
F/YR22/1032/O

Applicant: Richborough Estates

**Agent : Mr Simon Atha
Boyer**

Land West Of, Princess Avenue, March, Cambridgeshire

Erect up to 125 x dwellings with associated infrastructure, drainage and landscaping (outline application with matters committed in respect of access)

Officer recommendation: Grant

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

1 EXECUTIVE SUMMARY

- 1.1 This is an outline application for up to 125 dwellings (20% affordable) on the south-west side of March to the west off Princess Avenue. March is considered to be a Market Town in Policy LP3 the Council's settlement hierarchy where the majority of the district's new housing should take place. The site is part of the West March Broad Concept Plan (site allocation in the adopted local plan). The BCP was adopted by Planning Committee 14th July 2021.
- 1.2 The proposed access is at the western end of Princess Avenue which accords with the adopted BCP.
- 1.3 Significant numbers of residents have objected particularly regarding the access.
- 1.4 March Town Council raise no objection.
- 1.5 The Local Highway Authority does not identify any reason on which to refuse on highway grounds.
- 1.6 The Local Lead Flood Authority gives no reason on which to refuse the application on flood risk grounds.
- 1.7 The application is considered against the relevant national and local planning policies. The balanced recommendation considers the proposal would not result in substantial harm, subject to conditions and the receipt of an acceptable Section 106 Agreement.

2 SITE DESCRIPTION

- 2.1 The 4.9-hectare greenfield site was last used for grazing livestock. It is enclosed by field hedges and scattered trees with an existing gated access off Princess Avenue. The site is largely flat but abuts St Thomas's cut (drain) which drops approximately 1.6 metres from the field level. This abuts existing housing on Princess Avenue and Crown Close. To the east is a Nursing home (separated from the application site by a field, and to the north-east is the recreation ground. The northern edge of the site abuts trees and scrubland to the north.

3 PROPOSAL

- 3.1 The application for up to 125 houses, is in outline form with only access from Princess Avenue included as a detailed matter for consideration. The proposal includes 20% affordable housing, 70% affordable rent and 30% shared ownership. Infrastructure contributions include pro rata for a total of £ 2000 per dwelling (up to 125 dwellings subject to what total comes forward in detail) totalling £250,000, including Education, NHS and Libraries, and including off-site highway works at the B1101 High Street/St Peter's Road junction.
- 3.2 The application includes a Parameter Plan with residential areas and areas of vegetation, public open space and sustainable drainage areas defined together with x2 Local Areas of Play (LAP) and a larger Local Equipped Areas of children Play (LEAP), vehicular and pedestrian (including public right of way) and access into a separate area of proposed housing in the BCP to the south-east from this site. This parameter plan is therefore for determination in order to guide the reserved matters application. An illustrative layout was submitted that accords with the parameter plan giving a more detailed road internal road layout that could accommodate the development, this is not for determination.
- 3.3 The application is accompanied by the following reports:

Planning Statement,
Flood Risk Assessment,
Heritage Statement,
Arboricultural Method Statement
Statement of Community Involvement
Transport Assessment and Travel Plan
Landscape and Visual Appraisal
Air Quality Assessment
Contaminated Land Desk Study
Ecological Impact Assessment
Health Impact Assessment.

- 3.4 Full plans and associated documents for this application can be found at:
[F/YR22/1032/O | Erect up to 125 x dwellings with associated infrastructure, drainage and landscaping \(outline application with matters committed in respect of access\) | Land West Of Princess Avenue March Cambridgeshire \(fenland.gov.uk\)](#)

4 SITE PLANNING HISTORY

F/YR08/0596/SC Screening and Scoping Opinion:- Residential (up to 1700 dwellings) and business (5 ha appx) development, community and open space Land West of The Avenue, March - Further info not required 29.08.2008

F/YR20/0223/BCP West March strategic allocation - Approved 14.07.2021

5 CONSULTATIONS

5.1 Wildlife Officer

*Recommendation: The application scheme is acceptable but only if conditions are imposed. Assessment/Comment:
The principle of the site and the proposed mitigation, compensation and enhancement as laid out within the Ecological Report are well designed and I have*

no real complaints. However there remains some significant questions which must be planned around for the detailed design. The plan of lighting the site will be vital to ensuring that the proposed landscaping will achieve its goals at replacing the loss of the bat feeding habitat. The swales must not be lit in any way, even with “bat sensitive” lighting.

While I am happy that the proposed site will result in biodiversity net gain. None of the documentation makes comment on the existing habitat condition or the target habitat condition. The EDS conditioned above must contain methodology which will result in the proposed habitats reaching the targets. If it is determine that these targets are unreachable then the BNG calculations must be re done. In the extreme case that this results in a net loss of habitat, offsite compensation will be required. The full BNG metric spread sheet must be submitted with the EDS. The current landscaping proposals do not detail proposed ecological enhancements to the site, or the proposed species mixes for the hedge rows. The Conditions ensure that those details are captured within the final draft.

Conditions

1. Notwithstanding the submitted details, no development shall take place until a scheme for the soft landscaping of the site has been created and approved in writing by the Local Planning Authority. The scheme shall be updated to include the following details:

- (a) All ecological enhancements, mitigation and compensation as recommended within the Ecology Report (RammSanderson, August 2022);*
- (b) Planting plans to all public areas, retained hedge and trees, species, numbers, size and density of planting;*
- (c) Boundary treatments.*

Development shall be carried out in accordance with the submitted details and at the following times:

Any trees, shrubs or hedges forming part of the approved landscaping scheme that die, are removed or become diseased within five years of the implementation of the landscaping scheme 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.

2. 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) including ensuring no Non-Native Invasive Species are spread across the site.*
- 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.

3. No development shall take place until an ecological design strategy (EDS) addressing the creation of mitigation and compensation habitat both on and off site. The EDS shall include the following:

- a) Purpose and conservation objectives for the proposed works.*
- b) Review of site potential and constraints, including a submission of the full spreadsheet of the Biodiversity Metric 3.1 Assessment.*
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.*
- d) Extent and location/area of proposed works on appropriate scale maps and plans.*
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.*
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.*
- g) Persons responsible for implementing the works.*
- h) Details of initial aftercare and long-term maintenance.*
- i) Details for monitoring and remedial measures.*
- j) Details for disposal of any wastes arising from works.*

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

4. No external lighting shall be erected until, a "lighting design strategy for biodiversity" for all lighting across the site shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for breeding birds and bats that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Informative –

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.

5.2 FDC Environmental Health

Reference to 'the remaining suite of contaminated land conditions' means that the first part of the full suite of contaminated land conditions has already been completed in that a Phase 1 or 'Desk Study' has been undertaken to help support this application. As the Phase 1 recommends a Phase 2 (intrusive investigation) now needs to be undertaken, it means we can simply remove the first part of the contaminated land conditions (Part a) where it refers to a Desk Top Study and go straight to part B where the condition refers to the site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor etc.

