
F/YR22/0083/F

**Applicant: Mr Phippen
The Glenholme Group**

**Agent : Mr Tim Erkiert
DWA Architects (London) Ltd**

W H Feltham And Son Limited, Estover Road, March, Cambridgeshire PE15 8SF

Erect a care home (2-storey 56 x bed) and associated works

Officer recommendation: Grant

Reason for Committee: Number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 The application seeks full planning permission to erect a 56-bedroom care home with associated facilities, planning permission has already been given for a similar scheme involving demolition of the existing factory under F/YR21/0284/F with access via Cawood Close. The applicant's agent has advised that it has not been possible to practically deliver the previously approved access and as such access is now proposed via Peterhouse Crescent, the siting, footprint and scale are as previously approved with internal and external alterations to facilitate the revised access and the addition of a substation and mobility store.
- 1.2 Due regard has been given to the matters raised by neighbouring occupiers with regard to character and amenity concerns, however whilst the outlook and character of the area may change as a result of the proposal, such change is not considered so significant as to render the scheme unacceptable in terms of Policies LP2 and LP16.
- 1.3 Cambridgeshire County Council Highways do not raise any highway safety concerns, though acknowledge that the revised access may have some amenity impacts on Peterhouse Crescent. However, County Council's Transport Assessment Team has indicated that they do not consider that the proposal would result in significant vehicle movements. The layout secures parking for up to 31 cars plus an ambulance space, which exceeds the requirements set out in Policy LP15 and Appendix A. Hence, whilst concerns raised by residents in respect of highways impacts resulting from the operational element of the development have been carefully considered, there is no evidence to support these concerns and Officers would therefore not be confident that a refusal on these grounds could be justified.
- 1.4 Securing the recommendations of the Ecology Report through the imposition of relevant conditions will ensure that the scheme delivers appropriate mitigation and enhancements in this respect going forward. Matters of drainage have been duly considered and have achieved a positive recommendation from the LLFA, subject to appropriate conditions.
- 1.5 As such, the recommendation is to grant this application.

2 SITE DESCRIPTION

The site comprises c.0.56Ha. of brownfield land, formerly occupied by c.2000m² of factory building (B2) located to the north of March, approximately 220m east of the railway station and 1km from the town centre. The site is surrounded by residential properties on all 4 boundaries, comprising single-storey dwellings at the east (Cawood Close) and 2-storey to the north (Estover Road), south and west (Peterhouse Crescent). The former factory building was around 5.5m in height at its highest part and incorporated a lower c.3m high section to the west, this has since been demolished and the site cleared, aside from piles of bricks along the southern boundary. The site lies in Flood Zone 1

3 PROPOSAL

- 3.1 The application seeks full planning permission to erect a 56-bedroom care home with associated facilities. The care home takes an 'L' shape and occupies a similar footprint to that of the factory building, with the exception of longer wings extending south and west. The proposed building is 2-storey with a ridge height of 7.7m (c.5.2m to eaves) and is proposed to be finished in a mixture of buff and red-multi facing brick, white uPVC windows and dark plain roof tiles.
- 3.2 The application is accompanied by a Design and Access Statement and Health Impact Assessment and sets out that the facility, whilst providing general care for the elderly, will also provide specialised beds for people in need of care and living with dementia.
- 3.3 Each floor has its own ancillary facilities and is split down into two separate units so that each can function totally independently from each other. Day space (Lounges and Dining Rooms) are provided for residents to use outside their own bedroom.
- 3.4 The proposal is accessed via Peterhouse Crescent to the south of the site, parking for a total of 31 cars plus Ambulance space is proposed, a cycle storage area, substation and refuse waste collection point. A secondary controlled pedestrian/cycle access point to the west, which served the former factory, and links to Peterhouse Crescent is proposed to be utilised.
- 3.5 The site is proposed to be bounded by 1.8m high close boarded fencing. There is a small, enclosed garden area to the front of the building near the parking area, the main area of external amenity is located along the east of the site and is proposed to be finished with a patio area with a pergola, golf and petanque area and landscaping. Further planting and areas of small greenspace is also proposed around the perimeter of the site.
- 3.6 Full plans and associated documents for this application can be found at:

[F/YR22/0083/F | Erect a care home \(2-storey 56 x bed\) and associated works, involving the demolition of existing factory | W H Feltham And Son Limited Estover Road March Cambridgeshire PE15 8SF \(fenland.gov.uk\)](#)

4 SITE PLANNING HISTORY

F/YR21/3129/COND	Details reserved by Condition 03 (Surface Water), Condition 04 (Design Surface Water Drainage), Condition 05 (Construction Management Plan), Condition 06 (Construction Environmental Management Plan) and Condition 10 (Bird/Bat Boxes) of planning permission F/YR21/0284/F (Erect a care home)	Pending
F/YR21/1326/NONMAT	Non-material amendment: Changes to Reception/Entrance Area and 1st floor day room relating to planning permission F/YR21/0284/F (Erect a Care Home)	Approved 10/1/2022
F/YR21/0284/F	Erect a care home (2-storey 56 x bed) and associated works, involving the demolition of existing factory	Granted 10/9/2021
F/YR20/0674/O	Erect up to 9 dwellings involving demolition of existing building (outline application with all matters reserved)	Granted 8/9/2020
F/90/0611/F	Erection of a single-storey office building	Granted 9/11/1990

5 CONSULTATIONS

5.1 Cambridgeshire County Council Highways

This response should be read in parallel to that from the County's Transport Assessment Team.

In terms of impact upon the public highway, this scheme differs from the previously permitted scheme (ref: F/YR21/0284/F) in relation to the access location. The access proposed for Peterhouse Crescent is of a design suitable for the proposed use. Amending the vehicular access may have some amenity impacts upon Peterhouse Crescent which the LPA may wish to consider.

As a vehicular access is no longer proposed from Cawood Close, the existing vehicular crossover should be removed, and a full height footway reinstated. If the applicant wishes to utilise the existing access for construction traffic, then the reinstatement can take place once construction is complete.

The re-located access has knock on impacts on the internal site layout. However, the applicant has suitably demonstrated that appropriate turning provision has been maintained.

Permeable paving is proposed to drain the external hardstanding. The LHA does not accept the use of permeable paving as a suitable means of surface water drainage. I note on the drainage layout drawing SL(5)500 Revision D, that an ACO drain is proposed to capture surface water, which is welcome, but the ACO should

be placed adjacent to the existing boundary with the public highway along Peterhouse Crescent.

Provided that the applicant can accommodate the minor amendments to their proposals needed in order to address these comments, then I have no objection to the application. Please append the following conditions and informative to any permission granted:

Conditions

Binder Course

Prior to the first occupation 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 G5107-91 Revision J

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

Closure of Access

Prior to the commencement of the development hereby approved a scheme for the permanent and effective closure of the existing access(es) to Cawood Close including reinstatement of the footway/highway verge as appropriate shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in accordance with the approved details within 28 days of the bringing into use of the new access.

Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.

Construction Facilities

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

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.

Highway Drainage

The approved access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity

Reason: To prevent surface water discharging to the highway in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014

Gates/Enclosure/Access Restriction

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking, amending or re-enacting that order):

(a) Class A – no gates or other means of enclosure shall be erected across the vehicular access hereby approved;

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

Parking/Turning Area

Prior to the first occupation of the development the proposed on-site parking/turning area shall be laid out in accordance with the approved plans, surfaced in a bound material and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity

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

Informatives

Works in the Public Highway

This development may involve work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

5.2 Cambridgeshire County Council Highways Transport Assessment Team

Having looked into this, the application is primarily a change in access location. Given the minimal trips proposed in the peak periods, our comments re the other application stand for this app: "given they are only estimating 8 am and 9 pm vehicular trips we wouldn't wish to comment on the application. Given the type of use and its size, I wouldn't expect lots of vehicles during peak times".

5.3 Cambridgeshire Fire and Rescue

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

The position of fire hydrants are generally agreed upon when the Water Authority submits plans to:

*Water & Planning Manager
Community Fire Safety Group
Hinchibrooke Cottage
Brampton Road
Huntingdon
Cambs
PE29 2NA*

Where a Section 106 agreement or a planning condition has been secured, the cost of Fire Hydrants will be recovered from the developer.

The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the "National Guidance Document on the Provision of Water for Fire Fighting" 3rd Edition, published January 2007.

Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5 Vehicle Access. Dwellings Section 13 and/or Vol 2. Buildings other than dwellings Section 15 Vehicle Access.

If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with fire mains, then aerial (high reach) appliance access is required, the details of which can be found in the attached document.

5.4 March Town Council

Recommend approval in principle but access preferred via Cawood Close rather than Peterhouse Crescent.

5.5 Designing Out Crime Officer

Thank you for the opportunity to comment on this planning application. I have viewed the documents in relation to crime, disorder and the fear of crime and have searched the Constabulary crime and incident systems covering the above location and surrounding streets for the last 12 months. I would consider this to be an area of low risk to the vulnerability to crime at present.

I have read the design and access statement (DAS) and there is no mention of crime prevention/security for this proposed development. At this stage, I would like to highlight the NPPF para 130f, which states; "Developments should 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" With this in mind, I have the following comments for your consideration.

- External lighting – Our recommendation is that access roads and footpaths, car and cycle parking and loading areas/service yards should be lit by 1.6m columns designed to BS5489-1:2020 or BS EN 12464-:2014. Bollard lighting is only appropriate for wayfinding and should not be used as a primary lighting source for any roads or parking areas, where they are also prone to damage. Care should be taken in relation to the location of lighting columns with the entry method for the majority of dwelling burglary being via rear gardens. Lighting columns located next to rear/side garden walls and fences with little surveillance from other properties can be used as a climbing aid to gain entry to the rear gardens. Security lights both to the front and rear should be dusk to dawn bulkhead LED lights. I would like to see the lighting plan when available including lux levels and calculations.*
- Cycle Storage - Our recommendations are that Cycle/Mobility storage should have LPS 1175 SR2 security doors with access control, be fitted with self-closers along with internal thumb turns for easy egress to ensure people cannot get trapped inside. Sheffield cycle stands as a minimum should be fitted inside and cemented 300mm into the ground.*
- Access Control - It would like to see the proposed access control/visitor entry system when available please.*
- Footpaths - Shared gates on site should be self-closing and access controlled for residents use only. There is a footpath/gate far north/west of the site (close to the reception area). Can it be confirmed what this gate will be used for please?*

- *Landscaping – To ensure that there is sufficient surveillance across the open spaces and footpaths and to reduce possible conflict with lighting, our recommendation is that ground planting and hedging should be kept to a minimum of 1 – 1.2m high and tree crowns raised to 2m.*
- *CCTV – If there are plans to install CCTV on site, it will need to be registered with the Information Commissioners Office (ICO) and signage should be in place that states CCTV is in use, is monitored, for what purpose and who to contact for any further information.*

Our office would be happy to discuss Secured by Design, which I believe could be achieved with consultation and measures to reduce the risk to vulnerability to crime.

5.6 Anglian Water

ASSETS

Section 1 - Assets Affected

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

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

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

Section 3 - Used Water Network

This response has been based on the following submitted documents: Drainage Strategy report. 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. INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. INFORMATIVE - Building near to a

public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

Anglian Water has reviewed the submitted documents (Drainage Strategy Report) and can confirm that these are acceptable to us. We require these documents to be listed as approved plans/documents if permission is granted.

Note to applicant – Surface Water Hierarchy evidence will need to be submitted at 106 application stage. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry. The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals. 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/>

Section 5 - Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Surface Water Disposal (Section 4)

No condition required. We require these documents to be listed as approved plans/documents if permission is granted. Note to applicant – Surface Water Hierarchy evidence will need to be submitted at 106 application stage.

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Surface water:

Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:

Development hectare size

Proposed discharge rate (Our minimum discharge rate is 5l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website -<http://www.uksuds.com/drainagecalculation-tools/greenfield-runoff-rate-estimation> . For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)

Connecting manhole discharge location

Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)

5.7 Natural England

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on ancient woodland, ancient and veteran trees which you can use to assess any impacts on ancient woodland or trees.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise local planning authorities to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our Site of Special Scientific Interest Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

5.8 Wildlife Officer (FDC) (28/2/2022)

Recommend refusal of application on grounds that there is insufficient information to make a recommendation.

