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**F/YR22/1148/F**

**Applicant: Mr M Durant  
Lodge House Ltd**

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

**Land East Of, 36 High Street, March, Cambridgeshire**

**Erect 7 x dwellings (2-storey 2-bed) with bin and cycle stores**

**Officer recommendation: Grant**

**Reason for Committee: Town Council objection contrary to officer recommendation**

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## **1. EXECUTIVE SUMMARY**

- 1.1. This application relates to a 0.12ha rectangular piece of land located behind No.36 High Street, March. The proposal seeks full planning permission for the erection of 7 x 2-storey dwellings with associated bin and cycle stores.
- 1.2. The site benefits from extant outline and reserved matters planning approval for a similar scheme (F/YR15/0176/O and F/YR21/0250/RM). At the time of site inspection, construction on the site had begun in respect of the earlier approved scheme. Notwithstanding, the current application seeks approval for a scheme, which whilst similar in scale and principle, differs in terms of the site layout and overall dwelling design.
- 1.3. The proposed layout and access arrangements for the site are considered to demonstrate an acceptable and sustainable form of development. Whilst there would be some amenity impacts as a result of the proposed scheme, having regard to the town centre location of the site, it is considered, on balance, that the proposal is acceptable.
- 1.4. There is no conflict with planning policies or material considerations to justify refusal of the scheme considered herein. As such approval is recommended subject to the imposition of planning conditions.

## **2. SITE DESCRIPTION**

- 2.1. The site is vacant land located within the town centre of March, adjacent to March Conservation Area and is located behind buildings fronting High Street, some of which are Listed Buildings (Nos. 34, 36 and 38 High Street). The adjoining uses include a pub/hotel (The Griffin) and residential properties (including Elwyn Court).

## **3. PROPOSAL**

- 3.1. The proposal seeks planning permission for the erection of 7 x 2-storey dwellings on an area of land of 0.12 hectares.

- 3.2. The scheme proposes three pairs of semi-detached dwellings with an additional detached dwelling, which will sit behind 36 High Street and will face out onto the car park associated with the Griffin Hotel. Private amenity space for each dwelling will be set to the rear between the proposed dwellings and No.17 Elwyn Court, together with outbuildings for each unit which are to be used for bin and cycle storage.
- 3.3. The site layout also includes a multiple bin collection compound to the north-western corner of the site and the existing gated access point will be retained to form a pedestrian access with electronic sliding gates.
- 3.4. Full plans and associated documents for this application can be found at:  
<https://www.fenland.gov.uk/publicaccess/>

#### 4. SITE PLANNING HISTORY

F/YR21/0250/RM	Reserved Matters application relating to the detailed matter of landscaping pursuant to outline permission F/YR15/0176/O	Approved 30.04.2021
F/YR20/3034/COND	Details reserved by Condition 8 (Drainage) of planning permission F/YR15/0176/O	Approved 17.04.2020
F/YR19/3066/COND	Details reserved by conditions 4, 5, 7, 10 and 11 of planning permission F/YR15/0176/O	Approved 01.11.2019
F/YR15/0176/O	Erection of 7 x 2-storey 2-bed dwellings with bin and cycle stores (Outline application with matters committed in respect of access, appearance, layout and scale)	Granted 06.04.2018

Additional planning history is available, but has been omitted for brevity.

#### 5. CONSULTATIONS

##### 5.1. Senior Archaeologist (CCC)

*Thank you for your consultation in regards to the above referenced planning permission.*

*The site has already been subject to evaluation (Cambridgeshire Historic Environment Record reference. ECB3826). This occurred in 2012 in relation to an earlier planning application (F/YR11/0901/O) and found a boundary ditch and a cow burial with pottery dating mainly from the later Post-Medieval period. No further remains of significance were found and an excavation was not required.*

*Therefore we have no objections or requirements for this development.*

##### 5.2. Cambridgeshire Fire & Rescue Service

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

5.3. **Historic England**

*Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.*

*We suggest that you seek the views of your specialist conservation and archaeological advisers.*

5.4. **March Society**

*There is a need for housing and this is an empty site in the centre of the town, We expect the development to be in keeping with the surrounding listed buildings though there are no details of the bricks and tiles to be used.*

*There is no plan for the bin and cycle stores though this is a part of the application.*

*We trust that the recommendations of the tree survey and arboricultural impact survey will be implemented in order to protect the mature beech tree and its roots system.*

*Stance: Neutral*

5.5. **March Town Council**

*Recommendation: Refusal - lack of parking and unsatisfactory access/egress*

5.6. **Environment & Health Services (FDC)**

*No objections from an environmental health standpoint.*

5.7. **Local Residents/Interested Parties**

The LPA received seven letters of support for the scheme, the reasons for support can be summarised as follows:

- In keeping with surrounding area;
- Good use of vacant land;
- Good location for first time buyers;
- Good design;
- Regenerate a 'bad' area of town; and
- More houses needed;

The LPA also received one representation raising the issue in respect of a lack of plans for the bin/cycle stores.

**6. STATUTORY DUTY**

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

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

## **7. POLICY FRAMEWORK**

### **7.1. National Planning Policy Framework (NPPF) July 2021**

Para 2 – applications to be determined in accordance with the development plan unless material considerations indicate otherwise

Para 11 – a presumption in favour of sustainable development

Para 111 – Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 119 – Promote effective use of land, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Para 124 – Supporting efficient use of land, taking into account the: (d) desirability of maintaining an areas prevailing character and setting (including residential gardens); and (e) the importance of securing well-designed, attractive and healthy places.

Para 130 – achieving well-designed places

Section 16 - Conserving and enhancing the historic environment

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

Determining planning applications

### **7.3. National Design Guide 2019**

Context

Identity

Built Form

Homes and Buildings

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

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

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

LP15 – Facilitating the Creation of a More Sustainable Transport Network

LP16 – Delivering and Protecting High Quality Environments

LP18 – The Historic Environment

LP19 – The Natural Environment

### **7.5. Emerging Local Plan**

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

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

LP1 – Settlement Hierarchy

LP2 – Spatial Strategy for the Location of Residential Development

LP7 – Design

LP8 – Amenity Provision

LP20 – Accessibility and Transport

LP22 – Parking Provision

LP24 – Natural Environment

LP23 – Historic Environment

**7.6. March Neighbourhood Plan 2017**  
H2 – Windfall Development

**8. KEY ISSUES**

- **Principle of Development**
- **Character and appearance**
- **Access and Parking**
- **Landscaping**
- **Residential amenity**
- **Refuse collection**
- **Other considerations**

**9. BACKGROUND**

- 9.1. The site benefits from extant outline and reserved matters planning approval for a similar scheme (F/YR15/0176/O and F/YR21/0250/RM). At the time of site inspection, construction on the site had begun in respect of the earlier approved scheme. Notwithstanding, the current application seeks approval for a scheme, which whilst similar in scale and principle, differs in terms of the site layout and overall dwelling design.

