the introduction of the solar array, battery storage and associated infrastructure, or through the placement of significant lengths of hedgerow which again would be uncharacteristic, albeit this harm would likely only be experienced in relatively close proximity. This carries substantial negative weight and is directly in conflict with Local Plan policy LP16.

10.5 Whilst the development would not give rise to matters of flooding, fire risk, adverse heritage impacts, residential amenity harm or highway safety impacts, these all carry neutral weight in the planning balance, as does the above noted biodiversity mitigation and enhancements.

10.6 In respect of any material considerations capable of positive weight; the development would clearly contribute to environmental sustainability, by providing a significant contribution to renewable energy generation and energy storage; contributing towards addressing climate change and improving energy security and resilience. The development would contribute positively towards social and economic sustainability by increasing reliability of the grid to support a growing need from local residential and business properties, and by potentially contributing towards lower costs of energy provision. These matters are considered to carry significant positive weight.

10.7 The development would provide additional environmental benefits resulting from a significant biodiversity net gain, in excess of 100% habitat units, on land which currently offers little in respect to local ecologies due to its intensive farming. This is considered to carry substantial weight.

10.8 Additional economic benefits resulting from employment during the construction, operation and decommissioning phases of the development is considered attract moderate weight in favour of the proposal.

10.9 In applying the planning balance, it is considered that the identified benefits which would result from the proposed development, particularly the significant contribution of the proposed development towards addressing climate change and biodiversity gains, outweighs the conflict with the development plan, in respect of landscape harm and the moderate harm to BMV land. The proposal is considered to represent a sustainable form of development when assessed against the NPPF and the Fenland Local Plan taken as a whole. It is therefore recommended that planning permission is granted, subject to conditions.

11 RECOMMENDATION

11.1 **GRANT**; subject to the conditions as listed at 11.3.

11.2 Section 100ZA(5) of the Town and Country Planning Act 1990 provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).The applicant has been consulted on the proposed conditions and has confirmed their agreement to these in writing. It is therefore considered that the requirements of section 100ZA(5) have been met.

11.3 The proposed conditions are as follows;

1	*Commencement* The development permitted shall be begun before the expiration of 3 years from the date of this permission. Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
2	*Temporary permission* Planning permission is hereby granted for a temporary period of 40 years

	from the date of the first commercial export of energy (the First Export Date). No later than 30 days after the First Export Date the applicant shall supply written notice to the local planning authority. Reason: As the application is proposed on a limited timescale due to the limited lifespan of solar panels, to safeguard the long term availability and quality of agricultural land and ensure the development does not result in a derelict site unable to generate energy, a temporary permission is required, in accordance with policy LP14 of the Fenland Local Plan 2014 and Chapter 15 of the NPPF (December 2024).
3	*Cessation (1)* The Local Planning Authority shall be notified in writing of the permanent cessation of export of the electricity to the grid from the site within 30 days of that event occurring. Reason: In order to ensure that the Local Planning Authority is able to monitor the requirements of Condition 4.
4	*Cessation (2)* Within 6 months of the cessation of the export of electricity, or within 39 years following the First Export Date (whichever is the soonest), a detailed Decommissioning Method Statement (DMS) shall be submitted to the Local Planning Authority for its written approval. The DMS shall include: a) details of the removal of the panels, supports, inverters, cables, buildings and all associated structures and fencing from the site, and a timetable for their removal; b) a traffic management plan to address likely traffic impacts during the decommissioning period; c) an environmental management plan to include measures to be taken during the decommissioning period to protect wildlife and habitats; d) full details of the proposed restoration of the site including a site wide restoration and aftercare scheme which details how and when the land will be restored to its former agricultural grade; and e) Details of the recycling and disposal of the decommissioned elements. The Site shall be decommissioned in accordance with the approved DMS within 12 months of the expiry of the 40-year period of planning permission. Reason: As the application is proposed on a limited timescale due to the limited lifespan of solar panels, to safeguard the long-term availability and quality of agricultural land in accordance with policy LP14 of the Fenland Local Plan 2014 and Chapter 15 of the NPPF (December 2024).
5	*Construction Drainage* 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: A pre-commencement condition is necessary 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 Local Plan Policy LP14.
6	*Surface water drainage* The surface water drainage scheme shall be constructed in full accordance with the Surface Water Management Plan and Addendum as submitted (ref: FCL/654/SW01a) dated July 2025 prior to the First Export Date. Reason: To prevent an increased risk of flooding and protect water quality in accordance with policy LP14 of the Fenland Local Plan, 2014.
7	*Surface Water Management* Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the First Export Date. The submitted details should identify runoff sub-catchments, SuDS components, flow routes, maintenance activities and responsibilities. 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 and Local Plan Policy LP14.
8	*Archaeology* No development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include: a. the statement of significance and research objectives; b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; c. The timetable for the field investigation as part of the development programme; d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives. Reason: A pre-commencement condition is necessary to ensure to safeguard potential 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 and Local Plan Policy LP18.
9	*Soil Management Plan* No development shall commence until a Soil Management Plan (SMP) has been submitted to, and approved in writing by, the Local Planning Authority. The SMP shall include the following: a) Measures to protect soils during development with reference to the guidance found in Defra's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites; b) A works programme showing how all soil handling and trafficking operations will be undertaken and which makes allowance for poor weather/ ground conditions stoppages; c) Details of how construction activities will be managed across the site to minimise impact on soils; and d) Details of appropriate equipment and methods for stockpiling, respreading and ameliorating of soil compaction in accordance with good practice techniques to minimise the risk of soil compaction. The development shall be carried out strictly in accordance with the approved Soil Management Plan. Reason: A pre-commencement condition is necessary to protect soil quality at the site and ensure no adverse impacts arise from the construction and operation phases of the development, in accordance with policy LP14 of the Fenland Local Plan, 2014 and Chapter 15 of the NPPF (December 2024).
10	*CEMP* No development shall commence, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The CEMP shall provide for: i. Routing of all construction vehicles. ii. The parking of vehicles of site operatives and visitors. iii. Loading and unloading of plant and materials. iv. Storage of plant and materials used in constructing the development. v. The erection and maintenance of security hoarding. vi. displays and facilities for public viewing, where appropriate. vii. Wheel washing facilities. viii. Measures to control the emission of dust and dirt during construction. ix. A scheme for recycling/disposing of waste resulting from demolition. x. Location(s) of construction works compound. xi. Details of any lighting required for the period of construction (locations and levels/ directions of luminance). xii. Security measures during construction including contact details for site manager and site security personnel. Reason: A pre-commencement condition is necessary in order to ensure that the initial and continued construction takes place in a suitable manner and to ensure that amenities of existing residents are protected as far as reasonable, in accordance with LP2 and LP16 of the Local Plan.

11	*CEMP (Biodiversity)* No development shall commence, including vegetation clearance or any ground works, until a Construction Environmental Management Plan for Biodiversity (CEMPb) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMPb shall include the following: a) Updated badger survey which is no older than 6 months. b) Risk assessment of potentially damaging construction activities; c) Identification of relevant biodiversity protection zones and buffer zones; d) Practical measures (both physical measures and sensitive working practices) to avoid, reduce or mitigate the impacts on important habitats and protected species during construction*(see also below); e) The location and timing of sensitive works to avoid harm to biodiversity features; f) The times during construction when specialist ecologists need to be present on site to oversee works; g) Responsible persons and lines of communication; h) Use of protective fences, exclusion barriers, warning signs and sensitive lighting; and i) Protected species licencing requirements (if any). *Construction works shall be undertaken outside of the optimum time of year for wintering birds (October to March inclusive). If construction is necessary to be undertaken during the optimum time of year for wintering birds, temporary screening fencing (details of which are first to be agreed by the Local Planning Authority) shall be installed to screen active work sites from surrounding land to prevent disturbance to birds through noise or visual disturbance. The approved CEMPb shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details. Reason: A pre-commencement condition is necessary in order to protect biodiversity in and around the development site at the initial and longer-term stages of construction, in accordance with policy LP16 of the Fenland Local Plan, 2014.
12	*Biodiversity Enhancement* No development shall proceed above ground level, until a Biodiversity Enhancement Plan (BEP) has been submitted to, and approved in writing by, the Local Planning Authority. The BEP shall include details of all species enhancements including relevant scale plans and drawings showing the location, elevation and type of features as appropriate. All enhancements should be delivered prior to the First Export Date and retained thereafter in accordance with the approved details. Reason: To enhance biodiversity in and around the development site in accordance with policy LP19 of the Fenland Local Plan, 2014.
13	*Landscaping* Full details for the provision of hard and soft landscape works on the site shall be submitted to and approved in writing by the Local Planning Authority prior to any works proceeding above ground level. The details shall follow the principles established in plan UKH618_10 V3

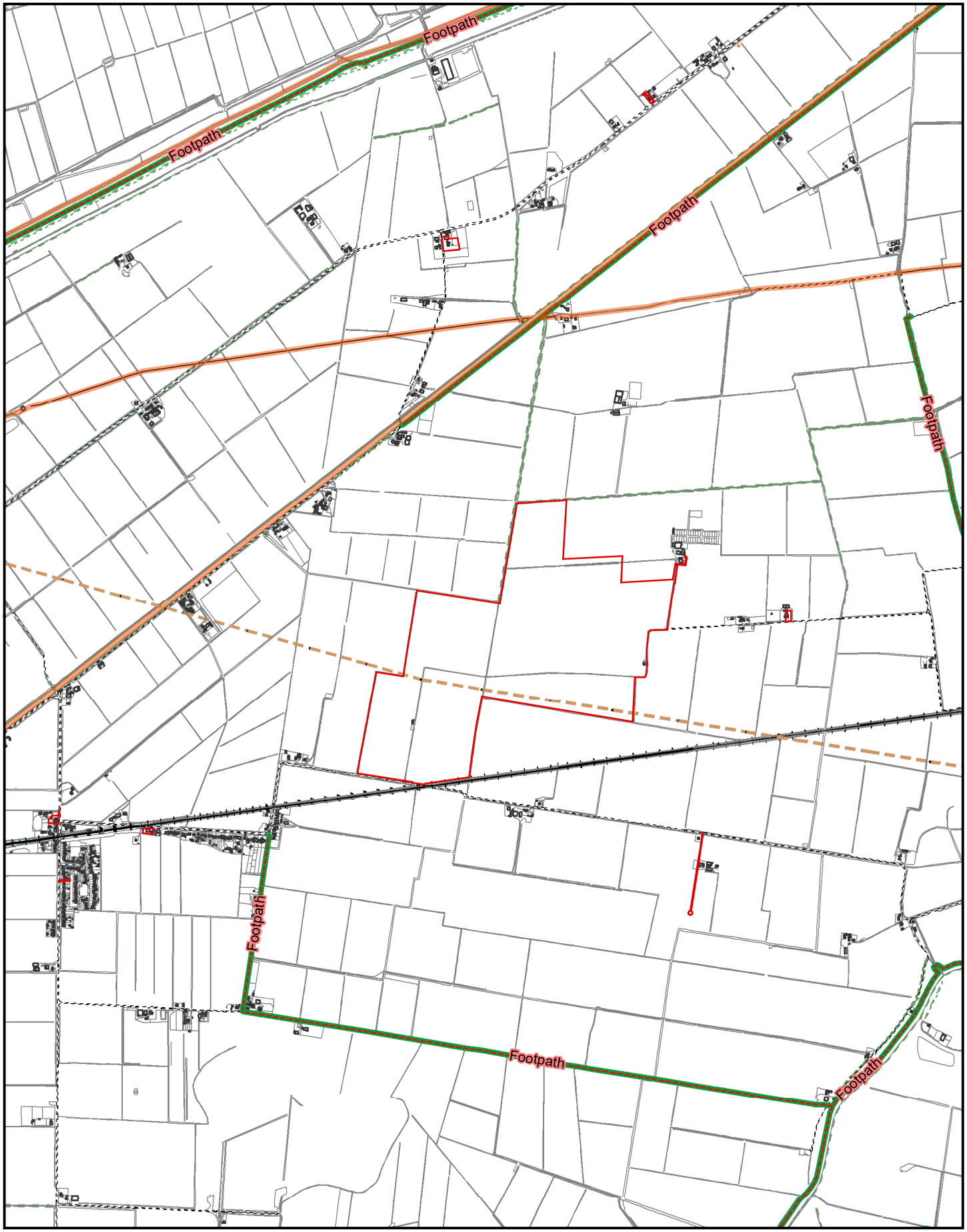
	and shall include: For the soft landscaping; 1) Details of proposed schedules of species of trees and shrubs to be planted, planting layouts with stock sizes and planting numbers/densities. 2) Details of the planting scheme implementation programme, including ground protection and preparation, weed clearance, stock sizes, seeding rates, planting methods, mulching, plant protection, staking and/or other support. 3) Details of the aftercare and long-term maintenance (including re-planting where losses occur) programme. The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the First Export Date. For the hard landscaping; 4) Details of paved surfacing, with materials finishing and edgings 5) Details of street furniture, with designs materials and dimensions The hard landscape works shall be carried out as approved prior to the First Export Date and retained and maintained as such thereafter. Reason: To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site in accordance with Policy LP16 of the Fenland Local Plan, 2014.
14	*Boundary Treatment* Notwithstanding any plans submitted, no development shall proceed above ground until full details of the site boundary fencing and any associated access gates have been submitted to and approved in writing by the Local Planning Authority. The details shall include mammal access points/squeezes, security specification, and external colour finishes. The approved boundary treatments shall be erected prior to the First Export Date and shall thereafter be retained strictly in accordance with the approved details. Reason: In the interests of reducing the impact and fear of crime, and in the interests of biodiversity and visual amenity, in accordance with Policies LP16 and LP17 of the Fenland Local Plan (2014).
15	*Acoustic Fencing (Pre-Energisation of the BESS)* Notwithstanding any plans submitted, the Battery Energy Storage System (BESS) shall not be energised until full details of the acoustic fencing have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location, height, construction, noise performance specification, and external colour finishes. The approved acoustic fencing shall be installed prior to energisation of the BESS and shall thereafter be retained in accordance with the approved details. Reason: To ensure the effective mitigation of operational noise impacts

	and to safeguard residential amenity, in accordance with Policies LP16 and LP17 of the Fenland Local Plan (2014).
16	*Materials* Prior to their erection on site, details of the proposed materials and finish, including colour, of all solar panels, frames, ancillary buildings, equipment, and enclosures shall be submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details and shall be maintained as such for the lifetime of the development hereby permitted. Reason: In the interests of visual amenity, in accordance with policy LP16 of the Fenland Local Plan, 2014.
17	*Access delivery* No works involved in the preparation for and delivery of any solar photovoltaic panels, frames, battery storage, substation and associated works shall commence until the vehicular access at Whittlesey Road and including the passing bay has been fully constructed in accordance with the details set out on plans UKH618_09 (including V3). The approved access and visibility splays shall be retained for the duration of the development. Reason: In the interest of highway safety in accordance with policy LP15 of the Fenland Local Plan, 2014.
18	*Fire Safety Management Plan* Prior to the delivery and siting of any batteries to the Site, a detailed Fire Safety Management Plan (FSMP) shall be submitted to and approved in writing by the local planning authority. The FSMP shall incorporate the following details; a) detailed risk reduction strategy covering the construction and decommissioning, b) details of battery units design and testing to inform provisions for containment, detection and monitoring, and any deflagration prevention and venting, and suppression systems. c) a Fire Emergency Response Strategy, d) design measures to mitigate fire spread, e) access arrangements including for emergency services, f) water supply, g) a fire water management plan to include provision for fire water run-off to be contained within the Site, tested before release and removed from the Site to be treated, h) a vegetation control management plan, i) an assessment of hazards and risks not only at the Site, but also to the wider area and to the local community. The FSMP shall be implemented in strict accordance with the approved details for the duration of the Development. Reason: To ensure fire risks are managed accordingly, in accordance with policy LP16 of the Fenland Local Plan, 2014.
19	*Contaminated Land*

