
F/YR21/0855/F

Applicant: Mr Lee Russell

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

7 Wisbech Road, March, Cambridgeshire, PE15 8ED

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

Officer recommendation: Grant subject to conditions.

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

1 EXECUTIVE SUMMARY

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

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

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

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

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

2 SITE DESCRIPTION

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

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

3 PROPOSAL

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

4 SITE PLANNING HISTORY

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

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

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

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

5 CONSULTATIONS

5.1 Anglian Water

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

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

5.2 CCC Education, Libraries and Lifelong Learning

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

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

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

5.3 CCC Growth and Economy (Viability)

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

5.4 Cambridgeshire Fire and Rescue

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

5.5 Cambridgeshire Police

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

5.6 East of England Ambulance Service

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

5.7 FDC Environmental Health Protection Team

Recommends 'unsuspected Contaminated land' condition (16.02.2022).

5.8 FDC Environmental Services (Refuse Collection)

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

5.9 FDC Housing Strategy and Enabling Officer

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

5.10 FDC Tree Officer

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

5.11 Highways Authority

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

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

5.12 Lead Local Flood Authority

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

5.13 March Town Council

Recommends approval (07.06.2022).

5.14 NHS Primary Care Estates

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

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

5.15 Senior Planning Obligations Officer

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

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

5.16 Local Residents/Interested Parties

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

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

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

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

- 7.1 **National Planning Policy Framework (NPPF)**
- 7.2 **National Planning Practice Guidance (NPPG)**
- 7.3 **National Design Guide 2021**

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

7.4 **Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

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

LP4 – Housing.

LP9 - March

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

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP19 – The Natural Environment

7.5 **Emerging Local Plan**

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

Policy 1 – Spatial Planning

Policy 2 – Local Housing Need

Policy 4 – Open Space

Policy 7 – Design Quality

Policy 10 – Flood Risk

Policy 12 – Delivering Sustainable Transport

7.6 **March Neighbourhood Plan 2017**

H2 – Windfall Development

H3 – Local Housing Need

7.7 **Supplementary Planning Documents/ Guidance:**

Delivering and Protecting High Quality Environments in Fenland SPD 2014

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

DM4 – Waste and Recycling Facilities

Developer Contributions SPD 2015

Fenland Infrastructure Delivery Plan 2016

Cambridgeshire Flood and Water SPD 2016

The Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) which includes the RECAP CCC Waste Management Design Guide SPD (2012)

8 KEY ISSUES

- **Principle of Development**
- **Residential Amenity**
- **Highway Safety**
- **Flood Risk**
- **Infrastructure and Viability**
- **Other Matters**

9 BACKGROUND

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

10 ASSESSMENT

Principle of Development

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

Residential Amenity

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

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

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

Highway Safety

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

Flood Risk

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

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

Infrastructure and Viability

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

Other Issues

Contamination

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

Open Space

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

Trees

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

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

Ecology

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

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

10.37 Comments on representations

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

11 CONCLUSIONS

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

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

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

12 RECOMMENDATION

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

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

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

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

The proposed conditions are as follows;

