
F/YR25/0586/F

Applicant: Fink Developments

**Agent : Mr R Swann
Swann Edwards Architecture Limited**

Phase B Land East Of, Berryfield, March, Cambridgeshire

Erect 15 x dwellings with associated infrastructure and the formation of 1 x balancing pond and public open space

Officer recommendation: Grant

Reason for Committee: Town Council recommendation contrary to Officer Recommendation

1 EXECUTIVE SUMMARY

- 1.1 This application seeks full planning permission for the development of 15 dwellings, associated access, garages, public open space and a detention basin on land east of the emerging Berryfields development, March. The site measures approximately 2.39ha, with the developable area focused to the west on land within Flood Zone 1, while the eastern portion, within Flood Zones 2 and 3 remains undeveloped as public open space.
- 1.2 The revised scheme follows the refusal of an earlier proposal for 18 dwellings. Key amendments include a reduced quantum of development, reorientation of dwellings, repositioning of the internal road, and relocating all built form into Flood Zone 1. These changes address previous concerns relating to flood risk layout and biodiversity net gain.
- 1.3 The proposal comprises a mix of three- and four-bedroom homes across four house types. Although the scheme does not fully reflect the District's identified need for smaller homes, this was not a previous reason for refusal and is not considered to warrant objection. All dwellings meet private amenity space standards, the design approach aligns with the neighbouring Berryfields development, and no significant harm is anticipated to residential amenity or the wider landscape. Parking provision meets adopted standards, and the highway authority raises no objections following amendments to access arrangements.
- 1.4 A viability assessment, independently reviewed by the Council, concludes that the development cannot viably support either affordable housing or S106 contributions. Even before policy requirements are applied, the scheme produces a negative residual land value. The omission of contributions is therefore accepted.
- 1.5 The scheme achieves a minimum 10% Biodiversity Net Gain, with enhancements concentrated within the extensive eastern greenspace. Ecological impacts can be adequately mitigated and managed through conditions. Archaeological investigation will be required due to known heritage assets in the vicinity.

- 1.6 Overall, the proposal would deliver modest economic benefits, meaningful environmental enhancements, and social benefits through additional housing in a sustainable Market Town location. The design quality, amenity provision, and access arrangements are acceptable, and previous reasons for refusal have been addressed.
- 1.7 On balance, and when assessed against the NPPF and the Fenland Local Plan, the proposal represents a sustainable form of development. The benefits are considered to outweigh the identified harm, and the application is recommended as acceptable, subject to conditions.

2 SITE DESCRIPTION

- 2.1 The application site sits to the east of the relatively new built developments under the terms of F/YR14/1020/O and F/YR18/0984/RM and subsequent application F/YR23/0792/F known as 'Berryfields'. The site extends approximately 2.395 hectares and is currently undeveloped land laid to grass
- 2.2 Access is to be provided from the recently approved developments to the west. With the exception of the adjoining construction site the boundaries are currently open, but with ditches on the eastern and southern sides. The majority of the site is located within Flood Zone 1 of the Environment Agency Flood Maps for Planning however the north eastern corner sits within flood zone 3 and the central section is within Flood zone 2.

3 PROPOSAL

- 3.1 Planning permission is sought for the construction of 15 dwellings together with associated public open space and a detention basin. The proposed access road would extend eastwards from the existing turning head of the adjacent development currently under construction, with eight dwellings positioned along this east-west section (five to the south and three to the north). The road would turn northwards, running parallel to the existing and emerging dwellings to the west, with the remaining seven dwellings fronting the road and turning head at the northern end, broadly reflecting the established layout pattern. The majority of the proposed dwellings would be situated within Flood Zone 1, while the eastern portion of the site, which lies within Flood Zones 2 and 3, would be retained as public open space.
- 3.2 The proposed development comprises 15 two storey dwellings arranged across the site, providing a mix of three- and four-bedroom houses. The dwellings range in size from approximately 113m² to 161m² and are designed with varied ridge and eaves heights, with a maximum ridge height of approximately 8.4m and eaves heights generally between 4.8m and 4.9m.
- 3.3 All dwellings provide family accommodation arranged over two floors, typically comprising open plan kitchen dining areas, separate living spaces, utility rooms where applicable and bathrooms at first floor level, with some units including ensuite facilities.

- 3.4 External materials are consistent across the development to ensure a cohesive appearance and comprise predominantly facing brick with areas of render to selected elevations and features. Roofs are finished in either terracotta or slate grey tiles, reflecting the variation in house types while maintaining a unified character across the site.
- 3.5 Most plots are served by a single garage, except for Plots 4, 5, 6, 11 and 12 (B2 and B3 house types). The garages have a ridge height of 5.27m, eaves of 2.45m, and measure approximately 4m in width and 7.64m in depth, finished in facing brick.
- 3.6 A substantial proportion of the land to the east, delineated within the site red line boundary, is set aside as public open space and accommodates the proposed detention basin. Pedestrian and cyclist access to this area is provided between plots 8 and 9.

Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

The recent, relevant planning history for the site is provided below, this does not include the planning history for part of application site forming access to the public highway through adjacent development to the west:

Reference	Proposal	Decision
F/YR23/0550/F	18 Dwellings with associated infrastructure and the formation of 2 x balancing ponds and public open space	Refused – 10.01.2025

5 CONSULTATIONS

Several amended plans and additional information/clarification has been provided throughout the determination of the application. The consultation responses below incorporate each round of consultation:

5.1 March Town Council

Object due to concerns regarding flooding and drainage at this site as well as the developer's unwillingness to provide affordable housing or make s106 contributions.

Internal Consultees

5.2 FDC Housing Strategy and Enabling Officer

No objection and provided background on affordable housing and requirements of 3 affordable rented homes and 1 shared ownership based on 25% AH requirements.

5.3 FDC Ecologist

No objection. Recommends a condition securing a Habitat Management and Monitoring Plan statutory BNG, no site clearance and protection of watercourses conditions be included should the application be approved.

5.4 FDC Arboricultural Consultant

Originally raised concerns due to insufficient information having been provided in terms of the protection and retention of the trees along the boundary of the site. Following receipt of an arboricultural impact assessment the original comments have been address with no objections or further comments raised.

5.5 FDC Environmental Services – Refuse

No objection however additional plans in terms of swept path analysis are required as currently the ones submitted are insufficient. A number of recommendations are also made.

External Consultees

5.6 CCC - Archaeology

No objection subject to the inclusion of a condition securing a programme for investigation and recording given the archaeological potential of the site, should the application be approved

5.7 CCC – Highways

No objection, subject to the inclusion of conditions should the application be approved.

The highway authority initially raised objections to the location and orientation of the pedestrian and cycle access to the public open space between Plots 8 and 9 due to safety and visibility concerns and also sought clarification on the proposed farm access at the north of the site. These issues were considered essential to resolve prior to determination due to potential safety and adoption implications. Following the submission of amended plans, the access arrangement has been revised in line with current highway guidance and the farm access has been removed, thereby addressing the previous concerns.

5.8 Environment Agency

No objection but note that the main source of flood risk is associated with watercourses under jurisdiction of the IDB.

5.9 NHS – Premises and Estates

No objection but note three nearby GP practices Riverside Practice, Cornerstone Practice and Mercheford House Surgery have no capacity to accommodate additional patients. The proposed development is expected to generate approximately 36 new residents, resulting in additional demand for primary care services. A financial contribution of £12,895.82 is therefore sought to mitigate the impact of the development, based on the additional floorspace required and NHS cost benchmarks.

5.10 Cambridgeshire County Council Lead Local Flood Authority

Originally objected to the application due to concerns regarding the attenuation basin, shared attenuation tank, discharge rate discrepancies and hydraulic calculations and watercourse maintenance buffers. Additional details were received with a subsequent consultation with the LLFA being undertaken whereby the objection was upheld on grounds of FEH rainfall calculation concerns, Drainage plan queries and watercourse maintenance. Following the receipt of: Flood Risk Assessment & Drainage Strategy, MTC, Ref: 2104, Rev: C, Dated: May 2025 and the Applicants Response to LLFA, MTC, Ref: MJB/2104, Dated: 6th October 2025 the LLFA removed the objection in principle as the documentation provided demonstrates surface water can be managed accordingly.

5.11 Middle Level Commissioners

The Board initially raised significant concerns regarding the positioning of the detention basin and balancing pond over an existing pipeline believed to drain a spring serving the wider Elm Road area. At that stage, the IDB considered there to be insufficient information regarding the pipeline's ownership, condition, levels and maintenance responsibilities, and expressed concern that the arrangement could compromise future access and integrity of the pipeline, thereby increasing flood risk. The IDB advised that the balancing pond should be relocated to allow appropriate access and long term maintenance and also highlighted opportunities to deliver enhanced multifunctional flood storage and blue green infrastructure, alongside the need for a site-specific SuDS and watercourse maintenance strategy.

Following the submission of revised plans and further information, the IDB confirmed that responsibility for the on-site watercourse rests with the management company and that maintenance should be undertaken in accordance with the existing Watercourse Management Plan. While a 6 metre maintenance access width continues to be recommended, this is advisory rather than a fixed requirement. The IDB also confirmed that, aside from the unresolved vesting of the downstream watercourse, the Watercourse Management Plan remains relevant and provides an appropriate framework for ongoing maintenance.

Further clarification has been provided by the Applicant, however at the time of writing this report no further comments have been received from the Board.

5.12 Cambridgeshire County Council – Planning and Sustainable Growth

No objection but advised that the proposed development of 15 dwellings is estimated to generate 37.5 residents including 4.5 early years children, 5.5 primary pupils and 3.75 secondary pupils. On this basis S106 contributions are sought towards early years provision, secondary education, SEND education and libraries. The contributions total £193,521.50, comprising £52,776 for early years, £114,000 for secondary education, £23,341 for SEND and £3,412.50 for libraries, together with a £1,200 monitoring fee. Primary education and strategic waste contributions are not required.

5.13 Anglian Water

No objection

5.14 Cambridgeshire Police (Designing Out Crime)

No objection and commends the scheme in terms of layout but makes a number of recommendations in terms of fencing, lighting, doors and windows, cycle storage, EV charging, footpaths/open space and LEAP, SuDS/Attenuation ponds and construction phase security. Namely that these should follow secured by design principles given the siting within a medium risk to crime area.

5.15 Cambridgeshire Fire

No objection subject to the inclusion of a conditions securing a water scheme for the provision of fire hydrants.