Conditions

'Prior to the commencement of the development hereby approved a scheme and timetable to detail with contamination of land and/or groundwater shall be submitted to and approved in writing by the Local Planning Authority. This scheme should align with the recommendations of the Phase One Contaminated Land study undertaken and shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

- (a) a site investigation including intrusive ground investigations to confirm ground conditions, establish the presence and extent of made ground and assess the contamination of the site.*
- (b) a recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. This investigation to be in accordance with a methodology agreed by the LPA.*
- (c) A pre-demolition/refurbishment asbestos survey, undertaken by a specialist asbestos consultant (if relevant)*
- (d) Further investigation in respect of ground gas potential and asbestos testing on soil samples.*
- (e) A written method statement for the remediation of land and/or groundwater contamination affecting the site, including an asbestos management plan, shall be submitted to and approved in writing by the Local Planning Authority. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.*

Following written LPA approval of the Site Investigation the LPA will require:

- (f) The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.*

Reason - To control pollution of land or water in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 178 and 179, and Policy LP16 of the Fenland Local Plan (2014)

Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.

The additional information required by this condition is considered necessary to make the development acceptable in planning terms.

The last bit of the suite of contaminated land conditions relates to 'Unsuspected Contamination' where in the event contamination not previously discovered is encountered during development, then work shall stop, and a further investigation of the encountered contamination shall be investigated etc. before further development takes place.

5.3 CCC Highways (Transport Assessment Section)

Transport Assessment Review 10th October 2022

The proposed site is part of the west March strategic allocation.

Local Highway Network

The description of the local network is acceptable.

No assessment has been made of the route to school.

An ATC survey has been undertaken on Princess Avenue

MCC were undertaken at 5 junctions on 15 June 2022, it is assumed this is the applicants proposed study area. The study area is acceptable. The proposed network peaks are acceptable.

Accident Data- The latest 5 years accident data has been provided and no cluster sites have been identified.

Local Facilities - It is noted that there are a number of facilities within walking/cycling distance.

Pedestrian and Cycle Accessibility- Has consideration been given to providing a 3m wide shared use surface from the site access, along Princess Avenue to join with the B1101? It is noted the existing carriageway is 6m wide and there are grass verges. If this were a proposed isolated development, I would agree it would be appropriate to accommodate cyclists on road but given this is part of a much bigger allocation this is not acceptable.

Although this is an outline application, why has a pedestrian route been provided to the rear of houses where it is not overlooked and bounded by a hedge on the other side? The site feels very separate from the rest of the allocation with just two small low key pedestrian access points. The proposals as submitted do not comply with LTN1/20.

Bus Accessibility- The nearest bus stops are within walking distance of the site, both north and south stops are flag and poles only. There is very limited scope to provide any additional infrastructure.

Bus Stop Improvements - A detailed plan needs to be provided showing the proposed mitigation. The applicant will also need to agree with the local parish council that they will maintain a bus shelter.

Traffic Generation -The use of TRICS and census data is acceptable.

Given the train station is outside acceptable walking distance, these trips are likely to be vehicle trips. The assessment of comparing TRICS trips against existing trips of current residents in Princess Avenue is note, the trip rates are broadly similar.

Traffic Distribution and Assignment - The use of census data to determine traffic distribution is acceptable.

Committed Development - It should be assumed that all trips generated from committed development which head south from the Peas Hill roundabout will hit

the Mill Hill Roundabout. If no committed development traffic is assumed to be using the Mill Hill roundabout, then it's likely the capacity assessment will not be representative of what is happening on the ground. The assessment scenarios are acceptable.

Full details need to be provided on how the growth rates were calculated (what settings were used in TEMPRO).

B1101/Princess Avenue Junction

A dimensioned plan needs to be provided showing the inputs into junctions9. It is noted that this junction is operating within capacity in all scenarios.

B1101/Cavalry Park Junction - A dimensioned plan needs to be provided showing the inputs into junctions9

It is noted that this junction is operating within capacity in all scenarios.

B1101/St Peters Road Junction

The LinSig file needs to be emailed to the Highway Authority for full review.

B1101/Burrowmoor Road Junction

A dimensioned plan needs to be provided showing the inputs into junctions9. It is noted that the development does have an impact on the operation of this junction.

B1101/Barkers Lane / Jobs Lane Junction

A dimensioned plan needs to be provided showing the inputs into junctions9. It is noted that this junction is operating within capacity in all scenarios.

A141/B1101 / March Road Junction

A dimensioned plan needs to be provided showing the inputs into junctions9. Given that no traffic from some committed developments is not included within this assessment, the assessment may be underestimating traffic conditions.

Mitigation Scheme- The Highway Authority are unable to determine the developments impact on this junction without the LinSig file.

A contribution amount has not been presented by the applicant.

Given CCC do not have a final design or any funding towards this junction improvement scheme, without the applicant undertaking any physical works the Highway Authority may request no occupation of the development until the improvement scheme has been delivered on the ground.

Sensitivity testing- A sensitivity test has been undertaken, taking into account the rest of the allocation.

It is unclear where the West March flows have come from, they do not appear to match the ones we hold on-file, additional information is therefore required.

Conclusion

The application as submitted does not include sufficient information to properly determine the highway impact of the proposed development. Were the above issues addressed the Highway Authority would reconsider the application. CCC therefore requests that this application not be determined until such time as the additional information above has been submitted and reviewed.

The applicant has proposed off-site works either by way of contributions or provision of the works themselves. It is understood the LHA agrees with this in principle but is testing the details to ensure the scheme is deliverable and the final comments will be included in the updates to members.

5.4 CCC Highways (Development Management)

23rd October 2022

The updated Parameter Plan (drawing 004 Reb D) has addressed my previous comments and is acceptable. I note that the Parameter Plan includes a vehicular access route to the land south-east of the site, which is included in the Local Plan allocation and the West March Broad Concept Plan. This principle is accepted but the layout shown on drawing 006 Revision F may prohibit such access as it is not appropriate for access to be formed on the end of a turning head. However, I accept the layout is illustrative only, but the applicant will need to take note when preparing any future reserved matters applications. The applicant should also consult CCC's General Principles for Development document prior to submission of a reserved matters application inclusive of layout.

<https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-and-pathways/highways-development>

Based on the revised submission, I do not object to the application, but I acknowledge that the County's Transport Assessment team have outstanding comments. They will provide a response separately.

Please append the followings Conditions and Informatives to any permission granted:

1. 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.

2. 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) no gates or other means of enclosure shall be erected across the vehicular access hereby approved.

Management of Estate Roads: Prior to the occupation of the first dwelling/use hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

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

5.5 NHS (Cambridgeshire and Peterborough ICS)

The proposed development is likely to have an impact on the services of the GP Practice operating within the vicinity of the application Cornerstone & Mercheford Practice. These practices have a combined registered patient list size of 15,788 and this development of 125 dwellings would see an increase patient pressure of 300 new residents which would require additional GP/Nurse / (Admin support) workforce to support increase in appointments : GP = 0.15 / Nurse = 0.10 and Admin = 0.29 with a resulting increase on estate demand of 20.57 sqm net internal area.

A developer contribution will be required to mitigate the impacts of this proposal. CAPICS calculates the level of contribution required, in this instance to be £75,126.86. Payment should be made before the development commences. CAPICS therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section 106 planning obligation. In its capacity as the healthcare provider, CAPICS has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development. The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development. Assuming the above is considered in conjunction with the current application process, CAPICS would not wish to raise an objection to the proposed development. Otherwise, the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated. The terms set out above are those that CAPICS deem appropriate having regard to the formulated needs arising from the development. CAPICS are satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.

