
F/YR22/0510/O

Applicant: Cannon Kirk (UK) Ltd

**Agent : Mr Andrew Hodgson
Pegasus Group**

Land West Of, 12 Knights End Road, March, Cambridgeshire

Erect up to 36 x dwellings (outline application with matters committed in respect of access)

Officer recommendation: Grant

Reason for Committee: Town Council comments contrary to Officer recommendation.

1 EXECUTIVE SUMMARY

- 1.1 The application seeks outline planning permission for the residential development of the site for 36 dwellings with all matters reserved save access.
- 1.2 The principle of residential development on this site is considered to be acceptable given the location of the site within the approved BCP, and the precedent set by the grant of permission for residential development on adjacent land to the east.
- 1.3 The indicative design and layout of the development is considered acceptable having regard to the general character of the area.
- 1.4 The proposal is not considered to have a significant detrimental impact on the surrounding properties and raises no technical issues.
- 1.5 The application is recommended for approval subject to conditions and completion of a S106 agreement.

2 SITE DESCRIPTION

- 2.1 This application relates to a rectangular shaped agricultural field covering some 2.0ha sited to the north of Knight End Road immediately behind a row of large, detached dwellings. The eastern boundary adjoins the rear gardens of dwellings at the end of Steeple View, and the western boundary of a scheme consented under Ref F/YR20/0473/F for 9 dwellings referred to hereafter as Phase 1.
- 2.2 An illustrative plan submitted with the application indicates that access will be taken from the southern side of the Phase 1 scheme. A SuDs attenuation basin and open space is sited along the eastern boundary with the main estate road running northwards alongside the western boundary of the SuDs/open space feature with three feeder shared drives running westwards. A second SuDs basin is located in the southwestern corner of the site.

3 PROPOSAL

Full plans and associated documents for this application can be found at: [F/YR22/0510/O | Erect up to 36 x dwellings \(outline application with matters committed in respect of access\) | Land West Of 12 Knights End Road March Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR22/0510/O)

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR10/0951/O	Erection of 35 dwellings	Withdrawn 25.02.2011
F/YR14/0491/F	Erection of 28no 2-storey dwellings with garages/parking comprising of 3 x 2-bed, 2 x 3-bed, 19 x 4-bed and 4 x 5-bed and landscaped open space	Withdrawn 09.09.2014
ADJACENT LAND TO THE EAST		
F/YR20/0473/F	Erect 9no dwellings (3no single-storey (1x 2-bed & 2x 3-bed) and 6no 2-storey (3 x 5-bed, 1 x 4-bed & 2 x 2-bed)) involving demolition of existing buildings	Granted 17.12.2020
ADJACENT LAND TO THE WEST		
F/YR21/1497/O	Erect up to 1,200 x dwellings with associated infrastructure, public open space, allotments/community garden, local centre and primary school, involving the demolition of existing buildings (outline application with matters committed in respect of access)	Pending Consideration
WEST MARCH ALLOCATION		
F/YR20/0223/BCP	West March Strategic Allocation	Approved 14.07.2021

5 CONSULTATIONS

5.1 Anglian Water (25.05.2022)

Has confirmed that there is sufficient foul water drainage capacity within the March Water Recycling Centre to accommodate the flows generated by the development.

The request by Anglian Water that the developer should be made aware of its assets within or near the site will be met by an informative drawing the applicants attention to its letter dated 25.05.2022.

5.2 Archaeology (04.10.2022)

A trench based archaeological evaluation undertaken in 2014 found little archaeological evidence of low significance. No further archaeological work is required in this application area and there are no objections to the application on archaeological grounds.

5.3 Cambridgeshire Constabulary (25.05.2022)

Design comments have been made regarding positioning and self-closing garden gates, cycle storage and external lighting. These matters will be conditioned.

5.4 Cambridgeshire (Education, Library & Strategic Waste) (20.06.2022)

As this is an outline application where the final housing mix is not fixed, tables used to calculate the actual contribution to be included in the S106 agreement have been provided.

With the known development mix the development is estimated to accommodate the following number of children, 11 (£20,713) early years children, 15 (£20,713) primary school children and 9 (£24,013) secondary school age children. The figure in brackets after the number of children represents the mitigation per place required.