	If during development contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy detailing how this contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved, and a written verification report submitted thereafter to the local planning authority for approval in writing. Reason: To protect harm human health, in accordance with policy LP16 of the Fenland Local Plan, 2014.
20	*Security strategy* Prior to the installation of any solar panels or battery storage, details of a crime prevention strategy shall be submitted to and approved in writing by the Local Planning Authority. The Development shall be implemented in accordance with the approved strategy prior to the First Export Date and shall thereafter be retained for the duration of the Development. Reason: To provide a safe environment and incorporate security measures to deter crime, in accordance with policy LP17 of the Fenland Local Plan 2014
21	*Lighting* No external lighting shall be installed on the site (other than temporary construction lighting agreed via condition 10) or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design, beam orientation, measures to control light spillage and intensity of illumination, taking into account nearby residential properties and nocturnal fauna. The lighting details shall also include a "lighting design strategy for biodiversity" in accordance with ILP Publications' "Guidance Note 8 Bats and artificial lighting". The strategy shall: i). Identify those areas /features on site that are particularly sensitive for bats and other nocturnal wildlife 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 ii). Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Only the approved details shall be installed. Any lighting, which is so installed, shall thereafter be maintained and operated in accordance with the approved details and shall not be altered other than for routine maintenance. Reason: To protect and enhance biodiversity, in accordance with policies LP16 and LP19 of the Fenland Local Plan 2014.
22	*Biodiversity Net Gain*

	No development shall commence until a Biodiversity Gain Plan (BGP) and Biodiversity Management and Monitoring Plan (BMMP) have been submitted to and approved in writing by the Local Planning Authority. The approved BGP shall demonstrate that the Development is designed to deliver habitat creation and enhancement equivalent to at least 100% biodiversity net gain, as measured using the statutory Biodiversity Metric. Of this, a minimum biodiversity net gain of 10% for habitat units shall be allocated to the development and maintained for a period of at least 30 years commencing from the First Export Date. Any biodiversity uplift delivered in excess of this minimum shall not be relied upon to discharge the biodiversity net gain requirement for the Development. The BGP and BMMP shall include 30-year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports. Monitoring reports shall be submitted to the Local Planning Authority during years 2, 5, 10, 20 and 30 from the First Export Date, demonstrating how the BGP is progressing towards achieving its objectives, along with evidence of any necessary specific arrangements and rectifying measures. The BGP and BMMP shall also include details of the legal and funding mechanism(s) by which their implementation shall be secured for the duration of the Development with the management body(ies) responsible for their delivery. Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021) and in order to realise biodiversity net gains proposed and evidenced through the Development, in accordance with Policy LP19 of the Fenland Local Plan (2014).
23	*Approved Plans* The development hereby permitted shall be carried out in accordance with the following approved plans and documents.

Reference	Title
UKH618_01	CCTV Elevations
UKH618_02	Battery Energy Storage
UKH618_03	PV Panel Elevations
UKH618_04a	Solar Inverter Cabin Details
UKH618_04b	Battery Inverter Cabin Details
UKH618_05	Double Gate Elevation
UKH618_11	Access Track Elevation
UKH618_09	Proposed Site Layout (Block plan) (revision V3)
FCL/654/SW01	Surface Water Management Plan (revision A - Issue 1)
UKH618_08	Location Plan
UKH618_09	Access Plan
FCL/654/SW01A	Surface Water Management Plan (revision A Addendum)
UKH618_07	Substation Plan & Elevation (revision V0)



Created on: 12/01/2026

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Fenland CAMBRIDGESHIRE

Fenland District Council

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W E

S

West Fen

West Fen

West Fen

West Fen

West Fen

11kV Auxilary connection cable

Point of Connection
(Existing Tower)

POC-MAST

Red House Farm

Prospect House Farm

Middle Farm

Level Crossing

Level Crossing

A

B

C

D

E

F

G

H

I

J

K

L

M

N

0 100 200

1:2500 (A0)

PACE
PATHFINDER CLEAN ENERGY

UKH618 Middle Fen

Redline area	109.37ha
Size	49.8 MW
DET/AR	29/08/2025

UKH618_09 Layout Plan- V3.0

UKH618.dwg

Key

- Planning Application Area:
- Acoustic Barrier:
- Solar array:
- CCTV Pole:
- Fence:
- Access Gate:
- Solar Inverter Cabin:
- BESS Inverter Cabin:
- Battery Energy Storage Container:
- Existing Road:
- New road:
- Proposed hedgerows:
- Proposed Planting:
- Point of Connection:

N
W
E
S

Drain

0.5m

Passing Place for construction vehicles

2.4x 215m visibility splays

2.4x 215m visibility splays

2.4m x 215m VISIBILITY

Drain

1.0m

R10m

2.4m x 215m VISIBILITY

MP 90.0

Level Crossing

WHITTLESEY ROA

Swept paths showing entering/egressing of construction vehicles

PACE
PATHFINDER CLEAN ENERGY

UKH618 Middle Fen Access details

Size	49.8 MW
DET/AR	17/07/2025

UKH618_09 Access Plan

UKH618.dwg

Key

- Planning Application Area:
- Visibility Splays:
- Articulated Vehicle:
- Fence:

1:2500 (A0)

UKH618_10 Mitigation and Enhancements Plan

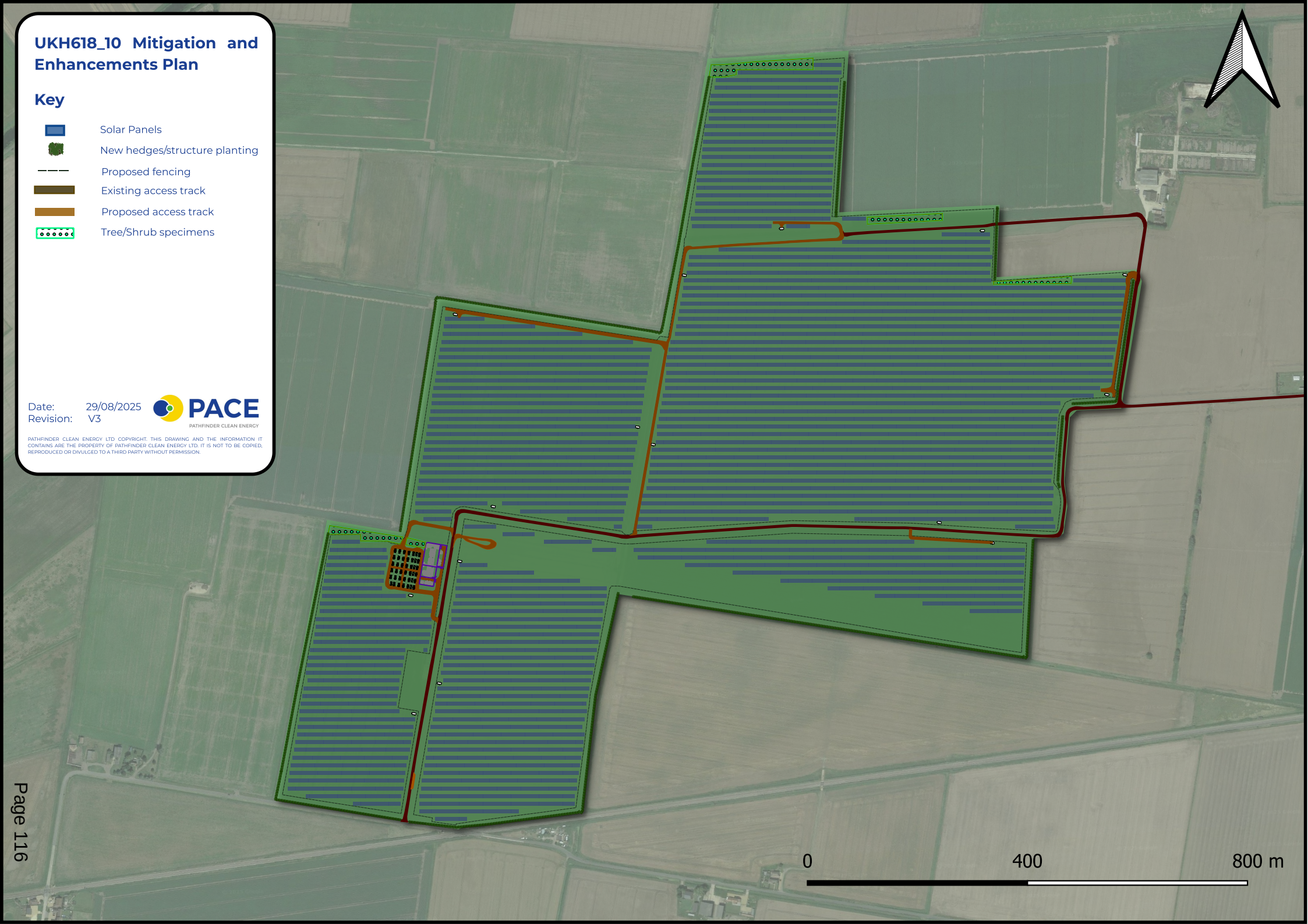
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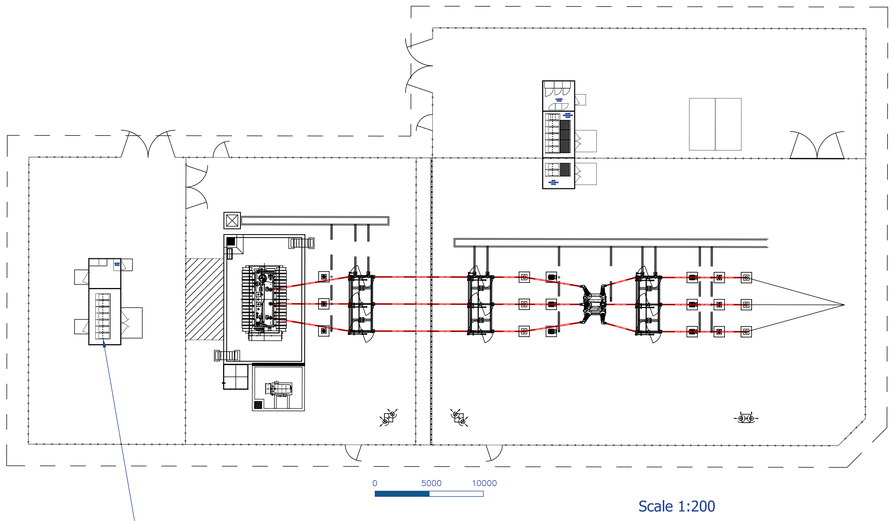
- Solar Panels
- New hedges/structure planting
- Proposed fencing
- Existing access track
- Proposed access track
- Tree/Shrub specimens

Date: 29/08/2025
Revision: V3

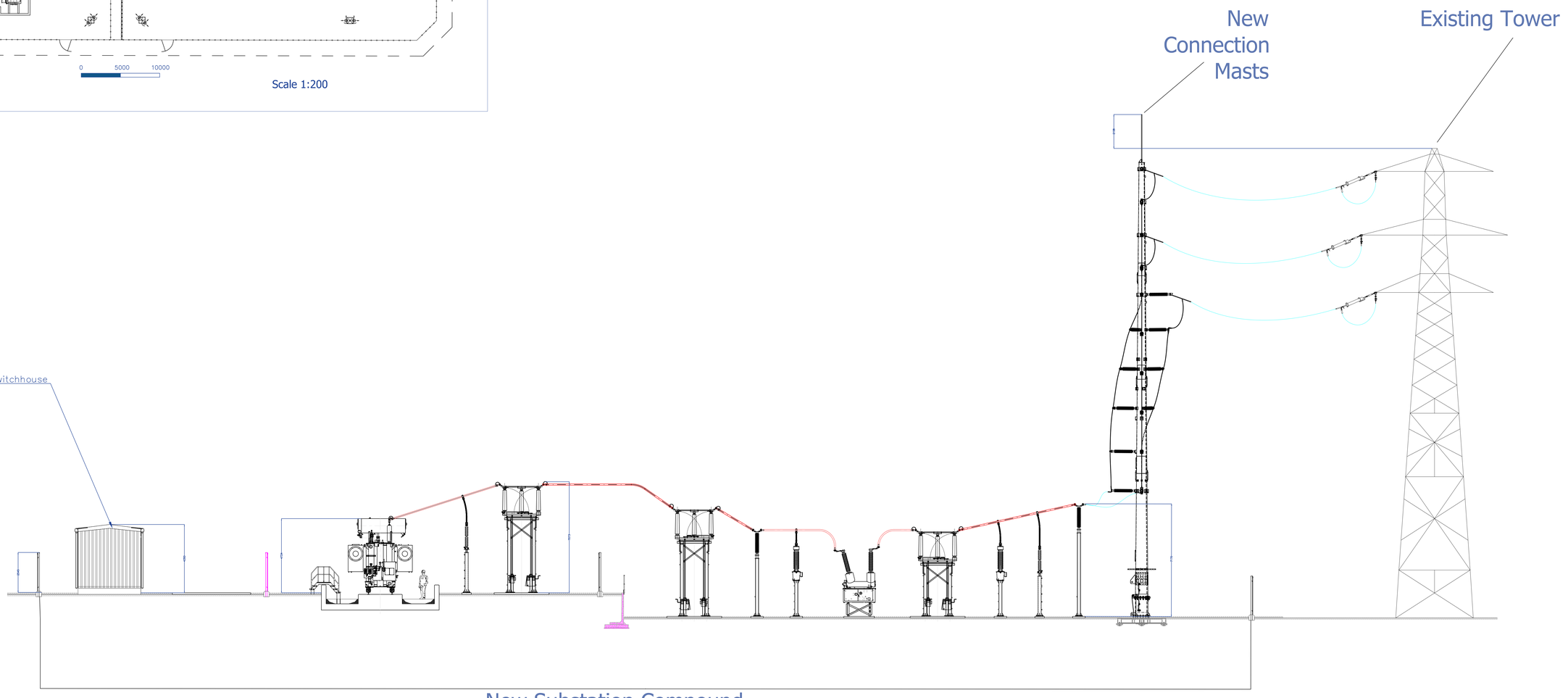
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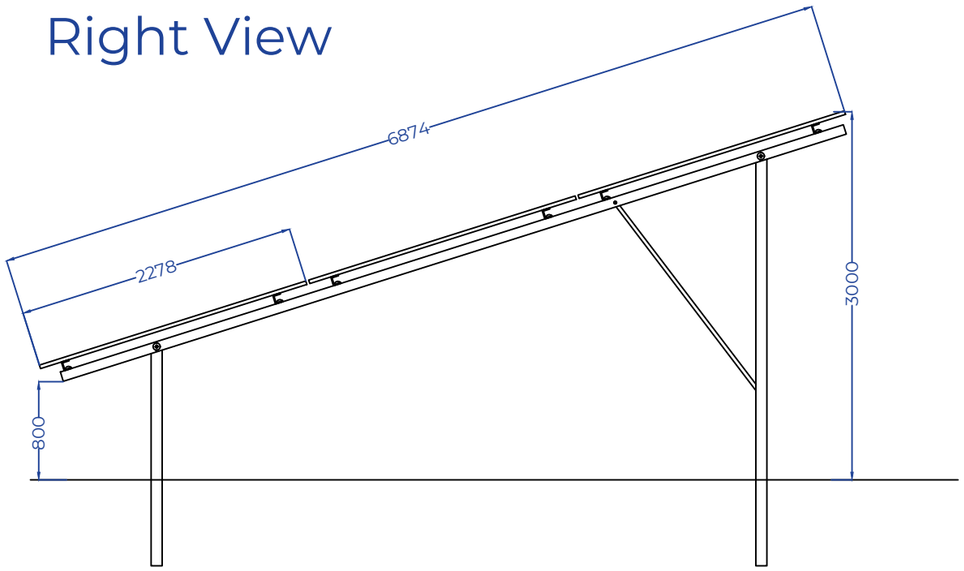