5.16 Local Residents/Interested Parties

Four letters of objection have been received from residents on Berryfields and Burnet Gardens, these comments are summarised below:

Objecting Comments	Officer Response
Congestion	Comments noted and discussed in the below report.
Flooding	Comments noted and discussed I the below report
Loss of arable land	Comments noted and discussed I the below report
Developers disrespectful and don't pay necessary contributions	Comments noted.
Incorrect land shown as common land	Comments are noted. However, none of the submitted application plans identify any land as common land. The red-line boundary accurately reflects that used in previous applications on the site, and there is no evidence within the submission that any common land has been included.
The information contained within the Viability Review is deemed to be misleading and incorrect namely in terms of referencing a number of properties which were part of the original site.	Comments noted however, regard in assessing the likely sold prices of the potential dwellings is to be had to the sale prices of properties within the vicinity. Whilst these are not all new builds it is not considered that this in isolation prejudices the information. Furthermore, the viability assessment carried out by the applicant has been independently reviewed.

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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and the March Neighbourhood Plan (2017).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 6 – Building a strong, competitive economy

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context

Identity

Built Form

Movement

Nature

Public Spaces

Uses

Homes and Buildings

Resources

Lifespan

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

LP6 – Employment, Tourism, Community Facilities and Retail

LP9 – March

LP12 – Rural Areas Development Policy

LP13 – Supporting and Managing the Impact of a Growing District

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

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP19 – The Natural Environment

March Neighbourhood Plan 2017

H2 – Windfall Development

H3 – Local Housing Need

Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021

Policy 5 - Mineral Safeguarding Areas

Policy 10 - Waste Management Areas (WMAs)

Policy 14 - Waste management needs arising from residential and commercial Development

Policy 16: -Consultation Areas (CAS)

Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM2 – Natural Features and Landscaping Schemes

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

DM4 – Waste and Recycling Facilities

DM6 – Mitigating Against Harmful Effects

Developer Contributions SPD 2015

Cambridgeshire Flood and Water SPD 2016

8 KEY ISSUES

- **Principle of Development**
- **Design and Character and Appearance**
- **Residential and Neighbouring Amenity**
- **Access, Parking and Highway Safety**
- **Flood Risk**
- **Biodiversity Net Gain (BNG)**

9 BACKGROUND

- 9.1. As mentioned above, planning application F/YR23/0550/F was made on the site for 18 dwellings, which was refused in January 2025 for the following reasons:

Part of the development, including the internal access road for 10 of the dwellings, is within Flood Zone 2. Despite the submission of a Sequential Test Statement on behalf of the applicant, it is concluded that a Sequential Test for the proposals has not been adequately undertaken in line with the approved guidance provided in the Cambridgeshire Flood and Water SPD. Accordingly, the application is contrary to Chapter 14 of the NPPF, Part B of Fenland Local Plan Policy LP14 and Policy H2(c) of the March Neighbourhood Plan.

The application as submitted has failed to demonstrate that the development would not result in a net loss in biodiversity value, which conflicts with Fenland Local Plan policy LP16(b) and LP19.

- 9.2. Under the current application, amendments have been made to address the above reasons for refusal. The number of dwellings has been reduced from 18 to 15, allowing the majority of the built form, private curtilages, and the internal access road to be repositioned within Flood Zone 1. The siting and orientation of the proposed dwellings have also been amended to facilitate the above: unlike the

previous submission, where the access road ran through the centre of the site with dwellings backing onto existing properties to the west, the layout now results in the dwellings principle elevation facing these neighbouring properties. While the number of four-bedroom dwellings remains unchanged (12), the overall density has been reduced, and the materials palette remains consistent with the earlier scheme. The lower density has enabled a greater area to be dedicated to biodiversity enhancement. These matters will be assessed below.

10 ASSESSMENT

Principle of Development

- 10.1 Policy LP3 of the Fenland Local Plan (2014) sets out the settlement hierarchy within the District, setting out the scale of development appropriate to each level of the hierarchy.
- 10.2 The application site is located adjacent to the built form of the settlement of March which is identified within the Settlement Hierarchy as a 'Primary Market Town'. Market Towns are identified within Policy LP3 as the focus for housing growth, accordingly there may be a presumption in favour of housing within this location given that a development of this scale is well below the definition of 'Large scale housing' proposals of 250 dwellings or more. However, this is subject to compliance with other relevant policies within the Local Plan, in particular Policy LP16 (Delivering and Protecting High Quality Environments across the District).
- 10.3 Policy LP5 sets out the housing targets for the District and the Council has undertaken a full assessment of the Five Year Housing Land Supply in the District and has concluded that the Council is able to demonstrate a supply of specific deliverable sites sufficient to provide for more than Five Years' worth of housing against the Council's identified requirements. This is material consideration and means that any application for new development must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 10.4 Taking into account the above, it is considered that the principle of providing residential accommodation, in isolation, is acceptable, subject to other material considerations, as discussed below.

Housing Mix

- 10.5 Policy LP5, when read alongside the 2021 Housing Needs Assessment (HNA), identifies a clear imbalance in the District's housing. The policy encourages a greater provision of smaller, affordable units to meet identified local needs, while also recognising demand for three-bedroom homes in the market sector.
- 10.6 The HNA (2021) shows that in order to meet the identified needs of the District, market dwellings are expected to deliver a balanced range of unit sizes, with a particular emphasis on family housing. Specifically, 3-bedroom homes should comprise the largest share of the market provision while 1-bedroom units are to remain limited (0–10%). The proposal will provide ten larger units and just five three beds and therefore, does not wholly meet the identified needs of the District or support a balanced and inclusive community. Both local policy and paragraph

63 of the NPPF stress the need to offer a range of housing types and sizes to meet different needs.

Affordable Housing, Community Infrastructure and Viability Matters

- 10.7 Policy LP16 and paragraph 8 of the NPPF require new development to contribute positively to local communities, including through affordable housing provision and the delivery or funding of supporting infrastructure. For a scheme of this scale, Local Plan policy would ordinarily expect 20% on-site affordable housing alongside appropriate S106 contributions.
- 10.8 However, the applicant has submitted a viability assessment asserting that the scheme is unable to support any affordable housing or financial contributions. This position mirrors conclusions reached for the previous application on the site.
- 10.9 The submitted assessment has been independently reviewed on behalf of the Council. The review confirms the following key findings:
- An initial appraisal applying full policy requirements (20% on-site affordable housing plus £30,000 S106 contributions) produced a residual land value significantly below the benchmark land value, rendering the scheme unviable.
 - Subsequent “trial and error” testing showed that even with zero affordable housing and zero S106 contributions, the scheme still generated a negative residual land value of approximately –£108,700, far below the benchmark land value of £481,000.
 - On this basis, the scheme is demonstrated to be unviable even before planning policy requirements are applied. The independent assessor concludes that the only scenario under which the scheme could come forward would be if a developer accepted a profit level materially below normal market expectations.
 - Sensitivity testing confirms that reasonable market fluctuations would not materially alter this conclusion.
- 10.10 Taking into account the above, it is considered that the scheme cannot viably support any affordable housing provision or S106 contributions. Whilst this outcome is regrettable, particularly given the District-wide need for affordable housing of smaller units, the independent review confirms that the development generates a residual land value significantly below the benchmark land value, even before policy requirements are applied, and that adding any affordable units or financial obligations would further undermine viability. In light of this, the omission of affordable housing and S106 contributions is accepted as justified in order to give the scheme the best prospect of being delivered, should the application be approved. Furthermore, the previously refused scheme under application F/YR23/0550/F for 18 dwellings was also found to be unviable, and this did not form part of the reason for refusal of that application.

Design and Impact on Character and Appearance of Surrounding area

- 10.11. Policy LP16 of the Fenland Local Plan, sets out a number of criteria which proposals are required to meet, to ensure that high quality environments are provided and protected. Most relevant to the proposal are:

(d) makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the local built environment, provides resilience to climate change, reinforces local

identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area.

- 10.12. Further guidance is provided within the Delivering and Protecting High Quality Developments SPD.
- 10.13. The application site occupies land at the edge of the settlement, and the development would extend built form eastwards into what is currently open countryside. However, the revised layout demonstrates that only the western portion of the site is developable due to flood risk constraints. The eastern area, lying within higher flood risk zones, remains as public open space and incorporates attenuation features. This approach softens the transition between the built edge of March and the adjoining countryside, mitigating landscape impact to a reasonable degree.
- 10.14. The dwellings under construction immediately to the west comprise a mix of two- and three-storey properties. The units proposed under this application are two-storey in height and of a scale and form broadly reflective of the existing and emerging character. Four house types are proposed across the 15 dwellings, utilising a materials palette consistent with the earlier scheme, predominantly red brick, with elements of render for visual interest, and roofs in either slate grey or terracotta tiles.
- 10.15. Under the previous application, no design-based objections were raised. The current proposal retains the same architectural approach, with amendments focused primarily on reducing the quantum of development, adjusting the orientation of dwellings, and repositioning the access road so that all built form now sits within Flood Zone 1. These changes have not materially altered the overall design character of the scheme or its associated impact on the character and appearance of the surrounding area.
- 10.16. It is pertinent to note that due to the relationship between certain dwellings and the adjacent open space opportunities for natural surveillance appear limited and parts of the layout feel less well connected. Policies LP16 and LP17 and paragraphs 130 and 135 of the NPPF emphasise the importance of well-integrated, attractive and accessible environments. However, given the site's significant constraints in terms of flood risk, as discussed further below, it is not considered these matters, in isolation result in sufficient harm to warrant the refusal of the application. This will be discussed further in the planning balance section of the below report.
- 10.17. Taking account of the unchanged design quality, the revised layout, and the absence of design objections to the previous scheme, the proposal is considered to broadly accord with the aims of Policy LP16.

Quantum

- 10.18. The developable area of the site measures approximately 1.56 hectares and lies within the built-up area of March, where national and local policy, including Policy LP3, promotes the efficient use of land in sustainable locations. Recent development in March typically achieves densities of around 30–35 dwellings per hectare, a position supported by the Fenland District Council Monitoring Report (2022–2023), which identifies a district-wide average of 32.3 dph. This indicates

that this site could reasonably accommodate 35–50 dwellings while remaining consistent with local character.

10.19. Under the current proposal, the site would deliver 15 dwellings, which equates to a density of approximately 9.6 dph across the developable area. Although this is lower than typical densities in March, it is noted that only 1.56 hectares of the overall 2.39-hectare site is developable. A previous scheme for 18 dwellings did not attract objection or refusal on density grounds. Given that the reduced quantum primarily arises from the need to confine development to Flood Zone 1 and provide larger dwellings, it would be unreasonable to object to the proposal on density or inefficient land use grounds.

Amenity

10.20. Policy LP2 of the Fenland Local Plan seeks to promote high levels of residential amenity. Similarly, Policy LP16 requires development proposals to not adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy and loss of light.