**10. ASSESSMENT**

**Principle of Development**

- 10.1. The principle of the development has already been established as the site was previously considered to be an appropriate site to deliver additional housing within the town as part of the outline and reserved matters approval.

**Character and appearance**

- 10.2. The outline scheme proposed a similar site layout to the scheme put forth within this application, however the proposed dwellings were to be set out as a block of four dwellings and another of three dwellings, with link detached first floors between units 2 & 3, and 6 & 7. In addition, the rooflines of the linked detached dwellings were to be stepped down from the rest of the terrace. The outline scheme also included 'heritage' design features such as cat-slide dormers, stable style doors and paned fenestration. Details in respect of materials including external facing brickwork, roof tile, rainwater goods and fenestration were subsequently discharged under F/YR19/3066/COND and agreed as follows:

- Vandersanden Cottage Mixture Brick;
- Sandtoft Arcadia Reclaim and Britlock Slate Graphite roof tiles;
- Cascade Cast Iron Style Guttering; and
- Conservation Folding Doors and Velux CK04 fenestration.

- 10.3. The main difference with the newly proposed scheme is the separation of the dwellings into 3 pairs of semi-detached and a single detached dwelling making up the 7<sup>th</sup> unit, with no link detachment. The proposal will still see the use of cat-slide dormers, stable style doors, stepped roof heights and dummy windows to offer a 'heritage' feel to the overall development. Materials details have been provided as follows:

- Vandersanden Cottage Mixture Brick;

- Redland Fenland Interlocking Pantile in Terracotta;
- Black Brett Martin Cast Iron Effect Rainwater Goods.
- White UPVC windows;
- Black Composite Doors; and
- White Standard Flush Fitted (Built-in) Electric Meter Box.

10.4. The use of uPVC windows and composite doors are regrettable. However given the locality of the development not within the immediate High Street streetscene, the impact of such materials will result in negligible impact to the Conservation Area. Ultimately, the changes proposed are minor in respect of their impact to the character and appearance of the area when compared with the original approved scheme. As such it is considered that the scheme complies with Policies LP16 and LP18 of the Fenland Local Plan 2014.

### **Access and Parking**

- 10.5. Comments from March Town Council in respect of a lack of parking and unsatisfactory access/egress are noted. The scheme considered herein offers the same access arrangements as the earlier approved scheme, with no allocated parking.
- 10.6. Policy LP15 part (C) requires all development proposals to be located and designed so that they can maximise accessibility and help to increase the use of non-car modes. Furthermore development schemes should provide well designed car and cycle parking appropriate to the amount of development proposed, ensuring that all new development meets the parking standards as set out in Appendix A of the Local Plan.
- 10.7. The access point leads into the site from in-between the buildings at 34 and 36 High Street. This access is predominately utilised for the Griffin Hotel car park, although there is also another access serving the Griffin Hotel from Market Place.
- 10.8. It has been indicated that the access to the dwellings would be for pedestrians and cyclists only, and as such no car parking is provided. Given that the site is located within easy access of town centre facilities and public transport, it is considered that on-site parking is not, in this instance, required. Notwithstanding this position it is noted that the access is sub-standard in terms of width, visibility onto High Street and lack of pedestrian infrastructure, as such any increase in traffic would not be encouraged or supported by officers in the interest of highway safety. It should be noted that the site benefits from extant planning permission, approved without the provision of dedicated car parking.
- 10.9. The site is within walking distance of shops, education, employment, health facilities and public transport. Furthermore, there is a free public car park in close proximity of the site at City Road approximately 178 metres away which would cater for future occupants if necessary. Limited car parking is also available on the Market Square and on High Street.
- 10.10. In view of the above officers consider that approving the proposal without parking would help to promote sustainable living. It would also lessen the emphasis on private car use, which would help to reduce carbon emissions.
- 10.11. As referred to above, Appendix A to the Local Plan sets out that in special circumstances nil parking provision for new residential development may be appropriate. In this case the special circumstances are considered to be a

combination of: the planning history of the site which has approved development with no car parking; the location of nearby services; and the close proximity of alternative and suitable car parking.

- 10.12. In accordance with national guidance contained in Manual for Streets 2, Local Authority's should promote cycle use and provide cycle storage where possible; this scheme includes such facilities. This adds some further justification to the proposed car parking arrangements.
- 10.13. Comments from Highways were not received during consultation of the current application, however as the proposals do not differ in terms of access and parking to earlier approved schemes, refusal of the scheme on the basis of a lack of specific comments from Highways would be unreasonable in this case.
- 10.14. Previous permissions required careful consideration of the means of access to the site for construction, and included conditions requiring a construction management plan (Condition 10 of F/YR15/0176/O). This condition has been previously discharged under F/YR19/3066/COND, and the approved construction management plan has been included within the submitted documents for consideration in respect of the current application. There were no objections to the construction management plan from consultations with the Environmental Health Team and as such it is considered that the submitted construction management plan is therefore acceptable.
- 10.15. The proposal is therefore considered to be in accordance with Policy LP15 of the Local Plan inasmuch as it does provide appropriate car and cycle parking arrangements given the site's locality and will unlikely result in insurmountable matters in respect of highway safety.

### **Landscaping**

- 10.16. The current scheme proposes soft landscaping limited to rear gardens being laid to lawn and hard landscaping in the form of patio paving and fencing. These proposals are considered acceptable in the context of a small site with little scope to add to the natural landscaping within the town centre.
- 10.17. However, the scheme does include the retention of Beech located to the north-western corner of the site. It is noted that part of the development proposed would be located within the Root Protection Area of this tree. As such, the application included an Arboricultural Impact Assessment and method statement (AIA) outlining the protection measures and construction methods to mitigate damage to this retained tree. Whilst specific comments from FDC's arboricultural officer were not received in respect of the current application and submitted AIA, the methods proposed are the same as those previously agreed as acceptable by the arboricultural officer during consideration of previous approved schemes. Thus, it follows, that the submitted AIA can be considered acceptable, subject to conditions.