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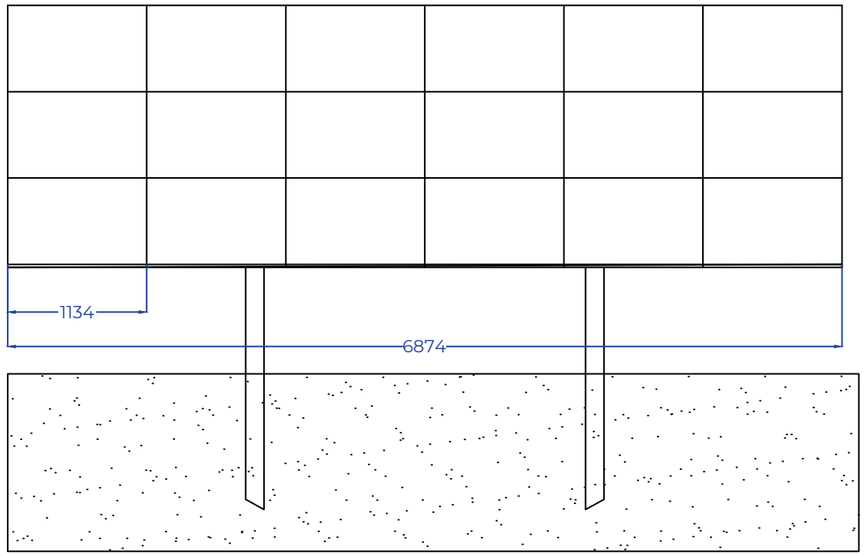


PACE (PATHFINDER CLEAN ENERGY)	PATHFINDER CLEAN ENERGY (PACE) UKDEV LTD, Central House 20 Central Avenue, St Andrews Business Park, Norwich, England, NR7 0HR		
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TITLE: UKH618_07 Substation Plan & Elevation			
CODE	UKH618	PAGE SIZE	A0
DATE	2025-06-13	REVISION	V0
		SCALE	1:100
All dimensions are in millimeters and are approximate			
FILE NAME	UKH618.dwg		

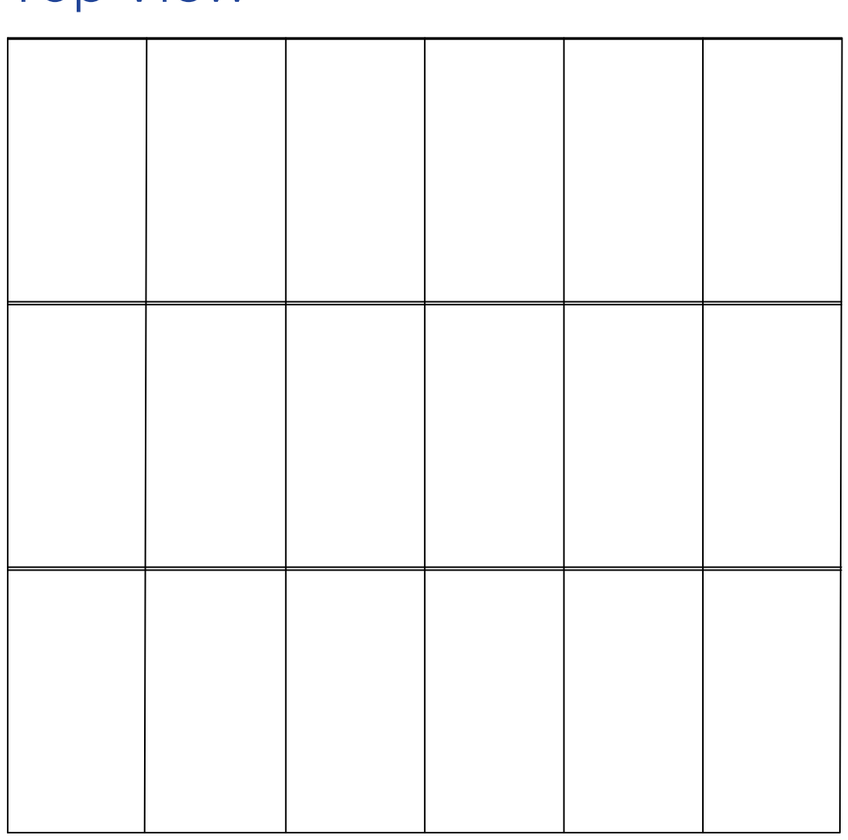
Right View



Front View



Top View





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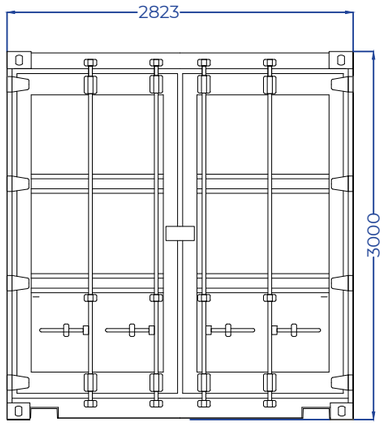
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TITLE: UKH618_03 PV Panel Elevation (South Facing)

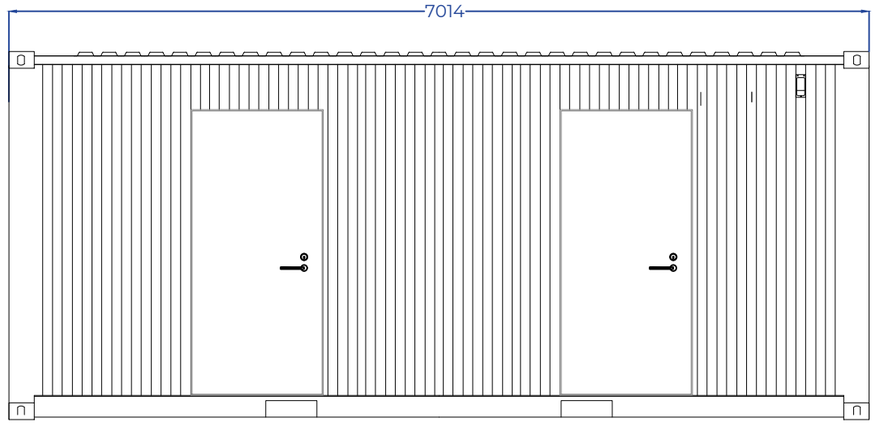
CODE	UKH618	PAGE SIZE	A3
DATE	2025-03-12	REVISION	V0
		SCALE	1:50
FILE NAME	UKH618.dwg		

NOTE : Arrays have been designed using a solar panel type that could reasonably be used to construct the development today. However, the final choice of panel will be made prior to construction and will depend on availability and other factors. This will affect the layout of the arrays and number of panels used

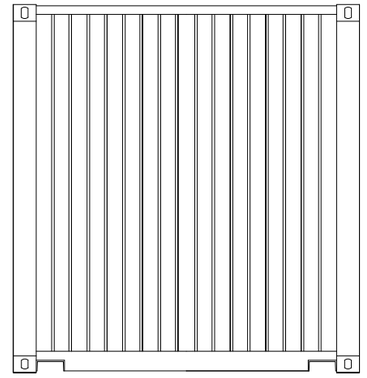
Front



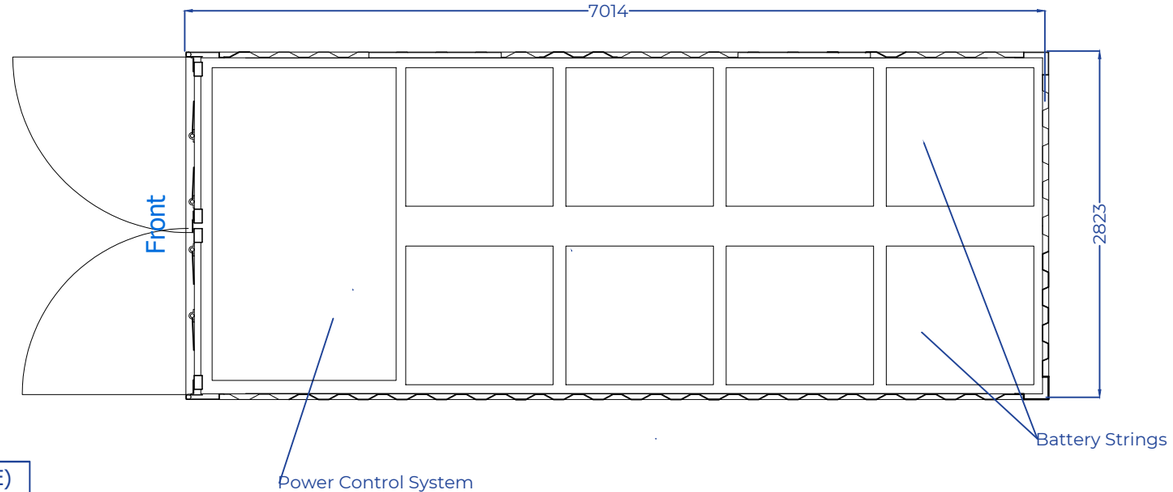
Side



Rear



Floor Plan



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TITLE: UKH618_02 BATTERY ENERGY STORAGE

CODE	UKH618	PAGE SIZE	A3
DATE	2025-03-12	REVISION	V1
		SCALE	1:50

FILE NAME	UKH618.dwg

Note:
The Battery Station is a steel structure, Colour: TBC

0 1 2 3 4

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F/YR25/0706/F

Applicant: MJS **Agent: Mr R Swann**
Swann Edwards Architecture Limited

61 High Street, March, Cambridgeshire, PE15 9JJ

Erect 1 x block 22 x flats and a commercial unit, involving the demolition of existing building within a conservation area

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to officer recommendation

1 EXECUTIVE SUMMARY

1.1 The application seeks full planning permission for the total demolition of the public house and redevelopment comprising a 4-storey building (rooms within the roof space), accommodating 22 flats and provision of commercial space at ground floor, proposed to be a healthcare hub.

1.2 The site lies in the defined town centre area, immediately adjacent to the primary shopping area and frontage which terminates at the Iceland store to the north. The site comprises land currently 'George's' public house, which is understood to have been unoccupied since 2019.

1.3 The proposal would bring about development of currently underused land in a sustainable location identified for significant housing growth and would provide a modest stock of housing against a national drive to significantly boost housing delivery. The housing would in itself comprise smaller units of accommodation thereby attending to a need for smaller dwellings, having regard to the Council's latest Housing Needs Assessment. The redevelopment of the site also yields opportunities to improve the built environment, where the current condition of the building detracts somewhat from the character and appearance of the area. In addition, the proposal indicates an intention to offer the ground floor area as a healthcare facility, although there are significant doubts regarding how realistic this may be.

1.4 Furthermore, there are short-term benefits during the build out, with the possibility of local businesses providing trade and materials. Modest long-term benefits would accrue from future occupiers accessing local services and facilities and through local spend.

1.5 However, the development results in severe harm to the residential amenities of existing residents and some of the potential future occupiers, through overlooking, poor outlook and limited internal floor space to some flats.

1.6 The development comes forward with nil on-site car parking and insufficient details to demonstrate that adequate and secure cycle parking would be provided. This has the aforementioned impacts on residential amenity, parking

facilities, vitality and viability of the town centre and measures to deter crime.

1.7 The development also raises unresolved concerns over flood risk management and the ability to prevent flooding elsewhere

1.8 Finally, due to viability constraints the proposal is unable to achieve any level of affordable housing, or any financial contribution toward mitigating the impacts of this development.

1.9 There are significant conflicts with policies of the development plan as follows; LP16, LP18 and H2 in respect of character harm; LP15, LP16, and LP17 in respect to parking; LP14 and H2 in respect of flood risk; LP16 and H2 in respect to poor residential amenity standards.

1.10 In applying the planning balance it is considered that the modest benefits of this proposal and other material considerations do not outweigh the significant policy conflicts and associated harm set out above. Furthermore, in assessing the proposal against NPPF para 215, the harm resulting from the loss of the historic building and subsequent harm to the CA through the introduction of the development is not outweighed by the public benefits.

1.11 As such, in accordance with the statutory duty under Section 38(6) of the Planning and Compulsory Purchase Act 2004 the proposal does not warrant a decision otherwise than in accordance with the development plan and the application is recommended for refusal.

2 SITE DESCRIPTION

2.1 The site lies in the defined town centre area, immediately adjacent to the primary shopping area and frontage which terminates at the Iceland store to the north. The site comprises approximately 660m^2 of land, currently occupied by 'George's' public house, which is understood to have been unoccupied since 2019.

2.2 The public house is thought to have originally been built around the 18th Century, with a number of additions and alterations added to it over time. The first discovered record of the George Inn is believed to date to 1821. The main building has been rendered over and incorporates dormer rooflights (rooms on the loft). Two bay windows to the frontage are later additions.

2.4 The Pub faces onto High Street but is set back, a reference to the Hythe drain that used to run north to south along the western side of High Street. To the rear is a pub garden – fronting onto George Street. Also, to the rear and the southern side are later, largely single storey, additions to the original building. The condition of the building looks to be deteriorating, with some external cracking of the render visible. The site is currently screened off with solid hoarding to High Street and with heras fencing to the rear boundary. Adjacent, to the south is a Chinese takeaway, no.67 High Street which is set forward and abuts the footpath and comprises a modest 2-storey building. To the rear is a 2-storey dwelling (67a and 67b High Street Street) which although listed as two dwellings is currently in use a single dwelling. The foodstore, Iceland is set to the north. Opposite comprises a mixture of buildings of age and scale, most being 2 to 3-storeys and finished in a buff or gault brick.

2.5 The site lies within the Conservation area of March, with a number of listed buildings in the vicinity, notably; March Museum located 18m to the south; 38 high Street located 62m north-north-east; and St Peters Church located 68m south-east. All are grade II listed. The March Neighbourhood Plan identifies 4 Buildings of Local Interest (BLI) to the north (at 45 High Street) although no information on their historical significance or any such assessment is available for these.