10.21. The proposed development adjoins existing dwellings and those currently under construction to the west. The closest relationships occur at Plots 1 and 14, which sit approximately 5 metres and 2.5 metres respectively from neighbouring built form. Both plots are positioned adjacent to the side elevations of the neighbouring properties. Plot 14 incorporates no primary habitable room windows facing towards the neighbouring dwelling, and is therefore not considered to give rise to overlooking. At Plot 1, the neighbouring property contains a first-floor side window; however, this window serves a bathroom and would be obscure-glazed, and any views would be limited to the front garden of the adjacent proposed dwelling. Taking these factors into account, together with the orientation and separation distances, it is not considered that the development would result in unacceptable overlooking, loss of light, or overbearing impacts for neighbouring occupiers.

10.22. The remaining plots benefit from more generous spatial relationships, with separation distances exceeding 25 metres from the rear elevations of the existing/proposed dwellings to the west, and approximately 10 metres from their rear curtilages. This degree of separation is sufficient to ensure that the development would not result in harmful impacts to residential amenity in respect of privacy, outlook, or overshadowing.

10.23. It is important to note that the proposed access road serving the new dwellings would run parallel to the rear amenity spaces of the dwellings currently under construction to the west. While this may lead to some increase in noise and vehicle emissions, the distance between the rear elevations and the road, combined with the modest number of dwellings along this section (seven), limits the potential impact. The layout is consistent with typical residential estate development and is not considered to give rise to unacceptable adverse effects on the occupiers of the adjacent properties

10.24. In terms of the amenity of future occupiers, the layout demonstrates that sufficient distances are maintained between the proposed dwellings to avoid harmful overlooking, overshadowing, or mutual loss of privacy. The orientation of the units has been arranged to ensure that primary habitable room windows do not directly face one another at close quarters, and that each plot benefits from an

appropriate level of natural light and outlook. The scheme is considered to afford an acceptable standard of residential amenity for future occupants in accordance with Policies LP2 and LP16.

- 10.25. Policy LP16 also seeks to ensure development proposals result in high quality environments most relevant:

(h) provides sufficient private amenity space, suitable to the type and amount of development proposed; for dwellings other than flats, as a guide and depending on the local character of the area, this means a minimum of a third of the plot curtilage should be set aside as private amenity space

- 10.26. In terms of private amenity provision, all proposed dwellings are served by rear gardens that meet the Council's guideline of providing at least one-third of the plot as usable amenity space, as demonstrated on the Proposed Site Plan. The smallest gardens, at Plots 9 and 15, equate to approximately 33% of their respective plot areas. The scheme is therefore considered to comply with Policy LP16(h)

Landscaping

- 10.27. Policy LP16 requires all development to contribute to high-quality environments. In relation to landscaping, criteria (c) and (d) require proposals to retain and incorporate natural and historic features of the site, such as trees and hedgerows, in order to preserve landscape character and the settlement pattern of the surrounding area.
- 10.28. The application is not supported by a comprehensive landscaping scheme, and although the Design and Access Statement alludes to opportunities for enhanced planting and includes minor indicative features on the site plan, this level of detail is insufficient to demonstrate full compliance with Policy LP16(c) and (d). Notwithstanding this deficiency, it is recognised that appropriate landscaping can reasonably be secured through the imposition of a suitably worded planning condition requiring the submission and approval of a detailed soft and hard landscaping scheme prior to commencement.
- 10.29. Taking this approach, it is considered that effective boundary treatments, planting, and the retention and integration of key natural features can be achieved, thereby enabling the development to contribute positively to the site's character and its wider setting.
- 10.30. Subject to this condition, the proposal is considered capable of meeting the requirements of Policies LP2 and LP16 of the Fenland Local Plan in respect of landscaping and delivering a high-quality environment.

Access, Parking and Highway Safety

- 10.31. Policy LP15 requires all new development proposals to contribute to the delivery of the sustainable transport network by providing well designed, safe, convenient access for all. Development proposals should provide well designed car and cycle parking appropriate to the amount of development proposed, ensuring parking provision is provided in accordance with the standards.

Access and Highway Safety

- 10.32. A transport statement undertaken by MTC Engineering dated May 2025 (ref: 2104 – Phase B – HS Rev A – May 2025) has been submitted in support of this application. This demonstrates that the level of traffic associated with the proposed 15 dwellings will be modest, generating approximately 9 two-way movements during peak hours. When considered cumulatively with the previously consented development to the west, the combined traffic generation remains significantly below the threshold at which strategic network impacts might be expected. On this basis, and having regard to national guidance, the proposal is not anticipated to give rise to capacity issues on the surrounding road network.
- 10.33. The proposed access arrangement, achieved through the extension of Berryfields, provides appropriate carriageway widths, shared-surface elements and continued footway provision. Vehicle tracking confirms that large vehicles, including refuse vehicles, will be able to manoeuvre safely within the site. The extension of pedestrian footways into the development will ensure connectivity with nearby services, facilities, schools, bus stops and March railway station, enabling realistic opportunities for sustainable travel.
- 10.34. A Construction Traffic Management Plan can be secured by condition to ensure that construction-phase impacts are appropriately controlled.
- 10.35. The highway authority initially raised objections to the location and orientation of the pedestrian and cycle access to the public open space between Plots 8 and 9 due to safety and visibility concerns and also sought clarification on the proposed farm access at the north of the site. These issues were considered essential to resolve prior to determination due to potential safety and adoption implications. Following the submission of amended plans, the access arrangement has been revised in line with current highway guidance and the farm access has been removed, thereby addressing the previous concerns.
- 10.36. Taking all of the above into account, the development is not considered to result in any unacceptable impacts upon highway safety, nor does it give rise to a severe residual cumulative impact on the local highway network. The proposal therefore complies with Policy LP15 of the Fenland Local Plan and paragraph 117 of the NPPF.

Parking

- 10.37. Appendix A sets out that parking provision for two vehicles is required for properties providing up to three bedrooms, properties with four+ bedrooms are required to provide three spaces.
- 10.38. Plots 1, 2, 3, 7, 8, 9, 10, 13, 14 and 15 are four-bedroom units and each benefit from a single garage together with two additional on-plot spaces. The garages measure approximately 4.05 m by 7.64 m externally, exceeding the minimum internal standard of 7 m by 3 m, and therefore constitute a compliant parking space. The remaining plots comprise three-bedroom dwellings, each of which are served by two dedicated parking spaces. As such, the development as a whole achieves the required level of parking provision in accordance with the adopted standards.

Flood Risk and Drainage

- 10.39. Policy LP14 of the Fenland Local Plan and paragraphs 170-182 of the National Planning Policy Framework set out the approach to developing land in relation to flood risk, with both documents steering development in the first instance towards land at a lower risk of flooding. This is achieved by means of requiring development proposals to undertake a sequential test to determine if there is land available for development at a lower risk of flooding than the application site and only resorting to development in those higher flood risk areas if it can be demonstrated that there are no reasonably available sites at a lower risk of flooding.
- 10.40. The Flood Risk Assessment submitted in support of the application (MTC Engineering, May 2025, Ref: 2104 – FRA & DS – Phase B – Rev C) concludes that because all proposed dwellings and the access road are positioned within Flood Zone 1, the Sequential Test is not engaged. Paragraph 175 of the NPPF states that the Sequential Test should be used in areas at risk from any form of flooding, except where a site-specific flood risk assessment demonstrates that no built development, including access or escape routes, land raising, or other potentially vulnerable elements, would be located in an area at risk of flooding now or in the future. Whilst it is noted that the public open space falls within Flood Zones 2 and 3, this is not defined as a vulnerable use within Annex 3 of the PPG and therefore, the revised layout is considered to have sufficiently addressed the previous reason for refusal in terms of the sequential test and flood risk.

Drainage

- 10.41. The Lead Local Flood Authority following the receipt of amended plans, relocating the attenuation basin, shared attenuation tank, and additional information regarding discharge rate discrepancies and hydraulic calculations and watercourse maintenance buffers have raised no objections to the proposal.
- 10.42. The IDB's most recent response confirmed that the section of watercourse within the site is the responsibility of the management company and should be maintained in accordance with the Watercourse Management Plan (WMP). The WMP provides guidance on channel maintenance and recommends a minimum 6 metre maintenance access width, though this is not a strict requirement. A downstream section of watercourse was intended to be vested as a Board's District Drain but was not due to the landowner's refusal. Aside from this vesting issue, the WMP remains relevant and continues to guide maintenance requirements.
- 10.43. The comments received from the IDB in relation to the application are noted. The points raised are largely informative and do not constitute an objection to the proposed development. In response to the IDB's observations, the applicant has confirmed that the watercourse in question is a small drain of approximately 1 metre depth which does not require heavy machinery for maintenance, and therefore the recommended 6 metre access width is not necessary. Responsibility for maintenance will remain with the site owner/management company in line with the existing Watercourse Maintenance Plan, which will be incorporated into the wider site drainage maintenance plan, which could be secured by condition. The proposed development layout is consistent with the adjacent consented scheme (F/YR25/0442/NONMAT) and does not give rise to any maintenance or access issues. Overall, the IDB's comments are acknowledged, and no drainage or watercourse issues arise that would prevent the development from proceeding.

Ecology and Biodiversity Net Gain

- 10.44. Policy LP19 requires development proposals to conserve, enhance, and promote the biodiversity and geological interest of the natural environment across Fenland.
- 10.45. Furthermore, the Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 10.46. A preliminary ecological appraisal has been submitted alongside this application, alongside a BNG report and metric. This concludes that most designated sites and protected species would experience neutral impacts from the development, though some unmitigated effects could occur to habitats, nesting birds and foraging wildlife. These impacts can be fully addressed through the proposed habitat creation and long-term management within the eastern greenspace, as detailed in the BNG assessment.
- 10.47. The application site comprises predominantly modified grassland, with areas of recent disturbance and boundary ditches. The ecological assessment identifies that the site holds limited ecological value, with only low to negligible potential to support specially protected species. During the site visit (August 2025), active construction works were observed immediately adjacent to, and partly encroaching into, the application site, further reducing its current ecological sensitivity.
- 10.48. The development is subject to the statutory requirement to deliver a minimum 10% Biodiversity Net Gain (BNG). The applicant has submitted pre- and post-development metric calculations demonstrating that the scheme can deliver in excess of a 10% net gain on site through the creation and enhancement of grassland, ponds, trees and shrub planting. These outcomes are considered acceptable.
- 10.49. Given the significance of the proposed on-site ecological enhancements, long-term management and monitoring over a minimum 30-year period will be essential. This should be secured through a Habitat Management and Monitoring Plan (HMMP), either by planning condition or via a S106 obligation, with the latter offering greater certainty in securing future monitoring fees.
- 10.50. Notwithstanding the information submitted at this stage, any permission granted will be subject to the statutory BNG condition requiring the submission and approval of a final Biodiversity Gain Plan prior to commencement.
- 10.51. The Council's Ecologist has not objected to the proposal, it is therefore considered the proposal has overcome the second reason for refusal of the previous scheme, subject to securing appropriate details via condition as discussed above, should the application be approved.