On the known current mix therefore a total contribution of £754,655 (£227,834 + £310,695 + £216,117) will be required. As the mix will in most likelihood may be different at reserved matters, the tables included in the S106 will allow flexibility to provide an accurate contribution.

5.5 Cambridgeshire Fire & Rescue Services (16.05.2022)

Recommends that provision should be made for fire hydrants, this requirement will be conditioned.

5.6 Highways (22.02.2023)

No objections.

Considers that the access approved under Phase 1 (F/YR20/0473/F) is acceptable to also serve the additional 36 dwellings, providing the same cross-section is retained and the transverse footway between development phases is omitted to facilitate a continuous carriageway.

Requests that the Framework Plan is overlaid on the Access and Movement Parameter Plan from application F/YR21/1497/O to ensure that the proposed pedestrian and cycle links align between sites.

Access arrangements do not align with those outlined in the West March Broad Concept plan, which includes a vehicular access between this development site and the parcels to the west. That being said, the current proposals are acceptable in highway terms, as such a link is not required subject to LPA agreement.

Recommends conditions and informatives.

5.7 Housing Strategy (24.05.2022)

A contribution of 9 affordable houses would be sought with an expected tenure split of 6 x 2 bed affordable rented homes, and 3 x 2 bed shared ownership homes.

5.8 LLFA (05.07.2023)

No objections subject to conditions and informatives,

5.9 March Town Council (07.06.2022)

Recommends refusal on grounds of overdevelopment and proximity to existing junction and post box.

5.10 Minerals and Waste Planning Authority (MWPA) (07.06.2022)

The site lies within a Minerals and Waste Safeguarding Area which is safeguarded under Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021).

As the site lies within the West March Strategic Allocation the MWPA is content that the exemption allowed by paragraph (b) of Policy 5 applies and it is not necessary to demonstrate: that the mineral can be extracted prior to development; the mineral is of no current or future value; the development will not prejudice future extraction; or there is an overriding need for the development.

However, the MWPA suggests an informative encouraging the best use be made of any sand and gravel that may be incidentally extracted as part of the development.

5.11 NHS (19.05.2022)

The NHS has identified that the development will give rise to a need for additional primary healthcare provision and requests a contribution of £21,600.

5.12 Tree Officer (14.11.2022)

No objections.

The topographical survey supplied to the arboricultural consultant did not include plotted trees which may result in possible conflicts between trees and dwellings/infrastructure.

However, no trees are to be removed to facilitate the development and the report highlights those trees requiring protection with the current proposed site layout.

It is considered that the scheme can be implemented but a method statement detailing protection measures will be required.

5.13 Wildlife Officer (27.02.2023)

Considers the scheme to be acceptable subject to the following conditions and informatives:

- CEMP.
- Soft Landscaping.
- External lighting strategy.
- Biodiversity enhancements.
- Bird/bat boxes.

Informatives

- Semi natural habitats shall be of local provenance of native species.
- No removal of hedgerows, trees, or shrub during the nesting period in the absence of an ecologist's check.

5.14 Local Residents/Interested Parties

No representations have been received as a result of the neighbour consultation/publicity process.

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide 2021

Context

Identity

Built Form

Movement

Nature

Public Spaces

Uses

Homes and Buildings

Resources

Lifespan

Fenland Local Plan 2014 (FLP)

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP9 – March

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

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP19 – The Natural Environment

Emerging Local Plan

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

Policy 1 – Spatial Planning
Policy 2 – Local Housing Need
Policy 4 – Open Space
Policy 7 – Design Quality
Policy 10 – Flood Risk
Policy 12 – Delivering Sustainable Transport

March Neighbourhood Plan 2017 (MNP)

H1: Large Development sites
H2: Windfall Development
H3: Local Housing need

Supplementary Planning Documents/ Guidance:

Delivering and Protecting High Quality Environments in Fenland SPD 2014

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

DM4 – Waste and Recycling Facilities

Developer Contributions SPD 2015

Fenland Infrastructure Delivery Plan 2016

Cambridgeshire Flood and Water SPD 2016

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

8 KEY ISSUES

- Principle of Development
- Drainage
- Ecology/Biodiversity
- Highways
- Trees
- S106 Contributions
- Other Considerations