5.6 Anglian Water

Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary. The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated. Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station. The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.

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: The Amended Flood Risk Assessment dated 23rd January 2023 Based upon the above reference documents, the proposed connection is acceptable. We do not require a condition in planning for foul water. 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 - 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 sewer sector guidance, design and construction guidance 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. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments in the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be reconsulted to ensure that an effective surface water drainage strategy is prepared and implemented.

5.7 Cambs Police Designing Out Crime Officer

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 for the past 2 years. At present, I would consider this to be an area of low risk to the vulnerability to crime. This proposed layout should provide for high levels of natural surveillance with pedestrian and vehicle routes in the main, aligned together, well overlooked and that pedestrian safety has been considered. Vehicle parking appears to be predominantly in-curtilage to the front/sides of properties, allowing owners the ability to view their vehicles from inside their home

from active windows. Permeability should be limited to essential areas/routes only, away from access to rear of properties and this will also provide high levels of territoriality amongst residents.

I will reserve further comment until we have received the reserved matters/full application. Our office would be happy to discuss Secured by Design and measures to reduce the risk to vulnerability to crime prior to receiving the above-mentioned applications.

5.8 CCC Lead Local Flood Authority

After receiving an amended FRA/drainage strategy on 27th March the LLFA removed its objection stating the following:

We have reviewed the following document:

Flood Risk Assessment, PJS Land Development Limited, Ref: PJSL22-002-DOC-01D, Dated: 23 January 2023

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

The submitted documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving and open attenuation structures before discharging surface water at a total rate of 10.6 l/s between two outfalls into the adjacent watercourse. The scheme has been amended to ensure that a 3.5m wide easement strip has been accommodated to permit suitable access for maintenance to the drain along the site boundary.

We request the following conditions are imposed:

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

The scheme shall be based upon the principles within the agreed Flood Risk Assessment prepared by PJS Land Development Limited (ref: PJSL22-002-DOC-01D) dated 23 January 2023 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 and all associated drainage infrastructure,

- g) Permissions to connect to a receiving watercourse or sewer,*
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water.*

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

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.

Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority.

Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development.

Informative

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.

5.9 CCC Archaeology

Our records indicate that the site lies in an area of high archaeological potential, located close to the fen edge and to the south of the historic core of March. Archaeological investigations have taken place to in the adjacent fields to the west and south of the development area (Cambridgeshire Historic Environment Record reference ECB6407). The investigations revealed Iron Age and Roman occupation evidence, most notably evidence for roundhouses directly to the west of the development area. Further Roman remains have been identified to the 550m to the south-west of the site where a Roman building has been identified from cropmarks (PR09009), with Roman settlement remains being identified from archaeological investigations to the adjacent east (MCB30551).

Later features in the area include a medieval moated site 250m to the south-west, and ridge and furrow cultivation seen across the adjacent areas (e.g. MCB13688). We are aware of the archaeological Desk Based Assessment and note the comments regarding the parallel ditched earthwork at the north end of the site (MCB28722) which are present on the historic tithe map (Desk Based Assessment figures 6 and 7). If we find, though evaluation, that they represent an historic landscape feature, such as a ditched embanked road rather than 'a selion of ridge and furrow' (Desk Based Assessment 3.11 and 5.2), then we will be looking to see that they are preserved and utilised in the master plan of the new development rather than see the loss of the earthwork by development. The illustrative layout of the development appears to show that this feature will be preserved as open space, with partly hedged boundaries very tightly defined on the earthwork ditches – following the requirement of FDC Local Plan policy for archaeology in LP9 (reproduced on p4 of the Desk-Based Assessment). If this proves to be an accurate depiction of the earthwork, then it may be a satisfactory response to the archaeological evidence but would need a small interpretation board to explain what it is.

In this particular case, we agree with the recommended approach outlined in the Desk Based Assessment, of placing an archaeological condition on planning consent to secure a trench-based evaluation, given the results of pre-determination work carried out for the larger West March development area (ECB6407) but reserve the right to alter the development layout should significant archaeological evidence warrant this response.

Therefore, due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. Usage of the following condition is recommended:

1 No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work that

has been secured in accordance with a written scheme of investigation (WSI), which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives.*
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works,*
- c) The timetable for the field investigation as part of the development programme,*
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.*

Informative:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WS

5.10 CCC S106 Contributions

The County Council requests the following:

Libraries £28,438

Early Learning, £25,551 per place (38 places from the development)

Primary School £25,551 per place (50 places)

Secondary School £25,253 per place (32 places).

A detailed justification supports these requests.

5.11 FDC Housing Strategy

14th October 2022

Policy LP5 of the Fenland Local Plan seeks 25% affordable housing on developments where 10 or more homes will be provided. Major developments (10 or more dwellings) 25% affordable housing (rounded to the nearest whole dwelling) Tenure Mix 70% affordable housing for rent (affordable rent tenure) and 30% other affordable routes to home ownership tenure (shared ownership housing) We are pleased to note that 25% of homes are being proposed as affordable housing which equates to 31 affordable dwellings in this instance. The current tenure split we would expect to see delivered for affordable housing in Fenland is 70% affordable rented tenure and 30% shared ownership. This would equate to the delivery of 22 affordable rented homes and 9 shared ownership based on the provision of 25% affordable housing. I note that the Planning Statement submitted as part of this application includes the following tenure mix proposal:

Affordable Homes (25% = 31 units)

37.5% Affordable Rented Tenure

37.5% Intermediate Tenure

25% First Homes First Homes Please see the below link to our First Homes the tenure mix and dwelling types for the affordable homes to be provided

Following the applicant's discussions with Housing Strategy the proposal changed to 20%. The Housing Strategy accept that due to the Council's position regarding viability the applicant's changed position to 20% affordable with a 70% affordable rent and 30% shared ownership would be acceptable.

5.12 Cambs 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.

5.13 March Town Council recommend approval and have no objections.

5.14 Local Residents/Interested Parties

Objectors

14 letters of objection have been received referring to the following:

- Increase in traffic with associated noise and disturbance to an existing cul-de-sac development, increasing congestion, impact on parking,
- Increased pollution likely to affect residents with allergies/asthma,
- Disturbance from construction noise, poor access for construction vehicles due to parked cars, alleged structural damage from heavy vehicles, preferred access from the bypass preferring only pedestrian access from Princess Avenue. Concern the proposal will result in a through road.
- Concerns of safety for schoolchildren crossing an increased main road, a lack of immediate crossing facilities.
- Infrastructure shortfall with Health and education under provision,
- Flooding concerns with increased rainfall,
- Impact on wildlife, criticism of the ecology report and an in-principal objection to development of this greenfield site on the impact on hedgehogs, small mammals and loss of hedgerows,
- Concern the development will constitute overdevelopment,
- Concern of management/maintenance of St Thomas's Cut and its capability to serve the development.
- Reference to the adopted local plan which identifies a lack of open space in March therefore couldn't this land be part of a country park (acknowledging that there is large allocations for housing. This will have a detrimental impact on the A141 where high levels of accidents occur and result in cumulative and severe impacts to the highway network.
- A request that the LPA demonstrate that the benefits outweigh the harm referring to the Councils current 5-year land supply position of 6.69 years.
- Concerns regarding emergency services accessing the site,
- Concern regarding archaeology.
- Loss of privacy
- Creation of odours from increased use of the drainage ditch,