Recommended condition(s)/Reason(s) for refusal:

The documents provided within F/YR22/0083/F do not provide sufficient information to ensure that all biodiversity material concerns for the Local Planning Authority can be safely discounted.

Following issues require resolution before determination can be provided.

1. The Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (IEL, 2020) has been created over 12 months ago. As per the recommendations within paragraph 3.1.3 of said report, the data within the report should be considered out of date without a refresher survey to establish if the data is still relevant.

2. The PEA stated within paragraph 5.7 that further survey is required in order to establish if the Poplars on the northern border of the site are being used as bat roosts.

At this stage without further information on the habitats and species potentially using the site the Local Planning Authority cannot make a decision on the application without risking contravening the NPPF, Local Plan and the Wildlife and Countryside Act 1989.

Please note the presence of a protected species is a material consideration when a planning authority is considering a development proposal (para 98, ODPM circular 06/2005). It is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the proposed development is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.

Required amendments/information:

I would therefore recommend that:

- A refresh of the PEA is performed to establish if further survey is still required.*
- All further recommended surveys from the PEA refresh are completed and the accompanying data communicated to the LPA through an EcIA.*

The survey reports should then be submitted to Fenlands Council which can then be assured in the positive impact the proposal will have to the local species. Recommendations for mitigation and compensation of the negative impacts of the proposal should then be incorporated into the application documents as described within the ecologists reports.

Assessment/Comment:

Incorporation of recommendations from survey reports into the proposal will significantly reduce the requirement for pre and post commencement conditions on the granted application. It is possible that these recommendations may have to be included within a Construction and Environment Management Plan (CEMP) this possibility should be discussed with your ecologist. It is highly likely that a CEMP will be requested as a pre-commencement condition in relation to this development. The creation of this document and submission to the proposal will significantly reduce proposal conditions further down the line.

Please note that many ecological surveys are constrained by seasonal restrictions, it is highly recommended that the recommended surveys are completed as soon as possible to avoid any significant delays to development. Please see the PEA and your consultant ecologist for survey timings.

Planning Policies/Legislation:

The Council is required to have regard to the safeguarding of species and habitats protected under UK, European and International legislation when determining all planning applications. The main legislation includes:

- the Wildlife and Countryside Act 1981 (as amended)*
- the Hedgerows Regulations 1997*
- the Conservation of Habitats & Species Regulations 2017 (The Habitats Regulations)*
- the Protection of Badgers Act 1992 and*
- Wild Mammals (Protection) Act 1996*

Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Trees and scrub are likely to contain nesting birds between 1 March and 31 August. Trees within the application should be assumed to contain nesting birds between the above dates unless a survey has shown it is absolutely certain that nesting birds are not present.

Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to intentionally kill, injure or take a great crested newt or intentionally or recklessly destroy or disturb a great crested newt breeding or resting place. Great crested newts are likely to be hibernating in tree root systems, underground crevices, mammal burrows, rubble piles or old walls between October and February. Great crested newts will become active both terrestrially and within ponds between March and the middle of June. Any works impacting aquatic and terrestrial breeding and resting places which is used by great crested newts at any time needs to be certain that great crested newts are not present before the works take place.

Government Circular ODPM 06/2005 Biodiversity & Geological Conservation:

The advice given above takes into account the following guidance:

Paragraph 98 states “the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Local authorities should consult Natural England before granting planning permission. They should consider attaching appropriate planning conditions or entering into planning obligations under which the developer would take steps to secure the long-term protection of the species. They should also advise developers that they must comply with any statutory species’ protection provisions affecting the site concerned. For European protected species (i.e. those species protected under the Habitats Regulations) further strict provisions apply, to which planning authorities must have regard”.

Paragraph 99 states “it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted”.

The advice given above is in accordance with the policies in the adopted Peterborough Local Plan. The Local Plan provides the framework of local planning policies with which to make planning decisions. These policies are in conformity with the National Planning Policy Framework.

The biodiversity policies relevant to the proposal are:

LP19 – The Natural Environment:

The Council, working in partnership with all relevant stakeholders, will conserve, enhance and promote the biodiversity and geological interest of the natural environment throughout Fenland. Through the processes of development delivery (including the use of planning obligations), grant aid (where available), management agreements and positive initiatives, the Council will:

- Protect and enhance sites which have been designated for their international, national or local importance to an extent that is commensurate with their status, in accordance with national policy in the National Planning Policy Framework.*
- Refuse permission for development that would cause demonstrable harm to a protected habitat or species, unless the need for and public benefits of the development clearly outweigh the harm and mitigation and/or compensation measures can be secured to offset the harm and achieve, where possible, a net gain for biodiversity.*
- Promote the preservation, restoration and re-creation of priority habitats, and the preservation and increase of priority species identified for Fenland in the Cambridgeshire and Peterborough Biodiversity Action Plans.*
- 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*

5.9 Wildlife Officer (FDC)

Recommendation:

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

Recommended condition(s)/Reason(s) for refusal:

Pre-commencement Condition(s) –

- No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:*
 - a) Summary of potentially damaging activities.*
 - b) Identification of “biodiversity protection zones”.*
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.*
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.*
 - f) Responsible persons and lines of communication.*
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
 - h) Use of protective fences, exclusion barriers and warning signs.*
- The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.*
- Compliance Condition(s) -*

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

Reason: To ensure that the proposal remains in line with the Fenland Local Plan.

- *No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.*

Reason: Protected species are a material concern for Local Planning Authorities as per the National Planning Policy Framework and Fenland Local Policy. The disturbance of protected species may be an infraction as described within the Wildlife and Countryside Act 1981.

- *The development hereby permitted shall not be occupied until at least 4 bird boxes and 2 bat boxes have been suitably designed into the scheme in accordance with best practice methodology as set out by the Royal Society for the Protection of Birds and Bat Conservation Trust, evidence of the inclusion of these boxes should be provided to the Local Planning Authority.*

Reason: to secure the long-term protection of the nesting bird potential.

Assessment/Comment:

The Ecological Impact Assessment provides sufficient detail in mitigation and compensation to ensure that the Local Planning Authority has no material concerns surrounding protected species. In addition to this the plans will likely result in no net loss to biodiversity so long as the landscaping and lighting recommendations included within the EclA are incorporated into the landscaping of the development.

All of the above can be secured through the recommended conditions attached to this consultation. The two pre commencement documents will ensure that the development will be created in accordance to the Ecological Impact Assessment Recommendations.

5.10 Cambridgeshire County Council Lead Local Flood Authority (28/2/2022)

At present we object to the grant of planning permission for the following reasons:

1. Surface water flood risk

The site is located in an area of high surface water flood risk and therefore 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, as per Fenland District Council's Policy LP14 (Part B).

2. Proposed discharge rate of 5l/s

In accordance with Section 6.3.8 of the Cambridgeshire Flood & Water Supplementary Planning Document, which has been adopted by Fenland District Council, brownfield (previously developed land) sites must reduce the existing runoff from the site as part of the redevelopment. In order to provide betterment,

redevelopments should look to reinstate greenfield runoff rates. Please can it be clarified if the greenfield runoff rate is achievable for the redevelopment.

3. Statement in relation to discharge via soakaway

Section 4.1 of the Foul and Surface water Drainage Strategy report (FSWDS) states that runoff will discharge via a soakaway. However, the FSWDS states that infiltration is not a viable method of surface water discharge. For the avoidance of doubt please can this section of the report be amended.

4. Attenuation storage provided is insufficient

The attenuation volumes that would be provided in the proposed permeable paving subbase and attenuation tank do not appear to provide the required attenuation storage for the proposed development.

As a result, if any above ground flooding is expected for the 1% AEP (1 in 100) rainfall event including the 40% allowance for climate change, a plan showing the volumes, depths, velocities and extents should be mapped onto a topographical plan of the site (levels on the topographical plan should represent the post-development situation). If flooding is extensive the hazard should be considered in line with guidance from CIRIA's Design for Exceedance in Urban Drainage document.

5. Impermeable areas

The impermeable areas stated within the FSWDS differ from those provided and used in the Surface Water SuDS Calculations (Appendix F of FSWDS), for example; Section 3.6 specifies the impermeable area as 2862m² and Appendix F states 2563m². For the avoidance of doubt, we require confirmation of the correct impermeable area.

The Proposed Impermeable Areas drawing (Appendix B) demonstrates the areas of the redevelopment that make up the impermeable area. However, it seems that the patios and some areas of the footpaths have not been included in the impermeable area figure. In addition to the above confirmation, we require that all hardstanding areas are included in the impermeable area figure.

6. Geocellular storage crates and ACO drains with no water quality treatment

The Drainage Layout drawing shows an attenuation tank with no upstream water treatment. We note that the FSWDS states that a downstream defender will be used to provide the necessary water treatment, however it should be noted that the LLFA would object to the use of proprietary drainage systems.

Surface water drainage systems (SuDS) should be used to replicate natural drainage processes as closely as possible and SuDS such as permeable paving, swales, green roofs, attenuation basins and wetlands should be preferred on all development sites ahead of conventional piped drainage measures. Source control is required on all sites, in line with section 6.3.7 of the Cambridgeshire Flood and Water Supplementary Planning Document (SPD). Source control assists in mimicking the natural runoff from the site and provides the first stage of the SuDS Management Train, intercepting surface water at a localised level. As source control can be in the form of bioretention, rain gardens, over paved areas (permeable paving) and on roofs (green roofs) it is possible to fit this in every development around the hard landscaping without taking up much space.

Geocellular storage crates can be considered an element of SuDS, however without other components (swales, filter drains or strips) they do not provide any water quality treatment.

7. FSR rainfall data used for all hydraulic calculations

Calculations to show the performance of the system for a range of summer and winter storm durations from 15 minutes up to the 10080 minute (7 day) should be undertaken. For storm durations less than 1 hour, Flood Studies Report (FSR) rainfall data should be used. For storm durations greater than 1 hour, Flood Estimation Handbook (FEH) rainfall data should be used. FEH data must be used in these longer duration storms as it uses more up to data rainfall data and is more accurate for the purpose of modelling the future storm events over other data sources such as FSR for the larger duration storms.

8. Hydraulic calculations are incomplete

The hydraulic calculations provided as part of Appendix F of the FSWDS document do not include the results for the 1% AEP + 40% climate change storm event for both the building and access road/parking systems.

5.11 Cambridgeshire County Council Lead Local Flood Authority (24/5/2022)

At present we are maintaining our objection to the grant of planning permission for the following reasons:

1. Surface water flood risk

As per the email from Tim Erkiert (dated 03/05/2022), it is stated that a site specific flood risk assessment is not required as the site is located in Flood Zone 1. It should be noted that flood zones relate to flood risk from rivers and seas and is separate from that of surface water flood risk.

The proposed development is located in an area of high surface water flood risk, as demonstrated on the gov.uk long term flood risk mapping. Therefore, in accordance with Fenland District Council's Policy LP14 (Part B), a site specific flood risk assessment (SSFRA) is still required to be submitted. The SSFRA should demonstrate appropriate flood risk management and safety measures and a positive approach to reducing flood risk overall, without reliance on emergency services.

2. Statement in relation to discharge via soakaway

It is noted that the reference to discharging to a soakaway has been removed from Section 4.1 of the Foul and Surface Water Drainage Strategy report (rev. E), however this paragraph still references a below ground soakaway system. For the avoidance of doubt this section of the report should be amended.

3. Attenuation storage provided is insufficient

Based on the 235m² area, 0.8m depth and 95% void ratio, the attenuation volumes provided within the geo-cellular crates is 178.6m³, which is less than the required volume of 181.3m³ for the 1% annual exceedance probability (AEP) rainfall event including the 40% allowance for climate change.