Other Matters

Archaeology

10.52. Paragraph 207 of the NPPF states that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. Policy LP18 (a – c) requires development proposals to assess the significance of the heritage asset to determine its archaeological interest, assess the impact of the works upon the asset and provide a justification for the works.

10.53. The site has high archaeological potential, forming part of a known crop marked settlement dating from the prehistoric to Roman period, located beside the Fen Causeway Roman road. Previous investigations at nearby Berryfields revealed an extensive settlement (c. 8ha) with subdivided enclosures, trackways, burials, roadside stockades, and activity spanning from the Bronze Age through the late Iron Age to Roman periods. Further excavation to the west confirmed continuation of these enclosures and trackways into adjacent land. Cropmark evidence and nearby findings indicate that similar archaeological features are likely to extend into the current development area. As a result, further archaeological investigation and recording are required to determine the survival, extent, and condition of remains and to inform any necessary mitigation during development.

Loss of Agricultural land

10.54. The Local Plan and the NPPF both seek to protect the best and most versatile agricultural land, and this is a matter raised in representations received to the application. Given the scale of the site it is not considered that the loss of the site would be objectionable in this context.

Refuse Collection

10.55. It is noted that the Council's refuse team have requested swept path analysis throughout the site to demonstrate that adequate access is provided for refuse vehicles. Currently swept path information has been submitted at the two turning heads, and this has been assessed as acceptable. It is considered that this matter can be addressed by the imposition of an appropriately worded condition, should the application be approved.

Planning Balance

10.56. In terms of sustainability the National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives; economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)

10.57. This stance is supported by Local Plan Policy LP1. In respect of the economic objective, it is acknowledged that most residential development typically generates some economic benefit, particularly through the creation of jobs during the construction phase. In this case, the proposal would generate temporary employment in the construction phase and contribute to the local economy through increased footfall for local businesses, shops, and services once occupied. While these benefits are modest in scale, they nonetheless represent a positive contribution to the economic role of sustainable development.

- 10.58. In respect of the social objective, the proposal would add to the District's housing supply and delivers a mix of three- and four-bedroom dwellings. Although the proportion of larger units does not wholly align with the 2021 Housing Needs Assessment, the previous application on the site did not attract any policy-based objections relating to housing mix, and the overall mix has not materially changed. Given the reduced site capacity arising from flood-risk constraints, this weighs proportionately in favour of the scheme.
- 10.59. With respect to affordable housing, independent viability review confirms that the development cannot viably support affordable housing or S106 contributions. While regrettable, the evidence is robust and aligns with the conclusions reached under the previous application. On this basis, the absence of affordable housing is accepted and does not weigh significantly against the social benefits of delivering market housing in a sustainable location.
- 10.60. With regard to the environmental objective, the development is broadly consistent with the adjacent schemes currently under construction to the west. While the revised layout creates limited opportunities for natural surveillance between certain dwellings and the adjacent open space, it represents an improved arrangement in terms of flood risk mitigation. As no design objections were raised to the previous application and the architectural approach remains largely unchanged, the proposal is considered acceptable in terms of design and character, subject to conditions.
- 10.61. Although the scheme represents a lower density than typically achieved in March, this reflects the flood-risk constraints which limit the developable area. The earlier 18-unit proposal attracted no concerns or refusal reasons relating to density or the efficient use of land; in the interests of decision-making consistency, it would be unreasonable to conclude that density now weighs significantly against the proposal. Any negative weight in this regard is therefore limited.
- 10.62. The site has a low ecological baseline, and the development offers meaningful enhancements, with the ability to deliver in excess of a 10% Biodiversity Net Gain secured through a long-term management plan. This represents a clear environmental benefit.
- 10.63. In flood-risk terms, all dwellings and the access road are located wholly within Flood Zone 1 and are not at significant risk of flooding. No specific floor-level or resilience measures are required, and surface-water drainage can be secured by condition. While part of the wider red-line boundary includes Flood Zones 2 and 3, and the application does not satisfy the sequential test. Given the improved arrangement and the absence of any realistic flood risk to the built form, residual Sequential Test concerns carry only limited weight in the planning balance.

11 CONCLUSIONS

- 11.1 When assessed against the three objectives of sustainable development, the proposal delivers modest economic benefits, clear environmental enhancements, and meaningful social benefits through the delivery of additional housing in a sustainable Market Town location. While the housing mix and density are not fully aligned with policy aspirations, these matters were not previously identified as

reasons for refusal, and the updated scheme performs no worse, than the earlier proposal.

- 11.2 The flood-risk position has improved significantly compared with the previous application, with all development now located within Flood Zone 1. Taking into account the previous decision, the consistency of approach required by national guidance, and the ability to secure drainage and biodiversity matters by condition, the residual concerns regarding the Sequential Test do not outweigh the overall benefits of the scheme.
- 11.3 On balance, the proposal is considered to represent a sustainable form of development when assessed against the NPPF and the Fenland Local Plan and is therefore acceptable.

12 RECOMMENDATION

Grant; subject to the following conditions:

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts, in accordance with Local Plan Policy LP14.</p>
3	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that 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> <ul style="list-style-type: none"> a. the statement of significance and research objectives; b. The programme and methodology of 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,

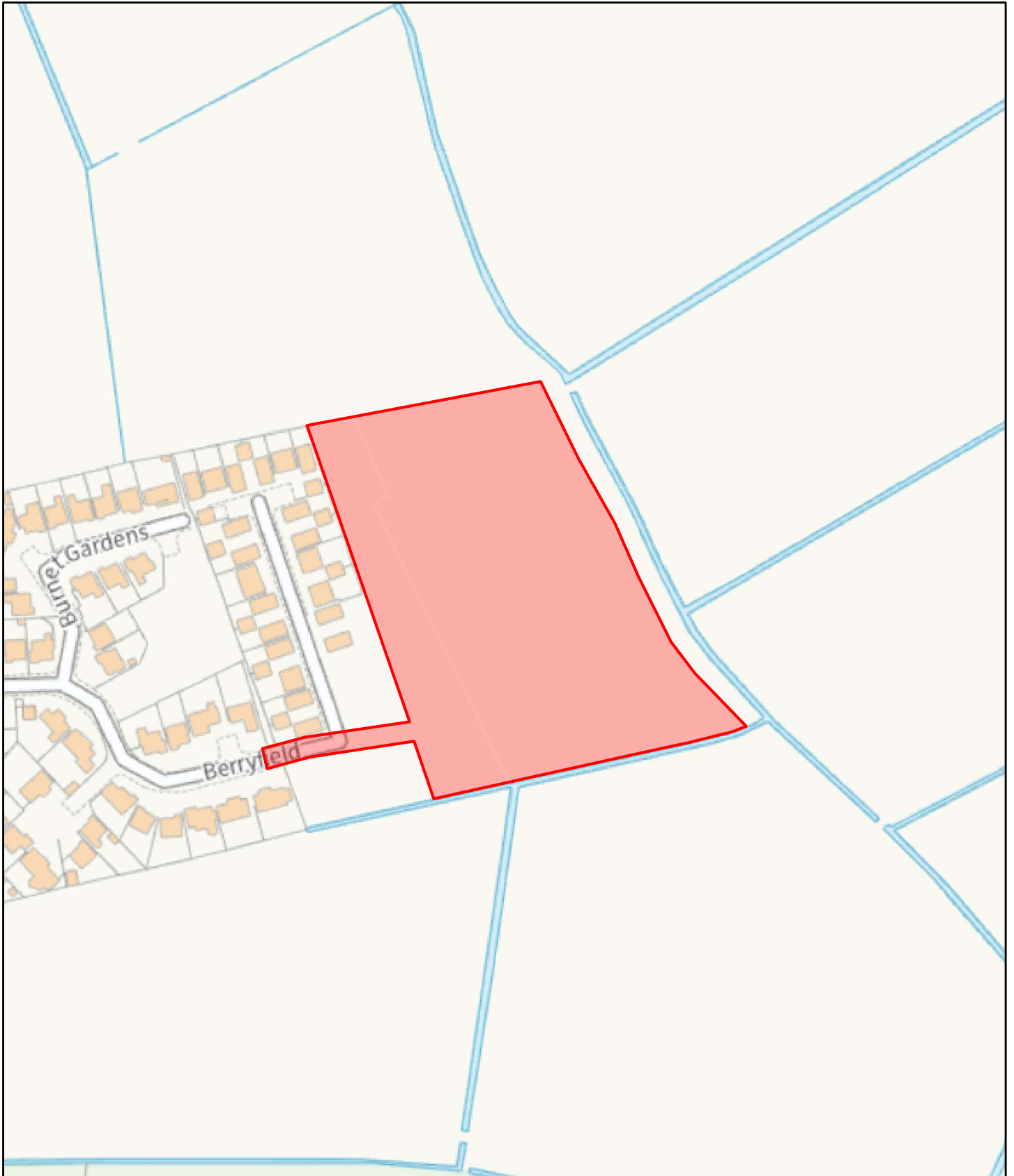
	<p>and deposition of resulting material and digital archives.</p> <p>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework and Local Plan Policy LP18.</p>
4	<p>No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ul style="list-style-type: none"> o The parking of vehicles of site operatives and visitors o Loading and unloading of plant and materials o Storage of plant and materials used in constructing the development o The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate o Wheel washing facilities o Any approved Arboricultural Method Statement o Measures to control the emission of dust and dirt during construction o A scheme for recycling/disposing of waste resulting from demolition and construction works <p>Reason: In order to ensure that the construction takes place in a suitable manner and to ensure that amenities of existing residents are protected as far as reasonable, in accordance with LP2 and LP16 of the Local Plan.</p>
5	<p>Notwithstanding the details submitted as part of this application, prior to the commencement of development, a swept path analysis demonstrating that a standard refuse collection vehicle can access, manoeuvre within, and exit the site safely shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the approved access and manoeuvring arrangements shall be retained thereafter.</p> <p>Reason: To ensure that refuse vehicles can safely access and manoeuvre within the site, in the interests of highway safety and proper waste management, in accordance with Policy LP2 and LP15 of the Fenland Local Plan.</p>
6	<p>No works related to the alteration of ground levels at the site and no works above ground level shall occur until details of existing ground levels and proposed finished ground levels, and their relationship to the adjoining land, and floor levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: In order to ensure that amenities of residents are protected as far as reasonable, in accordance with LP2 and LP16 of the Local Plan.</p>
7	<p>Full details of the provision and subsequent retention of both hard and soft landscape works on the site shall be submitted to and approved in writing by</p>