9 BACKGROUND

9.1 Two previous applications for residential development on this site (F/YR10/0951/O & F/YR14/0491/F) were withdrawn, the reasons for withdrawal remain unclear from the files. Subsequently, full planning permission was granted for 9 dwellings on land to the immediate east of the application site under ref F/YR20/0475/F in 2020, a development referred to as Phase 1 in this report. The Broad Concept Plan (BCP) for the West March Strategic Allocation was approved under Ref:

F/YR20/0223/BCP in 2021. An application for 1200 houses on land forming the greater part of the BCP and to the west of this application site remains pending (F/YR21/1497/O).

10 ASSESSMENT

Principle of Development

- 10.1 Policy LP3 identifies March as being a focus for growth given its sustainable links to services and facilities. Policy LP7 sets out the LPA's aims in achieving most of the growth in the main market towns through strategic allocations and broad locations for growth. Policy LP9 identifies West March (where the application site lies) as being a strategic allocation accommodating around 2000 dwellings. Policy H1 of the March Neighbourhood Plan (MNP) supports the delivery of the strategic allocation requiring development within the allocations to accord with LP7 and LP9 of the FLP.
- 10.2 Broad Concept Plans (BCP) have been introduced through Policy LP7 of the Fenland Local Plan 2014 to ensure that large allocated urban extensions are planned and implemented in a coordinated way.
- 10.3 The BCP for the March Strategic Allocation was produced by Persimmon Homes and sets out proposals for residential development on about 100 hectares of land providing for potentially 2000 dwellings on the site with associated infrastructure, open space, and drainage.
- 10.4 The BCP was approved by the Planning Committee at its meeting on 14 July 2021 and is consistent with the requirements of policies LP7 and LP9 (West March) of the Fenland Local Plan 2014 and Policy H1 of the March Neighbourhood Plan. This application site lies within the BCP on land shown for residential development with footpath connectivity to wider BCP land to the west, there is therefore no conflict with the objectives of the BCP or the pending application for 1200 houses.
- 10.5 Given the location of the application site within the approved BCP and the thrust of local policy to achieve most of the growth in the main market towns as described above, the principle of development of the site is considered to be acceptable.

Drainage

- 10.6 The site is located within Flood Zone 1 and the development is therefore considered suitable for the location. The application is accompanied by a Surface Water Drainage Report which proposes to discharge surface water to the existing surface water ditch in the south-eastern part of the site where it is intended to culvert the road linking Phases 1 and 2, attenuation is proposed in the form of below ground attenuation/storage in the subbase of porous drives, roads and in detention basins.
- 10.7 A pumping station for surface water was originally shown after the detention basin to raise the level of water from the bottom of the basin to a level to discharge into the Internal Drainage Board (IDB) ditch. The pumping station no longer forms part of the updated surface water drainage strategy.

- 10.8 The application is also supported by a Foul Water Drainage Strategy Report which confirms that the March Sewage Water Treatment Works has capacity to treat the flows from this site. The report states that a gravity solution was possible and there is no need for a pumping station for this development the foul water from which will connect to a chamber on Phase 1 which will then discharge the combined foul water from both Phase 1 and Phase 2 into a new manhole located in Knight's End Road.
- 10.9 As noted above, Anglian Water and the LLFA have no drainage objections and recommend conditions and informatives.

Ecology/Biodiversity

- 10.10 A Preliminary Ecological, Bat, Great Crested Newt, and Water Vole Reports accompany the application in-line with policy LP16 and LP19.
- 10.11 The Preliminary Ecological Report concludes that the current habitats on the application site are of low value as they comprise of heavily managed arable fields and margins. Areas which could potentially support protected species are limited in extent, species poor and poorly managed from a biodiversity perspective. Due to the potential of more suitable habitats off site (mature trees, ditches, and scrub) and the need for appropriate mitigation the Report recommends further bat, GCN, and water vole surveys. The recommended surveys have been submitted.
- 10.12 The submitted Bat Survey concludes that the site provides a commuting and foraging function for bats, and that without mitigation the proposed development will cause a loss of foraging and commuting habitat. It recommends mitigation in the form of:
- a) A bat friendly lighting scheme to be designed and implemented with input by an ecologist.
 - b) Retention and enhancement of planting
 - c) SuDs basin to be enhanced.
 - d) BS standards to be applied to the enhancement of the Suds basin, and to works to trees.
 - e) Provision of at least 10 bat boxes at a minimum height of 4mm.
- 10.13 The Great Crested Newt Report concludes that it is unlikely that Great Crested Newts (GCN) could be present on site and as such not considered to be a constraint to development. It is however recommended that the SuDs basin and area around it be enhanced with planting.
- 10.14 The Water Vole Report recommends a 8m construction buffer and protective measures during construction ,and enhancement of the SuDs basin with a requirement for an updated survey prior to construction.
- 10.15 The recommendations of the various reports will be conditioned.