Following an amended Flood Risk Assessment and drainage strategy, further publicity was undertaken resulting in the following 8 letters of objections:

- Concern that only a single access remains proposed, with large volumes of traffic being a significant increase on existing, confirmation that parked cars are a problem on Princess Avenue, Will make it more difficult to exit Princess Avenue,
- Safety issues for school children,
- Access should be off the bypass,
- Increase in pollution, people should use less cars,
- Poor pedestrian crossing of the main road,

- These refer to the following: Flooding concerns (similar to those referred to below)
- Unacceptable provision of infrastructure,
- Harm to wildlife, in particularly hedgehogs,
- Development should be focussed on brownfield sites in preference to greenfield,
- Schools cannot cope,
- Overdevelopment/density,
- Proximity to property,
- Nuisance from construction,

One of these letters, a 7-page letter detailing flooding concerns (the full letter is available on the Council's website). A brief summary of the objection is as follows:

- *Insufficient consideration has been given to the risk of flooding, specifically in respect of pluvial runoff.*
- *The proposed steps to mill gate, the risk of flooding are inadequate.*
- *The proposal seeks only to consider the risk of flooding to the proposed development and fails to consider the risk to existing properties located adjacent to the proposed development arising from the development.*
- *The proposed reliance upon existing waterways and in particular St Thomas's Cut are inadequate and will increase the risk of flooding to existing properties*
- *The proposed drainage strategy appears to be solely focussed on mitigating the risks to the new proposed development and fails to consider the increased risk such mitigation measures may have upon existing properties at Princess Avenue and Crown Close For example, had St Thomas's Cut been overwhelmed in December 2020, flooding would have been contained within the field. If this planning application is accepted, such flooding would be diverted to existing properties within Princess Avenue. This brings me to my second area of concern. Given the reliance of the proposed drainage strategy upon existing waterways and in particular St Thomas Cut, the maintenance of such waterways becomes increasingly important.'*
- *The LLFA raised the subject of Riparian ownership and the obvious issues that arise where a watercourse is divided among multiple landowners.*

These concerns are echoed by other objectors.

5.15 The Right Honourable Stephen Barclay MP registered neighbour letters received for consideration by the local planning authority.

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).

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

National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG)

7.1 National Design Guide 2021

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

7.2 Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development
LP2 – Facilitating Health and Wellbeing of Fenland Residents
LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside
LP4 – Housing
LP5 – Meeting Housing Need
LP7 – Urban Extensions
LP9 – March
LP13 – Supporting and Managing the Impact of a Growing District
LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland
LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland
LP16 – Delivering and Protecting High Quality Environments across the District
LP17 – Community Safety
LP18 – The Historic Environment
LP19 – The Natural Environment

7.3 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 5 – Local Green Space
Policy 7 – Design Quality
Policy 8 – Historic Environment
Policy 10 – Flood Risk
Policy 12 – Delivering Sustainable Transport

However, the site is not part of the draft allocation LP39.03.

7.4 March Neighbourhood Plan 2017

H1 – Large Development Sites
H2 – Windfall Development
H3 – Local Housing Need
OS1 – Open Space

8 KEY ISSUES

- Principle of Development
- Highway Safety
- Design and impact on the character of the area.
- Heritage
- Affordable Housing
- Flood Risk
- Residential amenity
- Infrastructure provision.
- Other issues

9 ASSESSMENT

Principle of Development

- 9.1 This site is part of the West March Strategic Allocation in the adopted Local Plan and the Broad Concept Plan required as part of the policies regarding this allocation has been adopted by the Council. Therefore, the principle of developing the site for residential purposes is considered to accord with the development plan. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan therefore the principle should be accepted subject to compliance with other policies and any other material considerations. The adopted Broad Concept Plan acknowledges access serving the site from Princess Avenue.
- 9.2 Reference is made by objectors to the Council's current land supply of 6.69 years. However, this site is part of the Councils allocated sites which partly forms the current land supply. Furthermore 5-year land supplies are ongoing requirements and are largely dependent on further permissions being granted, i.e., LPAs cannot achieve a land supply and retain it without permitting further developments. The relevant guidance in the NPPF is section 11 regarding the presumption in favour of sustainable development. It states that: *for decision-taking*
- c) approving development proposals that accord with an up-to-date development plan without delay; or*
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting planning permission unless*
- 1. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - 2. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole*

As an allocated site in what is still an up-to date plan, there is no requirement to assess benefits against harm. It should also be remembered that 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.

Nevertheless, as an allocated site considering the benefits is straight forward. The provision of housing on an allocated site, which as an allocation has been tested against the NPPF, and as such is sustainable. Therefore, the provision of up to 125 houses towards ongoing need to meet the Council's land supply is significantly beneficial. The further benefit of 20% of the development being affordable units and meeting housing need is also significantly beneficial. The Local Plan process would have tested the allocation against the NPPF and would have concluded any negatives did not outweigh the benefits. The Council's Planning committee accepted a BCP with access from Princess Avenue. Therefore, the concerns raised have been assessed against the NPPF.

- 9.3 Although the Emerging Plan currently carries minimal weight, it is noted its deallocation of this site would result in a field of land sandwiched between existing housing to the east and the retained allocation to the west. As a site within the proposed development boundary of March, a sustainable location, there would be little or nothing to indicate refusal in principle of a stand alone application in the emerging local plan.
- 9.4 Therefore, given the allocated status of the site considered to be a sustainable location, and subject to other policy considerations below, the application is in accordance with section 11 of the NPPF considered to be acceptable in principle.

Highway Safety

- 9.5 The site is considered to be a sustainable location where access to services and facilities is within acceptable walking distances reducing the need to use vehicles.
- 9.6 As regards the proposed access, Princess Avenue has a carriageway approximately 6 metres wide (wider than most access roads into developments of this scale) and currently stops alongside the application site boundary. In appearance it suggests a road designed to access the application site. The LHA considers the proposed access to be suitable and has no highway safety concerns. The Council adopted the BCP which clearly seeks vehicular access to the site from Princess Avenue and does not seek vehicular access from the west or linking to the wider BCP allocation. Indeed, if a second access were proposed it is likely this would result in a through road. Pedestrian and cycleway access is to be provided to the wider BCP site. No objection is raised by emergency services. Vehicles parked in a manner that blocks roads and being potentially dangerous, as cited by objectors, are matters for the Police. Overall, the LHA has no issues regarding the use of Princess Avenue as the access.
- 9.7 The application proposes off-site highway improvements at the B1101 High Street/St Peter's Road/The Causeway three-arm traffic signal-controlled junction are proposed by the applicant after discussions with the Highway Authority. A Stage 1 safety audit has been undertaken. The highway works currently indicate the following:
- Minor highway widening along the eastern side of the B1101 The Causeway to facilitate a 2.5m wide right turn pocket within the junction (right turn from The Causeway to St Peter's Road),
 - Upgrading of the existing pedestrian crossing facilities to 3.2m wide Toucan crossings at the junction, carriageway and footway surfacing and the replacement of drainage gullies.