	<p>the local planning authority prior to any works occurring above ground level at the application site. These details shall include:</p> <ol style="list-style-type: none"> 1) Details of proposed schedules of species of trees and shrubs to be planted, planting layouts with stock sizes and planting numbers/densities. 2) Details of the planting scheme implementation programme, including ground protection and preparation, weed clearance, stock sizes, seeding rates, planting methods, mulching, plant protection, staking and/or other support. 3) Details of the aftercare and maintenance programme. <p>The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the occupation of any part of the development hereby approved unless otherwise agreed in writing by the local planning authority.</p> <p>If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written consent to any variation.</p> <p>Hard landscape works</p> <ol style="list-style-type: none"> 4) Details of paved surfacing, with materials finishing and edgings 5) Details of street furniture, with designs materials and dimensions <p>The hard landscape works shall be carried out as approved prior to the first occupation of any part of the development hereby approved and retained and maintained as such thereafter.</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 protect the character of the site in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
8	<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 & Drainage Strategy, MTC, Ref: 2104, Rev: C, Dated: May 2025 and shall also include:</p> <ol 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,

	<p>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);</p> <p>d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);</p> <p>e) 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>f) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;</p> <p>g) Full details of the maintenance/adoption of the surface water drainage system;</p> <p>h) Permissions to connect to a receiving watercourse or sewer;</p> <p>i) 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, in accordance with Local Plan Policy LP14.</p>
9	<p>Notwithstanding Condition 8, prior to the commencement of development, a Watercourse and Drainage Maintenance Plan for the site, incorporating the existing Watercourse Management Plan (WMP), shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The plan shall include details of:</p> <p>The ownership and responsibilities for maintenance of all watercourses and drainage features within the site, including the small drain running through the development</p> <p>The maintenance regime, frequency, and methods to be used to ensure the continued effective operation of the watercourses and drainage systems.</p> <p>Access arrangements for maintenance, including any necessary clearance widths.</p> <p>Procedures for updating and reviewing the plan over the lifetime of the development.</p> <p>The development shall be carried out and subsequently maintained in accordance with the approved plan for the lifetime of the development.</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 in accordance with Local Plan Policy LP14.</p>
10	<p>Prior to works above ground level, 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</p>

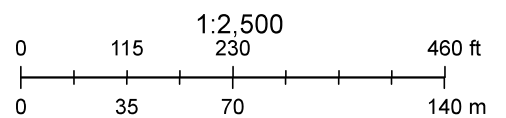
	<p>the scheme and timetable.</p> <p>Reason - To ensure a satisfactory form of development.</p>
11	<p>Prior to works above ground level, a scheme for the provision, laying out, equipping, management and long term maintenance of the public open space within the site, including all pedestrian and cycle routes and links, as shown on the site plan provided, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:</p> <p>The location, extent and phasing of delivery of all areas of public open space and pedestrian and cycle routes.</p> <p>Details of surfacing, landscaping, boundary treatments and any associated furniture or lighting.</p> <p>Arrangements for public access and connectivity to the wider pedestrian and cycle network.</p> <p>Details of the body responsible for management and maintenance and the funding mechanisms to secure its long term upkeep.</p> <p>The approved scheme shall be implemented in full in accordance with the approved details and thereafter retained and maintained for the lifetime of the development.</p> <p>Reason: To ensure the timely delivery, accessibility and long term management of public open space and pedestrian and cycle infrastructure, in the interests of visual amenity, residential amenity, health and wellbeing and sustainable modes of travel, in accordance with Local Plan Policies LP2, LP15 and LP16.</p>
12	<p>Prior to their use in the development hereby approved, details of the materials to be used in the construction of the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: In order to ensure that suitable materials are used on the development as there are insufficient details within the submitted planning application, in accordance with Policy LP16 of the Fenland Local Plan.</p>
13	<p>Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining adopted highway.</p> <p>Reason: To ensure that each dwelling is appropriately served by highway infrastructure in the interests of highway safety and sustainability in accordance with policies LP15 and LP16 of the Fenland Local Plan, 2014.</p>
14	<p>Prior to the first occupation of the development hereby approved a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse collection strategy shall be implemented in accordance with the agreed details in full and thereafter be retained in perpetuity unless otherwise agreed in writing.</p>

	Reason: The application contains insufficient information to ensure that adequate facilities are provided for refuse and recycling storage and collection, in compliance with Policy LP16 of the Fenland Local Plan, adopted May 2014.
15	<p>The development shall be undertaken in accordance with the terms and specifications contained within the Ecology Report dated May 2025 carried out by Wild Frontier Ecology which are attached to and form part of this permission.</p> <p>Reason: To ensure compliance with Section 1 of the Wildlife and Countryside Act with respect to nesting birds and to protect features of nature conservation importance in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>
16	<p>The development shall be undertaken in accordance with the terms and specifications contained within the Arboricultural Impact Assessment undertaken by Oakfield Arboricultural Services ref: OAS 25-393-AR01 dated September 2025 which are attached to and form part of this permission.</p> <p>Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies LP16 and LP19 of the Fenland Local Plan (2014).</p>
17	<p>The walls/fences as shown on the approved plan number SE-2304 - PP1001 Rev D shall be constructed prior to the first occupation of the dwelling to which it relates and shall be retained as such thereafter.</p> <p>Reason: To ensure that the boundary treatment shown is in place, in accordance with Local Plan Policy LP16.</p>
18	<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: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with policy LP15 of the Fenland Local Plan (2014).</p>
19	<p>No dwelling hereby approved shall be occupied until the parking spaces serving that specific dwelling have been provided in accordance with the approved plans. The parking spaces provided shall thereafter be retained for that purpose in perpetuity.</p> <p>Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety, in accordance with Policy LP15 of the Fenland Local Development Plan</p>
20	The development hereby permitted shall be carried out in accordance with the following approved plans and documents



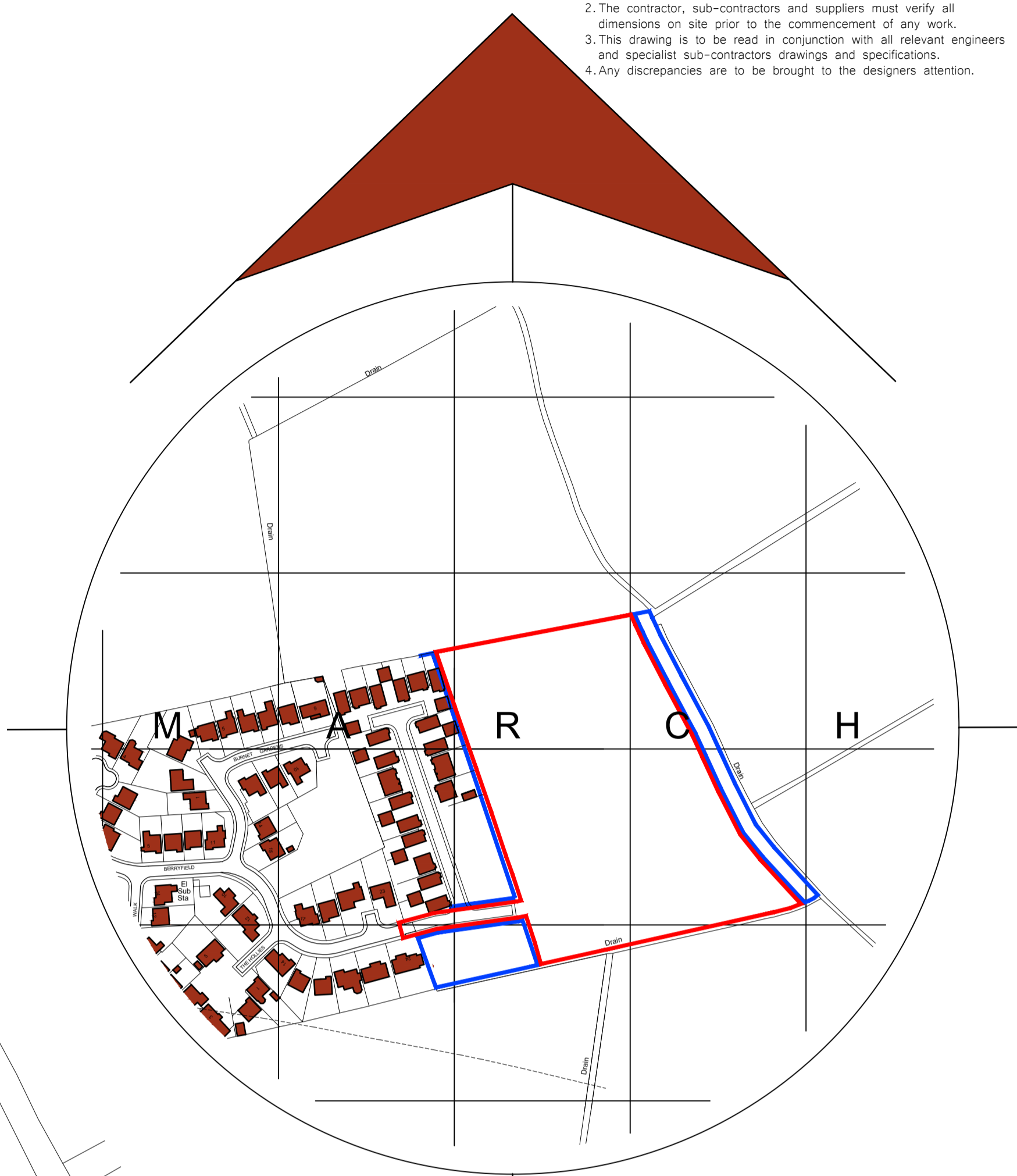
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 Fenland District Boundary



Fenland District Council

- General Notes**
1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.