Highways

- 10.16 Policies LP15 and LP16 of the FLP seek to ensure that development can be served by adequate highways infrastructure – avoiding identified risks, maximising accessibility and helping to increase the use of non-car modes by giving priority to the needs of pedestrians, cyclists, people with impaired mobility

and users of public transport. Paragraph 110 of the NPPF (July 2021) requires development to take account of opportunities for sustainable transport modes, provide safe and suitable access for all people and that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

- 10.17 A Transport Statement has been provided with the application, it concludes that the site is located in a sustainable position, impact on the local highway network will not be significant and is unlikely to have any detrimental impacts on accident rates. The impact of the proposed development traffic will not need to be mitigated, and there are therefore no highway capacity or safety reasons to refuse the application.
- 10.18 The Highway Authority has been consulted and has no objections. There is no conflict with the Parameter Plan relating to the larger Persimmons development to the west (F/YR21/1497/O) with vehicle and pedestrian connectivity provided. Neither does the proposal conflict with the principles of the approved BCP. The access connection to Phase 1 will as a matter of course require the omission of the transverse footway currently in place.

Trees

- 10.19 The submitted Tree Report and Constraints Plan indicates 19 trees and five groups of trees, two warrant an A (high quality) classification and 7 warrant a B (moderate quality) classification. None require removal to accommodate the development and only T2 requires minor tree work to facilitate construction. With the exception of T15 the trees appear to be on or outside the site boundary. The layout is said to be informed by the tree positions so that incursions by hardstanding/SuDs into Root Protection Areas are minimal.
- 10.20 As noted above, the Tree Officer has no objections but recommends the requirement for a method statement detailing protective measures, this will be secured by condition.

Planning Obligations

- 10.21 Policy LP5 Part A of the local plan requires developments of 10 or more houses to provide 25 percent of the dwellings as affordable houses, the exact tenure mix to be informed by an up-to-date housing needs assessment. This should form the basis of a S106 Agreement to accompany the submission.
- 10.22 Policy LP13 of the local plan sets out that planning permission will only be granted if there is sufficient infrastructure capacity to support and meet all the requirements arising from the proposed development.
- 10.23 The Council's Local Plan and CIL Viability Assessment report of December 2019, concludes that development on greenfield sites in the south of the district should be able to bear developer contributions of 20 percent affordable housing and scope for £2000 per unit or 10 percent affordable housing with scope for approximately £5000 per unit. With no affordable housing, there is scope for £15,000 or so per unit on greenfield sites in the south of the district.
- 10.24 The National Planning Practice Guidance (NPPG) states that planning applications that fully comply with up-to-date policies that have set out the contributions from

developments, they should be assumed to be viable. A decision maker can give appropriate weight to emerging policies. The Council has been applying the findings and recommendations set out in the December 2019 report to development proposals. The NPPG states that it is up to the applicant to demonstrate the need for a viability assessment at the application stage.

- 10.25 The applicant has confirmed that 9 on-site affordable housing units will be provided on site together with £2,000 per market unit (25 units X £2000 = £50,000 in total). The affordable housing will be provided at 25% instead of the policy compliant requirement of 20% to make an allowance for the cumulative needs generated by Phase 1 and 2, and therefore a total of 9 affordable houses distributed throughout the site is considered to be acceptable.
- 10.26 Both the County Council and the healthcare provider have set out a case for obtaining developer contributions towards education (£754,655) and libraries (£8,190) and primary health care (£21,600) to mitigate the impact of the development.
- 10.27 The Council's Local Plan and CIL Viability Assessment report of December 2019, concludes that development on greenfield sites in the south of the district should be able to bear developer contributions of 20 percent affordable housing and scope for £2000 per unit. This is a material consideration in the determination of applications. To conclude, 9 affordable housing units plus £50,000 will be provided, no other contributions are proposed. This level of financial contribution and affordable housing provision which would be in line with the Viability Assessment.