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

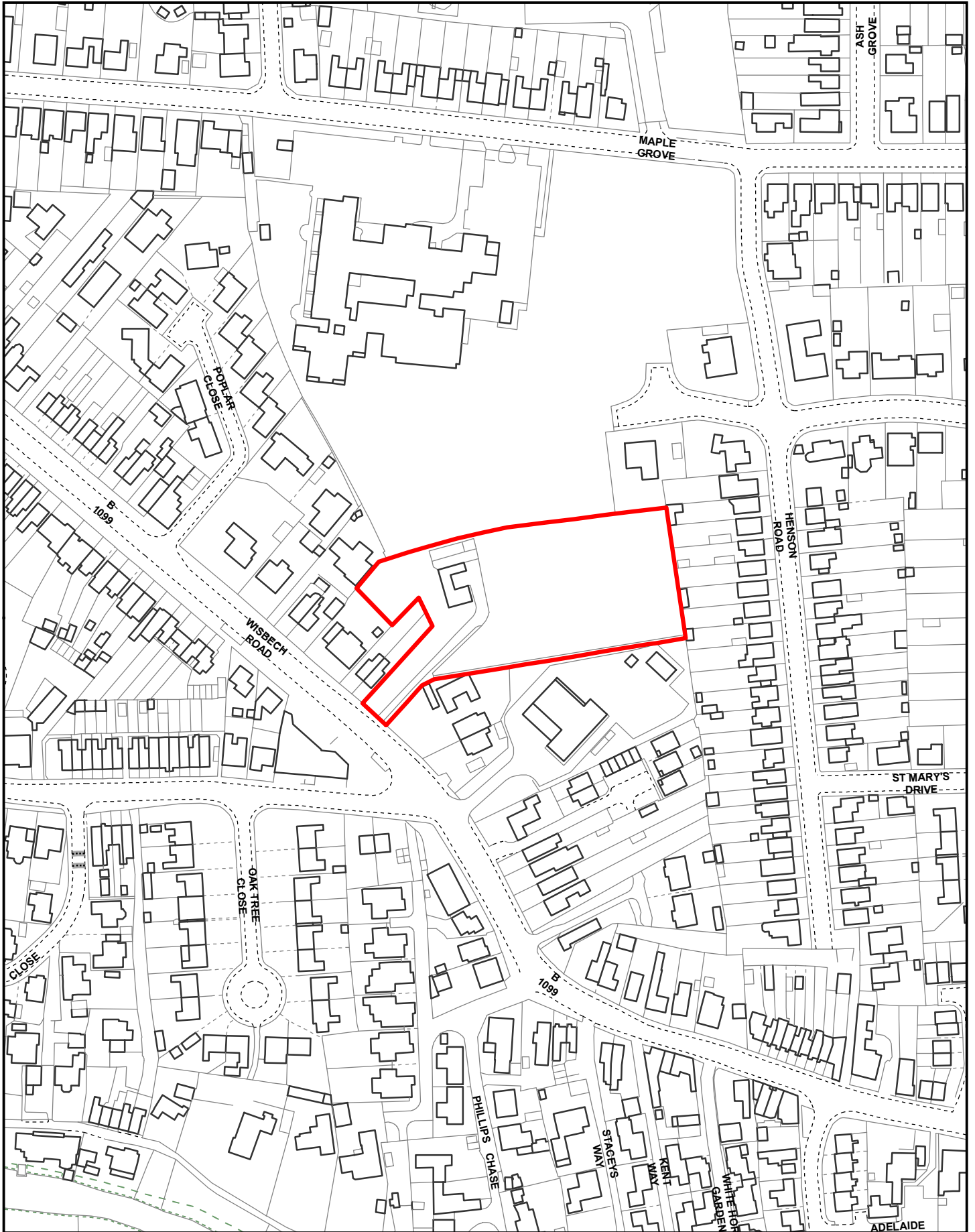
	<p>shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent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

	<p>maintenance details until such time as an Agreement has been entered into into Section 38 of the Highways Act 198 or a Private Management and Maintenance Company has been established.</p> <p>Reason - To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policy LP15 of the Fenland Local Plan (2014)</p>
7	<p>Prior to the first occupation of any dwelling the roads and footways shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road.</p> <p>Reason - To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with Policy LP15 of the Fenland Local Plan (2014) 13 Prior to the first occupation of individual dwellings their associated on-site parking /turning shall be laid out in accordance with the approved plan and thereafter retained for that specific use.</p> <p>Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan (2014).</p>
8	<p>Prior to commencement of development details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.</p> <p>Reason - To ensure that the precise height of the development can be considered in relation to adjoining dwellings in accordance with policy LP16(d and e) of the Fenland Local Plan (adopted May 2014).</p>
9	<p>Prior to the commencement of development above slab level, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.</p> <p>Reason - In order to ensure that the site meets the crime prevention guidelines.</p>
10	<p>Prior to the first occupation of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply and access arrangements for the fire and rescue service shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be; implemented, made available for use and the Local Planning Authority notified in writing of its completion, all prior to the occupation of the first dwelling.</p> <p>Reason: In the interests of the safety of the occupiers in accordance with policy LP2 and to ensure there are available public water mains in the area to provide for a suitable water supply in accordance with infrastructure requirements within Policy LP13 of the Fenland Local Plan 2014.</p>