As a result, if any above ground flooding is expected for the 1% (AEP) rainfall event including the 40% allowance for climate change, a plan showing the volumes, depths, velocities and extents should be mapped onto a topographical plan of the site (levels on the topographical plan should represent the post-development situation). If flooding is extensive the hazard should be considered in line with guidance from CIRIA's Design for Exceedance in Urban Drainage document.

4. Impermeable areas

The amendments to the plan and table under Section 3.8 of the Foul and Surface Water Drainage Strategy report (rev. E) re noted. However, it appears that the patios and some areas of the footpaths, as shown on the Proposed Impermeable Areas drawing (rev. D), have not been included in the impermeable area figure. As

such, we require that all hardstanding areas are included in the impermeable area figure and the surface water scheme amended to reflect this.

5. Hydraulic calculations

The hydraulic calculations submitted appear to show two different versions (dated 07/01/2022 and 03/05/2022) which demonstrated different discharge rates for the proposed development. For the avoidance of doubt the hydraulic calculations should be amended to demonstrate the performance of the most up to date version of the surface water drainage scheme.

In addition, the hydraulic calculations appear to be incomplete, with only shows the results of the 1% AEP + 40% CC allowance provided. As such, we require the results of the 100% and 3.3% AEP to be included.

6. Flood exceedance routing plan

As per the Proposed Layout- Flood Exceedance Routing plan (rev. B), exceedance flows are proposed to be directed away from the site, and are shown to flow in the direction of neighbouring properties.

The exceedance flows must be managed in flow conveyance routes that minimise the risks to people and property both on and off site, and should take into account any existing surface water flood risk at the site.

Informatives

Pollution Control

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

5.12 Cambridgeshire County Council Lead Local Flood Authority

We have reviewed the following documents:

- Flood Risk Assessment, S M Hemmings
- Foul and Surface Water Drainage Strategy, Ward Associates (Consulting Engineers) Ltd, Ref: CE2996 Rev G, Dated: June 2022

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

The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving across the parking areas to drain the access and parking areas. Surface water from the proposed roof of the building will be drained into an attenuation tank before being treated through a downstream defender. Water from each catchment will be limited to 1 l/s per catchment, totalling 2 l/s in all storms up to and including the 100 year plus climate change storm.

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 Foul and Surface Water Drainage Strategy prepared by Ward Associates (Consulting Engineers) Ltd (ref: CE2996 Rev G) dated June 2022 and shall also include:

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

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.

Informatives

OW Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water

flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

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

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

Pollution Control

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

5.13 Arboricultural Officer (FDC)

With reference to the above scheme, my concerns regarding the lack of screening to the rear of properties in Estover Road remain (original comments under application F/YR21/0284/F).

However, I note that this does not appear to be a concern for residents in Estover Road and is not generally highlighted as an issue in the objections.

I therefore have no further objections to the scheme and accept the species list noted in the Landscape Management and Maintenance Plan.

5.14 Environmental Health (FDC) (22/2/2022)

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development. I acknowledge comments previously made by this service on 26.05.2021 in respect of the previous scheme (F/YR21/0284/F) and there is no reason for the stance of this service to differ significantly based on the revised scheme forming this application.

Given the size and scope of the proposed development and in the event that planning permission is granted, the following are recommended by this service as conditions in the interests of protecting the amenity of existing nearby residents during the construction phase and on completion of development;

AMENITY PROTECTION

No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties

No development, enabling works or piling shall commence until a construction noise and vibration impact assessment associated with the development, has been submitted to and approved in writing by the local planning authority. The assessment shall be in accordance with the provisions of BS 5228:2009 Code of

Practice for noise and vibration on construction and open sites and include details of any piling and mitigation/monitoring measures to be taken to protect local residents from noise or vibration. The development shall be carried out in accordance with the approved measures.

Reason: To protect the amenity of nearby properties

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

Reason: To protect the amenity of nearby properties

There should be no collections / from or deliveries to the site during the construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the local planning authority

Reason: To protect the amenity of nearby properties

No development shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The CEMP shall include the consideration of the following aspects of demolition and construction:

- a) Construction and phasing programme.*
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.*
- c) Construction hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.*
- d) Delivery times and collections / dispatches for construction purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority*
- e) Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil and materials including audit trails.*
- f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.*
- g) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.*

- h) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition
- i) Use of concrete crushers.
- j) Prohibition of the burning of waste on site during demolition/construction.
- k) Site artificial lighting including hours of operation, position and impact on neighbouring properties.
- l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- m) Screening and hoarding details.
- n) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- o) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- p) External safety and information signing and notices.
- q) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.
- r) Membership of the Considerate Contractors Scheme.

This plan should also address the recommendations of the Phase II intrusive investigation by Sub Surface South East Ltd (Report No: SE1581C) which requires a further intrusive investigation after demolition of the existing building has been completed, to ascertain the presence of further contamination, particularly asbestos containing materials

Development shall be carried out in accordance with the approved CEMP Reason: To protect the amenity of nearby properties

This service would also welcome the submission of a light impact assessment due to the scale of the proposals and close proximity to existing residential properties. This should be undertaken by a suitably qualified professional, and the accompanying report would be required to demonstrate to what levels the residential properties will be potential affected by the proposed scheme and what mitigation measures are considered necessary. The report must include an Iso contour plan and demonstrate that any proposed lighting will be within parameters set in accordance with the Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01:2011, having regard to the relevant Environmental Zone, that being (E3) Suburban areas.

E2	Rural	Low district brightness (SQM ~15 to 20)	Sparsely inhabited rural areas, village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Well inhabited rural and urban settlements, small town centres of suburban locations

Concerning ground contamination, comments made previously by this service still apply and the updated Phase II intrusive investigation (Report No: SE1581C) dated November 2021 by Sub Surface South East Ltd states a requirement for a further intrusive investigation after demolition of the existing building. This is to establish whether any further contamination is present, primarily from asbestos containing materials.

It is recommended as with F/YR21/0284/F that the following condition is imposed in the event that planning permission is granted.

GROUND CONTAMINATION

Areas where ground contamination was identified on the site should be stripped to a depth of at least 0.2 metres as recommended in Paragraph 4.7.3 of the Phase II intrusive investigation report by Sub Surface South East Ltd (Report No: SE1581C). Also, any land identified as soft landscape, which could be used for the growing of fruit or vegetables, should be stripped to a depth of at least 0.5 metres and if replaced, with fresh top-soil brought in off-site.

Samples of ground, particularly in the vicinity of Trial Pits M1 and TP2 should be taken and kept for a minimum of 28 days and kept at a known location, which is accessible to representatives of local authorities as requested.

A remediation strategy, in accordance with Paragraph 4.9 of the Phase II intrusive investigation by Sub Surface SE Ltd., for dealing with such waste should be forwarded to Fenland District Council and approved by them, before any work in connection with this aspect of the development is commenced.

ASBESTOS REMOVAL

Parts of the existing building which consist of asbestos cement materials such as the roof and rainwater goods, should be removed by a licensed asbestos removal contractor and taken to a waste disposal facility, which is licensed to receive such waste. A method statement and work plan should also be submitted to Fenland District Council and approved before any work in connection with this aspect of the development is commenced.

5.15 Environmental Health (FDC) (12/7/2022)

Further to our conversation regarding the sub-station proposed at the south-west corner of the site, despite my subjective opinion being that noise breakout is unlikely to adversely impact on the amenity of residential properties, owing to the inclusion of a GRP unit (enclosure), I do agree that because the plans submitted in support of the application state "to be confirmed", it would therefore be prudent in the interests of amenity protection to impose a condition as follows in the event that planning permission is granted:

The sub-station shall not be installed until information is provided that demonstrates its expected noise breakout levels, with the inclusion of the GRP unit specification, as measured at the boundary of the nearest existing residential properties to the south and west. Before commencement of development, the scheme must be approved in writing by the Local Planning Authority, with any specific required noise mitigation measures approved and retained as such.

Reason – To ensure the scheme does not adversely impact on the amenity of neighbouring properties as a result of noise in accordance with Policy LP16 - Delivering and Protecting High Quality Environments across the District of the Fenland Local Plan (2014)

5.16 Refuse Team (FDC)

As a residential care home the collection and disposal of waste would be chargeable with the type (general waste, recycling, clinical etc), number and frequency of collection dependent on need. The bins store on the plan does appear small for the 56 units however collection frequencies could be arranged as

for this not to be an issue. Plans show tracking so as the bin store could be accessed.

I would suggest that the refuse strategy outlines what collections the care home would plan to arrange and how these could be accommodated by the bin store provided.

5.17 Local Residents/Interested Parties

14 objections have been received (13 from Peterhouse Crescent, 1 from Elm Road) in relation to the following:

- Location of the pedestrian access
- Increased traffic
- Congestion at junction with Elm Road
- Double yellow lines have already reduced on street parking
- Not enough on-site parking which will result in on-street parking
- On street parking is already an issue and makes road restricted/obstructed
- Peterhouse Crescent is narrow with sharp/90 degree bends
- Cawood Close entrance more suitable
- Devaluation of property
- Light and noise pollution
- Surface water flooding
- Height will tower over existing properties
- Overlooking/loss of privacy
- Overshadowing
- Loss of wildlife/trees
- Proximity of proposed building to garden
- Anti-social behaviour/crime
- Substation near garden
- Position of bin store and potential for vermin

A 39 signature petition was also received from residents of Peterhouse Crescent.

A representation has been received from Estover Road raising queries regarding the pedestrian access for maintenance and existing access off Cawood Close.

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide 2021

National Design Guide 2019

Context

Identity

Built Form

Movement
Nature
Uses
Homes and Buildings
Resources
Lifespan

Fenland Local Plan, 2014 (FLP)

LP1 – A Presumption in Favour of Sustainable Development
LP2 – Facilitating Health and Wellbeing of Fenland Residents
LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside
LP4 – Housing
LP5 – Meeting Housing Need
LP6 – Employment, Tourism, Community Facilities 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
LP19 – The Natural Environment

March Neighbourhood Plan 2017

H2 – Windfall Development
H3 – Local Housing Need

Supplementary Planning Documents/ Guidance

Delivering & Protecting High Quality Environments in Fenland SPD (2014)
Cambridgeshire Flood & Water SPD (2016)

8 KEY ISSUES

- **Principle of Development**
- **Access, Parking and Highways Impacts**
- **Scale and Appearance**
- **Residential Amenity**
- **Biodiversity and Landscaping**
- **Drainage and Flood Risk**
- **Other matters**

9 BACKGROUND

Planning permission has already been granted for a 56-bed care home on this site involving the demolition of the existing factory, in September 2021 with access via Cawood Close. The applicant's agent has advised that it has not been possible to practically deliver the previously approved access and as such access is now proposed via Peterhouse Crescent, the siting, footprint and scale are as previously approved with internal and external alterations to facilitate the revised access and the addition of a substation and mobility store.

10 ASSESSMENT

Principle of Development

- 10.1 The site lies within the built-up area of March; Policy LP3 sets out the spatial strategy for the district, identifying March as a main area for growth with a focus

for delivering housing and commerce to support economic growth. Policy LP6 also seeks to support development where it would enable retention and growth of employment. The proposal would generate some employment needs and visitors to the facility would likely spend within the town thereby assisting the local economy. The principle of a 56-bed care home and loss of the former B2 use on this site has already been established by virtue of F/YR21/0284/F.

- 10.2 Matters of visual and residential amenity, site constraints; e.g. highway safety, flood risk and contamination and biodiversity considerations are also material to the consideration of the scheme. These aspects are to be balanced against the wider benefits of bringing forward an alternative housing model as promoted in part by Policy LP5 (C) which indicates the need to meet the particular needs of all sectors of the community, such as the disabled and the elderly.