Other Considerations

Archaeology

- 10.28 A trench based archaeological evaluation undertaken in 2014 found little archaeological evidence of low significance. The County Archaeologist therefore considers further archaeological work is not required.

Environment Health

- 10.29 The agent has confirmed that a pumping station will no longer be required after the detention basin to raise water from the bottom of the basin to discharge into the IDB ditch. There will therefore not be a noise implication on nearby residents.

Minerals and Waste

- 10.30 The site lies within a Mineral and Waste Safeguarded Area which is safeguarded under Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021). In this instance safeguarding means that unless a particular development is exempted it will not be permitted unless it can be demonstrated that: the mineral has no current or future value; it can be extracted prior to development; the development will not prejudice future extraction; or there is an overriding need for the development where prior extraction is not possible.
- 10.31 In this case the proposal is exempted development under paragraph (b) of Policy 5 due to its strategic allocation under Policy LP 9 of the FLP. Nonetheless, the Minerals and West Planning Authority suggests an informative encouraging the best use to be made of any sand or gravel that may be incidentally extracted as part of the development.

Amenity

10.32 There is significant separation between the proposed dwellings and the rear elevation of existing dwellings on Knights End Road (over 30m), and those dwellings on Phase 1 to the east. Within the proposed development the proposed site plan indicates that minimum separation distances are generally met. Living conditions within and outwith the development should not therefore be adversely affected.

11 CONCLUSIONS

11.1 It is considered that the site meets with strategic settlement hierarchy set out under Policies L3 and LP4 of the Local Plan which seek to focus growth in and around the market towns and in that it adjoins the continuous built settlement.

11.2 In respect of the application site and its suitability for housing development, the site has a number of factors in its favour in terms of potential suitability for residential development as it:

- Dwellings are sited within flood zone 1, the lowest risk category for fluvial flooding and that to which the NPPF directs residential development in preference,
- can be served by safe and effective access,
- is accessible to green space, and play space thereby promoting leisure and health opportunities,
- proposed biodiversity impacts will be mitigated so as not to result in substantial harm
- is in suitable proximity of local services which can be accessed on foot, cycle and via public transport,
- is of sufficient scale to incorporate affordable housing within the site.

11.3 The proposal would increase the supply of housing - including a 25% provision of affordable housing, this has substantial social benefits.

12 RECOMMENDATION

Grant

From 1 October 2018 section 100ZA(5) of the Town and Country Planning Act 1990 provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).

The applicant has been consulted on the proposed conditions and has confirmed their agreement to them in writing. Therefore, should the application be approved and the consent granted with the proposed conditions after 1st October 2018, it is considered that the requirements of section 100ZA(5) have been met.

The proposed conditions are as follows;

1	Approval of the details of: i. the layout of the site
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	<ul style="list-style-type: none"> ii. the scale of the building(s); iii. the external appearance of the building(s); iv. the landscaping <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 36 dwellings (Use Class C3). 36 dwellings shall depend on submission of an acceptable layout at the submission of reserved matters stage, no layout of 36 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 to accord with Policy LP16 of the Fenland Local Plan.</p>
4	<p>Prior to the commencement of development, a Construction Environmental Management Plan (CEMP), shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the consideration of the following aspects of construction:</p> <ul style="list-style-type: none"> a) Site wide construction programme. b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers, c) Construction hours and delivery times for construction purposes d) Maximum noise mitigation levels for construction equipment, plant and vehicles e) Dust suppression management including <ul style="list-style-type: none"> 1, identification of person responsible for air quality and dust issues, 2, the recording of dust and air quality complaints 3, to undertake appropriate measures to reduce emissions in a timely manner 4, An agreement for dust deposition, dust flux, or real-time particulate matter monitoring locations with the Local Authority including baseline monitoring before work commences, 5, machinery and dust causing activities to be located away from receptors