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

	Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.
15	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the approved remediation strategy.</p> <p>Reason - To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 178 and 179, and Policy LP16 of the Fenland Local Plan 2014</p>
16	<p>Prior to the occupation of the first dwelling the bus stop on Wisbech Road will be relocated as approved.</p> <p>Reason: In the interests of highway safety and to accord with Policy LP15 of the Fenland Local Plan, 2014.</p>
17	<p>Prior to the first occupation of the development hereby approved a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse collection strategy shall be implemented in accordance with the agreed details in full and thereafter be retained in perpetuity unless otherwise agreed in writing.</p> <p>Reason: To ensure a satisfactory form of refuse collection and compliance with Policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
18	<p>Prior to the commencement of any development, a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the site as outlined in the approved Flood Risk Assessment & Sustainable Drainage Strategy (Rev E June 2022 by MTC Engineering) has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.</p> <p>Reason: To prevent the increased risk of flooding, to improve and protect water quality, to improve habitat amenity and to ensure the future maintenance of these. [add/delete as appropriate] in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.</p> <p>A pre-commencement condition is necessary in order to ensure that surface water drainage is adequately dealt with and thereafter retained in perpetuity.</p>
19	The Ecological Enhancements included in Sections 7 & 8 of the Ecology Report by Wild Frontier Ecology dated September 2021 shall be submitted and agreed in writing by the local planning authority and thereafter implemented as agreed before the occupation of any dwellings hereby