Access, Parking and Highways impacts

- 10.3 The site has previously been served by an existing access via Cawood Close which has accommodated the commercial use of the site, however it has not been possible to practically deliver the previously approved access as it does not form part of the applicant's registered demise, and therefore they are unable to provide an adequate access from Cawood Close. As such, access is now proposed via Peterhouse Crescent.
- 10.4 The application is accompanied by a Transport Statement which advises that the proposal would generate 7 two-way vehicle trips in the AM peak hour and 10 two-way vehicle trips in the PM peak hour. The statement refers to the increase over and above the outline planning permission for 9 dwellings on the site (F/YR20/0674/O), however access was not committed, hence this comparison is disregarded. Cambridgeshire County Council Highways do not raise any highway safety concerns, though acknowledge that the revised access may have some amenity impacts on Peterhouse Crescent. However, County Council's Transport Assessment Team has indicated that they do not consider that the proposal would result in significant vehicle movements. Consequently, whilst it is acknowledged that the Cawood Close access would be preferable, the access now proposed via Peterhouse Crescent does not give rise to such significant concerns that would justify a refusal in this regard.
- 10.5 It is proposed that construction traffic would access the site via Cawood Close in order to minimise impact on existing residents and details can be secured through a Construction Management Plan by way of a condition. Highways have advised that the existing access should then be closed, and a footpath reinstated, however this access is not in the applicant's ownership or control and as such it would not be reasonable to impose a condition in this regard.
- 10.6 The existing pedestrian access point to the north-west corner of the site which leads onto Peterhouse Crescent is being retained. This access is proposed to be secured via a keypad entrance and remote opening mechanism (details to be agreed) and would enable staff and visitors to access the site directly from Station Road which is close to the railway station and bus stop. It is considered that the provision of the pedestrian access will encourage non-car modes of travel to the site in-line with FLP policy LP15. This is further reinforced with the inclusion of a secure cycle storage area at western side of the site. A pedestrian access for maintenance is proposed via Cawood Close and further details regarding this can also be obtained by way of a condition to ensure that its use is appropriate.

- 10.7 Policy LP15 and Appendix A set out that developments such as this should provide 1 space per 4 residential units, plus one visitor space per 4 residential units, plus 1 space for each resident member of staff. This equates to a requirement of 28 spaces for this 56-bed care home; the applicant's agent has confirmed that there will not be any resident members of staff, supported by the fact that there is no staff living accommodation detailed on the submitted plans or documentation.
- 10.8 The layout secures parking for up to 31 cars plus an ambulance space, located in the south-western corner of the site, which exceeds the requirements set out above. The applicant has allowed for 12 spaces for staff (the maximum on site at any one time as indicated in the Transport Statement) and 19 visitor car parking spaces. Notwithstanding this, the applicant anticipates that staff will use other modes of transport, given the site's close proximity to the railway and bus stop and the fact it is within walking distance of the main town centre. It is also acknowledged that residents of this type of facility are not likely to be car owners.
- 10.9 Whilst concerns raised by residents in respect of highways impacts resulting from the operational element of the development have been carefully considered, there is no evidence to support these concerns and Officers would therefore not be confident that a refusal on these grounds could be justified.
- 10.10 In summary, it is concluded that the development would provide in excess of the required parking provision, safe and effective access and would encourage sustainable means of travel, whilst prioritising pedestrian access in-line with the aims of Policy LP15 and chapter 9 of the NPPF.

Scale and Appearance

- 10.11 The proposal is considered against the context of the former structures within the site and the arrangement of residential properties on all four boundaries. Whilst the scale of the proposed building would be approximately 2m to 2.2m higher than the existing warehouse, it's scale generally accords with the 2-storey residential properties in the vicinity with a ridge height of 7.7m. The officer report for the previous application referred to precise levels details being secured by way of a condition, however it was subsequently realised that sufficient detail had been submitted with the application (as in this case) to negate such a condition. Whilst the overall massing of the building would be greater than that which exists, the site would comfortably accommodate the development.
- 10.12 Main views of the development from the public realm would be achieved from Peterhouse Crescent which runs parallel with the southern boundary (particularly now that this boundary would be opened up for the access) and from Cawood Close where the roofline of the development would likely be seen above the bungalows that front onto Cawood Close. Given the presence of the existing factory which accommodates a similar footprint to that proposed, albeit at a lower overall scale, the introduction of the proposed development would not result in significant harm to the character of the area. This conclusion is reached also having regard to the overall style of the building and external finishes – where the use of buff (Ibstock Minster Sandstone Mixture) and red (Ibstock Windsor) facing brick and dark plain roof tiles is acceptable given the mix of finishes on nearby properties, precise details of the roof tiles can be secured by condition. Furthermore, details of the roof-mounted extractor are also recommended to be secured, in the interests of visual amenity.

- 10.13 In summary, the development would introduce a structure which is compatible with its surroundings in respect of the existing character and appearance of the area and in terms of scale which is similar to the 2-storey properties in the locality. Whilst the massing of the building would be substantial in comparison to buildings in the area, it would not look unduly prominent in the context of the existing structures within the site and the positioning of the building relative to existing boundaries.
- 10.14 It is considered therefore that based on the detail provided and subject to the aforementioned conditions, the development would positively contribute to the character of the area without adversely affecting the streetscene in accordance with Policy LP16.

Residential Amenity

Existing Residents

- 10.15 Local residents have raised concerns regarding the scale and form of the proposed development and the impact on their properties in terms of overlooking, loss of privacy, overshadowing, light pollution, loss of outlook and noise (pedestrian and vehicular access have been considered in the access section above).
- 10.16 Matters of scale in respect of visual impacts have been considered above in so far as they relate to the overall character of the area. In terms of the residential amenity impacts associated with the development the facets of the building are generally over 20m from existing dwellings, with the exception of the southern facet which sits around 16m from the properties on Peterhouse Crescent, which are separated from the development in this location by an access road. In this regard, it is considered that outlook from existing properties would not be significantly compromised. It is acknowledged that the building will be in fairly close proximity to the rear boundaries of some dwellings – particularly at the north west (7, 9, 11 and 15 Peterhouse Crescent) and north (21, 23 and 25 Estover Road) where the facet of the building will be around 6m at its closest point. However, given the substantial length of gardens serving these properties and the common presence of outbuildings, trees and hedgerow and the proposed boundary treatments, the development is not anticipated to have any significant adverse impacts in respect of visual dominance and overbearing or overshadowing. Likewise, due to these separation distances and the distance of first floor windows from adjacent boundaries, the development would not compromise the privacy of neighbouring occupiers e.g. through overlooking.
- 10.17 The proposed site plan indicates 1.8m high close boarded fencing to the site boundaries. Whilst it is acknowledged that c.2m high fencing does already exist around most of the perimeter, the condition of this varies and it is incumbent upon the developer to ensure that their development is adequately screened from public and private views. Hence it is considered necessary to impose a condition to ensure that the fencing is installed prior to the first occupation of the development.
- 10.18 Residents have also raised concerns over light pollution impacts. Given the aforementioned separation distances – particularly window to window being over 20m, it is unlikely that lighting from within the building would adversely affect amenity. However, it is expected that external lighting will be utilised and details of this should be secured via planning condition, to ensure a suitable scheme is brought forward. This would align with the Council's Environmental Health team's request and also that of the Designing Out Crime Team in respect of site security.

- 10.19 There is a substation proposed in the south-western corner of the site in close proximity to the rear boundary of 25-29 Peterhouse Crescent. The Environmental Health Team consider that it is unlikely that there would be any adverse impact on residential amenity, however as the plans state 'to be confirmed' it is considered necessary to impose a condition to obtain full details, including noise levels to enable this to be fully assessed.
- 10.20 Given the scale of the proposed development a construction management plan will be necessary to ensure that the construction phase does not impact upon any existing nearby dwellings, as well as the local highway where practicable. The Council's Environmental Health team has raised the matter of asbestos in relation to the demolition of the existing building, requesting a planning condition to secure a scheme for its safe removal. The building has already been demolished and any asbestos would have needed to be dealt with by a licensed contractor under current Health and Safety Executive (HSE) requirements and controlled through a regulatory regime outside of the planning system.

Future Occupiers

- 10.21 The development would be served with adequate fenestration to enable appropriate levels of natural daylight and outlook. Furthermore, the landscaped garden area proposed would provide a satisfactory private amenity area for residents and visitors and the site is to be bounded by 1.8m high close boarded fencing to provide adequate privacy.
- 10.22 The Council's Environmental Health team has considered the submitted ground investigations report and are satisfied that it identifies areas of the site with potential contaminants and would be an acceptable form of development, subject to an agreed remediation strategy the details for which could be reasonably secured through planning condition.
- 10.23 In summary, it is considered that there are no significant issues arising from the scheme with regard to residential amenity, whilst the scheme will obviously alter the outlook for adjacent residents, it is not considered that there would be material grounds on which to withhold consent in respect of residential amenity impacts and it is concluded that the scheme aligns with the Policy aims of LP2 and LP16 with regard to residential amenity.
- 10.24 A bin store is proposed alongside the service area of the building near the southern boundary. The submitted information indicates that refuse will be collected by a private refuse collection operator, however details have not been provided, as such it is considered necessary to impose a refuse collection strategy condition to ensure that a satisfactory arrangement is achieved.

Biodiversity and Landscaping

- 10.25 The applicant has previously undertaken a bat emergence survey regarding the potential for the now removed Poplar trees along the northern boundary to provide habitat. The applicant has submitted an updated ecology survey and a landscaping plan which includes gaps in boundary treatments to enable cross-site commuting of small mammals e.g. hedgehogs. The ecology survey also recommends the inclusion of bat and bird boxes to provide roosting and nesting opportunities and as a way to offset the loss of the trees.
- 10.26 It is concluded that the updated ecology survey and landscaping scheme provides suitable evidence that the negative impacts on the protected species

and biodiversity of the proposal can be adequately mitigated and compensated through the development, and the required construction environmental management plan (CEMP) will provide assurances to the LPA that all recommendations made within the ecology survey will be completed and monitored by competent persons.

- 10.27 The proposed landscaping is considered acceptable to the Council's Arboricultural Officer, however he does raise concerns regarding the lack of screening to the properties on Estover Road following the removal of the Poplars. The previous scheme was approved without such screening and as such it would not be reasonable to insist this is provided. The landscaping management and maintenance strategy submitted with the application will ensure that the planting have a good chance of maturing over time thereby reinforcing the biodiversity value of the site and provide further screening.
- 10.28 In summary, the development would incorporate measures to protect and enhance biodiversity in and around the site in accordance with FLP policies LP16 and LP19.

Drainage and Flood Risk

- 10.29 The site lies in Flood Zone 1, however there is a high risk of flooding from surface water for areas of the site. The applicant has updated their drainage strategy following initial concerns raised by the Lead Local Flood Authority. The scheme demonstrates that surface water from the proposed development can be managed through the use of permeable paving across the parking areas to drain the access and parking areas and surface water from the roof of the building will be drained into an attenuation tank before being treated through a downstream defender.
- 10.30 The foul drainage is proposed to be discharged into the existing foul sewer network within Cawood Close, Anglian Water would need to agree to the specific detail but nonetheless have agreed in principle of the strategy and has not requested further detail via planning condition. The Lead Local Flood Authority has however requested that a detailed design of the surface water drainage is provided including any management details for elements not to be adopted by Anglian Water, and also details of how surface water will be managed during construction of the development. Both elements can be reasonably secured via planning condition.

Other matters

Fire safety

- 10.31 The Fire and Rescue service has requested that a scheme for fire hydrants is secured. The development would need to be built in accordance with current Building Regulations (BR) and as part of the BR process, the Fire Service would be consulted on the appropriateness and any requirements for dealing with fires and safe access etc.
- 10.32 As set out above the PPG sets out that the planning system should not seek to impose controls (i.e. via conditions/ obligations) where compliance with other regulatory regimes is otherwise required.
- 10.33 As such, given that the development would be overseen and would be required to accord with current Building Regulations, against which the Fire Service would be able to input with their specific requirements, it is not necessary or appropriate for

the LPA to secure a scheme for hydrants in this instance. The applicant will be reminded of this requirement by way of an informative.

Pre-commencement conditions

- 10.34 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).
- 10.35 The applicant has reviewed the draft decision notice and has provided written agreement to proposed conditions, specifically the pre-commencement conditions therein.