2.6 A Public Right of Way (PRoW) footpath number 33 runs along the southern boundary, in between the site and the Chinees takeaway and links High Street to George Street, albeit this appears to be inaccessible at present. City Road public car park is found at the rear of the application site.

2.7 The site lies in Flood Zone 1 (rivers and seas flooding) and the southern part of the site is an in an area at high risk of surface water flooding.

3 PROPOSAL

3.1 The application seeks full planning permission for the total demolition of the public house and redevelopment comprising a 4-storey building (rooms within the roof space), accommodating 22 flats and provision of commercial space at ground floor, proposed to be a healthcare hub.

3.2 The building occupies a footprint of approximately 460m2 with the remainder proposed for footpaths, small pockets of soft landscaping and a bin and cycle store. The main building comprises 4-storeys, shaped in angled 'T' with a 3-storey (both with rooms in the roofspace secured via dormers) rear projecting element. The frontage almost abuts the footpath. A yard is located at its north-western corner which is proposed for cycle parking and waste storage, accessed via George Street. The primary elevation fronts onto High Street and incorporates a central full-height gable. A straight, mansard-style roof accommodates rooms within the roofspace across the building.

3.3 The core building is 11.67m to the ridge (9.3m to eaves), with the front projecting gable at 13.2m. The building spans approximately 25m across the frontage. The rear projection sits at approximately 8.8m to the ridge (6.3m eaves height). No details have been provided for the scale and appearance of the bins and cycle stores areas. The Design and Access Statement notes that high-efficiency photovoltaic panels will be installed on suitable roof spaces to generate renewable electricity for the development.

3.4 The application advises that the intention is to finish the building externally in a mixture of render and brickwork, with specific detail, including roof tiles, to be agreed at a later date.

3.5 The development would provide 13 x 1-bed units and 9 x 2-bed units. All of the 1-bed units indicate double beds inferring 1-bed 2-person flats. An internal floor area of approximately 180m^2 is proposed for the healthcare element (use class E(e)).

3.6 The application is supported by the following plans and documents;

- Drainage Layout - WECE/25/546/A1/C/100 P03
- Surface water drainage strategy - WECE/255/546/RP/C/001 P03

· Topographical survey - 1029-01 REV A
· Existing floor plans and elevations 1029-02
· Location plan, proposed site plan and streetscene - PP1000 Rev D
· Proposed ground floor and first floor plan - PP1100 REV D
· Proposed second and third floor plans, roof plan & sections - PP1101 Rev D
· Proposed elevations - PP2100 Rev D
· Design & Access Statement
· Flood Risk Assessment
· Heritage Statement
· BNG statement
· Arboricultural impact assessment
· Financial viability appraisal
· Preliminary ecological appraisal
· Structural survey
· Sustainable urban drainage maintenance plan

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

4.1 The site has existed as a public house prior to planning act coming into force. Since that time only modest developments have been applied for as part of the public house use and are not considered to be relevant to this application. However, the following is considered to be of material relevance;

Reference	Description	Decision
F/YR22/1010/F	Change of use of public house to create 5 x flats (2-bed) and the erection of single storey rear extension, involving the demolition of existing rear extension within a conservation area	Granted 02.12.2022

5 CONSULTATIONS (latest responses, summarised)

5.1 **March Town Council – 07.10.2025**
Recommendation Refuse – the four-storey development is not in keeping with the street scene or conservation area. The building line is too close to the road. Concerns about drainage/flooding and impact on the nearby Hythe.

5.2 **CCC Definitive Map Team – 17.10.2025**
Advises that Public Footpath No.33, March runs through the southern section of the proposed development. Where there is no legally defined width for a public right of way, we are not able to advise what the width would be. As the dimensions are not known, we cannot guarantee that the applicant would not be encroaching upon the highway. The applicant therefore would proceed with any development that might affect the highway at their own risk. Would like to ensure that the public amenity of the footpath is safeguarded. Requests conditions ensuring that the footpath access is not altered or hindered through the development.

5.3 **CCC Highways – 17.12.205**

No objections to the application on the omission of car parking for the residential uses. While the lack of car parking may be inconvenient, in the context of the town centre location it's unlikely to be unsafe. However, advises that the applicant shouldn't be reliant upon on-street parking or nearby public car parks as both are outside of their control. This should be considered by the LPA as a car free development. The Local Plan car parking standards indicate that there's a minimum requirement for 1.25 spaces per unit so would expect the applicant to provide justification for the omission. Acknowledges however in the planning balance, the absence of car parking may be a minor consideration only.

Regarding the commercial unit, wouldn't necessarily expect to see customer parking in this location. However, given the intention is for an NHS occupant, a disabled parking spare or two within the redline may be sensible. Again, it's absence isn't fundamentally unsafe so probably not objectionable in highway terms. Would however like to see a servicing plan for the commercial unit which details how deliveries, commercial waste collection etc. would operate. Would rather this be provided now, but could accept it as a condition

Earlier comments queried how the bins will be collected and recommends that this information is submitted prior to the determination of the development, as the "bin store" is accessed from a non-motorised vehicle section of the highway.

5.4 **CCC Lead Local Flood Authority - 17.12.2025**

[Following receipt of updated drainage plans and clarification on strategy]

Objects.

Notes that surface pipe route PS1 – PS7 under the building has been removed through the amendments. However, surface pipe route PS2 – PS6 is still shown under the proposed ground floor residential living area. This pipe route is part of the section that links the attenuation tank with the hydrobrake so is of particular importance to the proper functioning of the proposed drainage scheme.

Advises that this practice raises significant maintenance concerns, and contradicts the principles outlined in Paragraph 8, Section C3.1 of Sewers for Adoption 7th Edition - A Design & Construction Guide for Developer.

5.5 **Anglian Water Services Ltd – 27.10.2025**

Objection

Assets Affected

Assets comprising a water main, 1600mm surface water sewer and a 150mm foul sewer which is crossing the development site and is affected by the proposed development. Anglian Water (AW) does not permit these assets to be located within the curtilage of the proposed building, and AW do not permit permeable paving or suds features over their assets. These assets should be located in areas of public open space and/or adoptable highways to ensure on-going maintenance and access is possible. Strongly recommends the applicant reviews the layout to avoid this conflict.

Wastewater Treatment

March WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.

Used Water Network

Anglian Water objects to any connection into our foul network from the proposed development due to capacity constraints and pollution risk. A sustainable point of connection (SPOC) cannot be given due to the development flows contributing to pollution and flood risk downstream.
Surface Water Disposal
Anglian Water object to this application due to a lack of evidence confirming that the surface water hierarchy has been fully explored.

Further response received 08.01.2025 setting out that their comments remain the same as previous dated 27th October 2025.

5.6 **Historic England - 20.10.2025**
The former George Inn is not statutorily listed, but is a prominent building at an important juncture in the March conservation area.

Although many of the historic buildings surrounding this space have been replaced in the twentieth and twenty-first centuries, the footprint has persisted, and the surviving historic street plan in this area makes a positive contribution to the character and appearance of the conservation area. The modern buildings are undistinguished, but mostly respect the historic scale and grain of development in this part of the conservation area; undue erosion of the architectural character has thus been avoided.

The prevailing scale on the west side is consistently lower, at two or even one-and-a-half storeys, which lends this part of the High Street a more expansive character.

The proposed new building would have a negative impact on the character and appearance of the March conservation area by eroding the surviving historic street plan and by introducing built form of an inappropriate scale and massing which would be at odds with the characteristic grain of this part of the town.

Historic England has no objection in principle to the sensitive redevelopment of the former George Inn. Although the existing building is a historic survival, it has been heavily altered and is in a poor condition; it is unlisted, and makes only a small contribution to the character and appearance of the conservation area. If retention and refurbishment is impossible, then replacement with a new building of an appropriate scale and form could be acceptable. The current proposals, however, would cause some harm to the significance of the March conservation area, and are not clearly and convincingly justified, as required by the NPPF, paragraph 213.

5.7 **FDC Conservation Officer – 22.10.2025**
The host building is of historical, architectural, social and communal significance to March and its designated Conservation Area as an historic inn, it also maintains the settlement morphology of the area and historic area layouts. A notable reason that it is set back from the street frontage is owing to the Hythe Stream that runs to the front that was bricked over in the C19.

Despite its current scruffy condition, the building is a positive historic structure of clear late C18-early C19 form, that contributes significantly to March, its history and the character of the Conservation Area.

It should be noted, the building has recently been assessed against the Cambridgeshire Local List criteria for which it meets the criteria and forms an entry on the draft Cambridgeshire List of Buildings of Local Historic Significance. It is refuted that the current appearance of the pub belies its historic character. There is a strong objection to the loss of the host building, which will harm the significance of the conservation area.

There is a contention with the content of the heritage statement that considers the building to be late C19. Evidence indicates it is substantially earlier and likely to date from the late C18- early C19. Concerns over some of the structural survey, the assumptions over the age of elements of the building. It seems that a lot of the condemnation of this building and indeed the photographs relate to the modern structures to the rear rather, than the main historic structure that survives in much better condition.

The proposed building is a substantially oversized, of basic architectural quality and detailing and alien and harmful character to the conservation area. It lacks any local distinctiveness, it is out of scale with its surroundings and will dominate the street. This will have a detrimental impact on the character, appearance, setting and significance of the March Conservation Area and nearby listed buildings.

Furthermore, the building is sited further forward than the existing which will magnify the disparity in scale, making the building entirely dominant of the streetscene. Additionally, it will result in the loss of a historic settlement pattern owing to the existence of the Hythe Stream (now bricked over) which ran in front of the George, dictating its setback position within the street.

The heritage statement draws limited attention to the harm it identifies through the loss of the historic building. It also tries to justify the harm based on supposed public benefits. Limited evidence that the healthcare use will happen. The submission fails to provide a visual analysis of how the building, brought to the front of the plot, will impact the area.

Disagrees with the heritage statement that these effects are mitigated through the design. Also disagrees that building is reminiscent of the large three-storey-listed buildings on the east side of High Street and utilises familiar building materials helps it to assimilate into the area. The building is more reminiscent, but larger still, of the poorly detailed modern buildings opposite.

The poor design, oversized and dominant form and massing, overdevelopment of the plot and the associated impacts on the character and appearance of the conservation area and the setting of nearby heritage assets are considered to have a medium/high level of less than substantial harm and are not outweighed by the suggested public benefits.

5.8 **FDC Valuation & Estates Team - 02.10.2025**

Raises concern, that the lack of parking provision for the development of 22 residential flats - could put pressure on the adjacent FDC owned City Car Park (with potential knock-on effect to on street parking in the area), when considering existing schemes and potential future schemes. We take the view that FDC car parks are provided to facilitate a wider catchment of local resident and visitor to the Town Centre - promoting the use of town centre facilities / events. This type of development without car parking provision, while intending to encourage none

car use - without some sort of mitigation - may essentially provide free town centre resident parking (to a detriment to the wider catchment). Mitigation for example - as a restriction on the flat owner's titles / lease agreements, limiting private / commercial car / van use? We would welcome any discussion/ comments back on this (any scope within the interpretation of compliance with Policy LP15).

Also raises that when City Road Car Park is used for the Fun Fairs - this displaces
significant local parking provision to other CP sites / and on street parking. While the times of these events are limited - this may further exacerbate the above.

5.9 **FDC Environmental Services – 10.10.2025**

Further details are needed with regards to the collection of the bins - access & removal of waste.

Plans do not appear to make any provision for waste storage from the commercial unit(s). New residents will require notification of collection and storage details by the developer before moving in and the first collection takes place. Refuse and recycling bins will be required to be provided as an integral part of the development.

Bin store requirements: further details on bin store would be required:

* Accessing & removal of waste - cannot see on any plan or diagram a designated area for waste (bins) - clarification needed to understand how refuse collectors will retrieve & return the bins
* Ground floor with dropped kerbs.
* Suitable size to allow bins to be accessed and moved for collection
* Enough space to enable each bin to be moved independently, i.e., without moving other bins.
* Sufficient clearance provided to allow full opening of container lid.
* Minimum working headroom of at least 2m (where compound is covered).
* 150mm clear space between and around containers.
* A mechanism for holding doors open (door hooks).
* Adequate door widths: This is likely to be a minimum of 20cm in addition to the widest bin contained in the bin store.
* Keypad security entry (no keys)
* Residents should not be expected to move bins more than 30m, Collection points should be no more than 10m from highway.

5.10 **FDC Arboricultural Officer – 28.10.2025**

No objections

The tree report identifies the trees as low quality with a growth potentially unsuitable for long term retention, despite the development proposal which is agreed. Suggests a robust planting scheme is provided with structured shrub specimens to offer some softening to the scheme and benefit to wildlife. These details could be conditioned.

5.11 **FDC Environment & Health Services**

No Objections. The proposal is unlikely to have a detrimental effect on local air quality, the noise climate or adversely impact the local amenity as a result of excessive artificial lighting.

Has potential to cause disturbance during the demolition and construction phases

and introduces residential usage into a busy town centre location Recommends conditions;
-Construction Environmental Management Plan
- Scheme securing acceptable internal noise levels to residential properties

5.12 **FDC Ecology- 06.10.2025**
No objections subject to the following advice/ request;
Bats can be found in unlikely locations. If bats are found at any time during the course of approved works, work must cease and advice sought about the best way to proceed from a suitably qualified person. All Uk bats and their resting places carry a high level of legal protection.

As a biodiversity benefit, at least three no. bat boxes should be installed on the new buildings, once completed.

5.13 **Cambs Police - Designing Out Crime Officers – 16.10.2025**
Advises that security and crime prevention measures should be considered at the earliest opportunity as an integral part of any initial design for a proposed development.

- Doors & Windows – please refer to the "Secured by Design" standards
- Cycle and Bin storage provision – details are required
- Lighting – details are required

Advice also provided on Secured by design and construction phase security measures.

5.14 **NHS Cambridgeshire and Peterborough Integrated Care System (CAPICS)**
Further to a review of the applicants submission, the following comments are with regard to the primary healthcare provision on behalf of CAPICS. The proposed development is likely to have an impact on the services of the 3 x GP Practices operating within the vicinity of the application: Cornerstone Practice, Mercheford Practice, Riverside Practice which do not have capacity to take on additional patients and this development of 22 dwellings would see an increase patient pressure of circa 52 new resident, with a resulting increase on estate demand of 3.6sqm net internal area.

A developer contribution will therefore be required to mitigate the impacts of this proposal. For healthcare developments for a single storey extension to an existing premises and refurbishment, this equates to £5,224 per m. CAPICS calculates the level of contribution required, in this instance to be £18,913.87 (3.6 sqm at £5224 per sqm).