Location Plan
Scale: 1:2500

Schedule of Gardens			
Plot	Overall Plot Size	Rear Garden Size	Percentage of Plot
Plot 1	447.0m ²	204.0m ²	45.6%
Plot 2	420.0m ²	200.0m ²	47.6%
Plot 3	428.0m ²	201.0m ²	46.9%
Plot 4	331.0m ²	177.0m ²	53.5%
Plot 5	380.0m ²	187.0m ²	49.2%
Plot 6	295.0m ²	168.0m ²	56.9%
Plot 7	393.0m ²	199.0m ²	50.6%
Plot 8	360.0m ²	139.0m ²	38.6%
Plot 9	355.0m ²	120.0m ²	33.8%
Plot 10	361.0m ²	142.0m ²	39.3%
Plot 11	275.0m ²	127.0m ²	46.2%
Plot 12	294.0m ²	146.0m ²	49.7%
Plot 13	324.0m ²	122.0m ²	37.7%
Plot 14	469.0m ²	205.0m ²	43.7%
Plot 15	508.0m ²	172.0m ²	33.8%

Plot Schedule				
Plot	Unit Ref	Bedrooms	Floor Area	Notes
Plot 1	House Type B1	4 Bed	161.0m ²	with garage
Plot 2	House Type B1	4 Bed	161.0m ²	with garage
Plot 3	House Type B4	4 Bed	150.2m ²	with garage
Plot 4	House Type B2H	3 Bed	119.0m ²	
Plot 5	House Type B2	3 Bed	119.0m ²	
Plot 6	House Type B2H	3 Bed	119.0m ²	
Plot 7	House Type B1	4 Bed	161.0m ²	with garage
Plot 8	House Type B4	4 Bed	150.2m ²	with garage
Plot 9	House Type B1	4 Bed	161.0m ²	with garage
Plot 10	House Type B4	4 Bed	150.2m ²	with garage
Plot 11	House Type B3	3 Bed	113.2m ²	
Plot 12	House Type B3	3 Bed	113.2m ²	
Plot 13	House Type B4H	4 Bed	150.2m ²	with garage
Plot 14	House Type B1	4 Bed	161.0m ²	with garage
Plot 15	House Type B4H	4 Bed	150.2m ²	with garage

Schedule of Materials			
Plot	Bricks	Render	Roof Tiles
Plot 1	fbstock Windsor - Red	Off White	Russell Galloway - Terracotta
Plot 2	fbstock Windsor - Red	Off White	Russell Galloway - Terracotta
Plot 3	fbstock Windsor - Red	Off White	Russell Galloway - Slate Gray
Plot 4	fbstock Windsor - Red	Off White	Russell Galloway - Slate Gray
Plot 5	fbstock Windsor - Red	Off White	Russell Galloway - Slate Gray
Plot 6	fbstock Windsor - Red	Off White	Russell Galloway - Slate Gray
Plot 7	fbstock Windsor - Red	Off White	Russell Galloway - Terracotta
Plot 8	fbstock Windsor - Red	Off White	Russell Galloway - Terracotta
Plot 9	fbstock Windsor - Red	Off White	Russell Galloway - Terracotta
Plot 10	fbstock Windsor - Red	Off White	Russell Galloway - Terracotta
Plot 11	fbstock Windsor - Red	Off White	Russell Galloway - Slate Gray
Plot 12	fbstock Windsor - Red	Off White	Russell Galloway - Slate Gray
Plot 13	fbstock Windsor - Red	Off White	Russell Galloway - Terracotta
Plot 14	fbstock Windsor - Red	Off White	Russell Galloway - Terracotta
Plot 15	fbstock Windsor - Red	Off White	Russell Galloway - Terracotta



Site Plan
Scale: 1:500

SITE PLAN KEY

- Indicates shared driveway to adoptable standards
- Indicates neighboring properties currently under construction (PHASE A)
- Indicates proposed 1.8m high close boarded fence (unless labeled differently on site plan)
- Indicates neighboring properties from ordinance survey location plan
- Indicates assumed existing pipe run with 3m zone
- Indicates Phase B site boundary
- Indicates Flood zone 2
- Indicates Flood Zone 3 (with defenses)
- House Type B1 - 4 Bed - 161.0m²
- House Type B2 - 3 Bed - 119.0m²
- House Type B3 - 3 Bed - 113.2m²
- House Type B4 - 4 Bed - 150.2m²
- Single Garage - 23.7m²
- Shed - 3.6m²

Status
PLANNING

SWANN EDWARDS ARCHITECTURE

Swann Edwards Architecture Limited, Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title: Proposed Residential Development Land East of Berryfield March, Cambs for: Fink Developments

Date: April 2025

Scale: Various Sheet Size A1

Job No: SE-2304

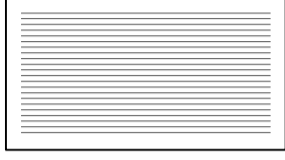
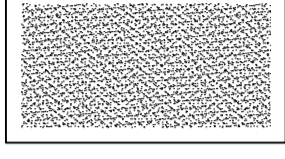
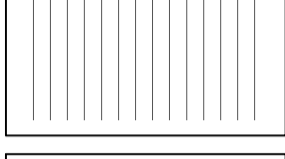
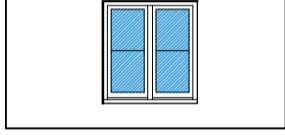

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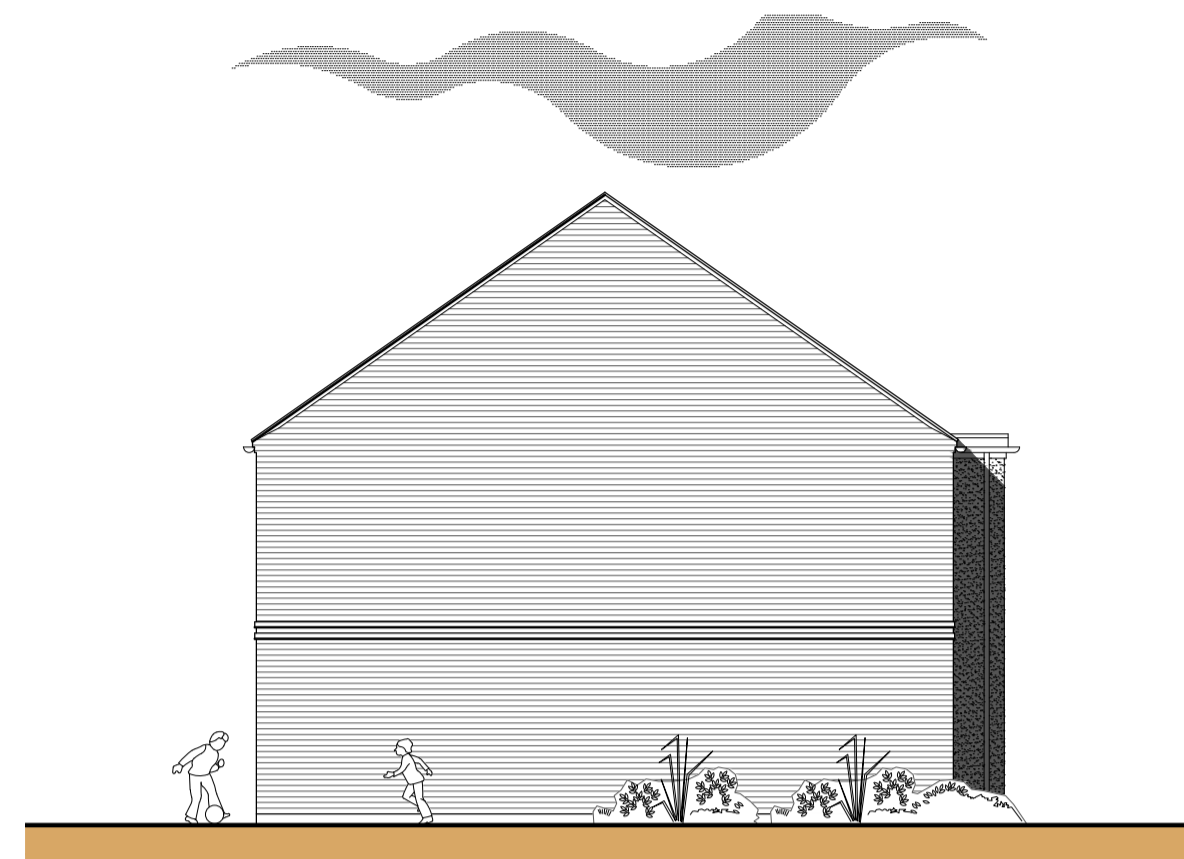
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Revision: E

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 4. Any discrepancies are to be brought to the designers attention.

MATERIALS KEY

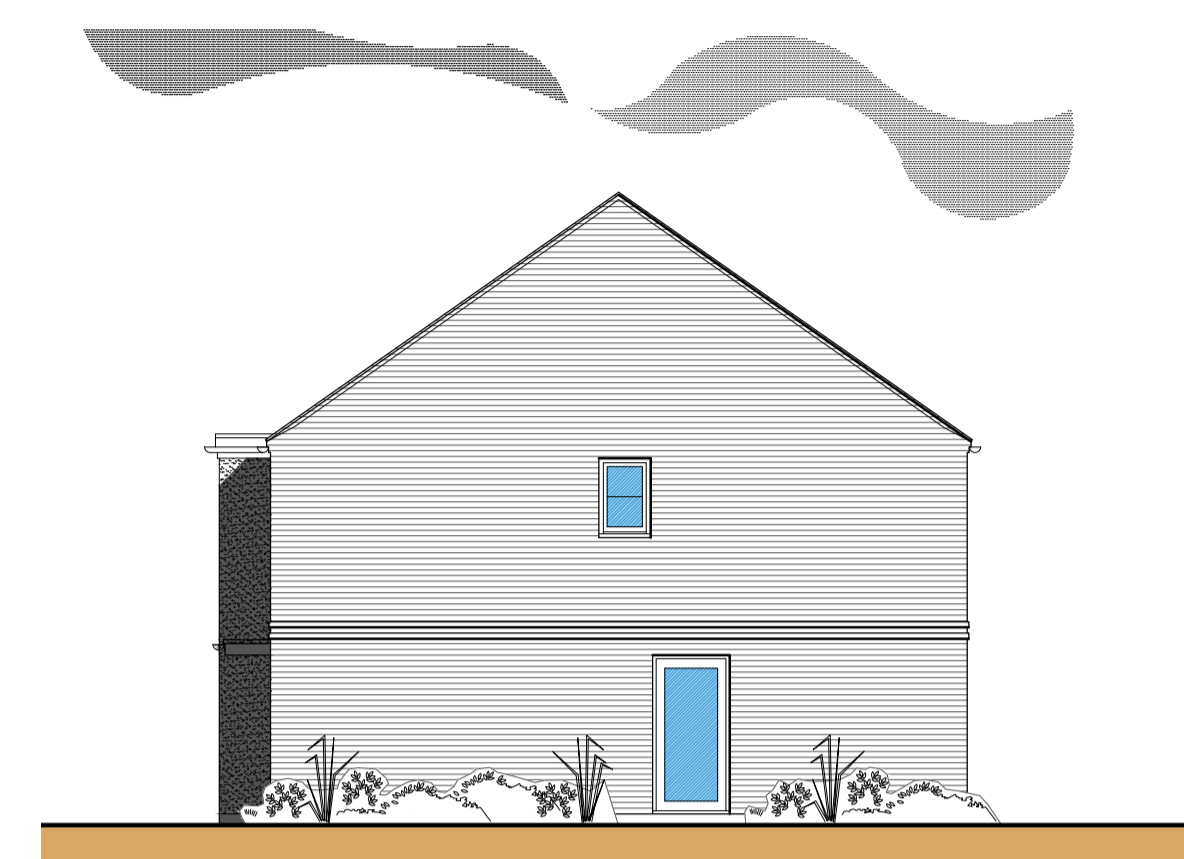
-  Hatch indicates brickwork as detailed in the materials schedule
 -  Hatch indicates render as detailed in the materials schedule
 -  Hatch indicates roof tiles as detailed in the materials schedule
 -  Windows and doors - UPVC Casement
 -  Windows and doors - UPVC Casement with stone sill detail
- Rainwater goods - black half round gutters and black round downpipes