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



Created on: 17/08/2021

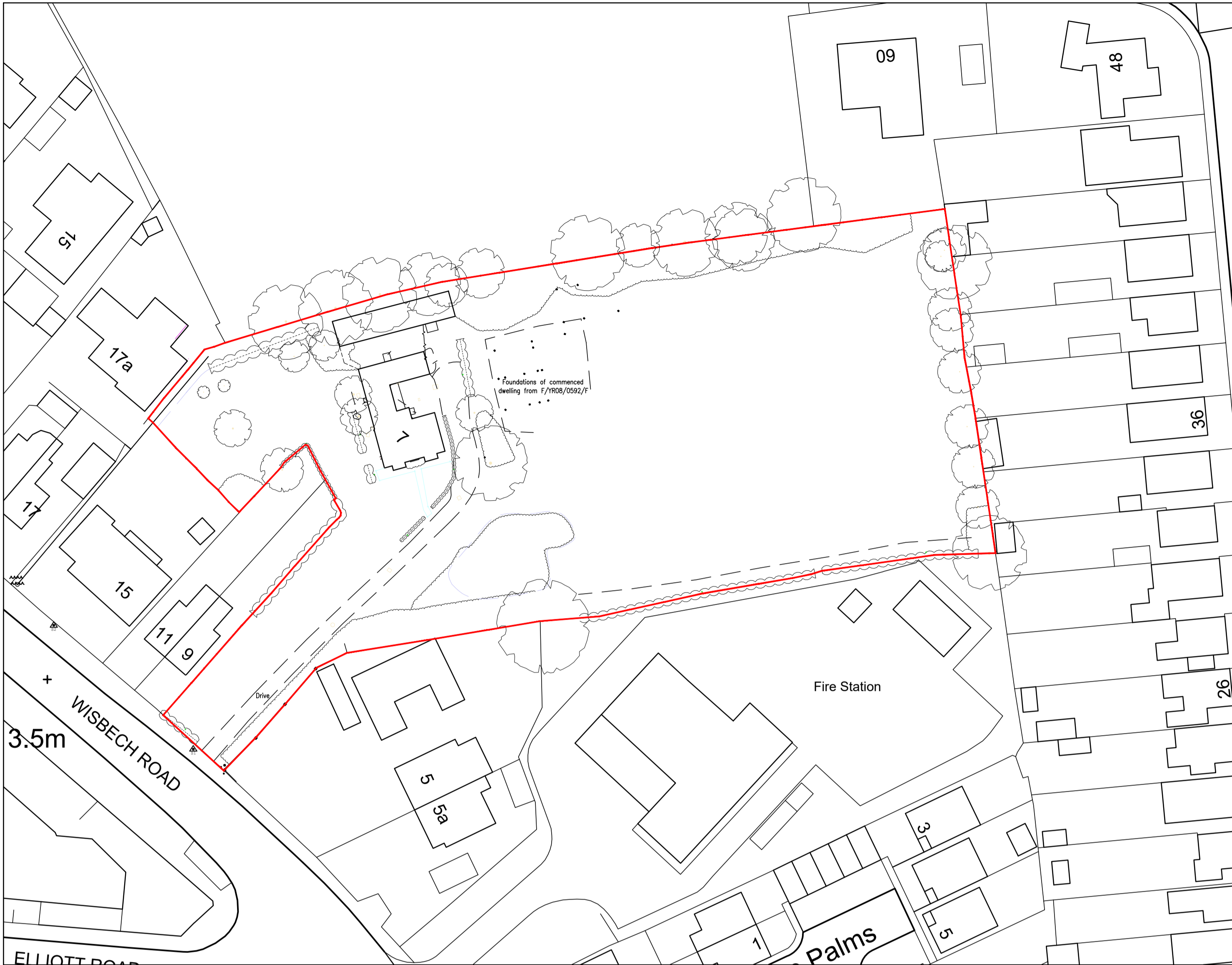
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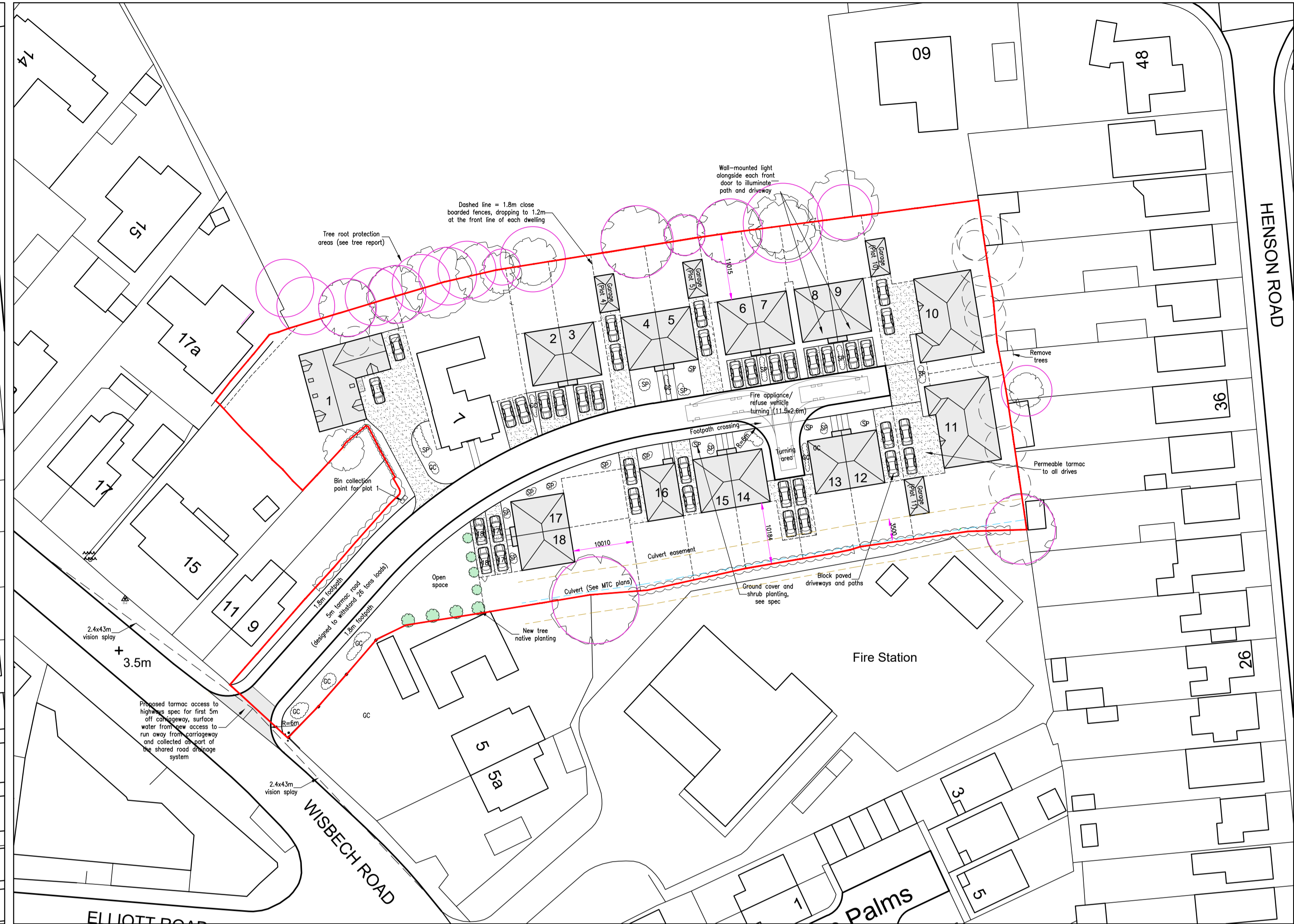
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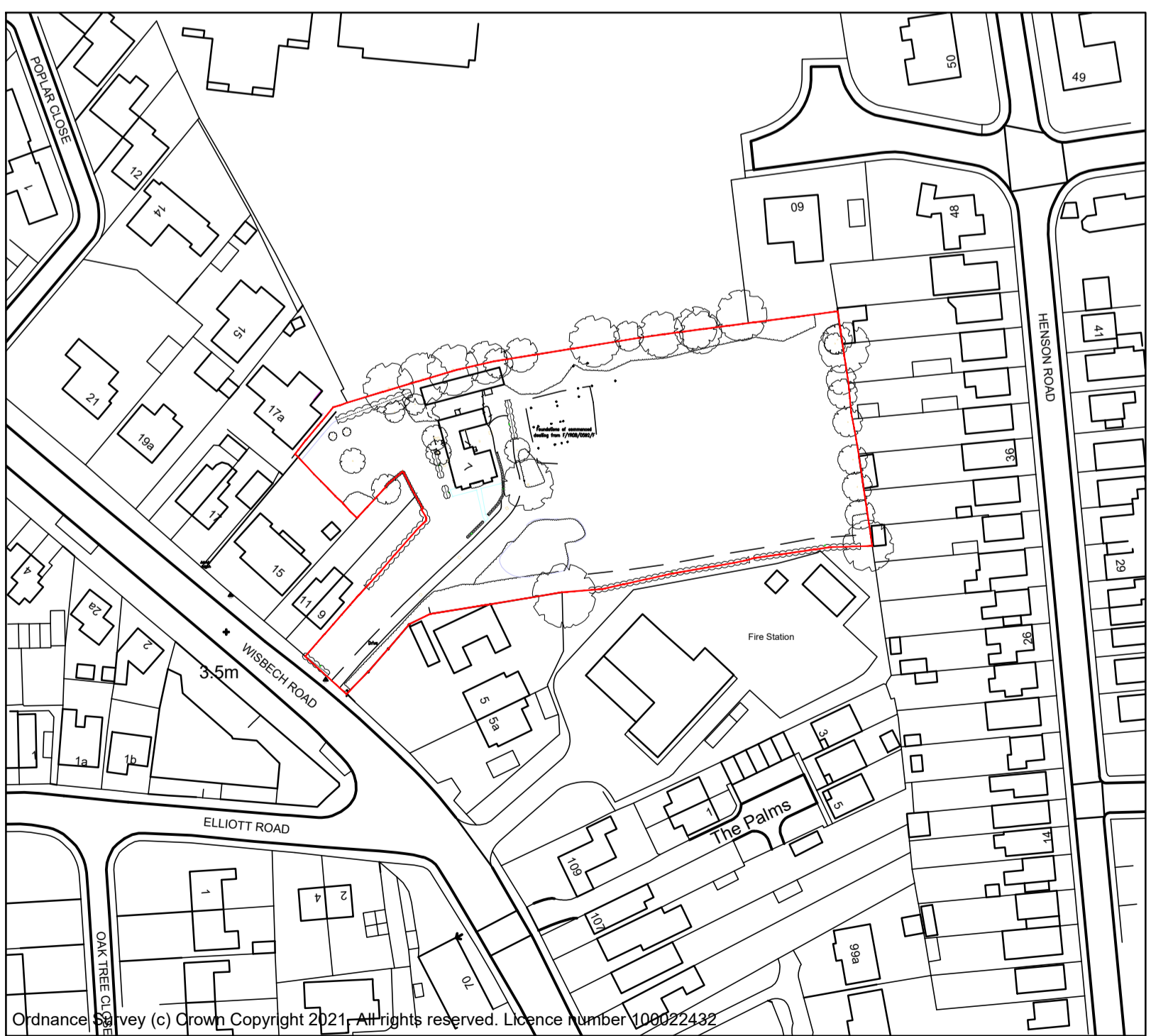
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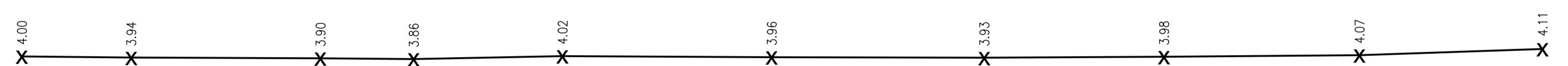