	<p>6, Wheel washing measures to prevent the deposition of debris on the highway and the general environment</p> <p>f) Site lighting</p> <p>g) Location of Contractors compound and method of moving materials, plant and equipment around the site.</p> <p>h) Details and locations of hoardings</p> <p>The Construction Environmental Management Plan shall be implemented in accordance with the agreed details, unless minor variations are otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of safe operation of the highway and protection of general residential amenity in accordance with policy LP15 and LP16 and LP19 of the Fenland Local Plan, 2014.</p>
5	<p>The details submitted in accordance with Condition 01 of this permission shall include:</p> <p>(a) a plan showing (i) the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 m above ground level exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree and (ii) the location of hedges to be retained and details of species in each hedge.</p> <p>(b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;</p> <p>(c) details of any proposed topping or lopping of any retained tree or of any tree on land adjacent to the site;</p> <p>(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site;</p> <p>(e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree or hedge from damage before or during the course of development;</p> <p>(f) the plans and particulars submitted shall include details of the size, species, and positions or density of all trees or hedges to be planted, and the proposed time of planting.</p> <p>In this condition 'retained tree or hedge' means an existing tree or hedge which is to be retained in accordance with the plans referred to in paragraph (a) above.</p> <p>Reason: To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to</p>

	<p>protect the character of the site in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>
6	<p>Notwithstanding the submitted details, no development shall take place until a scheme for the soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:</p> <ul style="list-style-type: none"> -Planting plans to all public areas, retained hedge and trees, species, numbers, size and density of planting; -Placement, type and number of any recommended biodiversity enhancements within the Great Crested Newt eDNA Survey, Bat Survey Report, Water Vole Survey and the Preliminary Ecological Appraisal (Temple, 8 March 2023); and -Boundary treatments. <p>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 (except those contained in enclosed rear gardens to individual dwellings) that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.</p> <p>Reason: In the interests of biodiversity and in accordance with Policy LP19 of the Fenland District Plan (2014).</p>
7	<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 in consultation with the Chief Fire Officer 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>
8	<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> <ul style="list-style-type: none"> 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.