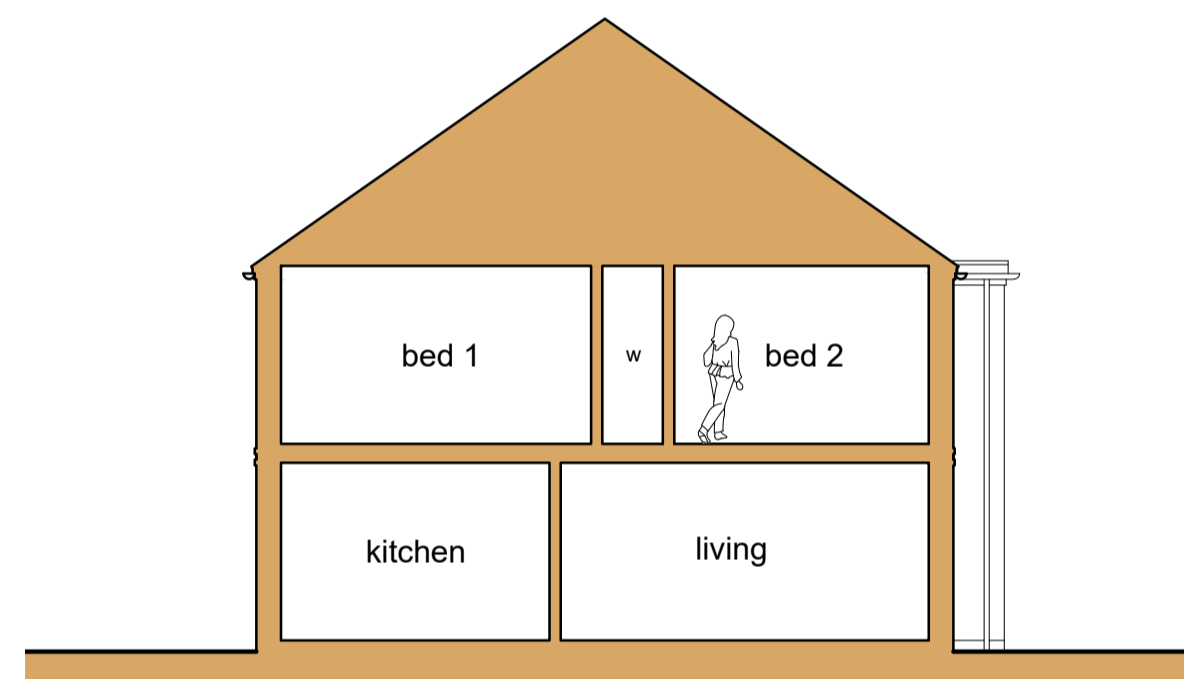
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Scale: 1:100



Front Elevation
Scale: 1:100



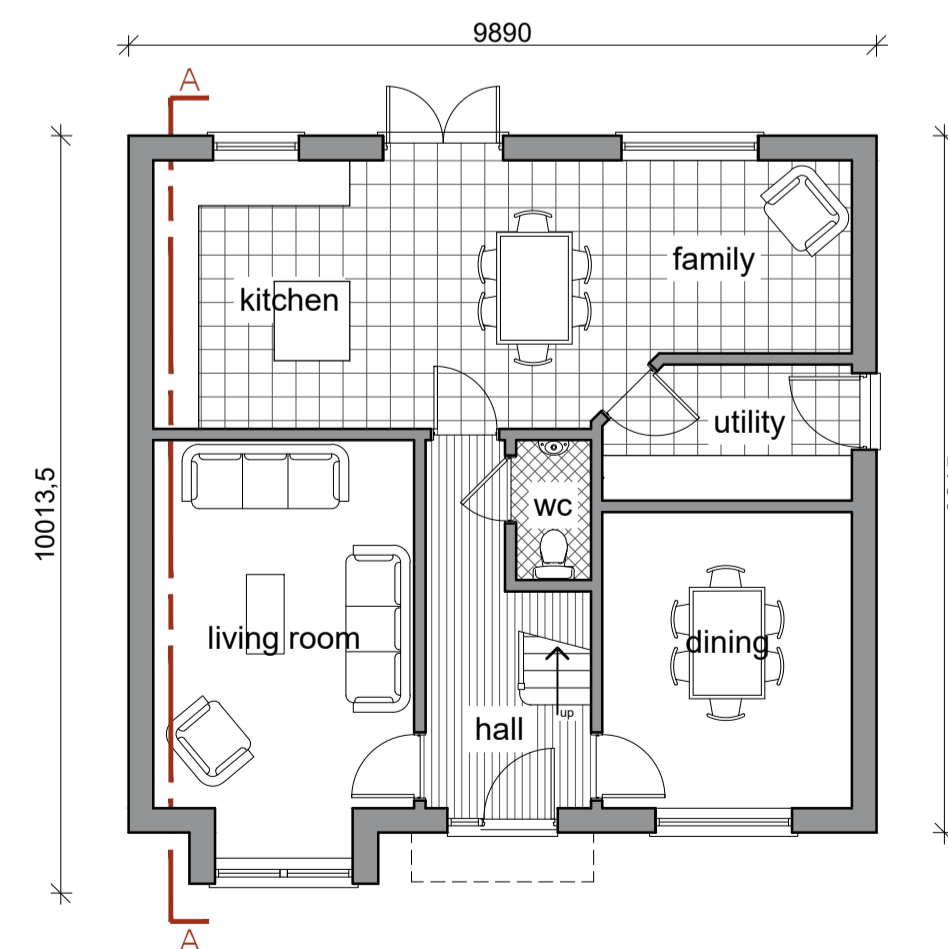
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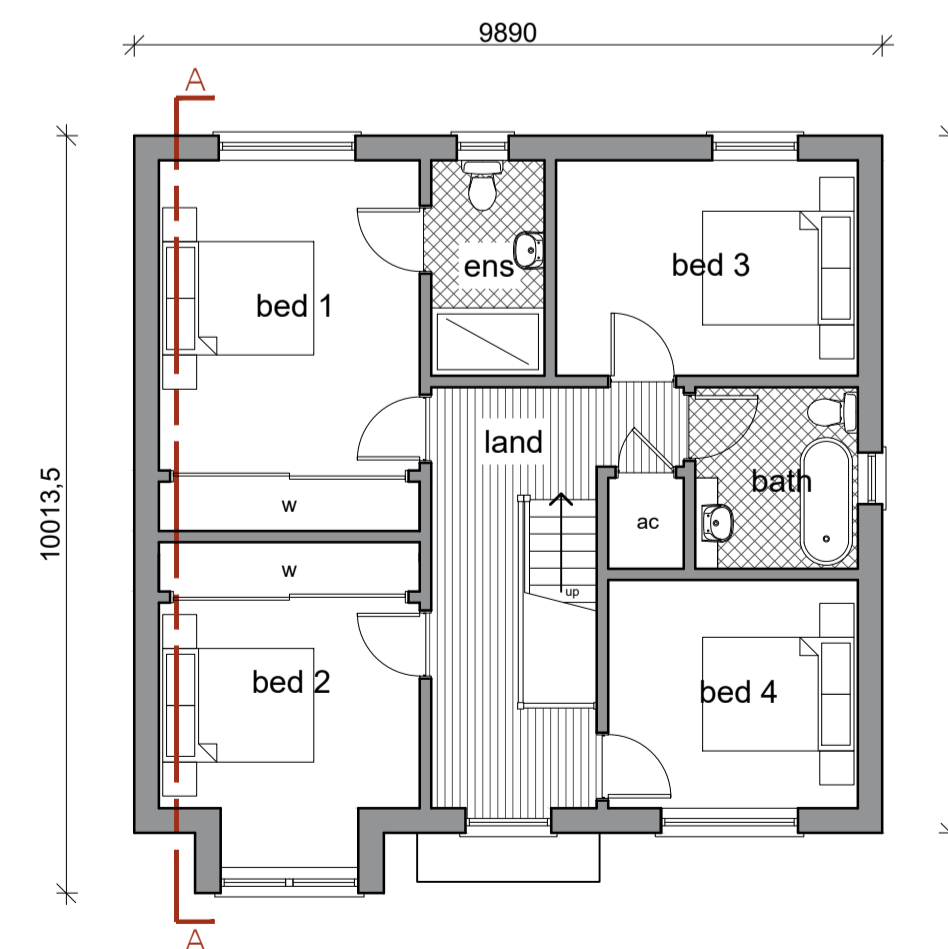
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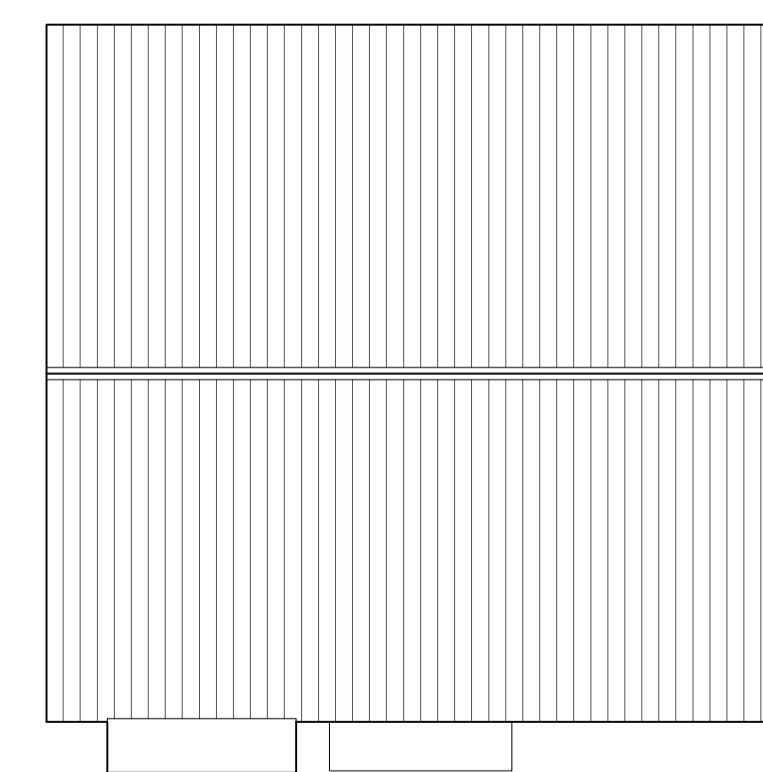
Rear Elevation
Scale: 1:100