### **Residential amenity**

- 10.18. There are residential properties located to the south and east of the site within Elwyn Court, including Nos.17 & 19 nearest the site. No. 36 High Street has now been reverted back to its original use as a dwelling. Also to the south-west of the site (at 38 High Street) is a development incorporating 12 residential units, known as Minstrel Place.

- 10.19. The scheme has been amended in order to seek to improve the relationship from the proposal on existing residential properties surrounding the site, with particular regard to the scale of the proposal and the presence of first-floor windows facing south towards No.17 Elwyn Court.
- 10.20. The proposed dwellings (Plots 1-4) located closest to the rear garden of No.17 Elwyn Court would have three first-floor bedroom windows facing south together with two roof lights which serve bathrooms. It is considered that the proposed scheme has sought to minimise the scale of the proposal and therefore to reduce the impacts of the proposal in this regard. Whilst there would still be an element of overlooking this would be mitigated to some extent by virtue of the existing line of lime trees (currently around 3.5 metres tall). This relationship is considered, on balance, to be acceptable.
- 10.21. The proposed dwelling (Plot 7) located closest to 19 Elwyn Court has no windows within the eastern end gable and as such overlooking from this side is limited. The first-floor bedrooms within the southern elevation of Plots 6 & 7 do offer some opportunity for overlooking toward No.17 & No19 Elwyn Court, however the area overlooked would be to the front of these dwellings, within the public realm, and thus this relationship is considered to be acceptable.
- 10.22. The proposed layout provides each dwelling unit with a sufficient sized rear garden area ranging from depths of 7.1 metres to 7.7 metres which includes a small storage building for bins and cycles.
- 10.23. It is acknowledged that the proposal would lead to some additional impact upon the occupiers of 36 High Street. The scale of the development would result in some harm to the amenity of this dwelling owing to the presence of a gable elevation which would face the site, although there are no windows proposed within this elevation. However the resulting level of amenity is not considered to be sub-standard in this instance and in this location. The same conclusion was reached in relation to the development to the south of 36 High Street.
- 10.24. In light of the above and having regard to the town centre location, where buildings are typically located closer together, it is not considered, on balance, that the proposal would conflict with Policy LP16 of the Local Plan nor the guidance within the NPPF.

#### **Refuse collection**

- 10.25. Owing to the width of the access it is not possible for the Council's refuse team to service the site in a conventional manner. This was the position on the previous residential planning approvals for the site.
- 10.26. Previous applications included evidence of a Unilateral Undertaking in respect of waste collection to be managed by a private waste contractor. However, the current application includes a refuse collection strategy that does not explicitly state whom will be responsible for collections, implying this may be undertaken by the Local Authority.
- 10.27. In light of this, whilst the matter of refuse collection is not an insurmountable matter for the site, it is necessary for the LPA to confirm the precise details of how waste will be collected from the site to safeguard residential amenity. As such, it is considered appropriate for full details in respect of refuse collection to be submitted prior to occupation of the development, secured by condition.

### **Other considerations**

- 10.28. The previous application relating to the site was subject to an archaeological evaluation. On the basis of this evaluation the County Council advise that no further archaeological works are necessary.
- 10.29. The site lies within Flood Zone 1, defined by the NPPG as having a low probability of flooding. The site is located within a highly sustainable location and given the scale of development proposed it is not considered that a FRA is required in this instance.
- 10.30. The application includes surface water drainage details, utilising soakaways for the disposal of surface water. The proposed drainage scheme appears acceptable, with each plot having a separate soakaway attributed to it and thus operational management of each soakaway will be the responsibility of the occupier. Notwithstanding, matters in respect of surface water drainage are subject to building regulations. Thus, it is considered there are no issues to address in respect of Policy LP14.
- 10.31. Consultation with Cambridgeshire Fire and Rescue has brought forth the recommendation to include a condition in respect of fire hydrants to be provided in respect of the scheme. Earlier approvals of the scheme did not include such a condition and given these permissions are extant, it would be unreasonable to include this in respect of this revised proposal. Furthermore, it cannot be confirmed if the applicant has ownership or control over the land in which hydrants would likely need to be located, and as such the LPA cannot in good faith obligate the applicant to this by way of planning condition. However, an informative in respect of this should be included to notify the applicant of their responsibility in this regard.

## **11. CONCLUSIONS**

- 11.1. This proposal provides an efficient use of a vacant and unused area of land within the town centre of March. The principle of the proposal is fully supported by national and local policies and all of the detailed considerations have been assessed within this report. In each instance it is not considered that there is any conflict with planning policies or material considerations such that planning permission should be refused. As such approval is recommended subject to the conditions detailed below.