- Additional highway works include minor upgrading of an existing pedestrian-controlled crossing on the B1101 High Street to the north of the traffic signal-controlled junction, which includes resurfacing of the footway and carriageway and refreshing the carriageway markings and tactile paving.

- 9.8 Final comments from the Transport Assessment section are awaited regarding the off-site works which will be reported on the updates. However, it is noted the applicant has confirmed they are content to either provide the off-site works themselves, via a planning condition, or a contribution consistent with those from similar scale developments in March to the LHA to undertake the works.
- 9.9 Subject to the outcome of these comments the LHA has no objections to the proposal in highway safety terms and the application is considered to accord with Policy LP15 of the Fenland Local Plan.

Design and impact on the character of the area.

- 9.10 The proposal does not include layout, scale, appearance or landscaping details for consideration. However, the proposal is a housing development off a relatively modern housing estate and will be adjacent to a larger residential development to the west (application currently being considered). The scheme will result in the loss of a greenfield site however this is an allocated site and therefore this has been accepted in principle. The detailed design will be considered at the reserved matters stage and a condition is attached requiring an assessment against the National Design Guide. Whilst not being determined the illustrative layout is considered to have some quality which would be welcomed by officers.
- 9.11 The proposal as it currently stands in Outline form is not considered likely to result in harm to the character of the area and therefore accords with policy LP16(d) of the Fenland Local Plan.

Heritage

- 9.12 The applicant's Heritage Statement identifies the only built heritage assets potentially sensitive to the development of the site as the Church of St Wendreda (Grade I Listed Building). The church is approximately 440 metres to the south-west of the proposed nearest residential areas. The illustrative layout shows an uninterrupted view corridor focused on the spire of the Church of St Wendreda to the south-east. Whilst the illustrative layout is not for determination it does include an intention to preserve the uninterrupted view from the centre of the site to the church. A planning condition could be attached requiring this same design feature comes forward in any proposed layout.
- 9.13 The Heritage Statement considers the development of the site will result in the loss of some views of the church spire from within the site. However, as the site forms a neutral element of the church's wider setting and these views and the present character of the site do not provide any meaningful contribution to the church's heritage significance, the development will not result in any substantial harm to the setting of the Listed Building. Furthermore, the retained view required by condition supports this conclusion. Officers consider the findings of the Heritage Statement to be acceptable and conclude that whilst some change to the wider views may occur there will be no significant impact on the rural character or historic importance as required by Policy LP9. Therefore, the application is in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and conforms to the requirements of the NPPF and local planning policy with regard to built heritage.

Affordable Housing.

- 9.14 The amended provision of 20% affordable housing with 70% affordable rent and 30% shared ownership accords with the council's current position and is therefore considered policy compliant.

Flood Risk

- 9.15 The site is entirely within Flood Risk Zone 1, an area considered to be at the lowest risk of flooding where development ought to be located. The applicant submitted a Flood Risk Assessment amended at the request of the LLFA and included a Drainage Strategy which comprises two trains of attenuation areas and pipes/manholes that result in two outfalls one to the south and one on the northern edge of St Thomas's cut drain. The scheme includes foul water sewers connecting to existing network which benefits from an existing pumping station adjacent to the site. The applicant included a visual survey of the watercourse.
- 9.16 The applicant has responded to the neighbour's detailed objection on flooding grounds (the full letter is detailed on the council's website) highlighting the following summarised reply:

With regards to flooding risk at the development, the Flood Risk Assessment submitted adheres to the NPPF requirements in that all sources of flood risk have been considered in relation to the proposed site and surrounding area, a point raised again in the letter of objection. Further to this, the steps proposed to manage flood risk on the site ensure that there is no increase in flood risk over and above the existing baseline conditions. The proposals go further in providing a betterment over the current greenfield run-off scenario, comparable discharge rates

Northern catchment 5 litres per second compared to 12.35 l/s (Uncontrolled existing rate)

Southern catchment 5.6 l/s compared with 22.75 l/s

The site proposes to store a total of 1974m³ of stormwater on site and discharge to points upstream and downstream of the widened section of the watercourse and controlled rates, this water would currently drain into St Thomas's Cut unabated in large storm events (as seen in the objector's photo from December 2020). There is no requirement under the NPPF to improve upon baseline conditions, however, there is considerable betterment afforded as part of our drainage proposals. The existing greenfield runoff to the watercourse is unrestricted and increases with storm intensity, whereas the proposed strategy will maintain a constant low rate of discharge for all storm intensities.

The applicant addresses concerns of riparian ownership as follows:

Whilst it is not uncommon for landowners to be unaware of their statutory obligations, the legal requirement for riparian owners to maintain flows through an ordinary watercourse is set out under The Land Drainage Act 1991.

The applicant concludes:

In respect of the drainage/flooding concerns raised by the existing homeowners adjoining St Thomas Cut, we acknowledge the burden of the riparian responsibilities and firmly believe our proposals will offer betterment and future maintenance of the Cut and swales / attenuation basis on our site will be provided for within a management company funded collectively by future residents,

alleviating some of the cost and burden of the riparian responsibilities for existing landowners.

Officers comment – the applicant has addressed the objector’s concerns evidencing an improvement and more to the existing drainage position without the development. He also addresses the issue of Riparian ownership, whilst perhaps not a planning issue nevertheless suggests maintenance is likely to be improved upon the existing position. It is considered these issues have been suitably addressed. The LLFA has confirmed the reply is appropriate.

9.17 The LLFA and Anglian water have no objections to the amended Flood Risk Assessment subject to conditions. The objector’s concerns have been considered; however, the proposal improve upon the concerns. Subject to any further comments from the LLFA the proposal is considered to accord with Policy LP14.

Residential amenity

9.18 No detailed housing layout is being determined and therefore separation and relationship with existing housing is being considered. However, the advice from Anglian Water should be included in the detailed layout regarding a cordon sanitaire of 15 metres near the sewage pumping station and is included as a condition.

9.19 Whilst not for determination the illustrative layout shows no back-to-back separation of less than 23 metres between proposed and existing houses (the drain would separate the housing). Therefore, the illustrative layout would suggest reasonable standard of amenity could be retained for immediate existing neighbours in any reserved matters application.

9.20 There is no objection from the Environmental Health Officer whose requested conditions can be attached. Therefore, there are not considered to be any reasons on which to refuse the application on harm to residential amenity grounds.

Infrastructure provision and Affordable housing

9.21 The County Council requests the following:

Libraries £28,438

Early Learning, £25,551 per place (38 places from the development)

Primary School £25,551 per place (50 places)

Secondary School £25,253 per place (32 places).

The NHS request £75,126.86 for the Cornerstone and Mercheford practices.

9.22 The Council’s position due to its own viability assessment is to seek £2,000 per plot for education, NHS and libraries. To total £2000 per plot up to a maximum of 125 dwellings this therefore has a maximum total of £250,000. Prorata the split between the various demands on the infrastructure contributions is as follows:

Early learning	£76,811
Primary school	£101,067
Secondary School	£63,928
March Library	£2,250
NHS Cornerstone Mercheford	£5944
Total	£250,000

9.23 As regards Affordable housing the scheme proposes 20% (25 units) with 70% affordable rent (17 units) and 30 % shared ownership (8 units) if the scheme delivers 125 dwellings in total.