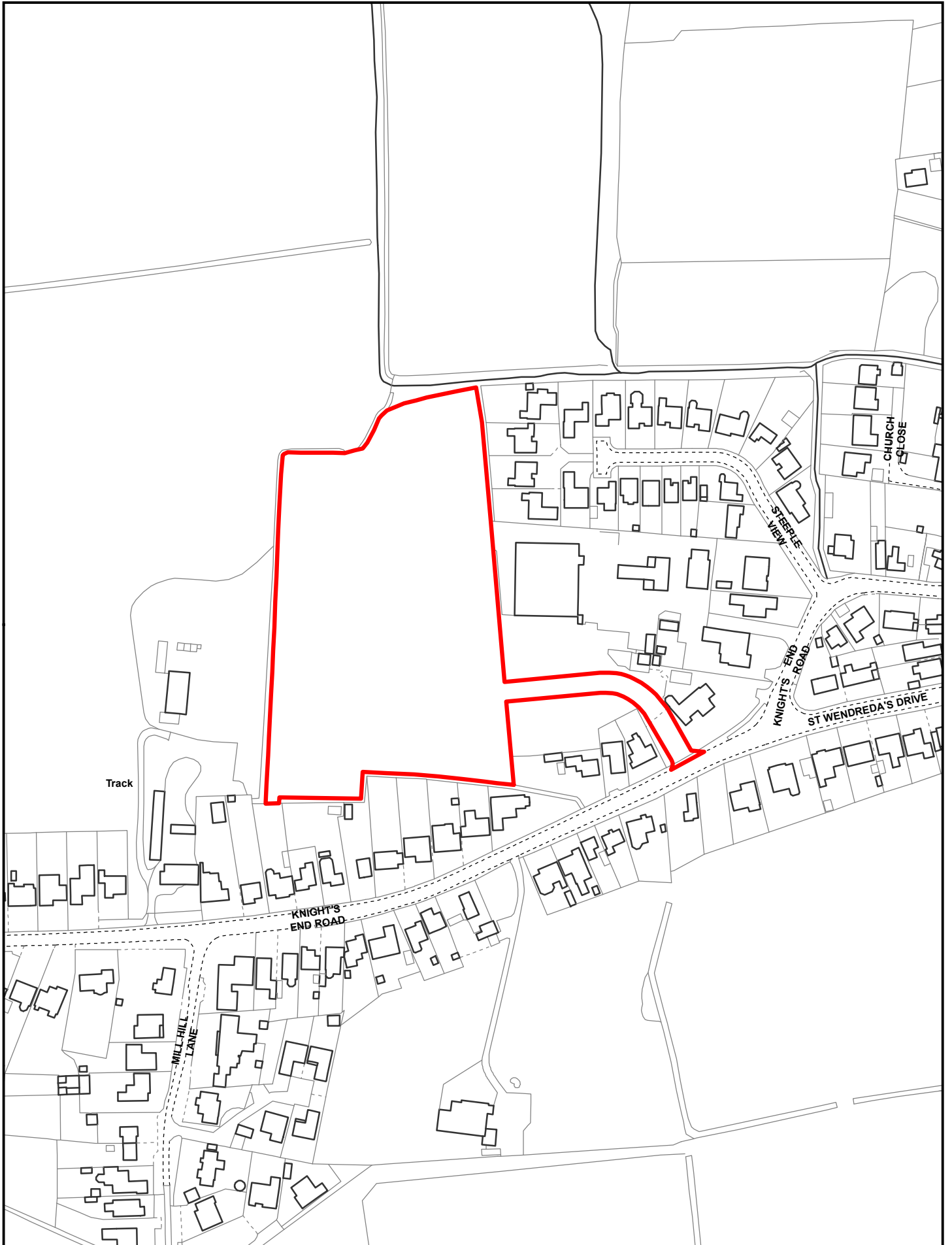
	<p>d) The location and timing of sensitive works to avoid harm to biodiversity features.</p> <p>e) The times during construction when specialist ecologists need to be present on site to oversee works.</p> <p>f) Responsible persons and lines of communication.</p> <p>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</p> <p>h) Use of protective fences, exclusion barriers and warning signs.</p> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: In the interests of biodiversity and in accordance with Policy LP19 of the Fenland District Plan (2014).</p>
9	<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 ecological constraints 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 biodiversity and in accordance with Policy LP19 of the Fenland District Plan (2014).</p>
10	<p>The development shall only be carried out in accordance with all of the recommendations for mitigation and compensation set out in the Great Crested Newt eDNA Survey, Bat Survey Report, Water Vole Survey and the Preliminary Ecological Appraisal (Temple, 8 March 2023) which details the methods for maintaining the conservation status of various protected species, unless otherwise approved in writing by the local planning authority or varied by a European Protected Species licence subsequently issued by Natural England.</p> <p>Reason: In the interests of biodiversity and the safeguarding of protected species and in accordance with Policy LP19 of the Fenland District Plan (2014).</p>

11	<p>The development hereby permitted shall not be occupied until at least 15 bird boxes and 15 bat boxes have been suitably designed into the scheme in accordance with best practice methodology as set out by the Royal Society for the Protection for Birds and Bat Conservation Trust, evidence of the inclusion of these boxes should be provided to the Local Planning Authority. Unless otherwise approved in writing by the local planning authority or varied by a European Protected Species licence subsequently issued by Natural England.</p> <p>Reason: In the interests of biodiversity and in accordance with Policy LP19 of the Fenland District Plan (2014).</p>
12	<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. The scheme shall be based upon the principles within the agreed Surface Water Drainage Strategy Report, Pick Everard, CAN002-PEV-XX-ZZ-RP-C-0501, Rev: P02, Dated: 27th June 2023 and shall include:</p> <ul style="list-style-type: none"> a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events; b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance; c) 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); d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections); e) Site Investigation and test results to confirm infiltration rates; f) 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; g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non statutory technical standards for sustainable drainage systems; h) Full details of the maintenance/adoption of the surface water drainage system; i) Permissions to connect to a receiving watercourse or sewer; j) Measures taken to prevent pollution of the receiving groundwater and/or surface water <p>Reason: To ensure that the proposed development can be adequately</p>