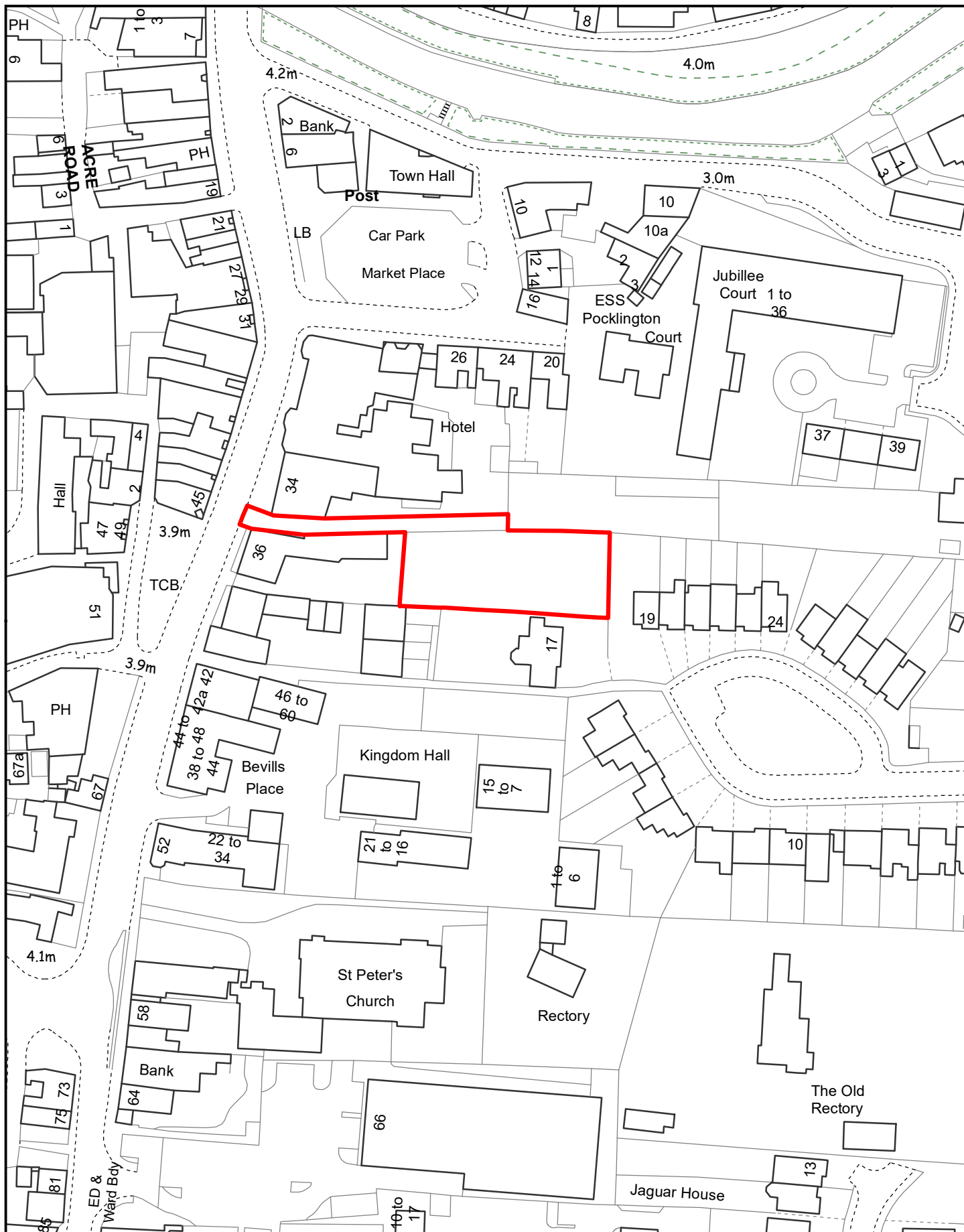
## **12. RECOMMENDATION**

**Grant**, subject to the following conditions;

### **Conditions**

1	<p><b>Start date</b></p> <p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
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2	<p><b>Materials</b></p> <p>The development hereby approved shall be finished externally as detailed on the approved Development Materials Schedule, utilising:</p> <ul style="list-style-type: none"> <li>- Vandersanden Cottage Mixture Brick;</li> <li>- Redland Fenland Interlocking Pantile in Terracotta;</li> <li>- Black Brett Martin Cast Iron Effect Rainwater Goods.</li> <li>- White UPVC windows;</li> <li>- Black Composite Doors; and</li> <li>- White Standard Flush Fitted (Built-in) Electric Meter Box.</li> </ul> <p>Reason: To safeguard the visual amenities of the area and ensure compliance with Policy LP16 and LP18 of the Fenland Local Plan, adopted May 2014.</p>
3	<p><b>CMP</b></p> <p>The development hereby permitted will be constructed and managed in accordance with the approved Construction Management Plan throughout the construction period.</p> <p>Reason - In order to avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity in accordance with Policy LP15 and LP16 of the Fenland Local Plan 2014.</p>
4	<p><b>Trees</b></p> <p>All trees that are to be retained shall be protected during the course of construction in accordance with British Standard 5837:2005 and the approved Tree Survey, Arboricultural Impact Assessment and Method Statement.</p> <p>Reason - To ensure that retained trees are adequately protected and in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
5	<p><b>No additional windows</b></p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order revoking or re-enacting that Order with or without modification), no additional first-floor windows other than those shown on the plans hereby approved shall be placed in the southern elevations of the development hereby approved.</p> <p>Reason - To protect the amenities of the adjoining properties in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
6 (7)	<p><b>Refuse collection</b></p> <p>Notwithstanding the submitted strategy, prior to the first occupation of the development hereby approved a detailed refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse collection strategy shall be implemented in accordance with the agreed details in full and thereafter be retained in perpetuity unless otherwise agreed in writing.</p> <p>Reason: To ensure a satisfactory form of refuse collection and compliance with Policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
7	Approved Plans – <b>on uniform</b>



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**F/YR22/1148/F**

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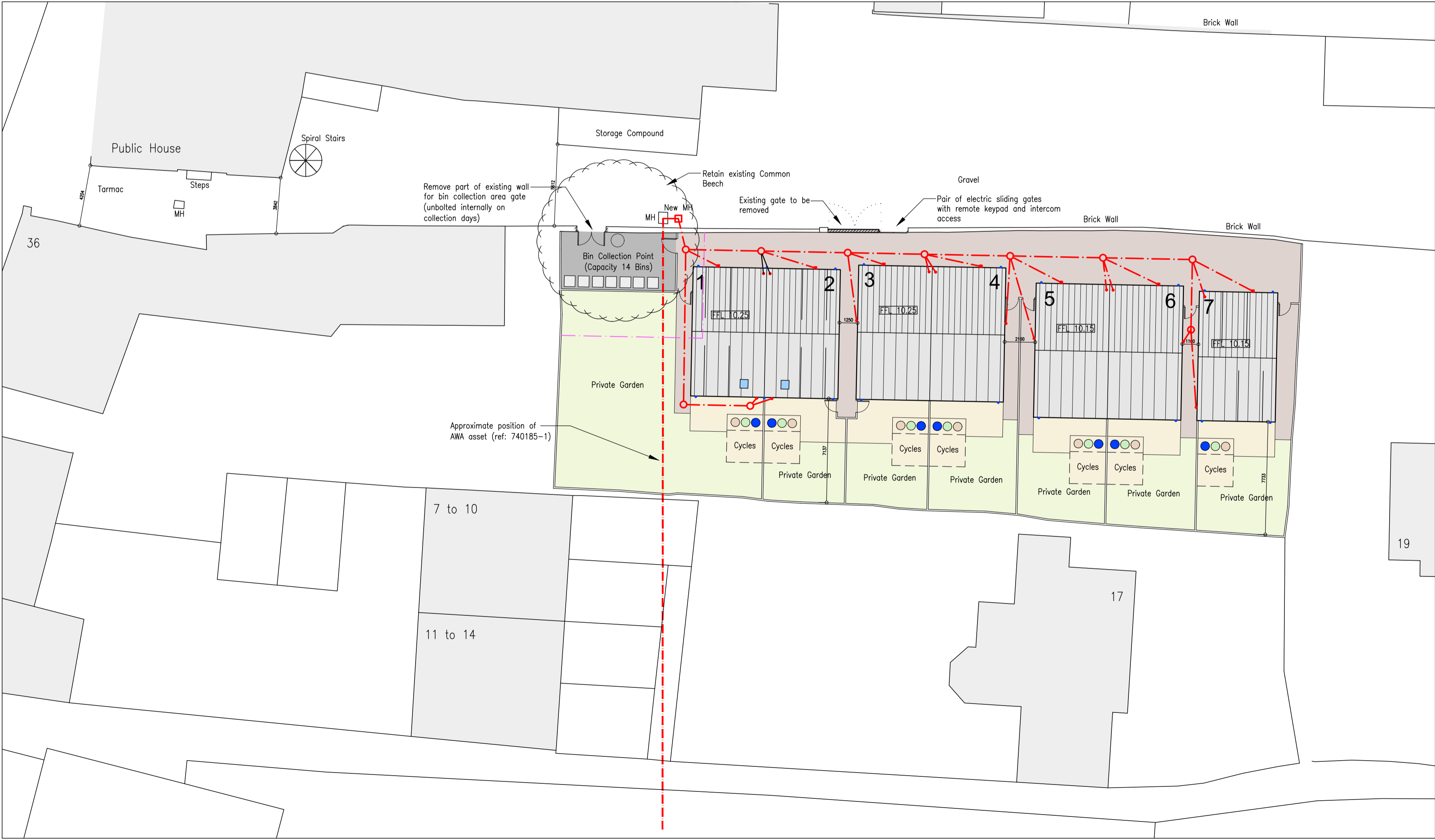
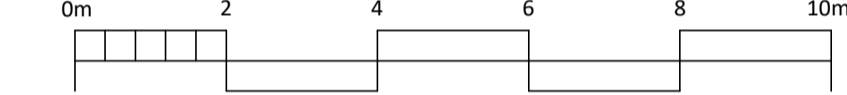