9.24 Off-site Highway improvements regarding at the B1101 High Street/St Peter's Road/B1101 to be agreed (awaiting update from the LHA). These elements will be included in the Section 106 agreement (subject to the off- site highways being dealt with via contribution or condition).

Other Considerations

9.25 Archaeology is raised by the objectors. However, this report includes a planning condition requiring further archaeological assessment takes place.

9.26 Ecology was considered by the Wildlife Officer who raised no objections and requested appropriate planning conditions to ensure Biodiversity Net Gain is achieved. Subject to compliance with conditions the application is considered to accord with the NPPF and Policy LP19 of the Fenland Local Plan (2014).

10 CONCLUSIONS

10.1 This application relates to an allocated site in the adopted Local Plan. It is considered to constitute sustainable development. Matters of Flood Risk, Highway Safety, Residential amenity, Infrastructure contributions along with other matters, and objections raised, have been considered. The application is considered to accord with relevant planning policies. Therefore, in accordance with NPPF advice, an application that accords with an up-to-date development plan should be approved without delay.

11 RECOMMENDATION

1 That subject to the highway objection being resolved, the Committee delegates authority to finalise the planning conditions and terms of the S.106 agreement to the Head of Planning, and

2 Following completion of the S106 obligation to secure the necessary affordable housing and open space and infrastructure contributions as detailed in this report, F/YR22/1032/O application be granted.

OR

3. Refuse the application in the event that the S.106 unilateral agreement referred to above has not been completed within 4 months and that the applicant is unwilling to agree to an extended period of determination to accommodate this, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable

The currently proposed conditions are as follows;

1	Approval of the details of: i. the layout of the site ii. the scale of the building(s); iii. the external appearance of the building(s);
---	-------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>iv. the landscaping</p> <p>(hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority prior to the commencement of development.</p> <p>Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.</p>
2	<p>Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development to which this permission relates shall be begun no later than the expiration of two years from the final approval of the reserved matters.</p> <p>Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.</p>
3	<p>The residential elements of the development shall be up to and no more than 125 dwellings (Use Class C3). 125 dwellings shall depend on submission of an acceptable layout at the submission of reserved matters stage. No layout of 125 dwellings has been accepted by the granting of this outline permission.</p> <p>Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
4	<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. The CEMP shall include the following aspects of demolition and construction as a minimum:</p> <ul style="list-style-type: none"> a) Construction and phasing programme b) Contractors' access arrangements for vehicles, plant and personnel, and contractors parking clear of the public highway for turning, loading and unloading of all vehicles visiting the site during the period of construction, c) Construction hours to 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 d) Delivery times and collections / dispatches for construction purposes to 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 e) 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 to be undertaken during all phases of development f) 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 and any piling construction methods / options, as appropriate.

	<p>g) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition All vehicles leaving the site shall pass through the wheel cleaning equipment which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The wheel cleaning equipment shall be retained on site in full working order for the duration of the development. A road sweeper shall be present on site at all times to remove any mud on the immediate public highway.</p> <p>h) Prohibition of the burning of waste on site during demolition/construction.</p> <p>i) Site artificial lighting including hours of operation, position and impact on neighbouring properties.</p> <p>j) Drainage control measures including the use of settling tanks, oil interceptors and bunds.</p> <p>k) Screening and hoarding details.</p> <p>l) External safety and information signing and notices.</p> <p>m) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.</p> <p>n) Membership of the Considerate Contractors Scheme.</p> <p>Reason: In the interests of safe operation of the highway and protection of residential amenity in accordance with policy LP15 and LP16 and LP19 of the Fenland Local Plan, 2014</p>
5	<p>Prior to the commencement of the development hereby approved a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to and approved in writing by the Local Planning Authority. This scheme should align with the recommendations of the Phase One Contaminated Land study undertaken by PJS Geotechnical Engineers (Ref PJSG22-20-DOC-01) dated 30th June 2022. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:</p> <p>(a) a site investigation including intrusive ground investigations to confirm ground conditions, establish the presence and extent of made ground and assess the contamination of the site.</p> <p>(b) a recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. This investigation to be in accordance with a methodology agreed by the LPA.</p> <p>(c) A pre-demolition/refurbishment asbestos survey, undertaken by a specialist asbestos consultant (if relevant)</p> <p>(d) Further investigation in respect of ground gas potential and asbestos testing on soil samples.</p> <p>(e) A written method statement for the remediation of land and/or groundwater contamination affecting the site, including an asbestos management plan, shall be submitted to and approved in writing by the Local Planning Authority. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall</p>

	<p>be made from this scheme without the express written agreement of the Local Planning Authority.</p> <p>Following written LPA approval of the Site Investigation the LPA will require:</p> <p>(f) The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.</p> <p>Reason - To control pollution of land or water in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 178 and 179, and Policy LP16 of the Fenland Local Plan (2014).</p>
6	<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 LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.</p> <p>Reason: To ensure that the development complies with approved details in the interests of the protection of human health and the environment and in accordance with policy LP16 of the Fenland Local Plan (2014).</p>
7	<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 Flood Risk Assessment prepared by PJS Land Development Limited (ref: PJSL22-002-DOC-01D) dated 23 January 2023 and shall also include:</p> <p>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;</p> <p>b) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, radiants, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);</p> <p>c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);</p>

	<p>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;</p> <p>e) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;</p> <p>f) Full details of the management, maintenance/adoption of the surface water drainage system and all associated drainage infrastructure;</p> <p>g) Permissions to connect to a receiving watercourse or sewer;</p> <p>h) Measures taken to prevent pollution of the receiving groundwater and/or surface water.</p> <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, and in accordance with Policy LP14 of the Fenland Local Plan (2014).</p>
8	<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, and in accordance with Policy LP14 of the Fenland Local Plan (2014)</p>
9	<p>Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development, and in accordance with Policy LP14 of the Fenland Local Plan (2014)</p>