5.15 **Consultations undertaken but no comments received from the following;**

- March Ward Councillor
- CCC Cambridgeshire County Council (Growth & Economy)
- CCC Minerals & Waste Planning
- CCC Archaeology
- Middle Level Commissioners
- Environment Agency
- The March Society
- FDC Private Sector Housing
- FDC Section 106 Services
- FDC Business and Economy Team
- FDC Transport

- FDC Leisure Services
- The Wildlife Trust
- Natural England
- The Ramblers Association (G Thomas C/o B Foster)
- Cambridgeshire Fire & Rescue Service
- British Horse Society

5.16 **Local Residents/Interested Parties**

Three objections received from residents of March, raising the following (summarised) issues:

Objecting Comments	Officer Response
Out of character for the area.	This is discussed at 9.10 -
Existing underground watercourse present at the front	This is discussed at 9.51 -
No parking – will cause traffic issues	This is discussed at 9.33 -
Flats are not required	This is discussed at 9.43 -
The building is within the conservation area and listed as a local heritage asset and should be retained	This is discussed at 9.10 -
Ignores historical layout of the area	This is discussed at 9.10 -
Lack of landscaping	The general scale and massing of the development would limit opportunities for any substantial landscaping. See also 9.10 -
Questions the accuracy of the engineers' reports.	See 9.6 -
The survey to ascertain whether the building could be converted, was carried out on the 27th March 2025 and trial holes on the 9th April 2025. The plans for this scheme were prepared in January 2025.	This is noted, however is not material to the assessment of the application.
Questions the accuracy of the heritage reports	This is discussed at 9.10 (also FDC Conservation Officer's comments
The elevations also indicate the floor levels to be consistent throughout the building, if this is intended the rear entrance will be approximately 400mm above ground level but does not indicate this.	The topographical survey submitted indicates a relatively level site. As such, no concerns are raised as to the ground floor levels.

13 letters of support received; 10 from March, 1 from Eastrea, 1 from Doddington

and 1 from Wimblington raising the following issues (summarised)

Supporting Comments	Officer Response
Prefers to see a new building than a derelict pub	This is discussed at 9.10 -
Will benefit the residents	This is discussed at 9.14 and 10.11
Will benefit businesses	This is discussed at 9.21 -
Will enhance/regenerate the area	This is discussed at 9.10 -
Re-use land	This is discussed at 9.10 -
Provides much needed housing	This is discussed at 9.42 -
The NHS hub is much needed	This is discussed at 9.24 -
The existing building is in a severely dilapidated and unsafe condition.	This is discussed at 9.6 -
In-keeping with the character and appearance of nearby properties	This is discussed at 9.10 -
Promotes sustainable travel - excellent proximity to existing town centre public parking and public transport links	This is discussed at 9.33 -

5.17 Full comments for this application can be found at:
https://www.publicaccess.fenland.gov.uk/publicaccess/

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

7 POLICY FRAMEWORK – please delete as appropriate

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 6: Building a strong, competitive economy
Chapter 7: Ensuring the vitality of town centres
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

7.2 **National Planning Practice Guidance (NPPG)**
Determining a Planning Application

7.3 **National Design Guide 2021**

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

7.4 **Fenland Local Plan 2014**

LP1: A Presumption in Favour of Sustainable Development
LP2: Facilitating Health and Wellbeing of Fenland Residents
LP3: Spatial Strategy, the Settlement Hierarchy and the Countryside
LP4: Housing
LP5: Meeting Housing Need
LP6: Employment, Tourism, Community Facilities and Retail
LP13: Supporting and Managing the Impact of a Growing District
LP14: Responding to Climate Change and Managing the Risk of Flooding in Fenland
LP15: Facilitating the Creation of a More Sustainable Transport Network in Fenland
LP16: Delivering and Protecting High Quality Environments across the District
LP17: Community Safety
LP18: The Historic Environment
LP19: The Natural Environment

7.5 **March Neighbourhood Plan 2017**

H2: Windfall Development
H3: Local Housing Need
TC1: Primary Shopping Frontages

7.6 **Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021**
Policy 14: Waste management needs arising from residential and commercial Development

7.7 **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

7.8 **Developer Contributions SPD 2015**

7.9 **Cambridgeshire Flood and Water SPD 2016**

8 KEY ISSUES

- **Principle of Development**
- **Impact on the Character of the Area and Historic Environment**
- **Vitality and viability of town centre**
- **Access and Highways**
- **Housing Mix**
- **Residential Amenity**
- **Flood Risk and Drainage**
- **Affordable Housing/ Infrastructure contributions**
- **Biodiversity (including BNG)**

9 ASSESSMENT

Principle of Development

9.1 The site is located in the town centre of March. March is identified under policy LP3 and housing policy LP4 as an area for substantial housing growth, given its sustainable location. Therefore, the provision of housing in this regard is acceptable in principle. Furthermore, the development would incorporate ground floor commercial use in the way of a healthcare facility which aligns with need to maintain vitality and viability in the town centre under Local Plan policy LP6.

9.2 The proposal would constitute windfall development. Policy H2 of the March Neighbourhood Plan supports windfall development subject to matters of amenity, flood risk, highway impacts, infrastructure contributions, design, and compliance with Local Plan policy LP6 (where loss of a community facility is proposed). Proposals are expected to meet all of the criteria set out in H2. Whilst not an explicit criterion, H2 goes further to set out that such applications should provide demonstration of pre-application community consultation. No such consultation is evidenced in the submission. Whilst this weighs against the scheme and indicates some conflict with H2, given that the requirement is not set out as a strict criteria of H2 and indicates applicant's 'should' undertake community consultation, it is not felt that this results in any significant or principle conflict with H2 *per se*. Notwithstanding, through the application process, the LPA has undertaken consultation, with responses noted and considered in this assessment.

9.3 The development would result in the total loss of the public house building. Fenland Local Plan policy LP6 aim to retain community facilities unless evidence demonstrates that a continued use is unviable, which in turn follows demonstration of a marketing exercise to evidence that no alternative community use is viable. LP6 also seeks to ensure that the vitality and viability of town centres is maintained and enhanced, in line with Chapter 7 of the NPPF.

9.4 Of material relevance to the proposal, is application F/YR22/1010/F, which granted planning permission for the re-use of the public house building into 5 flats. Whilst this planning permission has now lapsed and has not been implemented, the LPA has nonetheless accepted a residential use of the site, whereby justification of the continued use of the building as a pub was deemed unviable. It is important to note however that this permission only accepted the re-use of the building and for a quantum of 5 flats. This is different to the application now before the LPA, which is for the total removal of the building and a greater quantum of housing units.

9.5 Therefore, whilst the principle of residential use of the building is acceptable, as it was before, this does not necessarily extend to the removal of the building, which is assessed further in this report. Notwithstanding, subject to consideration of other policies of the development plan, the re-use of the land for a mixed commercial and residential use is supported in principle.

Loss of public house building

9.6 The Council's Conservation Officer and Historic England both conclude that, despite its current condition, the building contributes to the history and the character of the Conservation Area, maintaining reference to the historic morphology of the town, with both social and historic significance. Historic England has concluded that a sensitive redevelopment of the site may be acceptable in principle, noting the detracting elements of the building's current visual condition.

9.7 It is understood that proposal F/YR22/1010/F was unviable to deliver, due mainly to the condition of the building and associated works required to achieve the necessary standards of living accommodation. In this regard, the application is supported by a structural survey which indicates that the building is unviable for re-use, with areas of structural integrity of concern.

9.8 Whilst the findings of the report are noted, it is apparent that not all of the building was accessible for inspection and a majority of the structural concerns raised pertain to the later, 20th Century extensions to the pub i.e., elements of the building that have the least historic value. Furthermore, whilst a viability appraisal of the proposed new building has been provided, no viability assessment of the cost to repair and convert the pub into flats has been provided.

9.9 As such, whilst its condition is noted and the building clearly would require works to improve its structural integrity and then works to convert it for residential use, given that no detailed viability appraisal as to the cost of these works, versus the return achievable, has been provided, it has not been demonstrated that the demolition of the building, on the grounds of its current condition, is fully justified in this regard.

Impact on the Character of the Area and Historic Environment

9.10 Policy LP16 (d) of the Local Plan requires development proposals to make a positive contribution to the local distinctiveness and character of the area, enhance the local setting, respond to and improve the character of the local built environment, reinforce local identify and not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area. Policy LP18 sets out that all development proposals that would affect a heritage asset will be determined in accordance with local and national policy.

9.11 The NPPF at para 210 sets out.
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.

9.12 The public house itself, whilst not benefitting specifically itself as a designated asset, nonetheless contributes to the wider historic environment and therefore to the Conservation Area (CA) in which it lies. The CA as a whole (including all the elements which contribute towards it, including the public house) is considered to be a heritage asset for the purposes of applying national and local policy. Whilst the removal of the pub, which arguably currently provides a degree of visual harm to the character of the area due to the condition it has fallen into, does however still make an unequivocal positive contribution toward the special historical interest of the CA, with clear reference to the historic morphology of the area.

9.13 Its contribution to the CA would be permanently lost and the character and appearance of the CA would be diluted as a result. Accordingly, the proposal would neither preserve or enhance the character or appearance of the CA, having regard to the statutory duty under S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in taking account of the criteria set out under paragraph 210 of the NPPF.

9.14 Its loss has been determined to amount to less than substantial harm (albeit at the higher end). In this regard, NPPF paragraph 215 sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset (as in this case), this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. It therefore falls to assess whether there are public benefits in the proposed scheme that are capable of outweighing the loss.

The proposed development

9.15 The development is substantially larger and occupies a significantly greater area of the site than the current building. Most striking is the positioning of the building forward of the current build line, and setting of it directly over the historic Hythe, a watercourse that ran through this part of the town. The reference to this would be completely lost through the development, further diluting the character and appearance of the CA.

9.16 Notwithstanding, the scale and massing, combined with its forward position would dominate the street scene and buildings around it, dwarfing the takeaway immediately adjacent, the dwelling to the south-west, Nos 67a and 67b, and the museum to the south. This is demonstrated clearly in the submitted Elevations and Streetscene plans. It would also be substantially larger than buildings north and opposite, which are generally no taller than 12.5m. Historic England note that prevailing scale on the west side is consistently lower, at two or even one-and-a-half storeys, which lends this part of the High Street a more expansive character. As such, the development, by scale alone would appear out of character, visually dominating and result in an enclosing effect on this part of the High Street.

9.17 The physical design of the building appears similar to the flatted developments found at Abbeygate Court, approximately 130m south, on the eastern side of High Street, incorporating a central gable and finished predominantly in brick. This development lies outside of the town centre boundary and mostly outside of the conservation area and therefore is not an appropriate reference point to translate into the historic environment, where greater attention could have been made to more traditional features and building designs and scales found in the CA. Whilst it is noted that modern building are found opposite the site along High Street, these are not necessarily positive additions to the historic part of March and repeating designs in this way does not necessarily enhance the CA. To

revert to a relatively modern design where there appears significant scope to reference more traditional design and scale appears unjustified.

9.18 Historic England summarise their observations by concluding that development would have a negative impact on the character and appearance of the March conservation area by eroding the surviving historic street plan and by introducing built form of an inappropriate scale and massing which would be at odds with the characteristic grain of this part of the town and harm to the significance of the March conservation area, and are not clearly and convincingly justified. In this regard, NPPF paragraph 213 sets out. “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”

9.19 It is noted that the level of significance and appreciation of the public house differs slightly between the Council’s Conservation Officer and that of Historic England (HE), with HE perhaps more open to sensitive redevelopment, given the visual condition of the current pub. However, both acknowledge its current contribution to the CA. Notwithstanding, the introduction of the development would also fail to enhance or positively contribute to the area and indeed would carry greater negative impacts to the historic environment than at present, due to the development resulting in total loss of a historic building and replacement with one that is inappropriate in respect of scale, massing and design, along with the erosion of the surviving historic street plan.

9.20 In conclusion, having regard to the Council’s statutory duty under S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the development by virtue of its scale, massing and design would cause unacceptable harm to the character and appearance of the March Conservation area. Accordingly, it would conflict with Fenland Local Plan policies LP16 and LP18 and Policy H2 of the March Neighbourhood Plan which collectively seek to ensure that development represents a high quality of design and makes a positive contribution to local character and does not undermine the quality of existing development and streetscape. There would also be conflict with DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014, along with failure to justify the harm to the significance of the heritage asset, contrary to NPPF paragraph 213.

Vitality and viability of town centre

9.21 Chapter 7 of the NPPF seek to ensure that decisions support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Paragraph 90(f) sets out that policies should recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

9.22 Policy LP6 of the Local Plan seeks to retain appropriate commercial uses at ground floor level within the Town/District Centre boundary unless evidence indicates why this type of use can no longer be justified. It also supports alternative community facilities, where previous ones are no longer deemed viable.

9.23 In this regard, the development proposes a healthcare facility at the ground floor of the core building. This aligns with LP6, as noted above, the continued use as a public house use has already been agreed to unrealistic following the marketing

exercise. Furthermore, in principle, the continued use of the ground floor for commercial purposes and the residential uses above would likely support the vitality and viability of the town centre through increased footfall which would likely increase visitors accessing other services, facilities and shops on their visit, thereby aligning with the aims of NPPF Chapter 7.

Healthcare facility

9.24 The applicant asserts that the NHS hub meets a critical community need, ensuring local residents have convenient access to essential healthcare services. This reduces pressure on other health facilities in the borough and supports wider policy objectives around sustainable, inclusive communities.

9.25 The presence of a healthcare facility in the town centre location would be advantageous, providing access to a further facility in a sustainable location with a choice of travel modes. It is understood from the NHS estates team that the three existing surgeries will need to be expanded to accommodate the town's growth. Furthermore, the West March strategic allocation has a vision to deliver a local centre which could also include a healthcare facility. This application was resolved to be granted in 2024 and is at an advance stage of S106 drafting, which includes provision of healthcare facilities (see application F/YR21/1497/O).

9.26 The application was accompanied by a letter from the Clinical Director at Mercheford House Surgery at Elwyn Road in March. The letter sets out a vision for a health hub in the High Street, in providing an opportunity for healthcare partners to provide a range of healthcare services from one site. The letter sets out an invitation for partners across health, care, local government, and the voluntary sector to commit to the shared vision and contribute expertise, funding, and support to deliver the High Street Health Hub in March.

9.27 Officers sought further advice from the Clinical Director, to understand whether any agreements or arrangements had been made for the healthcare facility, in order to ensure that appropriate planning weight was given to the proposal.

9.28 A letter of clarification was subsequently received dated 30 October 2025 from the Clinical Director, setting out that the letter constituted a general statement to express the recognised need for a clinic within the local community, confirming that its inclusion in the application submission should not be interpreted as direct endorsement or approval of any specific planning application or proposal. The letter goes on to advise that no binding arrangements, formal agreements, or definitive commitments relating to the proposed clinic have been made at this stage. Only that they have discussed potential layouts and the need for clinical space in the building without any formal commitment. Also, that the steering group are engaged in wider strategic discussions about the provision of clinical facilities in the area and are open to consider a range of possible sites and opportunities.

9.29 In addition, NHS Estates team were consulted on the application and, as per their comments at 5.14 above, set out that they would be seeking a financial contribution toward improvements to existing healthcare facilities in March, including Mercheford House. Further to this, despite a request to provide comments specifically on the merits and/or potential of the healthcare hub, no response has been received.