11 CONCLUSIONS

- 11.1 This scheme will see the delivery of a bespoke care home establishment which will specifically deliver housing to meet the needs of the elderly, as promoted in Policy LP5 of the FLP and would make effective use of a brownfield site.
- 11.2 Due regard has been given to the matters raised by neighbouring occupiers with regard to character and amenity concerns, however whilst the outlook and character of the area may change as a result of the proposal, such change is not considered so significant as to render the scheme unacceptable in terms of Policies LP2 and LP16.
- 11.3 Cambridgeshire County Council Highways do not raise any highway safety concerns, though acknowledge that the revised access may have some amenity impacts on Peterhouse Crescent. However, County Council's Transport Assessment Team has indicated that they do not consider that the proposal would result in significant vehicle movements. The layout secures parking for up to 31 cars plus an ambulance space, which exceeds the requirements set out in Policy LP15 and Appendix A. Hence, whilst concerns raised by residents in respect of highways impacts resulting from the operational element of the development have been carefully considered, there is no evidence to support these concerns and Officers would therefore not be confident that a refusal on these grounds could be justified.
- 11.4 Securing the recommendations of the Ecology Report through the imposition of relevant conditions will ensure that the scheme delivers appropriate mitigation and enhancements in this respect going forward. Matters of drainage have been duly considered and have achieved a positive recommendation from the LLFA, subject to appropriate conditions.

12 RECOMMENDATION

Grant, subject to the following conditions:

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	The development shall operate under a C2 use class only with a maximum of 56 bedrooms.

	<p>Reason - To define the permission for the avoidance of doubt and to ensure a satisfactory standard of development.</p>
3	<p>No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason - To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts, in accordance with Policy LP14 of the Fenland Local Plan 2014.</p>
4	<p>No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.</p> <p>The scheme shall be based upon the principles within the agreed Foul and Surface Water Drainage Strategy prepared by Ward Associates (Consulting Engineers) Ltd (ref: CE2996 Rev G) dated June 2022 and shall also include:</p> <ul style="list-style-type: none"> a) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance; b) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it); c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections); d) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants; e) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems; f) Full details of the maintenance/adoption of the surface water drainage system; g) Permissions to connect to a receiving watercourse or sewer;

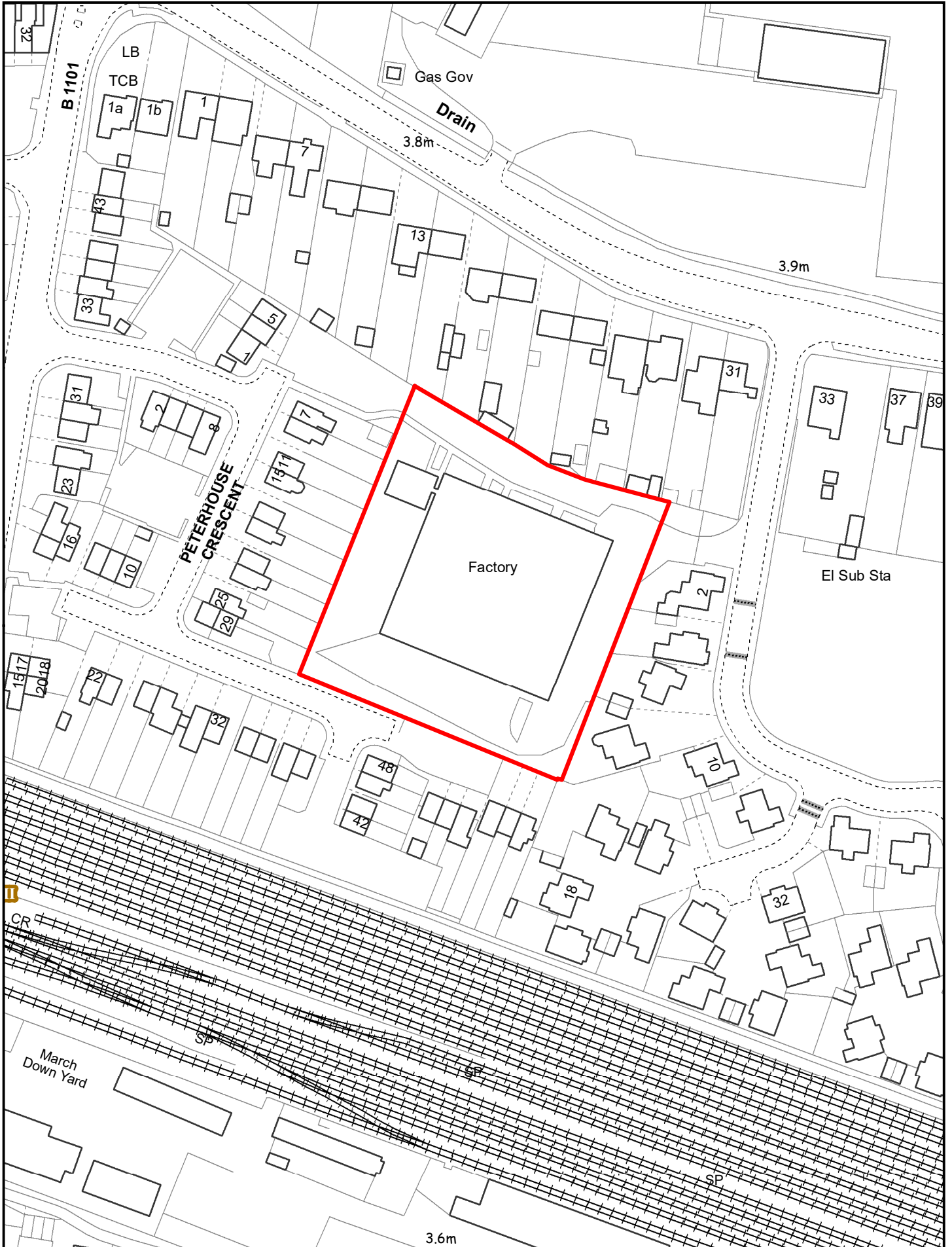
	<p>Reason - To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts, in accordance with Policy LP14 of the Fenland Local Plan 2014.</p>
5	<p>No development shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.</p> <p>The CEMP shall include the consideration of the following aspects of demolition and construction:</p> <ul style="list-style-type: none"> a) Construction and phasing programme. b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures. c) Construction hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation. d) Delivery times and collections / dispatches for construction purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority e) Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil and materials including audit trails. f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. g) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate. h) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition i) Use of concrete crushers. j) Prohibition of the burning of waste on site during demolition/construction. k) Site artificial lighting including hours of operation, position and impact on neighbouring properties. l) Drainage control measures including the use of settling tanks, oil interceptors and bunds. m) Screening and hoarding details. n) Access and protection arrangements around the site for pedestrians, cyclists and other road users. o) Procedures for interference with public highways, including

	<p>permanent and temporary realignment, diversions and road closures.</p> <p>p) External safety and information signing and notices.</p> <p>q) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.</p> <p>r) Membership of the Considerate Contractors Scheme.</p> <p>This plan should also address the recommendations of the Phase II intrusive investigation by Sub Surface South East Ltd (Report No: SE1581C) which requires a further intrusive investigation after demolition of the existing building has been completed, to ascertain the presence of further contamination, particularly asbestos containing materials</p> <p>Development shall be carried out in accordance with the approved CEMP</p> <p>Reason: To protect the amenity of nearby properties in accordance with Policy LP16 of the Fenland Local Pan 2014.</p>
6	<p>No development shall take place until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:</p> <p>a) Summary of potentially damaging activities.</p> <p>b) Identification of "biodiversity protection zones".</p> <p>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).</p> <p>d) The location and timing of sensitive works to avoid harm to biodiversity features.</p> <p>e) The times during construction when specialist ecologists need to be present on site to oversee works.</p> <p>f) Responsible persons and lines of communication.</p> <p>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</p> <p>h) Use of protective fences, exclusion barriers and warning signs.</p> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Compliance Condition(s) -</p> <p>o Where it is intended to create semi-natural habitats, all species used in the landscaping schedules shall be locally native species of local provenance unless otherwise agreed in writing with the local planning authority.</p> <p>Reason: To ensure that the proposal remains in line with Policy LP19 the Fenland Local Plan 2014</p>
7	<p>A scheme for the provision of external lighting and CCTV shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to the first occupation of the development and retained and maintained thereafter in perpetuity.</p>

	<p>Reason: In order to ensure adequate safety and security on site in accordance with policies LP2, LP16 and LP17 of the Fenland Local Plan 2014.</p>
8	<p>Prior to works proceeding above slab level, full details of the materials to be used for the roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved particulars and retained in perpetuity thereafter.</p> <p>Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
9	<p>Full details of the roof-mounted extraction vent as denoted on the approved roof plan ref; G5107 83 revision F shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The development shall then be carried out in accordance with the approved particulars and retained in perpetuity thereafter.</p> <p>Reason - To safeguard the visual and residential amenity in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
10	<p>Prior to works proceeding above slab level, details and locations of a minimum of 4 bird boxes (to cater for Starling, Swift or Sparrow) and a minimum of 2 bat boxes shall be submitted to an approved in writing. The development shall be carried out in accordance with approved details prior to first occupation.</p> <p>Reason: To secure the long-term protection of nesting Bird and roosting Bat potential in accordance with policies LP16 and LP19 of the Fenland Local Plan, 2014.</p>
11	<p>Areas where ground contamination was identified on the site should be stripped to a depth of at least 0.2 metres as recommended in Paragraph 4.7.3 of the Phase II intrusive investigation report by Sub Surface South East Ltd (Report No: SE1581C). Also, any land identified as soft landscape, which could be used for the growing of fruit or vegetables, should be stripped to a depth of at least 0.5 metres and if replaced, with fresh top-soil brought in off-site.</p> <p>Samples of ground, particularly in the vicinity of Trial Pits M1 and TP2 should be taken and kept for a minimum of 28 days and kept at a known location, which is accessible to representatives of local authorities as requested.</p> <p>A remediation strategy, in accordance with Paragraph 4.9 of the Phase II intrusive investigation by Sub Surface SE Ltd., for dealing with such waste should be forwarded to the local planning authority and approved by them, before any work in connection with this aspect of the development is commenced.</p> <p>Reason: To control pollution of land or water in the interests of the environment and public safety and ensure compliance with Policy LP16 of the Fenland Local Plan 2014.</p>

12	<p>The pedestrian access at the north west corner of the site as detailed on Plan G5107 91 revision J shall be accessible to visitors, staff and emergency services upon first use of the development. This pedestrian access and pedestrian maintenance access on the eastern boundary via Cawood Close shall accord with an access strategy which has first been submitted to and approved in writing by the Local Planning Authority.</p> <p>The strategy shall include;</p> <ul style="list-style-type: none"> - Means of entry/ egress e.g. any security measures, access requirements etc. - Emergency access strategy e.g. for Fire Service access - Signage for users or residents denoting that the access is for use of the care home only <p>The access shall be maintained in accordance with the details approved for the lifetime of the development.</p> <p>Reason: In order to provide an access which promotes sustainable travel whilst providing the necessary security and emergency access in accordance with policies LP2, LP15, LP16 and LP17 of the Fenland Local Plan, 2014.</p>
13	<p>Prior to the first occupation of the development, the access serving the development from Peterhouse Crescent as detailed on plan ref: G5107 91 Revision J shall be laid out and constructed in accordance with the approved plans and shall thereafter be retained and maintained in perpetuity.</p> <p>Reason: In the interests of highway safety and to ensure satisfactory access into the site whilst promoting sustainable means of travel in accordance with policy LP15 of the Fenland Local Plan, 2014.</p>
14	<p>The vehicle turning and parking spaces shown on the approved plans shall be provided before the development is brought into use and shall be retained thereafter.</p> <p>Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
15	<p>The approved access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity</p> <p>Reason: To prevent surface water discharging to the highway in accordance with policy LP15 of the Fenland Local Plan 2014</p>
16	<p>Prior to the first occupation of the development hereby approved a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse collection strategy shall be implemented in accordance with the agreed details in full and thereafter be retained in perpetuity.</p> <p>Reason: To ensure a satisfactory form of refuse collection and</p>

	compliance with Policy LP16 of the Fenland Local Plan 2014.
17	<p>All soft landscape works, shall be carried out in accordance with the approved details, including the ongoing maintenance specification included in the approved Landscape management and maintenance plan (Greenplan Landscape Architects). 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 shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>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.</p>
18	<p>The 1.8m high close boarded fencing to the site boundary, indicated on drawing G5107 91 Rev J shall be completed prior to the first occupation of the development and retained thereafter.</p> <p>Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy LP16 of the Fenland Local Plan 2014.</p>
19	<p>The proposed substation shall not be installed until full details, including the GRP unit specifications and expected noise breakout levels measured at the boundary of the nearest residential properties to the south and west, have been submitted to and agreed in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details, with any noise mitigation measures approved retained in perpetuity.</p> <p>Reason - To ensure the scheme does not adversely impact on the amenity of neighbouring properties as a result of noise in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
20	The development hereby permitted shall be carried out in accordance with the following approved plans and documents