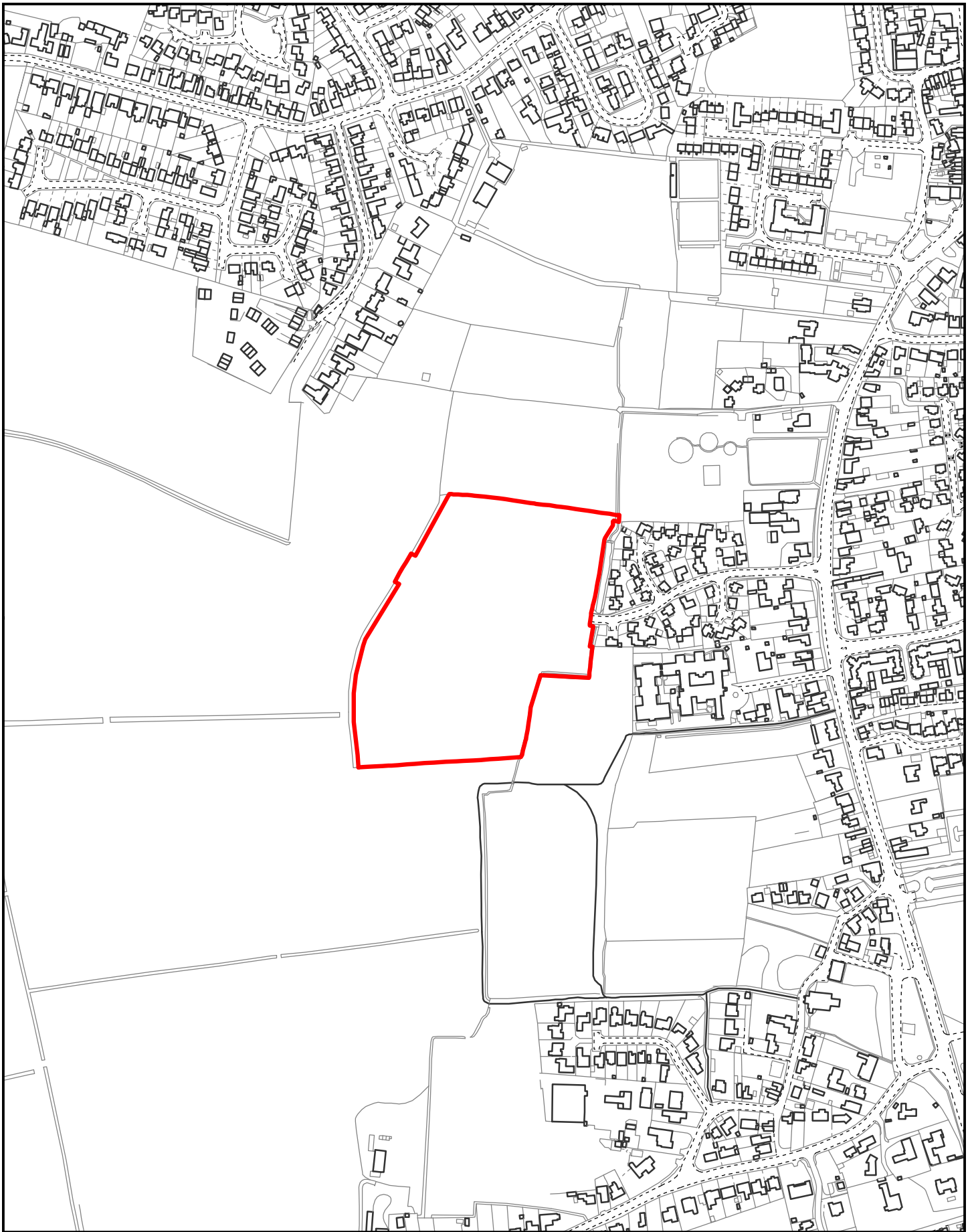
10	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, amending or re-enacting that order) no gates or other means of enclosure shall be erected across the vehicular access hereby approved.</p> <p>Reason: In the interest of satisfactory development and highway safety in accordance with Policy LP15 of the Fenland Local Plan (2014).</p>
11	<p>Prior to the occupation of the first dwelling hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.</p> <p>Reason: In the interest of achieving a satisfactory development and in accordance with Policy LP15 of the Fenland Local Plan (2014).</p>
12	<p>The details required in condition No 1 shall include a scheme of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development. 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 and for the visual appearance of the finished development in accordance with policy LP16 of the fenland Local Plan (2014).</p>
13	<p>No development shall take place until an ecological design strategy (EDS) addressing the creation of mitigation and compensation habitat both on and off site. The EDS shall include the following:</p> <ul style="list-style-type: none"> a) Purpose and conservation objectives for the proposed works. b) Review of site potential and constraints, including a submission of the full spreadsheet of the Biodiversity Metric 3.1 Assessment. c) Detailed design(s) and/or working method(s) to achieve stated objectives. d) Extent and location/area of proposed works on appropriate scale maps and plans. e) Type and source of materials to be used where appropriate, e.g. native species of local provenance. f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development. g) Persons responsible for implementing the works. h) Details of initial aftercare and long-term maintenance. i) Details for monitoring and remedial measures. j) Details for disposal of any wastes arising from works.

	<p>The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.</p> <p>Reason: In the interests of a satisfactory development and in the interest of biodiversity in accordance with Policies, LP16 and LP19 of the Fenland Local Plan (2014).</p>
14	<p>The details required in condition No 1 shall include a scheme for the soft landscaping of the site and shall provide the following details:</p> <p>(a) All ecological enhancements, mitigation and compensation as recommended within the Ecology Report (Ramm Sanderson, August 2022);</p> <p>(b) Planting plans to all public areas, retained hedge and trees, species, numbers, size and density of planting;</p> <p>(c) Boundary treatments.</p> <p>The development shall be carried out in accordance with the submitted details and at the following times:</p> <p>Any trees, shrubs or hedges forming part of the approved landscaping scheme that die, are removed or become diseased within five years of the implementation of the landscaping scheme 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.</p> <p>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: In the interests of a satisfactory development and in the interest of biodiversity in accordance with Policies, LP16 and LP19 of the Fenland Local Plan (2014).</p>
15	<p>No development shall take place (including demolition, ground works) 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) including ensuring no Non-Native Invasive Species are spread across the site.</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</p>

	<p>the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: In the interests of a satisfactory development and in the interest of biodiversity in accordance with Policies, LP16 and LP19 of the Fenland Local Plan (2014).</p>
16	<p>No external lighting shall be erected until, a "lighting design strategy for biodiversity" for all lighting across the site shall be submitted to and approved in writing by the local planning authority. The strategy shall:</p> <p>a) identify those areas/features on site that are particularly sensitive for breeding birds and bats that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and</p> <p>b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.</p> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p> <p>Reason: In the interests of a satisfactory development and in the interest of biodiversity in accordance with Policies, LP19 of the Fenland Local Plan (2014).</p>
17	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work that has been secured in accordance with a written scheme of investigation (WSI), which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:</p> <p>a) the statement of significance and research objectives;</p> <p>b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;</p> <p>c) The timetable for the field investigation as part of the development programme;</p> <p>d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.</p> <p>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with the National Planning Policy</p>

	<p>Framework. It is also in accordance with Policy LP18 of the Fenland Local Plan (2014).</p>
18	<p>Prior to the commencement of the development a scheme and timetable for the provision of fire hydrants shall be submitted to, and agreed in writing by, the Local Planning Authority and provision of the fire hydrants shall be made in accordance with the scheme and timetable.</p> <p>Reason - To ensure a satisfactory form of development.</p>
19	<p>Notwithstanding the indicative layout submitted with the application, the submission of a detailed layout as required by condition No 1, shall include an assessment of the layout, scale, appearance and landscaping against the sections within the National Design Guide , those relating to residential developments. This is in order to demonstrate and achieve high quality development in accordance with the conclusion within the Design and Access Statement submitted with this application.</p> <p>Reason: In the interest of satisfactory development and in accordance with Policy LP16 of the Fenland Local Plan (2014) and paragraphs 129 to134 of the NPP</p>
20	<p>The submission of a detailed layout as required by condition No 1, shall include an internal road layout that shall provide a link to the site boundary with land in the south-eastern corner as indicated on the Parameters plan hereby approved. In order to enable access to a part of the BCP site. No occupation of 50% of the site shall take place before completion of this vehicular link to the site boundary.</p> <p>Reason: In the interest of satisfactory development and comprehensive planning to facilitate access to an otherwise isolated part of the Broad Concept Plan area and in accordance with Policies LP9 and LP15 of the Fenland Local Plan (2014).</p>
21	<p>The submission of a detailed layout as required by condition No 1, shall include a pedestrian cycleway link to the western and southern edge of the site as detailed on the Parameters Plan hereby approved (Cross boundary non-vehicular link, in order to link to the main part of the BCP site. The pedestrian cycleway link shall be provided prior to 50% occupation of the site.</p> <p>Reason: In the interests of comprehensive form of development serving the wider BCP allocation and the interest of pedestrian and cycleway provision in accordance with Policies LP9 and LP15 of the Fenland Local Plan (2014).</p>
22	<p>The submission of a detailed layout as required by condition No 1, shall include a cordon sanitaire (the details of which should be agreed with the LPA in discussion with Anglian Water) to ensure that occupiers of new housing are not detrimentally impacted by proximity to the sewage pumping station adjacent to the site.</p> <p>Reason: In the interests of the amenity of future occupiers in accordance with Policy LP16 of the Fenland Local Plan (2014).</p>