	<p>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 to accord with Policy LP14 of the Fenland Local Plan and the SPD on Flood and Water.</p>
13	<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 to accord with Policy LP14 of the Fenland Local Plan and the SPD on Flood and Water.</p>
14	<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 to accord with Policy LP14 of the Fenland Local Plan and the SPD on Flood and Water.</p>
15	<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) gates or other means of enclosure shall be erected across the vehicular access hereby approved.</p> <p>Reason: In the interests of highway safety to accord with Policy LP15 of the Fenland Local Plan.</p>
16	<p>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</p>

	<p>Maintenance Company has been established.</p> <p>Reason: In the interests of highway safety to accord with Policy LP15 of the Fenland Local Plan.</p>
17	<p>No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. The works or development shall be carried out in accordance with the approved scheme of supervision for the arboricultural protection measures.</p> <p>Reason: To retain the natural features of the site in accordance with Policy LP16 of the Fenland Local Plan.</p>
18	<p>Prior to development above slab level taking place details of the management arrangements for the area of open space shall be submitted to and approved in writing by the local planning authority. The details shall include but not be limited to the following;</p> <ul style="list-style-type: none"> -Name and full contact details of the management company -Drawing showing the areas to be managed by the management company -Maintenance details and schedules for all hard and soft landscaping, the play area, dog bin, lighting and biodiversity enhancements that fall within the management company area of maintenance. All such areas shall be maintained by the developer until such time as the management company takes over responsibility for these areas. The developer shall provide written notification to the local planning authority that the management company has taken over the maintenance of these areas within 5 working days of this event taking place. <p>Reason: To ensure that all landscaped areas, play area, biodiversity enhancements and other items as approved continue to be maintained in the interests of the visual appearance of the area, residential amenity, health and well-being of residents and biodiversity in accordance with policies LP2, LP12, LP16 and LP19 of the Fenland Local Plan.</p>
19	<p>Prior to the first occupation of any dwelling the roads and footways shall be constructed to at least binder course surfacing level from the dwelling to the adjoining highway.</p> <p>Reason: In the interests of highway safety and to ensure that roads are managed and maintained thereafter to a suitable and safe standard with adequate highway infrastructure provided in accordance with policy LP13, LP15 and LP16 of the Fenland Local Plan, 2014.</p>
20	<p>Prior to any above-ground works proceeding, details of the proposed levels details of the finished floor level of all buildings in that plot or phase and associated external ground levels including the adjacent highway shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.</p> <p>Reason: In the interests of visual and residential amenity in accordance with policy LP16 of the Fenland Local Plan, 2014.</p>

21	<p>Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:</p> <ul style="list-style-type: none"> i) the erection of freestanding curtilage buildings or structures ii) including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E); ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D); iii) alterations including the installation of additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B); iv) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1 Class C); vi) the erection of any walls, fences or other means of enclosure to all boundaries (as detailed in Schedule 2, Part 2, Class A). <p>Reasons: To prevent overlooking of neighbouring properties, in the interest of the protection of residential and amenity, and In order to control future development and to prevent the site becoming overdeveloped in accordance with Policy LP 16 of the Fenland Local Plan, 2014.</p>
22	<p>The parking space(s) and/or garages shown on the submitted plan to be constructed and the space(s) and/or garages shall be completed prior to the completion of the dwellings to which they relate, and thereafter the approved facilities together with the means of access thereto shall be retained as approved.</p> <p>Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.</p>
23	Approved Plans



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Accommodation Schedule

OPEN MARKET

Unit Type	No. Beds	Storeys	No. of Units
TYPE B	3	2	3
TYPE C	3	2	4
TYPE F	3	2	4
TYPE N8	4	2	6
TYPE 4.2	4	2	5
ASH	5	2	5

AFFORDABLE

Unit Type	No. Beds	Storeys	No. of Units
Housetype A	2	2	9

Total Dwellings 36

KEY

 SITE BOUNDARY (2.17 HA)

 POTENTIAL FUTURE PED/CYCLE CONNECTIONS TO OPEN SPACE, IN LINE WITH CURRENT BROAD CONCEPT PLAN



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LAND WEST OF 12 KNIGHTS END ROAD, MARCH - INDICATIVE SITE PLAN