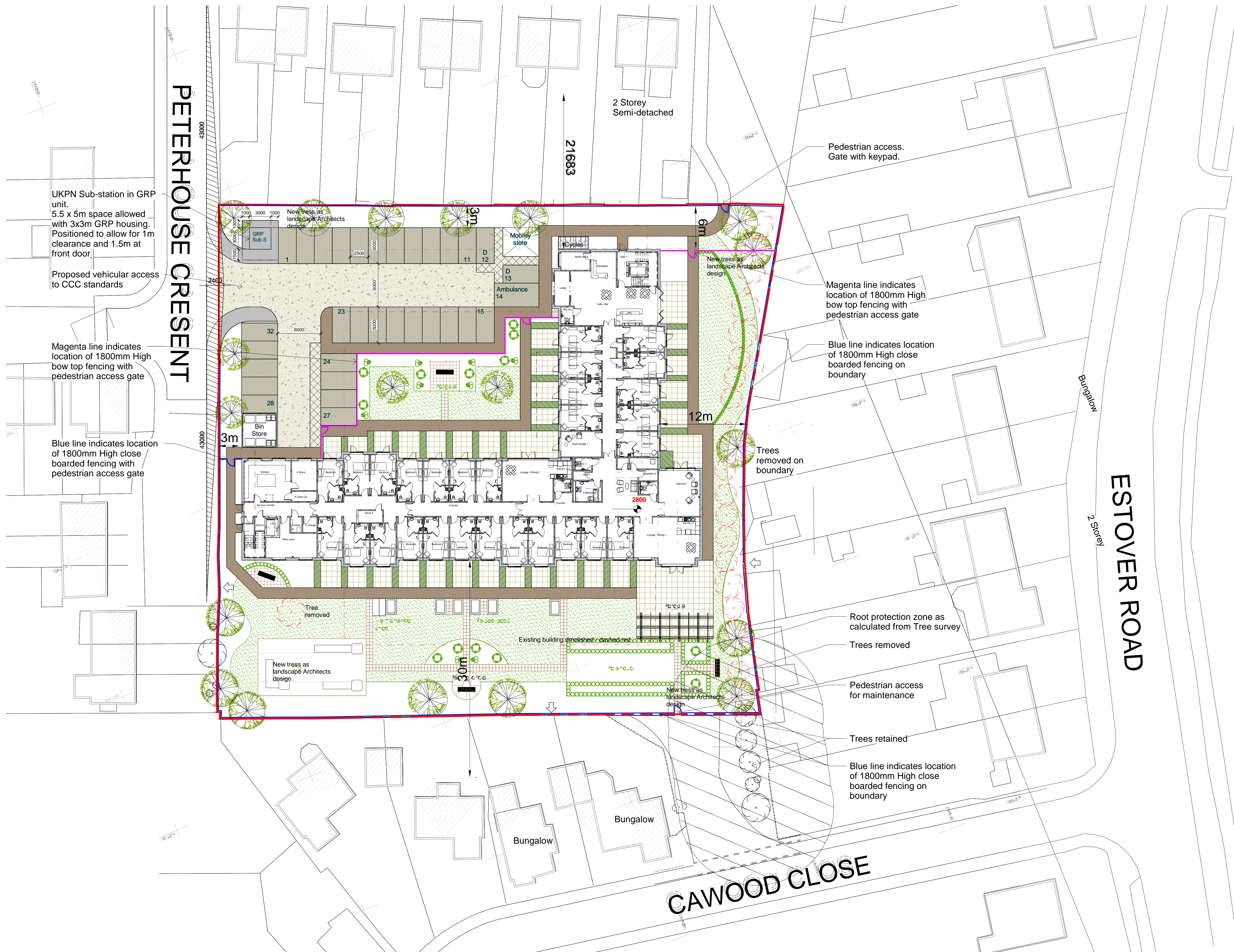
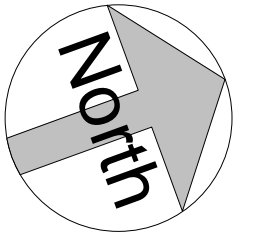
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Scale = 1:1,250





UKPN Sub-station in GRP unit.
5.5 x 5m space allowed with 3x3m GRP housing. Positioned to allow for 1m clearance and 1.5m at front door.

Proposed vehicular access to CCC standards

Magenta line indicates location of 1800mm High bow top fencing with pedestrian access gate

Blue line indicates location of 1800mm High close boarded fencing with pedestrian access gate

Pedestrian access. Gate with keypad.

Magenta line indicates location of 1800mm High bow top fencing with pedestrian access gate

Blue line indicates location of 1800mm High close boarded fencing on boundary

Trees removed on boundary

Root protection zone as calculated from Tree survey

Trees removed

Pedestrian access for maintenance

Trees retained

Blue line indicates location of 1800mm High close boarded fencing on boundary

Soft Landscaping indicative - See 'GreenPlan' Landscape drawing GP-LPC-03 for Landscape design

REV	DESCRIPTION	DATE	BY	CHK
A	Entrance road amended	Nov 2020	RT	TE
B	Car parking amended / Cycles storage added.	10Dec2020	RT	TE
C	Landscaping amended following review.	07Jan2021	RT	TE
D	'Do not scale' note omitted for validation Team. Red line boundary amended.	8Mar2021	RT	TE
E	Pedestrian gates added. Pedestrian access added to entrance.	18Apr2021	RT	TE
F	Amendments to entrance area and end of corridor windows	16July2021	MH	TE
G	Layout/design reverted. 12m of corridor windows omitted.	05Aug2021	MH	TE
H	Roof plan shown. Entranced Amended. Sprinkler area changed to mobility scooter area and roof added. Construction of cycle store and bin store amended.	22Sep2021	MH	TE
I	Site plan updated for planning	21Nov2021	MH	TE
J	Co-ordinated with landscaping design	6Dec2021	MH	TE

NOTES
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CLIENT
Life Property Construction for Glenholme Senior Living

PROJECT
Proposed Care Home, Cawood Close, March

DRAWING TITLE
Proposed Site Plan

DRAWING STATUS
PLANNING

SCALE
1 : 250 @ A1

DATE
Sept 2020

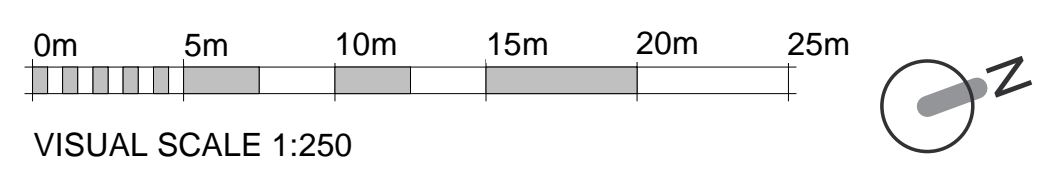
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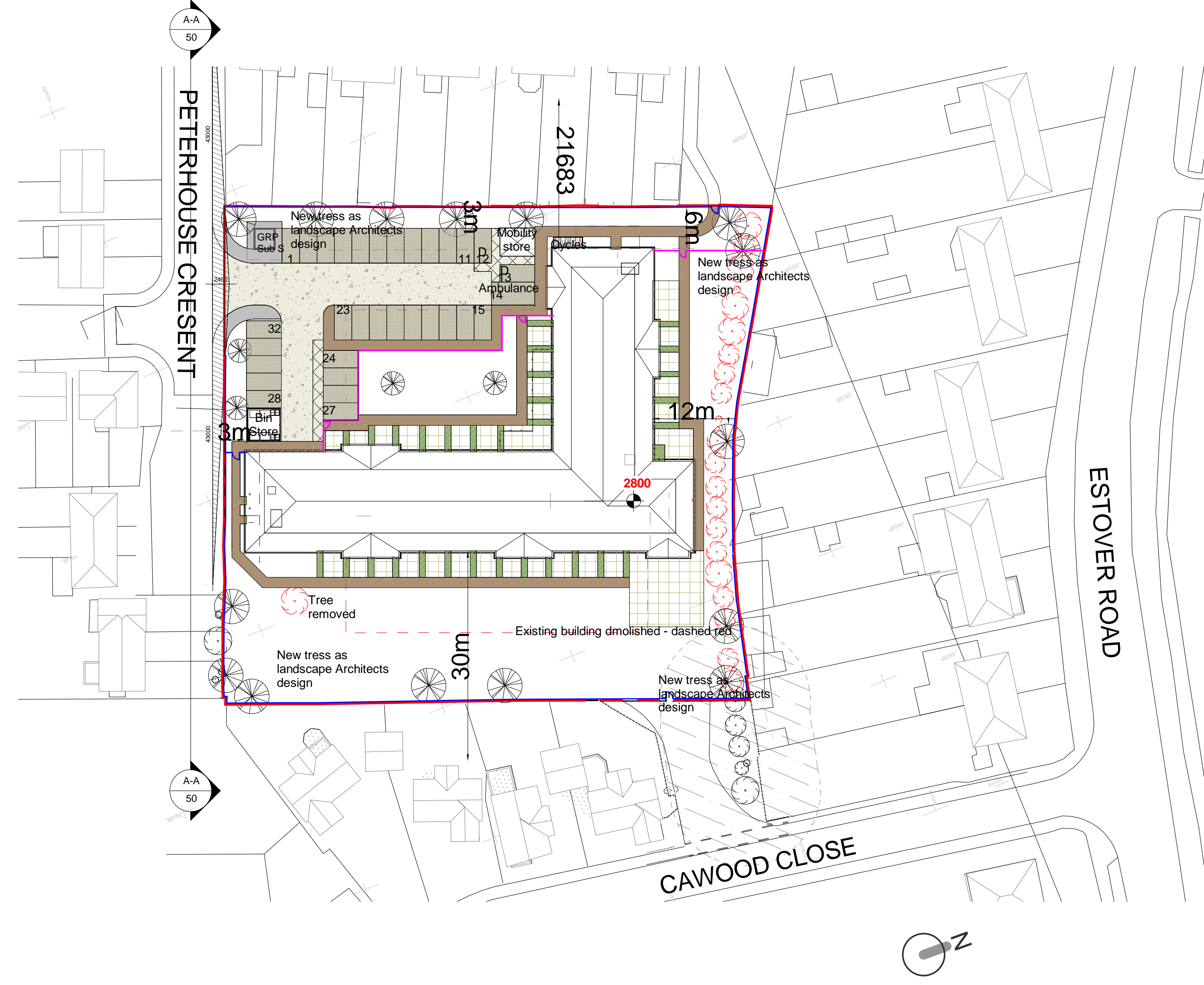
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JOB NO.
G5107