9.30 As set out above, it is important to understand the public benefits and associated weight to be afforded to a proposal, where the development will lead to harm to a heritage asset. In this instance, whilst the development proposes a healthcare hub, there appears to be little in the way of any firm commitment or confirmation that this will ultimately be used for this purpose, with what appears to be a number of key stakeholders yet to engage and agree to take on the facility. The Clinical Director themselves setting out that the representation should not be interpreted as direct endorsement or approval of any specific planning application or proposal, inferring that other sites may also be considered. This, combined with NHS Estates' lack of reference to any commitment to the facility also casts doubt on how realistic the occupation of this site as a healthcare hub will be. As such, this element of the proposal can only be afforded very limited weight at this time.

9.31 The application commits the ground floor only to the healthcare facility (Use Class E(e)). As such, in the absence of any firm commitment for such a use, there is significant risk this would leave an empty ground floor use in a town centre location, thereby failing to promote the vitality and viability of the town centre and resulting in an inactive frontage in a key location. This in essence is no better than the current situation, and arguably worse given that it would also have resulted in harm to the historic environment through loss of a historic building.

9.32 Whilst an alternative ground floor use may be possible in such a scenario (albeit not necessarily through this application), it is noted that a number of recently completed retail units approximately 120m south on the east side of High Street, have so far failed to attract any tenants and in fact the applicant has recently applied to use the redundant space for residential use, which was refused (see application F/YR25/0588/F). Taking into account the above, this casts substantial doubt on the ability of the development to achieve a meaningful ground floor commercial use and again, limited weight is advised to be applied to this aspect.

Access and Highways

9.33 Fenland Local Plan policy LP15 requires developments to be served by safe and suitable access and provides 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 as set out in Appendix A.

9.34 The applicant advises that the proposal does not include vehicular access or car parking and instead includes provision for cycle storage. They contend that on the basis of the location of the site and in view of the sustainable transport options available to future residents, that nil parking provision is acceptable in this instance. Accordingly, in their view, the proposal complies with Policy LP15 of the Local Plan.

9.35 The application infers that residents with cars would use the public car parks available in the vicinity. The nearest and most likely car park to be used in this scenario would be City Road, located a short walk from the application site to the west. A footpath from the site and the cycle storage area to the rear is provided.

9.36 Having regard to the car parking standards set out at Appendix A of the Local Plan (referred to in policy LP15) and based on the quantum and mix of residential units proposed, the following parking provision would normally be required;

13 x 1 bed: 1.25 spaces per unit = 38.75 for the 13

9 x 2 bed: 1.5 spaces per unit = 13.5 spaces
Total required: 29 to 30 parking spaces

9.37 Appendix A to Policy LP15 also advises that where a site has good public transport links, such as in a central area of a market town, a reduction in car parking provision may be negotiated and, in special circumstances, nil parking provision may be appropriate. In this instance, it is considered that the impact of a nil provision of car parking has not been adequately assessed or justified, other than due to the site being within the town centre. As such, no special circumstances, as required by Appendix A, have been identified. In reference again to the Abbeygate Court development, also located within the town centre boundary, this development incorporates a substantial amount of on-site parking for residents which is appears to be regularly full, thereby indicating that despite the site's town-centre location, there is still a heavy reliance on private motor car and therefore a demand for parking spaces. It can be reasonably concluded therefore that a large number of occupants of the proposed development are likely also to require car parking and therefore that a nil provision will likely have impacts on public car parks in the vicinity.

9.38 The Council's assets team has raised concerns over the pressure the development may have on the public car parks and advises that City Road car par is regularly at 95% capacity, with around 255 spaces used daily, leaving only 13 spaces free on average. This is not including times when, for example, the travelling fair visits and occupies a substantial area of the car park.

9.39 Notwithstanding, whilst resident parking has been considered, the matter of the healthcare facility must also be factored in. The development does not provide any parking for staff or visitors to the facility, again placing further pressure on the public car parks and without any guarantees that said staff and visitors would be able to park nearby. This is particularly concerning in respect to the healthcare facility where customers may suffer mobility issues and where no dedicated disabled parking is provided.

9.40 Notwithstanding the matter vehicular parking, the development does indicate a provision of cycle storage within the development area. However, limited detail is provided for this, and the plans indicate an open, walled area for bike storage. Whilst further detail in respect of bike stands, lighting, CCTV etc could be reasonably secured through planning conditions, there would be an expectation that a covered cycle area would be provided and some assessment of how many bikes it could accommodate versus the occupancy levels with flats, in order to ensure that the maximum amount can be accommodated and to encourage non-car reliance (in view of the lack of car parking on site). No information has been provided in this regard and no ability to assess the suitability of any such structure that could achieve safe and secure cycle parking, having regard to the site's location within the CA. In the absence of this detail, it is considered that the proposal fails to demonstrate that users of the flats would be encouraged to rely on cycles or suitably accommodated for such.

9.41 The lack of parking and cycle storage detail in this instance is considered to result in a number of issues. To place further pressure on public car parking (and in the absence of suitable cycle parking to reduce car reliance), to the scale proposed here, is likely to reduce the car parking offered to visitors to the town's shops and services, thereby having a negative impact on the vitality and viability of the town centre (contrary to LP6 and NPPF) and would also in turn fail to secure

appropriate amenity for future occupiers and visitors to the healthcare facility, who may find themselves having to park some distance away, in areas lacking in security, or in areas that impact on amenity of existing residents in order to park their vehicles, contrary to Local Plan policies LP15, LP16, LP17 and H2 of the March Neighbourhood Plan.

Housing Mix

9.42 The development comprises 13No. 1-bed flats and 9No. 2-bed flats. The Council's latest Housing Needs Assessment (GL Hearn, October 2021) recognises that brownfield sites in the centre of towns may be more suited to flatted development and that such flats will usually come forward as 1 or 2-bedroom units. Flats in this way make effective use of land and can address a need for smaller units. In this regard, the housing type and mix proposed is acceptable and in principle would make a positive contribution to March's housing stock, thereby supporting the housing ambitions of Local Plan policy LP4.

Residential Amenity

9.43 Policy LP2 of the Local Plan requires development proposals to promote high levels of residential amenity. In addition, policy LP16 (e) of the Local Plan states that development will only be permitted if it can be demonstrated that the proposal does not adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy and loss of light.

Existing residents

9.44 The development would sit adjacent to an established dwelling 67a and 67b, which as noted above is currently in use as a single dwelling. The development would run alongside its northern eastern elevation and partly across its rear, eastern elevation. The northern elevation of no.67a/b includes a 1st floor kitchen with high-level window and landing window, with the rear elevation served by bedroom windows. The rear projecting element of the flats would run approximately 1.8m wall-to-wall with no.67a/b, with the core building 6.7m from the rear of no.67a/b. Given the scale of the development, it is considered that the outlook, particularly from the bedroom window would be severely compromised, with an outlook consisting of a 4-storey (including roof) vertical run of flats, with only a small gap of 1.97 between the corner of the flats and the adjacent building serving the takeaway, where outlook for occupiers of no.67a/b is currently largely uninterrupted and views of the opposite side of High Street are clear. The limited degree of separation between no.67a/b and the rear of the development would reduce the amount of skyline and which would be seen from the first-floor rear bedroom, kitchen and would dominate the outlook from these rooms. This would result in oppressive living conditions for the existing occupiers.

9.45 Furthermore, direct views between bedrooms serving flats 10 and 16, and the rear bedroom of no.67a/b will be easily achievable at the distance of 6.7m, thereby significantly compromising privacy.

9.46 In addition, the flat over the takeaway building immediately south incorporates windows which will face into, and be faced into by, flats 6 and 12 at distances of between 2.4m and 5m. Again, at these distances, any outlook from these windows will be dominated by the full scale of the development.

9.47 It is considered that the scale of the development, combined with its proximity to existing residences and window positions would result in an oppressive environment for existing occupiers, failing to achieve a high-quality living

environment. Whilst the site is within town centre where expectations of separation distances and outlook can perhaps be lower than, for example a planned out-of-town estate development, the degree of impacts shown here are unacceptable and unwarranted, given the scope of the site to avoid such impacts through careful design.

Future residents

9.48 As with the observations made above, the counter impact of placing proposed bedrooms at close proximity to existing residents has the same impacts and it is considered for the same reasons as set out above, occupiers of those flats will experience an oppressive living environment with privacy compromised through the inter visibility of new and existing bedroom windows and the proximity of built form. Furthermore, it is noted that all bar one of the flats are below NDSS (Nationally Described Space Standards (DCLG, March 2015)), with twelve of the flats less than 85% of NDSS – a usual limit that most registered housing providers are willing to go down to, and some less than 75% of NDSS. Whilst the Council has no space standards adopted through their policies, nonetheless the NDSS is a useful benchmark of some material weight and this goes further to illustrate that, combined with the noted outlook and privacy issues, occupants of some flats will experience cramped and oppressive environments, without justification, again where the scope of the site to avoid such impacts through careful design could be achievable, albeit likely to result in a reduction in flats overall.

9.49 The application does not detail any assessment of residential or other amenity impacts – other than how it would appear in the street scene and adjacent to existing premises. Whilst the applicant in their Design and Access Statement considers it sits sympathetically to adjacent residences, however – this is not qualified by any actual assessment of the scale, character, use or sensitivities of these residential units and its interrelationship with the proposed development. The same applies equally to occupies of the takeaway adjacent. As per the assessment above, it is considered that the building has not been sympathetically designed around existing residences, with significant consequences on residential amenity as a result.

9.50 The proposed development would therefore fail to provide acceptable living conditions for existing and future occupiers with regard to outlook, privacy and general amenity, contrary to polices LP16 and H2 and Chapters 8 and 12 of the NPPF.

Flood Risk and Drainage

9.51 As noted, the site lies in flood zone 1 and therefore at low risk of flooding. Whilst the southern corner of the site lies in an area of high surface water flooding, this does not appear to be in any direct line of flow path and therefore it is reasonably assumed that surface water flooding could likely be designed out through the development, subject to an appropriate drainage strategy. The LLFA's initial concerns on this point appear to have been resolved.

9.52 However, the drainage design approach taken by the applicant has raised objections from both the Lead Local Flood Authority (LLFA) and Anglian Water (AW). The main concern lies with the siting of the rear part of the building on top of a surface water drainage pipe, that links the attenuation tank with the hydrobrake. Due to the importance of this route, access should be readily achievable in order to reduce surface water flooding impacts. Furthermore, a

surface water sewer runs along the front of the development (the former Hythe) but the development is proposed to be placed over this, without justification, likewise part of a foul sewer to the rear. Lastly, the development proposed to discharge all of its outfall to the AW sewer which does not follow the sustainable drainage hierarchy in the first instance.

9.53 As such, the development fails to demonstrate that it can sustainably manage foul and surface water flows and would not increase flooding, contrary to policy LP14 of the Fenland Local Plan.

Affordable Housing/ Infrastructure contributions

9.54 Local Plan policy LP13 sets out that planning permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the requirements arising from the proposed development. Conditions or a planning obligation are likely to be required for many proposals to ensure that new development meets this principle. Developers will either make direct provision or will contribute towards the provision of local and strategic infrastructure required by the development either alone or cumulatively with other developments. Where a planning obligation is required, in order to meet the above principles of infrastructure provision, this will be negotiated on a site-by-site basis. This will be required in addition to the affordable housing requirement as set out in Policy LP5.

9.55 Statutory tests set out in the Community Infrastructure Regulations 2010 (Regulation 122) requires that S106 planning obligations must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonable related in scale and kind to the development. S106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.

9.56 The following contributions and infrastructure are sought through this proposal (based on 22 dwellings) and are considered to be CIL compliant;

- 25% Affordable Housing (5 units) – to be provided on site in the first instance.
- NHS – £18,913.87 toward expansion of existing surgeries in March

9.57 The application is supported by a viability assessment which sets out that the development is not viable to provide any affordable housing or contribution in lieu of this, or any contribution toward other infrastructure demands, in this case NHS requests for capital contribution. The Council has undertaken a review of the viability appraisal and its consultant has generally concurred with the baseline, being that the scheme is not viable to make any such contributions.

9.58 The NPPF is clear in that viability is a material consideration to be given weight. In this instance, whilst the viability constraints are acknowledged, the site is windfall development and therefore, by its very nature, not strictly necessary to fulfil the district's housing ambitions and would instead place additional burdens on services with very limited mitigation. As such, the viability position and subsequent shortfall in infrastructure/ affordable housing contributions weighs negatively against the proposal. This is to be considered in the overall planning balance.

Biodiversity (including BNG)

9.59 Local Plan Policy LP16 seeks to protect and enhance biodiversity on and

surrounding the proposal site and seeks to retain and incorporate natural and historic features of the site such as trees, hedgerows, field patterns, drains and water bodies. Policy LP19 seeks to take opportunities to incorporate beneficial features for biodiversity in new developments

9.60 The application is supported by a preliminary ecological appraisal (PEA) which has considered a number of protected species currently at the site and sets out opportunities for biodiversity enhancements. The conclusions broadly set out that no habitats warranting any specific protection were recorded, that existing trees should be protected appropriately where they are to be retained for the development and the inclusion of the following protection and enhancement measures.

- 6 Bat bricks or boxes.
- 6 Bird boxes.
- Construction methods to avoid animals being trapped.
- Hedgehog highway gaps in fencing to serve the development.
- Lighting scheme to follow recommendations within guidance issued by the Bat Conservation Trust (BCT) and Institute of Lighting Professionals (ILP) – Bats and Artificial Lighting at Night – Guidance Note 08/23.
- Site clearance and demolition to be undertaken outside of bird breeding season or under watch of an ecologist.

9.61 The Council's Ecologist has reviewed the report and concluded that subject to the above measures, the development would protect and enhance biodiversity, therefore in accordance with Policies LP16 and LP19 of the Local Plan. The above measures can be reasonably secured through planning condition(s).

Biodiversity Net Gain (BNG)

9.62 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.

9.63 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, the exemptions are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the pre-development biodiversity value is too low to require statutory net gain in this instance.

Other matters

Refuse collection

9.64 The Design and Access Statement includes a refuse strategy, which sets out that the building will introduce separate bins for different types of waste, with each flat provided with clear instructions on how to properly segregate waste and recycling at the point of disposal. A local waste collection service will be contracted to ensure regular pickups of the communal bins.

9.65 The site layout denotes a waste storage area to the rear with assumed access via George Street for collection. Whilst limited details of this are provided at this

stage, a more detailed waste storage and collection strategy could be reasonably secured via planning condition and it is likely that a suitable strategy could come forward to align with the requirements of policy LP16 and Policy 14 of the Cambridge and Peterborough Waste and Minerals Plan. This would also need to account for clinical waste and commercial that may arise from the healthcare facility.

10 PLANNING BALANCE AND CONCLUSIONS

10.1 The proposal would bring about development of currently underused land in a sustainable location identified for significant housing growth and would provide a modest stock of housing against a national drive to significantly boost housing delivery. The housing would, in itself, comprise smaller units of accommodation thereby attending to a need for smaller dwellings, having regard to the Council's latest Housing Needs Assessment. This carries substantial positive weight.

10.2 Furthermore, there are short-term benefits during the build out, with the possibility of local businesses providing trade and materials. Modest long-term benefits would accrue from future occupiers accessing local services and facilities and through local spend. This carries moderate positive weight based on the quantum proposed.