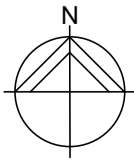
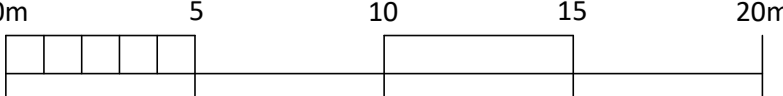
FRONT STREET SCENE 1:100



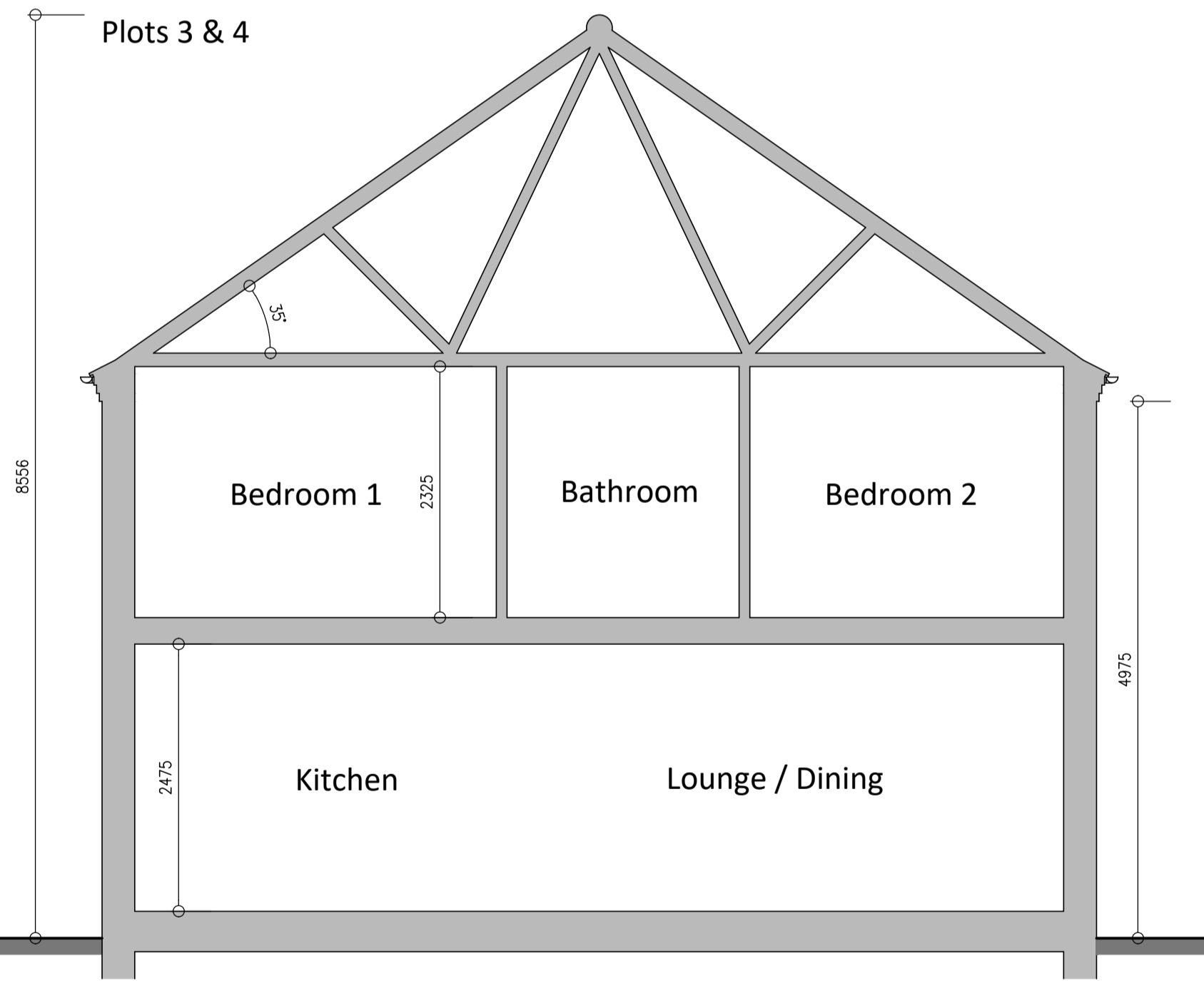
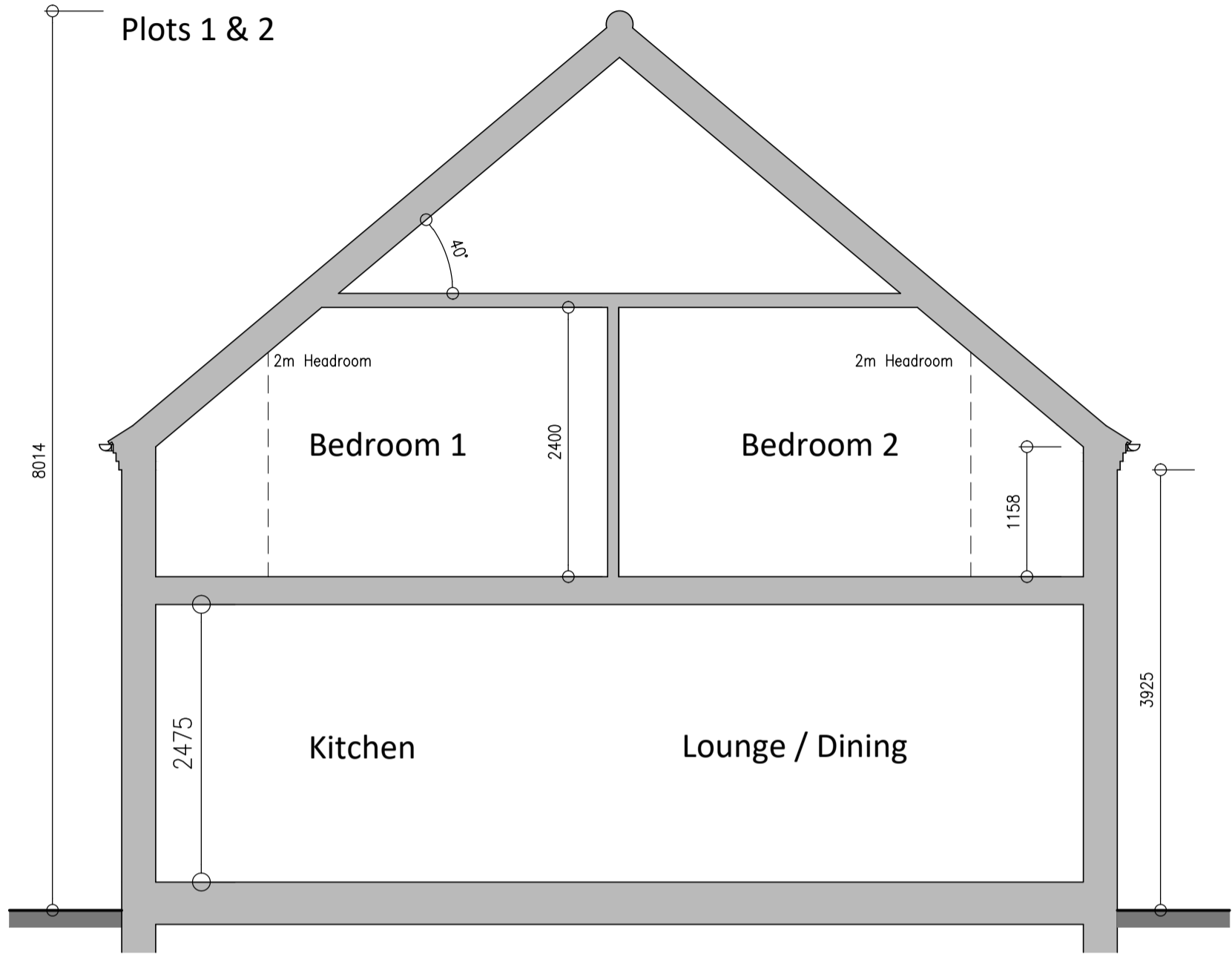
REAR STREET SCENE 1:100