DWG NO.
91

REV
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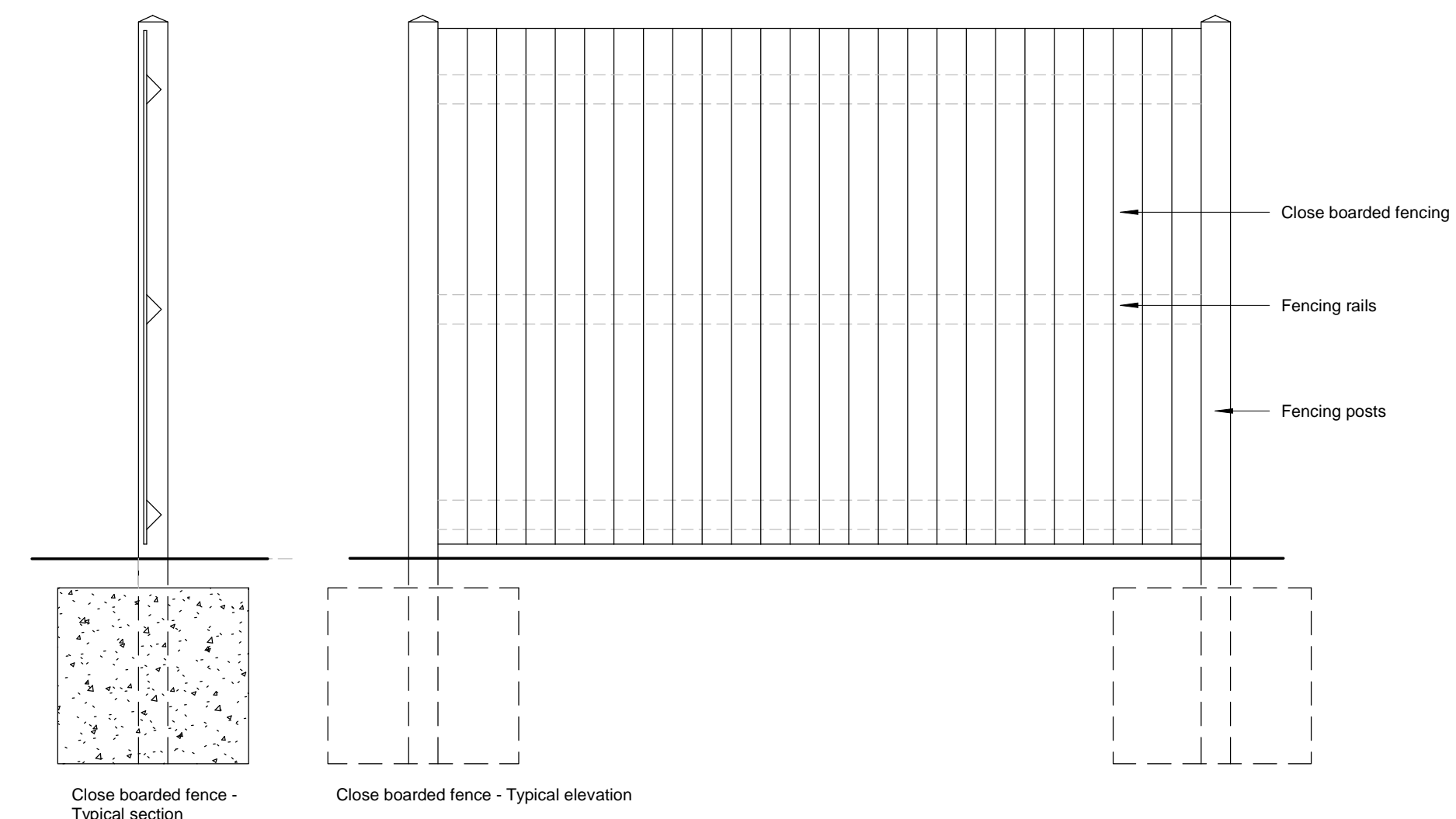




Key plan - Site Sections.
1 : 500



A-A Street Scene Section - AA
1 : 200



Fencing details
1 : 20

DRAWING REVISIONS				
REV	DESCRIPTION	DATE	BY	CHK

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CLIENT
Life Property Construction for Glenholme Senior Living

PROJECT
Proposed Care Home, Cawood Close, March

DRAWING TITLE
Proposed Streetscene elevation from Peterhouse Crescent

DRAWING STATUS		
PLANNING		
SCALE	DATE	
As indicated @ A1	01/19/22	
DRAWN BY	CHECKED BY	
JA	TE	
JOB NO.	DWG NO.	REV
G5107	50	

- (A) WALLS: Facing Bricks - Ibstock Windsor - Natural mortar - Recessed Joint
- (B) WALLS: Facing Bricks - Ibstock Minster Sandstone Mixture Stock - Natural mortar - Recessed Joint
- (C) WINDOWS: Proposed White uPVC windows
- (D) ROOF: Proposed Black/Grey concrete plain tiles
- (E) DOORS: Proposed Aluminum entrance doors Proposed uPVC Patio and Escape doors
- (F) RAINWATER GOODS: uPVC Self coloured - Black
- (G) FASCIAS - UPVC

ALL MATERIALS SUBJECT TO PLANNING CONDITION APPROVAL APPLICATION



(North-West) As Approved under application 21/0284 Drawing G5107:41



Proposed (North-West)
1 : 100

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100

REV	DESCRIPTION	DATE	BY	CHK
A	'Do not scale' note omitted for validation Team.	8Mar2021	RT	TE
B	Co-ordinated with roof plan to show roof plant indicatively	08July2021	MH	TE
C	Amendments to entrance area and end of corridor windows	16July2021	MH	TE
D	Layout/design reverted. End of corridor windows omitted.	05Aug2021	MH	TE
E	Entrance amended	22Sep2021	MH	TE
F	Material key added. Brick type amended.	1Nov2021	MH	TE
G	Elevations Updated for planning	30Dec2021	MH	TE
H	Elevations updated for planning validation to omit obstructing elements and air terminal shown	17Jan2022	JA	TE

NOTES
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CLIENT
Life Property Construction for Glenholme Senior Living