10.3 In addition, the proposal indicates an intention to offer the ground floor area as a healthcare facility. Whilst this would otherwise carry substantial weight, this is tempered significantly by the apparent lack of commitment and or contractual arrangements at present and therefore uncertainty that this would ultimately be accommodated. In this regard therefore the healthcare facility is given very limited weight.

10.4 The redevelopment of the site also yields opportunities to improve the built environment, where the current condition of the building detracts somewhat from the character and appearance of the area. This has potential to carry substantial weight. However, the proposal put forward fails to positively contribute to the character and appearance of the area (including the Conservation Area), leading to direct conflict with H2 and LP16 and LP18. And would also result in the loss of a building which currently contributes positively to the historic environment. This carries significant negative weight.

10.5 As noted above, the development results in severe harm to the residential amenities of existing residents and some of the potential future occupiers, conflicting directly with H2 and LP16 which again carries significant negative weight.

10.6 The development comes forward with nil on-site car parking and insufficient details to demonstrate that adequate and secure cycle parking would be provided. This has the aforementioned impacts on residential amenity, parking facilities, vitality and viability of the town centre and measures to deter crime, contrary to policies LP15, LP16, and LP17.

10.7 The development also raises unresolved concerns over flood risk management and the ability to prevent flooding elsewhere, directly conflicting with the aims of policy LP14, again attracting significant negative weight.

10.8 Finally, the proposal is unable to achieve any level of affordable housing, or any

financial contribution toward mitigating the impacts of this development. This carries substantial negative weight.

10.9 There are significant conflicts with policies of the development plan as follows; LP16, LP18 and H2 in respect of character harm; LP15, LP16, and LP17 in respect to parking; LP14 and H2 in respect of flood risk; LP16 and H2 in respect to poor residential amenity standards.

10.10 Regrettably, no pre-application enquiry was undertaken, which would have otherwise enabled the LPA to flag concerns and associated policy conflicts with the applicant, potentially enabling a more appropriate scheme to be presented.

10.11 In applying the planning balance and having regard to general housing delivery success in March to date, and the ongoing and proven appetite for developers to bring forward strategic and other windfall sites in sustainable locations in March (often with better viability outcomes) and in noting that the Council can currently demonstrate a healthy housing land supply of 6.6 years, it is considered that the modest benefits of this proposal and other material considerations do not outweigh the significant policy conflicts and associated harm set out above. Furthermore, in assessing the proposal against NPPF para 215, the harm resulting from the loss of the historic building and subsequent harm to the CA through the introduction of the development is not outweighed by the public benefits.

10.12 As such, in accordance with the statutory duty under Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 of the proposal does not warrant a decision otherwise than in accordance with the development plan and the application should be refused.

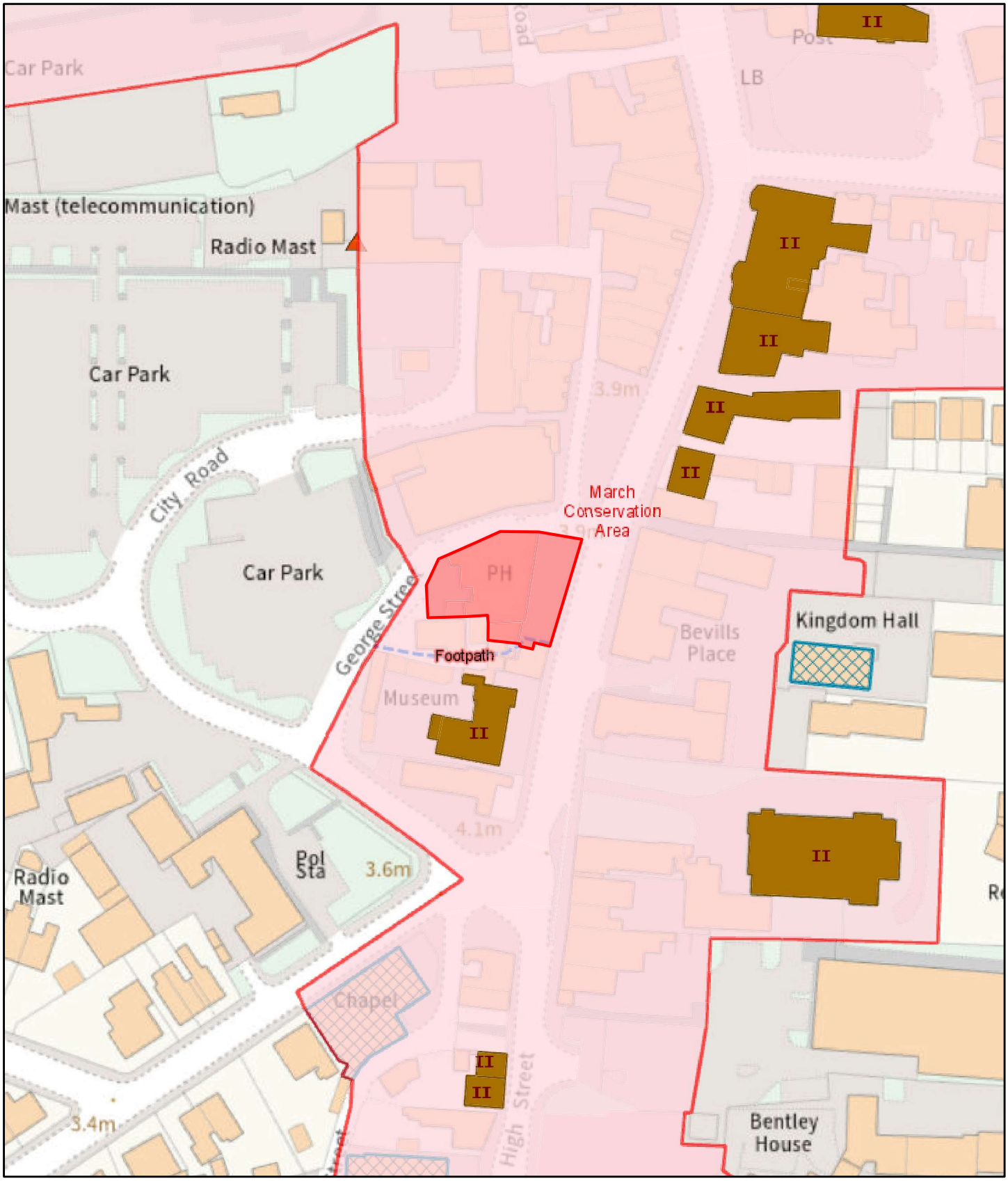
11 RECOMMENDATION

11.1 **REFUSE;** for the following reasons:

1.	*Impact on the Character of the Area and Historic Environment* The development would result in the loss of a building which contributes to the significance of the March Conservation Area, and would involve the erection of a building which by virtue of its siting, scale, massing and design would cause unacceptable harm to the character and appearance of the March Conservation Area, with an unsympathetic design, visually dominant scale and erosion of the historic pattern of development in this location. Accordingly, it would conflict with Fenland Local Plan policies LP16 and LP18 and Policy H2 of the March Neighbourhood Plan which collectively seek to ensure that development represents a high quality of design and makes a positive contribution to local character and does not undermine the quality of existing development and streetscape. There would also be conflict with DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014, along with failure to justify the harm to the significance of the heritage asset, contrary to NPPF paragraph 213.
2.	*Vitality/ viability on town centre* Policy LP6 of the Fenland Local Plan seeks to retain appropriate commercial uses at ground floor level within the Town/District Centre boundary unless

	evidence indicates why this type of use can no longer be justified. It also supports alternative community facilities, where previous ones are no longer deemed viable. The development proposes a healthcare facility at the ground floor of the core building, however there is insufficient evidence to demonstrate that there is a realistic prospect of this coming forward and no alternative ground floor commercial use is proposed. Consequently, the development fails to demonstrate that it would not harm the vitality and viability of the town centre through lack of commercial use of the ground floor, contrary to Policy LP6 of the Fenland Local Plan and Chapter 7 of the NPPF.
3.	*Parking* Fenland Local Plan policy LP15 requires developments to be served by safe and suitable access and provides 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 as set out in Appendix A. The development would not provide any designated parking for either the residential use or the commercial use and fails to provide adequate cycle store facilities. The development would therefore place pressure on public car parking (accentuated by the absence of suitable cycle parking to reduce car reliance), would likely reduce the car parking offered to visitors to the town's shops and services, thereby having a negative impact on the vitality and viability of the town centre and would also in turn fail to secure appropriate amenity for future occupiers and visitors to the healthcare facility, who may find themselves having to park some distance away, in areas lacking in security, or in areas that impact on amenity of existing residents in order to park their vehicles, contrary to Local Plan policies LP6, LP15, LP16, LP17 and H2 of the March Neighbourhood Plan.
4.	*Residential Amenity* It is considered that the scale of the development, combined with its proximity to existing residences at 67a and 67b High Street and flats above the adjacent takeaway at 67 High Street and window positioning would result in unacceptable loss of privacy and outlook resulting in an oppressive environment for existing and future occupiers. Furthermore, by virtue of the limited internal floor area afforded to some of the proposed flats, this would further add to the feeling of a cramped and oppressive environment. Consequently, the development would fail to achieve a quality living environment for existing or future occupiers contrary to polices LP16 and H2 and Chapters 8 and 12 of the NPPF.
5.	*Drainage* The development proposes to site part of the building across the top of a public foul and surface water sewer and fails to demonstrate that it can sustainably manage foul and surface water flows and would not increase flooding, contrary to policy LP14 of the Fenland Local Plan.

F/YR25/0706/F



9/30/2025, 12:39:07 PM

1:1,250

0 55 110 220 ft

0 15 30 60 m

- Fieldwork (Area)
- Fieldwork (Ellipse)
- Fieldwork (Line)
- Fieldwork (Point)
- Monuments (Area)
- Monuments (Line)
- Findspots
- 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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Site Plan

Scale: 1:200

0 2 4 6 8

metres



Location Plan

Scale: 1:1250

0 12.5 25 37.5 50

metres

Schedule of Sizes				
Plot	**Location**	**Bedrooms**	**Floor Area**	**Notes**
Commercial Unit	Ground Floor		179.0m2	
Flat 1	Ground Floor	2 Bed	55.1m2	
Flat 2	Ground Floor	1 Bed	44.0m2	
Flat 3	Ground Floor	1 Bed	42.1m2	
Flat 4	Ground Floor	1 Bed	41.2m2	
Flat 5	First Floor	1 Bed	55.0m2	
Flat 6	First Floor	2 Bed	53.9m2	
Flat 7	First Floor	1 Bed	47.5m2	
Flat 8	First Floor	2 Bed	54.6m2	
Flat 9	First Floor	2 Bed	54.4m2	
Flat 10	First Floor	1 Bed	40.9m2	
Flat 11	First Floor	1 Bed	42.4m2	
Flat 12	Second Floor	2 Bed	53.9m2	
Flat 13	Second Floor	1 Bed	47.5m2	
Flat 14	Second Floor	2 Bed	54.6m2	
Flat 15	Second Floor	2 Bed	56.6m2	
Flat 16	Second Floor	1 Bed	40.9m2	
Flat 17	Second Floor	1 Bed	56.9m2	
Flat 18	Third Floor	2 Bed	44.2m2	
Flat 19	Third Floor	1 Bed	42.7m2	
Flat 20	Third Floor	2 Bed	44.2m2	
Flat 21	Third Floor	1 Bed	44.4m2	
Flat 22	Third Floor	1 Bed	35.6m2	

General Notes

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SITE PLAN KEY

- Building Entrances
- Existing buildings
- Proposed building
- Public right of way to be maintained
  footpath 156/33
- Dotted lines indicate buildings / fences to be demolished and trees to be felled.
- Roof top photovoltaics shown indicatively and to be confirmed by SAP Assessor at construction stage. A condition is requested to enable details to be confirmed following planning approval.
- Existing trees to be retained
- Proposed soft landscaping
- Proposed paving slabs

LEVELS
Ground levels are not intended to be increased



High Street Elevation

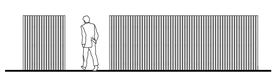
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metres



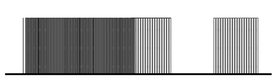
George Street (North) Elevation



West Elevation



South Elevation



East Elevation

Bin / Cycle Store

Scale: 1:100

0 1 2 3 4

metres

Status

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Job Title
Redevelopment of The Georges
High Street, March
for
MJS Construction Ltd

Date: January 2025
Drawn by: GT
Checked by: GL

Drawing Title
Planning Drawing
Proposed Site Plan,
Location Plan &
Street Elevation

Job No.: SE-2216
Sheet Size: A1
Dwg No.: PP1000
Revision: D

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General Notes

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High Street (East) Elevation

Scale: 1:100

0 1 2 3 4
metres



George Street (North) Elevation A

Scale: 1:100

0 1 2 3 4
metres



George Street (West) Elevation A

Scale: 1:100

0 1 2 3 4
metres



George Street (South) Elevation

Scale: 1:100

0 1 2 3 4
metres

MATERIAL KEY

- Indicates proposed brickwork
- Indicates proposed off white render or similar colour to existing building to be demolished
- Indicates proposed roof tile
- Indicates proposed joinery
- Indicates proposed lead flat roof dormers



George Street (West) Elevation B

Scale: 1:100

0 1 2 3 4
metres



George Street (North) Elevation B

Scale: 1:100

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Job Title
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High Street, March
for
MJS Construction Ltd

Date: January 2025
Drawn by: GT
Checked by: GL

Drawing Title
Planning Drawing
Proposed Elevations

Job No.: SE-2216
Sheet Size: A1
Dwg No.: PP2100
Revision: D

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Ground Floor Plan

Scale: 1:100

0 1 2 3 4
metres



First Floor Plan

Scale: 1:100

0 1 2 3 4
metres

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Job Title
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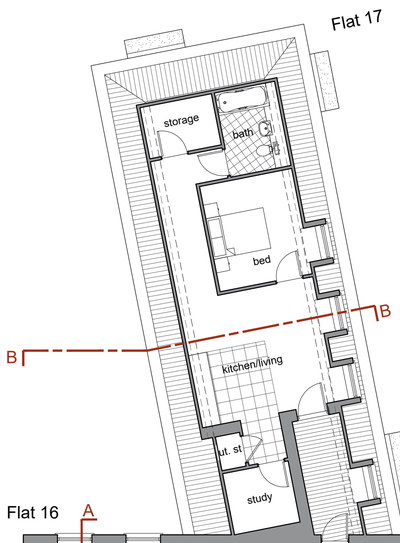
Date: January 2025
Drawn by: GT
Checked by: GL

Drawing Title
Planning Drawing Proposed Ground & First Floor Plans

Job No.: SE-2216
Sheet Size: A1
Dwg No.: PP1100
Revision: D

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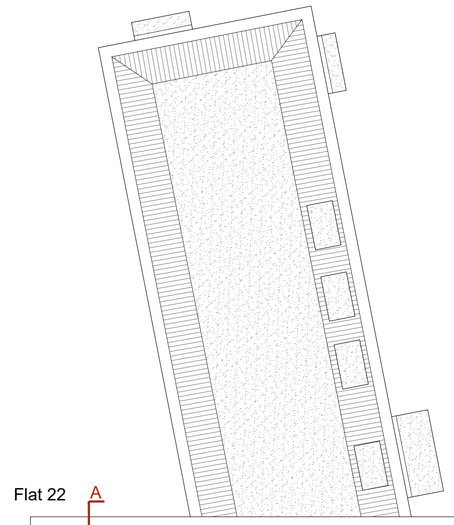