23	<p>The submission of a detailed layout as required by condition No 1, shall include a line of view between built forms towards the spire of St Wendreda's Church (Grade 1 listed building) similar to that illustrated on the indicative drawing submitted in support of the application ref 006 rev F.</p> <p>Reason: In the interest of a reduction of impact of the development towards a heritage asset, and in the interest of good urban design, in accordance with Policies LP16 and LP18 of the Fenland Local Plan (2014).</p>
24	<p>Prior to commencement of development a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection shall accord with the agreed details and thereafter be retained in perpetuity.</p> <p>Reason - To ensure a satisfactory form of refuse collection and development.</p>
25	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents;</p>



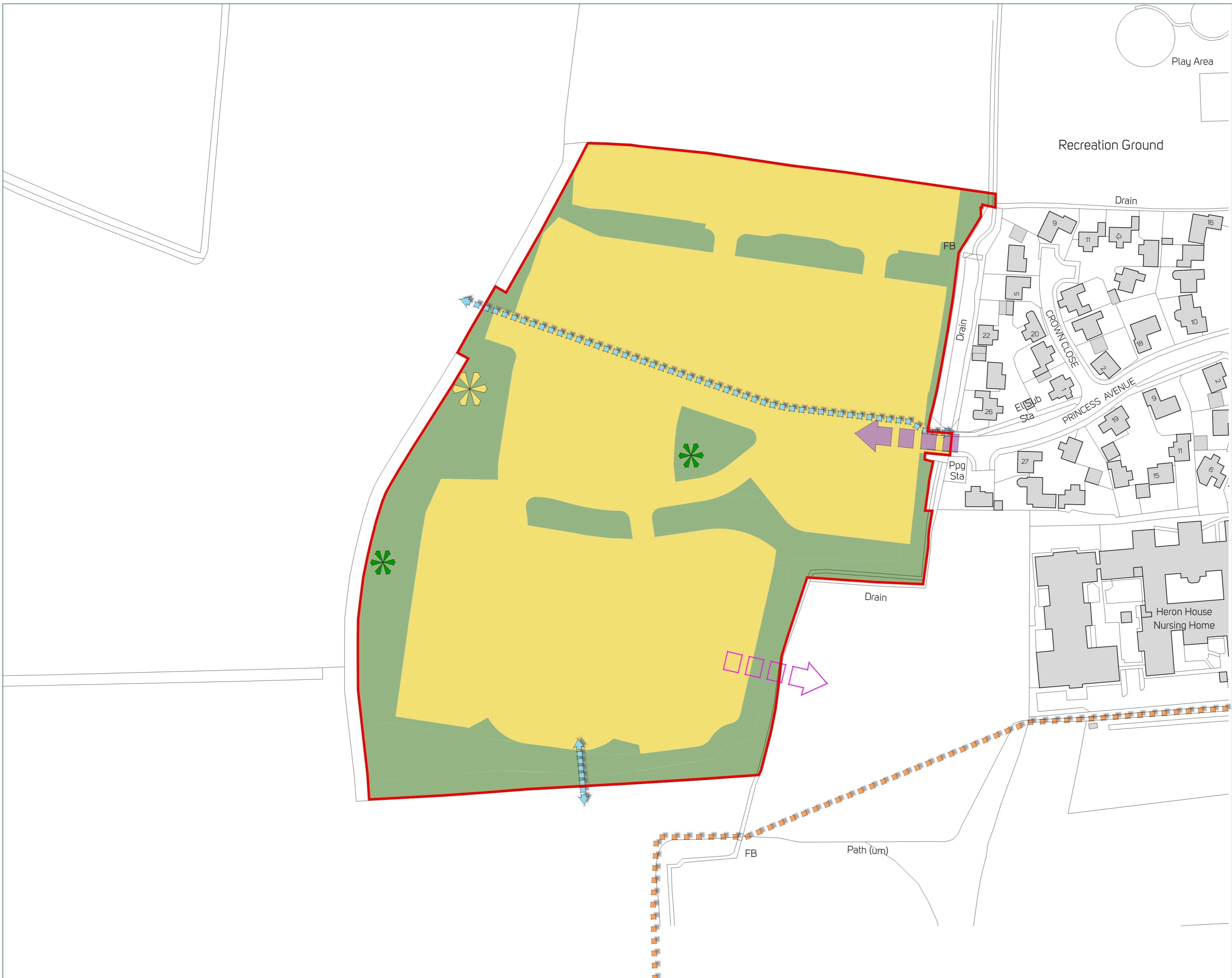
Created on: 12/09/2022










© Crown Copyright and database
rights 2022 Ordnance Survey 10023778

F/YR22/1032/O

Scale = 1:5,000



















- Key
-  Application site boundary
 -  Areas of retained vegetation, pub open space and sustainable drainage
 -  Residential development area (including buffer to watercourse along north-eastern boundary)
 -  Local Area of Play (LAP)
 -  Equipped area of Children's Play (LEAP)
 -  Proposed vehicular access
 -  Reserved vehicular access to adjacent allocated land
 -  Existing Public Right of Way
 -  Approximate location of cross-boundary non-vehicular link



Project		
Princess Avenue, March		
Drawing Title		
Parameters Plan		
Project Code	Drawing Nr	Rev
n1920	004	D
Date	Drawing Scale	
03.02.2023	1:1,000 @ A2	



- Key**
-  Application site boundary
 -  Existing (retained) trees & hedgerow
 -  Indicative proposed planting
 -  Proposed tree/hedge removal
 -  Open space
 -  Indicative surface water attenuation feature
 -  Existing Public Right of Way
 -  Proposed pedestrian/cycle link
 -  Proposed vehicular access
 -  Children's play (LAP)
 -  Children's play (LEAP)
 -  Visual links
 -  Indicative extent of residential area
 -  Hard surfaced verge (cobble sets, resin bound gravel or other similar approved) with trees in tree pits



 Richborough Estates

nineteen47
 CHARTERED TOWN PLANNERS & URBAN DESIGNERS

Project
 Princess Avenue, March

Drawing Title
 Illustrative Layout

Project Code	Drawing Nr	Rev
n1920	006	F
Date	Drawing Scale	
03.02.2023	1:1,000 @ A2	