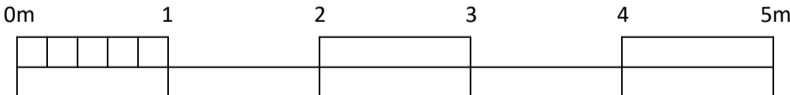
SITE PLAN 1:200



KEY	
	1.8m Close Boarded Fence
	Bin Collection Point
	Wheeled Bin Positions
	Concrete Hardstanding
	Grass Areas
	Permeable Hardstanding
	Paving Slabs
	Cycles
	Cycle Storage
	Tree Protection



SECTIONS 1:50



C - 10.10.22 - Amendments following planning validation comments.  
B - 03.10.22 - Amendments following significant comments.  
A - 30.09.22 - Minor corrections made to plan.  
REVISIONS



**PETER HUMPHREY ASSOCIATES**

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CLIENT

MR M DURANT

PROJECT

RESIDENTIAL DEVELOPMENT

SITE

LAND EAST OF 36

HIGH STREET

MARCH

CAMBS

PE15 9JR

DRAWING

PLANNING DRAWING 1

JOB NO. 6471/PL10C

PAPER SIZE A1

DATE SEP 2022

Notes:

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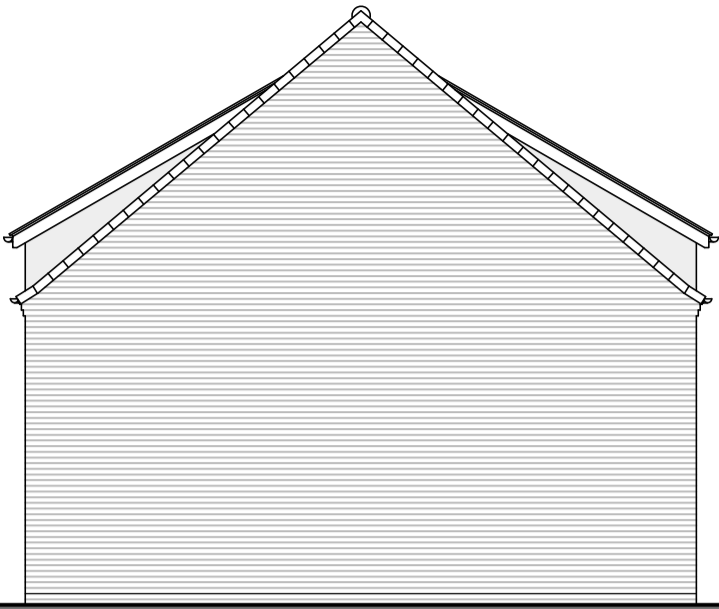
The Construction (Design and Management) Regulations 2015:

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

PLOTS 1 & 2



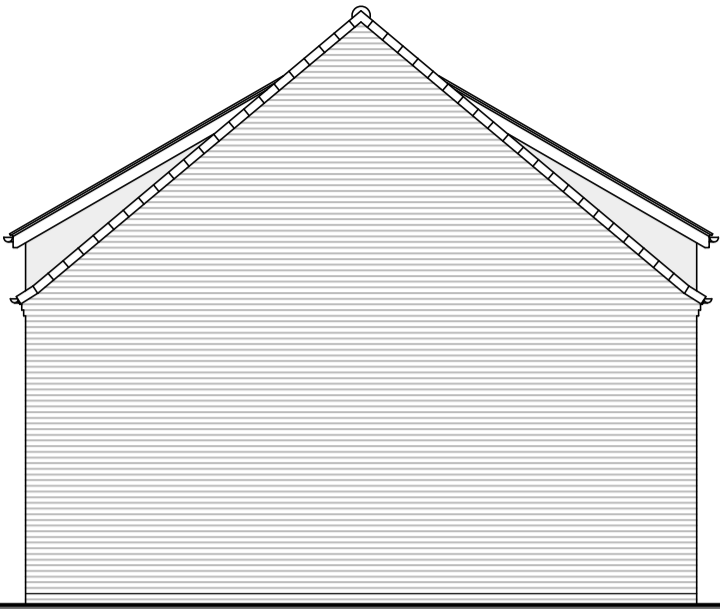
NORTH ELEVATION 1:100



WEST ELEVATION



SOUTH ELEVATION

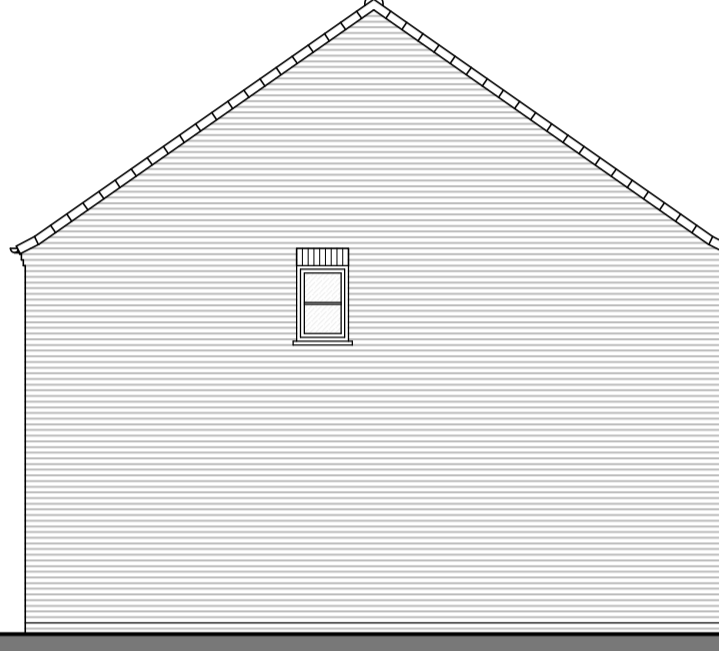


EAST ELEVATION

PLOTS 3 & 4



NORTH ELEVATION 1:100



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

PLOTS 5 & 6



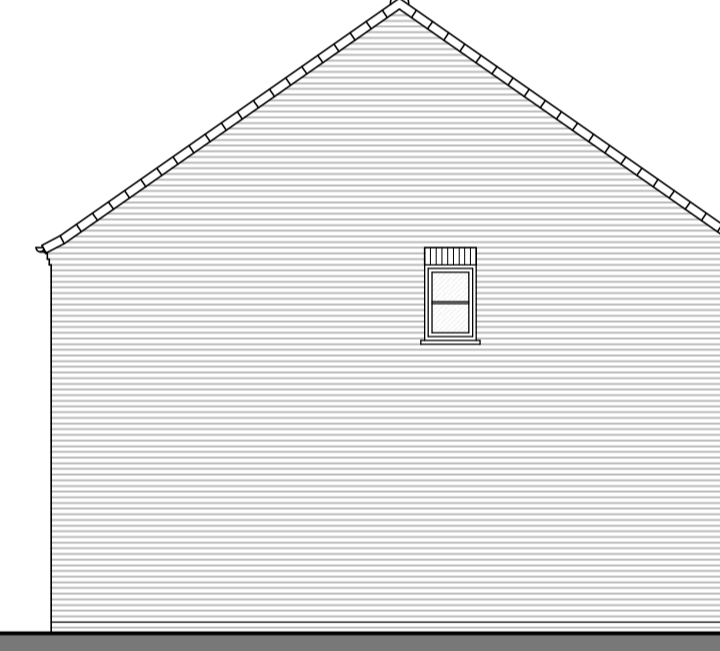
NORTH ELEVATION 1:100



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

PLOT 7



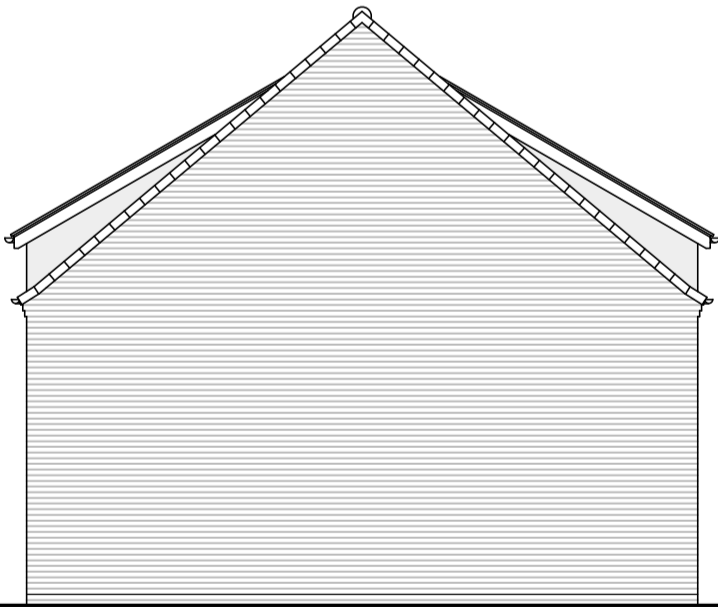
NORTH ELEVATION  
1:100



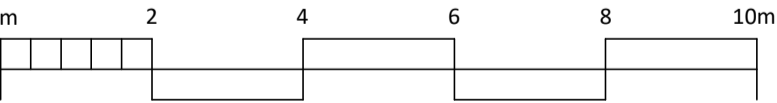
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