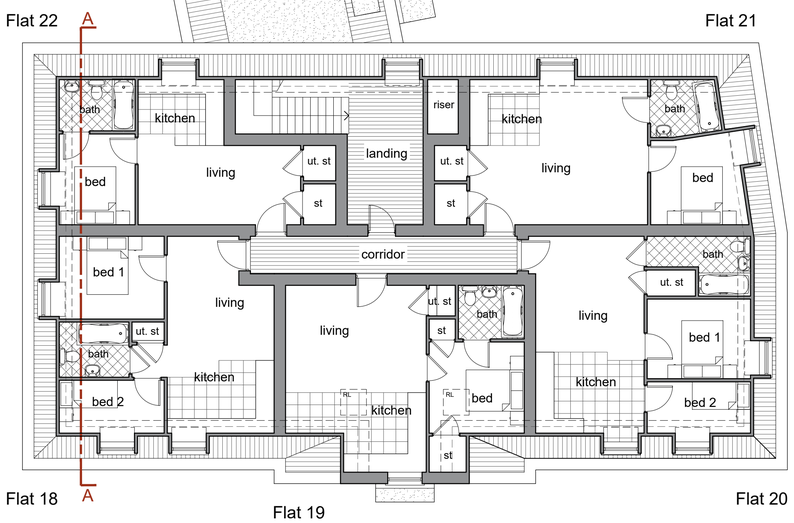


Second Floor Plan

Scale: 1:100

0 1 2 3 4
metres

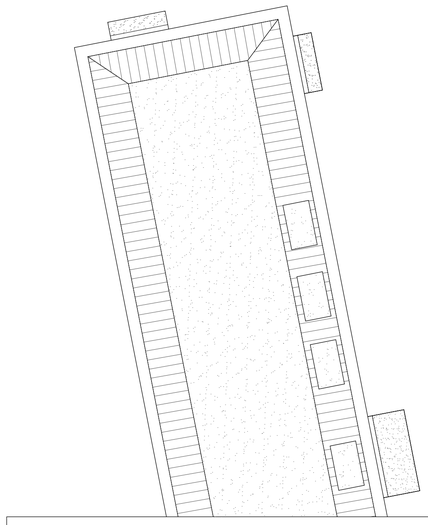


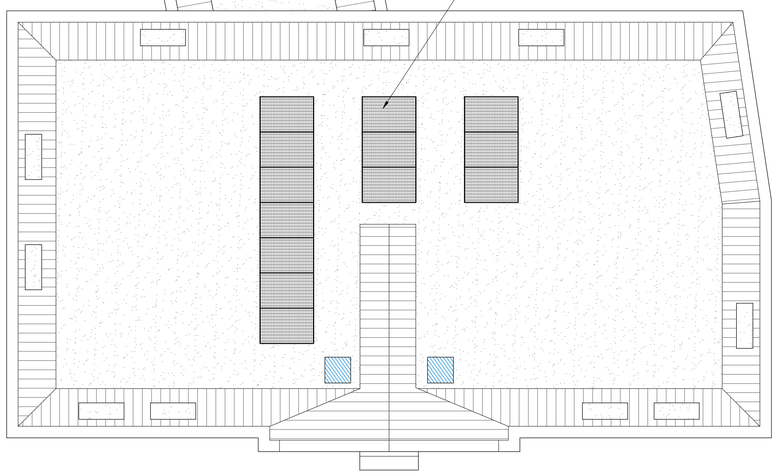


Third Floor Plan

Scale: 1:100

0 1 2 3 4
metres

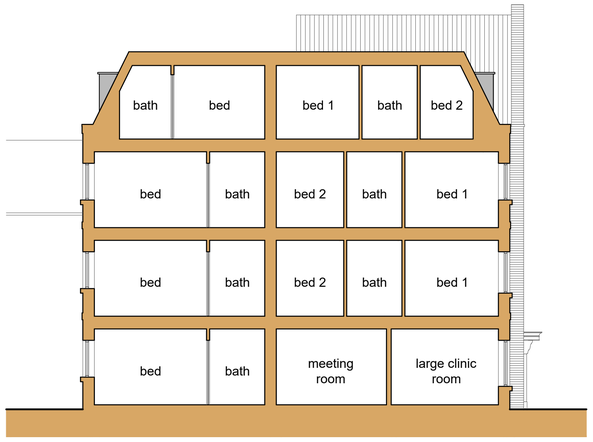




Roof Plan

Scale: 1:100

0 1 2 3 4
metres



Section A-A

Scale: 1:100

0 1 2 3 4
metres



Section B-B

Scale: 1:100

0 1 2 3 4
metres

Status
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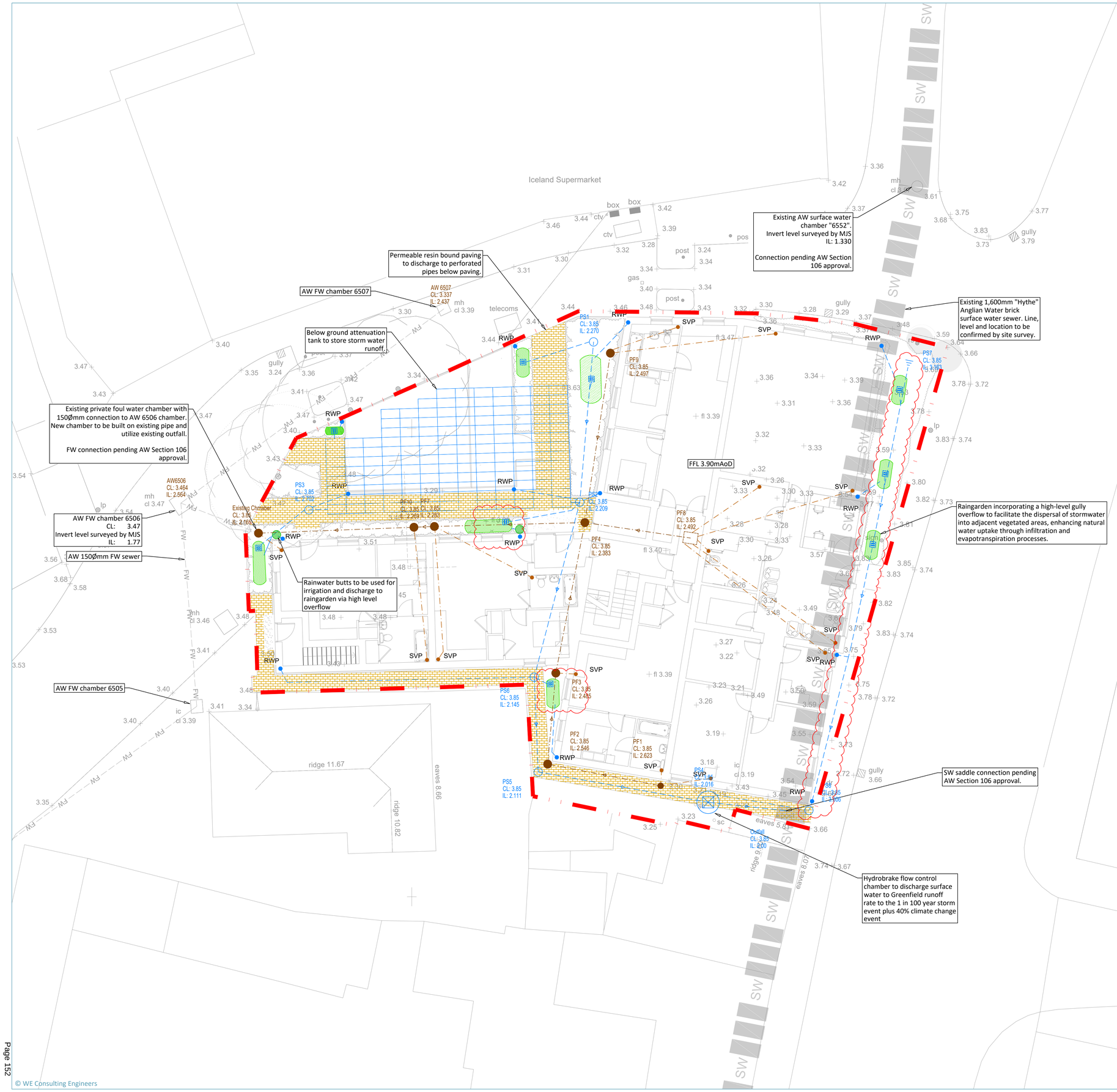
Job Title
Redevelopment of The Georges High Street, March for MJS Construction Ltd

Date: January 2025
Drawn by: GT
Checked by: GL

Drawing Title
Planning Drawing
Proposed Second Floor Plan, Third Floor Plan, Roof Plan & Sections A-A & B-B

Job No.: SE-2216
Dwg No.: PP1101
Sheet Size: A1
Revision: D

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General Notes:

1. Do not scale from the drawings, alter dimensions, components & assemblies on site prior to manufacture, construction, or supply.
2. Where no units are given for dimensions, whole numbers indicate millimetres (mm) & decimal numbers indicate metres (m).
3. All drawings are to be read together in conjunction with all relevant Architects and other Engineers drawings and specifications. Any discrepancies are to be reported to WE Consulting Engineers for review before ordering materials, commencing fabrication, or proceeding on site.
4. All proprietary items and materials are to be used and installed in accordance with manufactures specifications and recommendations.

Legend:

- Site Boundary
- Proposed Private Surface Water Drain Pipe direction
- PS1 CL: 2.114 IL: 1.114 — Proposed Private Surface Water Chamber Chamber Ref, Cover Level & Invert Level
- Proposed Private Foul Water Drain Pipe direction
- PF1 CL: 2.128 IL: 1.128 — Proposed Private Foul Water Chamber Chamber Ref, Cover Level & Invert Level
- FW FW — Existing Foul Sewer
- SW SW — Existing Surface Sewer
- RWP — Proposed Rainwater Pipe
- Proposed geocellular attenuation tank. Polypipe Polystorm tank or equivalent.
- Raingarden incorporating a high-level gully overflow to facilitate the dispersal of stormwater into adjacent vegetated areas, enhancing natural water uptake through infiltration and evapotranspiration processes.
- Permeable paving
- Water butt for irrigation use

Design Notes

Total Site Area	729 m²
~~Total Existing Impermeable Area~~	~~709 m²~~
Total Proposed Impermeable Area	606 m²
Proposed Restricted Surface Water Discharge - 3 l/s/ha	0.2187 l/s
~~Foul water flow rate based British Flows and~~ Loads - 4 and based on a population of: Residential occupancy: 56 @ 150 l/p/p/pd = 8,400 l/pd Assumed NHS office occupancy: 10 @ 90 l/p/p/pd = 900 l/pd Total 9,300 l/pd 9,300 / (60x60x24) = 0.107 l/s 6DWF = 0.646 l/s	0.646 l/s

Attenuation Notes

Attenuation tank	Area: 73m² Depth: 0.8m Void ratio 95% Total = **55.5m³**
Permeable Paving	Total Area of Permeable Paving = 82.9m² 82.9m² x 0.30m (assumed sub-base depth) = 24.87m³ 24.87m³ x 30% Void Ratio = **7.46m³**
TOTAL	**62.96m³**

Drainage Notes:

1. Invert levels and positions of existing drains / chambers / sewers where new connections are to be made must be checked and confirmed to the engineer prior to the commencement of any works.
2. All drainage works shall be carried out in accordance with the requirements of the Local Authority, the Environment Agency and in conjunction with all relevant British Standards, Codes of Practice and Codes for Adoption - Design and Construction Guidance and any addendums as appropriate.
3. All drainage shall comply with the typical details and the requirements of BS EN 752 and Part H of the Building Regulations, H&SE legislation and client's particular specifications.
4. For setting-out dimensions of SVP's, RWP's etc, refer to Architect's or Mechanical Engineer's drawings. Positions shown on this layout are indicative.
5. All foul and RWP connections shall be 100mm diameter unless otherwise specified.
6. All precast concrete units used in the drainage works shall be manufactured using sulphate resisting cement.
7. Manhole covers and frames shall be to BS EN 124 and shall be Kitemarked. Covers and frames shall be heavy duty D400 in carriageways and vehicular areas and medium duty B125 in footways and soft landscaping. In blocked/concrete paved areas covers shall be recessed fabricated steel. All recessed covers shall in accordance with the FACTA association gradings. Recessed covers in paved areas to have cover & frame orientated 'square' with paving to minimise cut slabs or blocks.
8. Cover levels are to be adjusted locally to suit finished ground levels.
9. At least one soil pipe at the head of each foul run shall vent to the atmosphere.
10. Existing drainage to be removed is to be broken out to bed level and void backfilled with granular material, compacted in layers not exceeding 250mm.
11. All drain runs from SVP's, stub stacks or FW gullies to be laid at 1:80 gradient unless otherwise stated. All RWP's to be laid 1:80 min unless otherwise stated.
12. All private drainage to be laid to levels shown using flexibly jointed pipes, either uPVC to BS 4660 and BS 5481 or vitrified clayware to BS EN 295.
13. Rodding eyes, etc are to be laid to manufacturers minimum cover and depth to allow adequate fall from adjoining unit.
14. All proposed trees to have appropriate tree barrier details linking pits to ensure roots are directed away from drainage.
15. Where new sewers are constructed within 5m of a new or existing tree the sewer shall be concrete encased against root intrusion. Refer to drainage details.
16. Any part of the existing drainage system to be retained as part of the new scheme shall be cleaned and inspected. Any structural defects shall be repaired using appropriate and approved means.
17. All new drainage to be jetted and CCTV surveyed on completion. Contractor to make sure that the drainage is fully operational. Refer to Drainage maintenance manual for maintenance details.
18. All runs connecting into the public drainage network to be vitrified clay, extra length to BS EN 295 or BS65 with plain sleeved or socketed flexible joints.
19. CDM note: All pipework, silt traps, catchpits, trapped gullies and attenuation tanks to be regularly inspected every three months and cleared out on a regular frequency for the first nine months. After this period the frequency can be reduced to every six months. Porous surface to be regularly swept three times a year to remove the silt.
20. This drawing is to be read in conjunction with all relevant BE Collective drawings.
21. HEALTH AND SAFETY: The works shall be carried out by specialist competent and experienced contractors who are members of a recognised national organisation.Operatives shall have received full and appropriate training for the operations they are to undertake. All work shall be carried out in accordance with all pertinent Health and Safety Regulations.

NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
P03	Update design to LLFA comments	12 / '25
P02	Foul Water design included	07 / '25
P01	ISSUED FOR COMMENT	06 / '25

CLIENT: MJS Construction

PROJECT: Proposed Flats, Former Georges Public House, 61 High Street, March PE15 9JJ

DRAWING TITLE: Proposed Drainage Layout

SCALE: 1:100 @ A1 DATE: 06 / '25

DRAWING No.: WECE/25/546/A1/C/100 REV.: P03

STATUS: Preliminary

DRAWN: ST CHECKED: WE

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