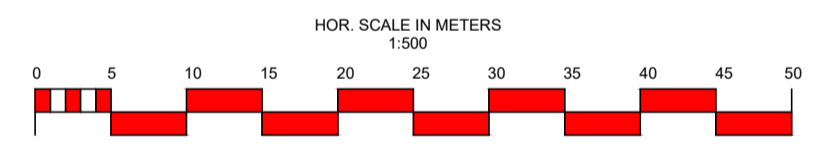
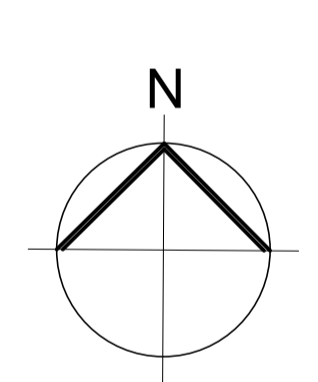
Existing Site Plan 1:500



Proposed Site Plan 1:500



Location Plan 1:1250




Existing Site Section 1:200



Proposed Site Section 1:200

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REVISIONS



PETER HUMPHREY ASSOCIATES
 ADDRESS: 2 CHAPEL ROAD, WISBECH, CAMBS, PE13 1RG.
 TELEPHONE: 01945 486966
 E-MAIL: info@peterhumphrey.co.uk
 WEB: www.peterhumphrey.co.uk

CLIENT
 MR L RUSSELL

PROJECT
 PROPOSED DEVELOPMENT

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

DRAWING
 PROPOSED SITE PLAN

JOB NO.	PAPER SIZE	DATE
6276/01Q	A1	MAY 2021

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