0m 2 4 6 8 10m

C - 10.10.22 - Amendments following planning validation comments.  
B - 03.10.22 - Amendments following applicant comments.  
A - 30.09.22 - Minor corrections made to plan.  
REVISIONS



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CLIENT  
MR M DURANT

PROJECT  
RESIDENTIAL DEVELOPMENT

SITE  
LAND EAST OF 36  
HIGH STREET  
MARCH  
CAMBS  
PE15 9JR

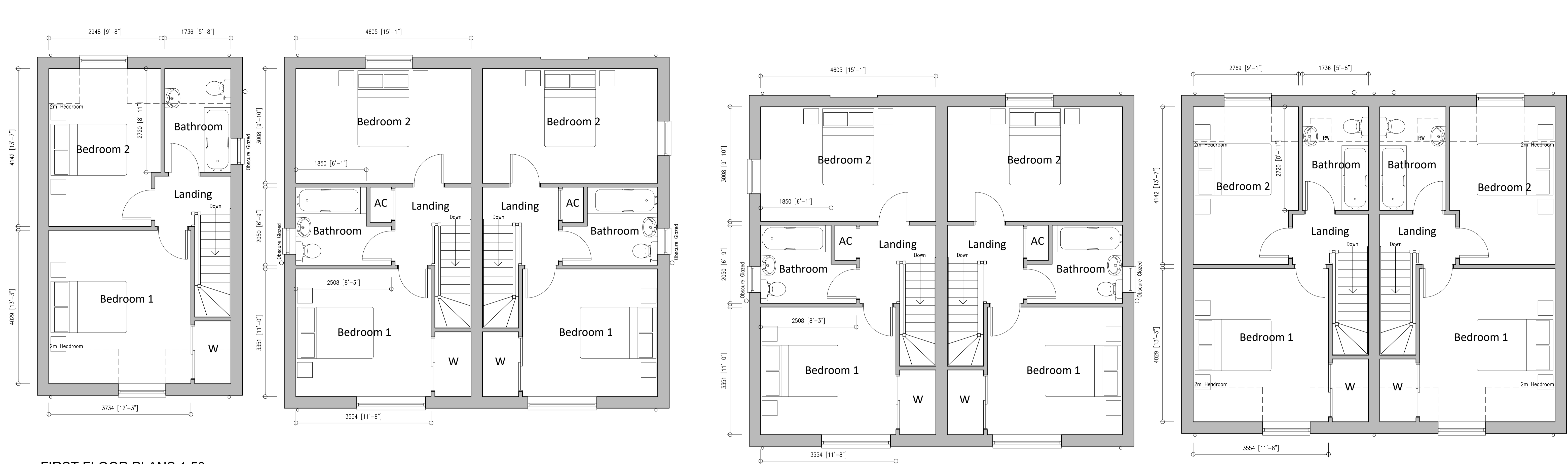
DRAWING  
PLANNING DRAWING 3

JOB NO. 6471/PL12C	PAPER SIZE A1	DATE SEP 2022
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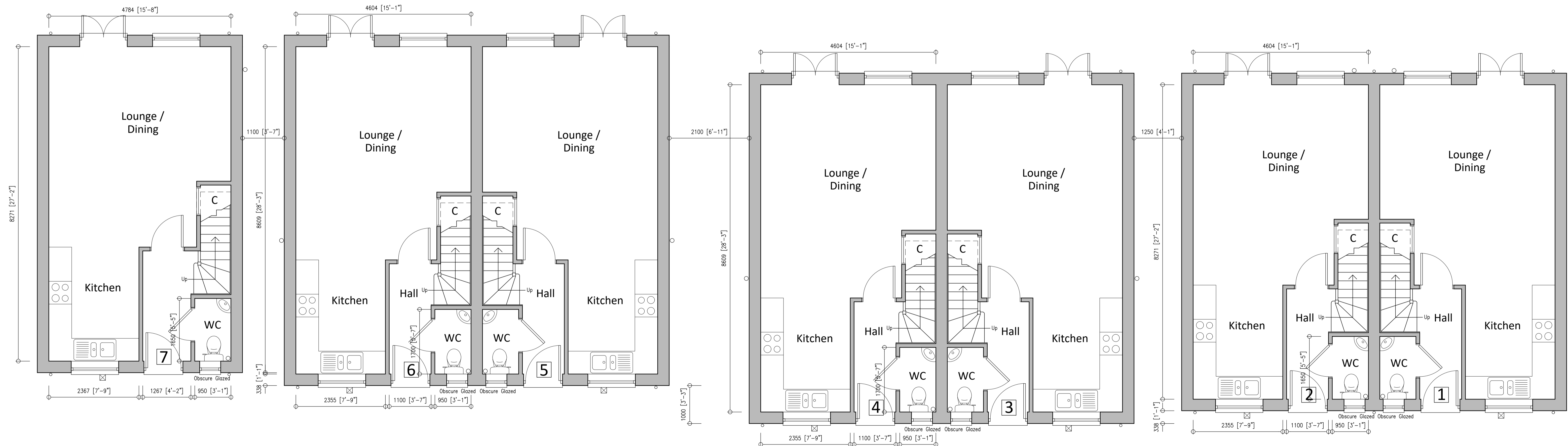
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prior to commencing work and any discrepancies to be highlighted immediately.

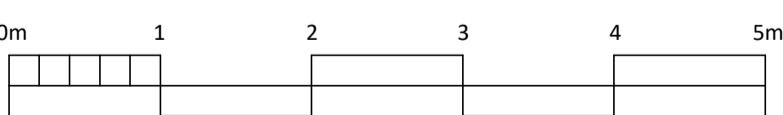
The Construction (Design and Management) Regulations 2015:  
Peter Humphrey Associates' form of appointment with the client confirms whether  
the agent is appointed as 'Designer' or 'Principal Designer' under these  
regulations. Nevertheless, the design phase has been carried out with due  
consideration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



FIRST FLOOR PLANS 1:50



GROUND FLOOR PLANS 1:50



B - 10.10.22 - Amendments following planning validation comments.  
A - 03.10.22 - Amendments following applicant comments.  
REVISIONS

JOB NO.	PAPER SIZE	DATE
6471/PL11B	A1	SEP 2022

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

CLIENT  
**MR M DURANT**

PROJECT  
**RESIDENTIAL DEVELOPMENT**

SITE  
**LAND EAST OF 36  
HIGH STREET  
MARCH  
CAMBS  
PE15 9JR**

DRAWING  
**PLANNING DRAWING 2**

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