PROJECT
Proposed Care Home, Cawood Close, March

DRAWING TITLE
Proposed Elevations Sheet 2 Planning

DRAWING STATUS
Planning

SCALE
As indicated @ A1

DATE
07/07/21

DRAWN BY
MH

CHECKED BY
TE

JOB NO.
G5107

DWG NO.
42

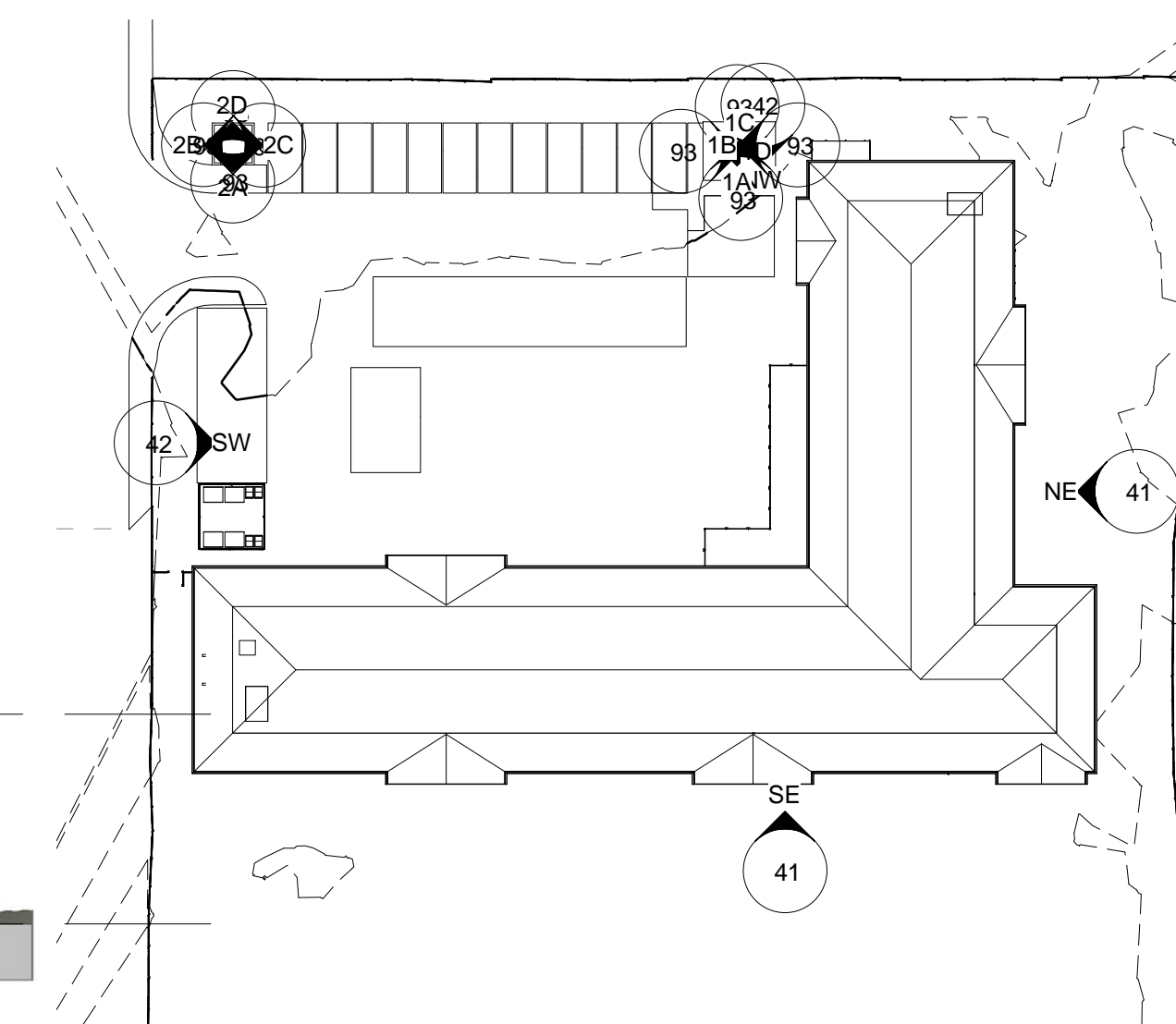
REV
H



(South-West) As Approved under application 21/0284 Drawing G5107:41



Proposed (South-West)
1 : 100



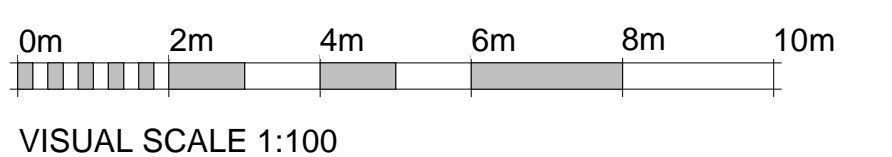
Key plan - Elevation
1 : 500



(South-East) As Approved under application 21/0284 Drawing G5107:41



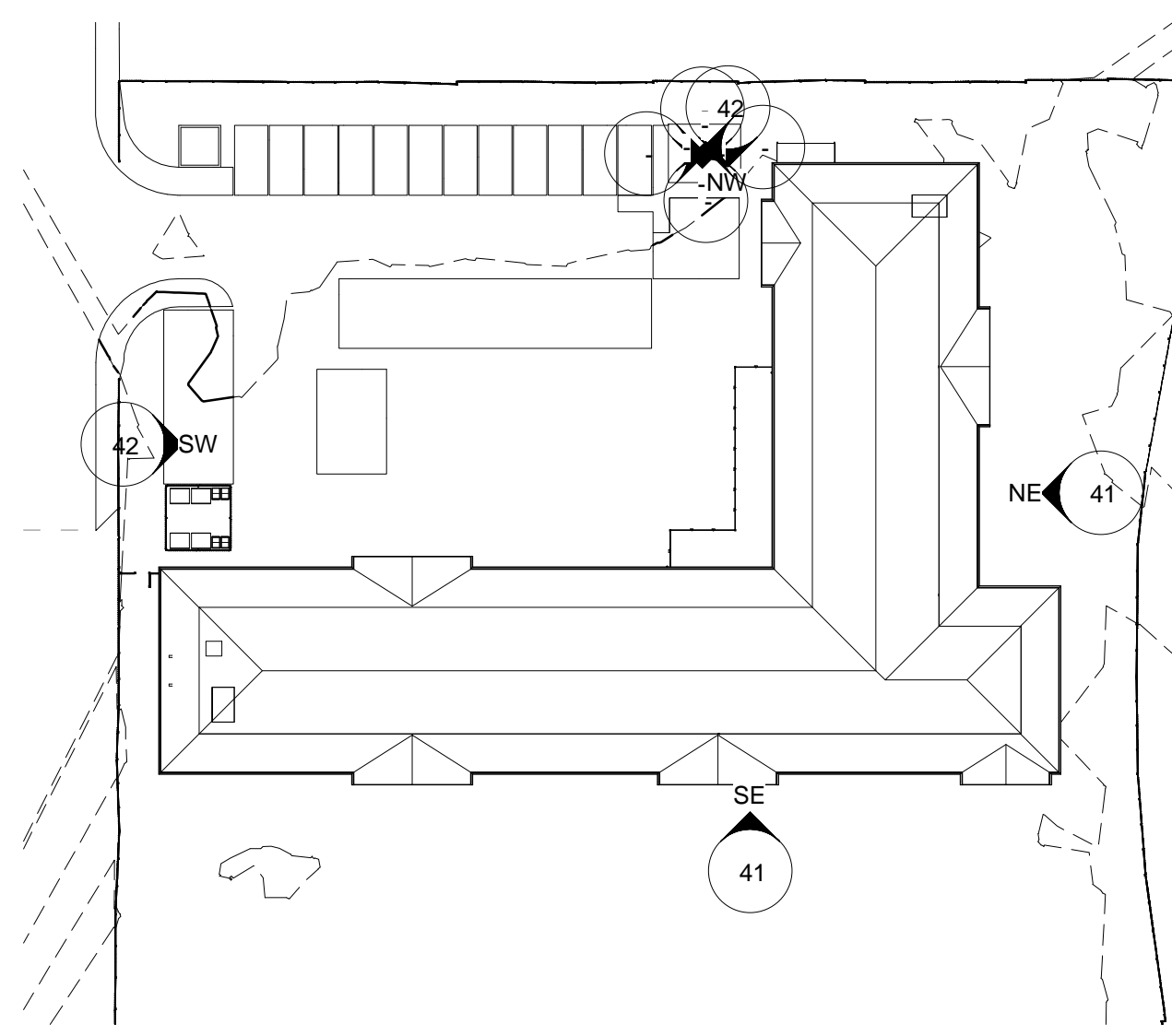
Proposed (South-East)
1 : 100



REV	DESCRIPTION	DATE	BY	CHK
A	'Do not scale' note omitted for validation Team.	8Mar2021	RT	TE
B	Window omitted from Dayroom 3 and adjacent office following comment from the planning team.	14Jun2021	MH	TE
C	Co-ordinated with roof plan to show roof plant indicatively.	08July2021	MH	TE
D	Amendments to entrance area and end of corridor windows.	16July2021	MH	TE
E	Layout/design reverted. End of corridor windows omitted.	05Aug2021	MH	TE
F	Entrance amended.	22Sep2021	MH	TE
G	Material key added. Brick type amended.	1Nov2021	MH	TE
H	Elevations Updated for planning.	3Dec2021	MH	TE
I	Elevations updated for planning validation to omit obstructing elements and air terminal shown.	17Jan2022	JA	TE

- (A) WALLS: Facing Bricks - Ibstock Windsor - Natural mortar - Recessed Joint
- (B) WALLS: Facing Bricks - Ibstock Minster Sandstone Mixture Stock - Natural mortar - Recessed Joint
- (C) WINDOWS: Proposed White uPVC windows
- (D) ROOF: Proposed Black/Grey concrete plain tiles
- (E) DOORS: Proposed Aluminum entrance doors
Proposed uPVC Patio and Escape doors
- (F) RAINWATER GOODS: uPVC Self coloured - Black
- (G) FASCIAS - UPVC

ALL MATERIALS SUBJECT TO PLANNING CONDITION APPROVAL APPLICATION



Key plan - Elevation
1 : 500



(North-East) facing Estover Road As Approved under application 21/0284 Drawing G5107:41 Rev.E



Proposed (North-East) facing Estover Road
1 : 100

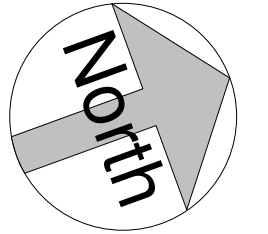
NOTES
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CLIENT Life Property Construction for Glenholme Senior Living		
PROJECT Proposed Care Home, Cawood Close, March		
DRAWING TITLE Proposed Elevations Sheet 1 Planning		
DRAWING STATUS Planning		
SCALE As indicated @ A1	DATE 07/07/21	
DRAWN BY MH	CHECKED BY TE	
JOB NO. G5107	DWG NO. 41	REV I



Gross External Floor Area:	Ground: 1349sq.m First: 1349sq.m TOTAL: 2698sq.m
Gross Internal Floor Area:	Ground: 1265sq.m First: 1265sq.m TOTAL: 2530sq.m
Bedrooms:	Ground: 28 First: 28 TOTAL: 56
Total Dayspace:	Ground: 140sq.m First: 174sq.m TOTAL: 314sq.m
Dayspace per resident:	5.6sq.m

- Circulation Space
- Dayroom Space
- Residential Space
- Staff Space

REV	DESCRIPTION	DATE	BY	CHK
A	'Do not scale' note omitted for validation Team.	8Mar2021	RT	TE
B	Amendments to entrance area and end of corridor windows	16July2021	MH	TE
C	Entrance amended. Corridor windows reversed.	22Sept2021	MH	TE
D	Entrance position moved with subsequent amendments to layout	3Dec2021	MH	TE

NOTES
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CLIENT
Life Property Construction for Glenholme Senior Living

PROJECT
Proposed Care Home, Cawood Close, March

DRAWING TITLE
Proposed Ground Floor Plan

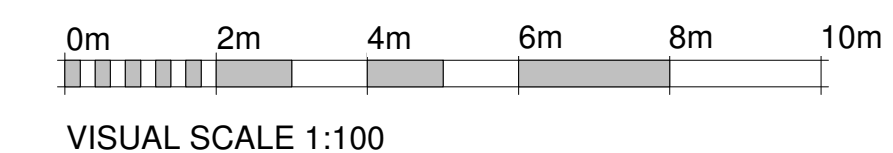
DRAWING STATUS
PLANNING

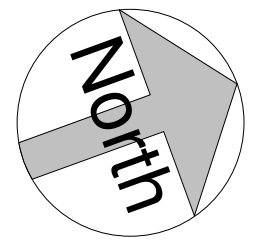
SCALE 1 : 100 @ A1	DATE Sept 2020
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DRAWN BY TE	CHECKED BY JS
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JOB NO. G5107	DWG NO. 81	REV D
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Proposed Ground Floor
1 : 100





Gross External Floor Area: **Ground: 1349sq.m**
First: 1349sq.m
TOTAL: 2698sq.m

Gross Internal Floor Area: **Ground: 1265sq.m**
First: 1265sq.m
TOTAL: 2530sq.m

Bedrooms: **Ground: 28**
First: 28
TOTAL: 56

Total Dayspace: **Ground: 140sq.m**
First: 174sq.m
TOTAL: 314sq.m

Dayspace per resident: **5.6sq.m**

REV	DESCRIPTION	DATE	BY	CHK
A	Do not scale' note omitted for validation team.	8Mar2021	RT	TE
B	Window omitted from Dayroom 3 and adjacent office following comment from the planning team.	14Jun2021	MH	TE
C	Amendments to entrance area, end of corridor windows and bin store/ mobility store / cycles area.	16July2021	MH	TE
D	Layout/design reverted. End of corridor windows omitted.	05Aug2021	MH	TE
E	Dayroom 3 amended.	22Sept2021	MH	TE
F	Entrance position moved with subsequent amendments to layout.	3Dec2021	MH	TE

NOTES
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CLIENT
 Life Property Construction for Glenholme Senior Living

PROJECT
 Proposed Care Home, Cawood Close, March

DRAWING TITLE
 Proposed First Floor Plan

DRAWING STATUS
PLANNING

SCALE
 1 : 100 @ A1

DATE
 Sept 2020

DRAWN BY
 TE

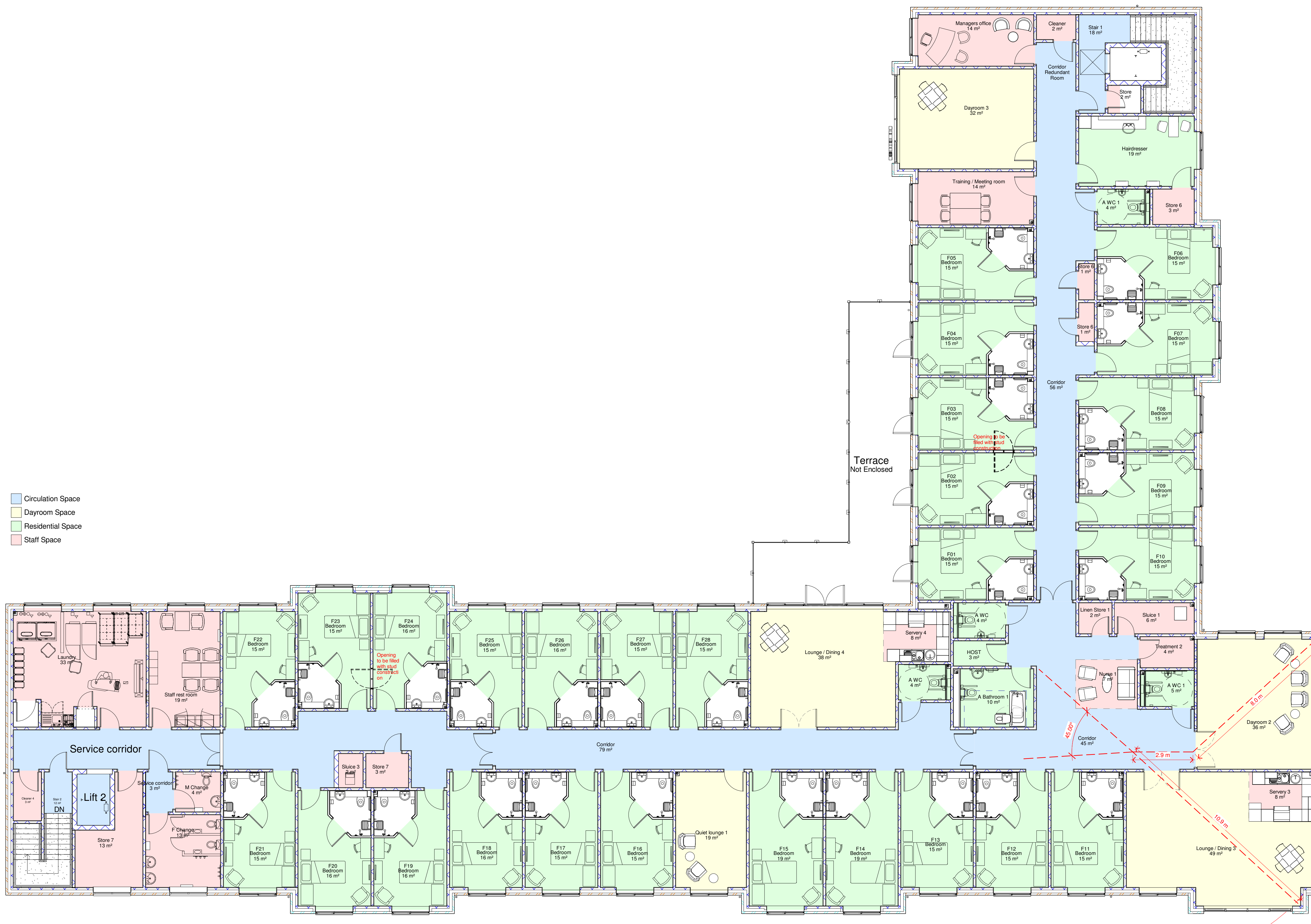
CHECKED BY
 JS

JOB NO.
 G5107

DWG NO.
 82

REV
 F

- Circulation Space
- Dayroom Space
- Residential Space
- Staff Space



Proposed First Floor
 1 : 100