Ground Floor Plan
Scale: 1:100



First Floor Plan
Scale: 1:100



Roof Plan
Scale: 1:100

Status
PLANNING

SWANN EDWARDS
ARCHITECTURE

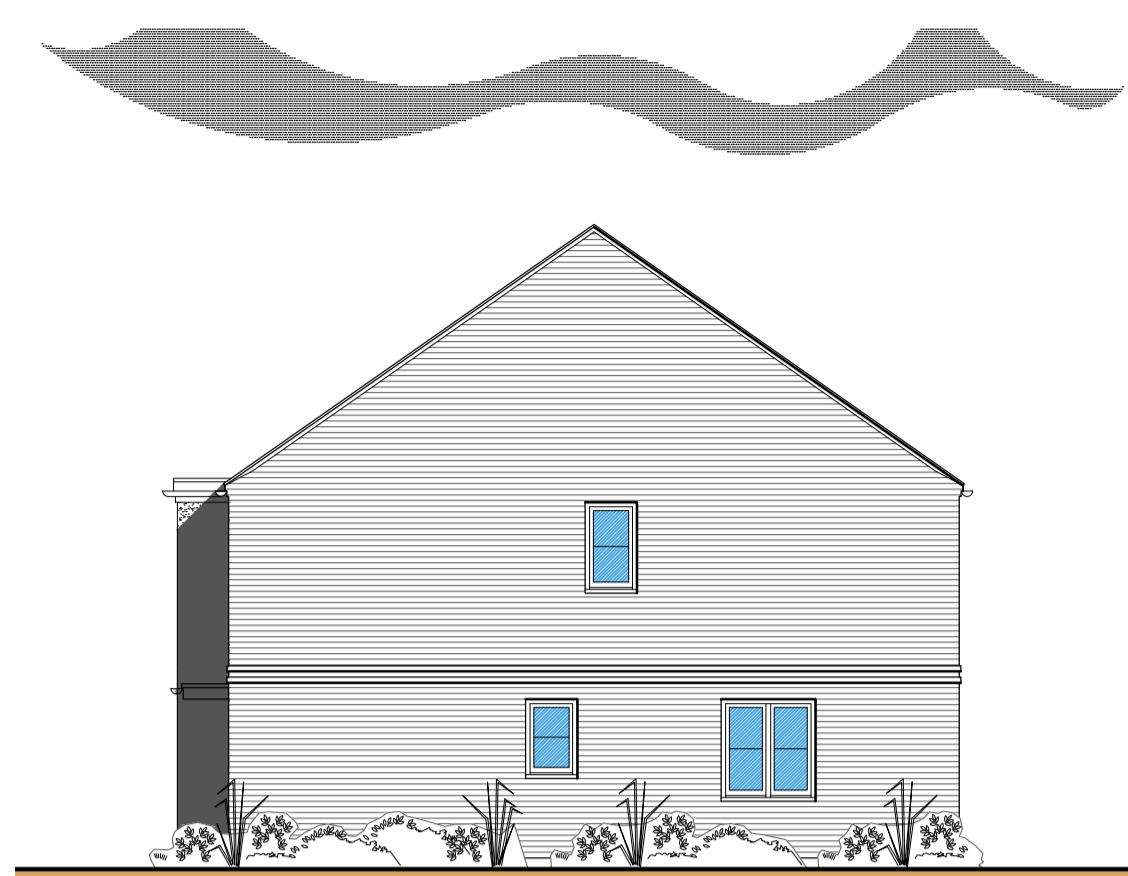
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t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title Proposed Residential Development Land East of Berryfield March, Cambs for: Fink Developments	Date April 2025	Scale Various Sheet Size A1
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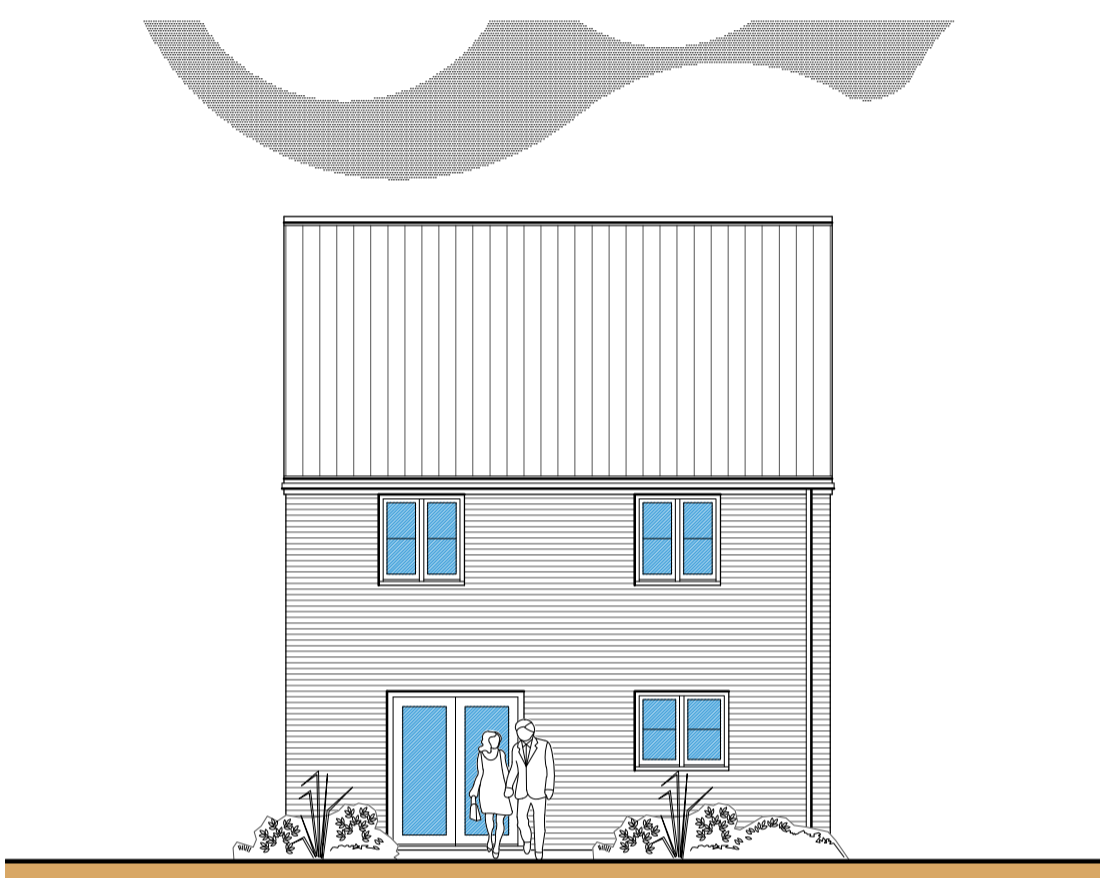
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Dwg No. PP1100		Revision B



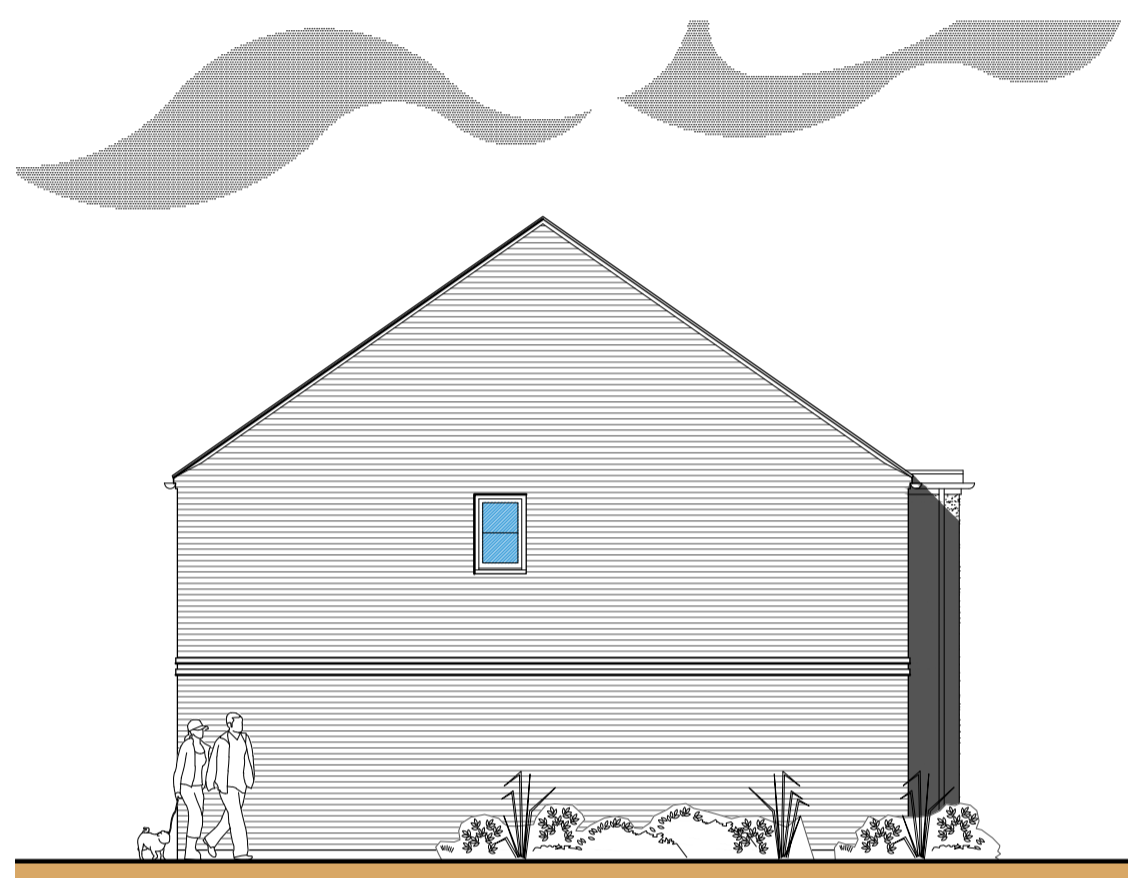
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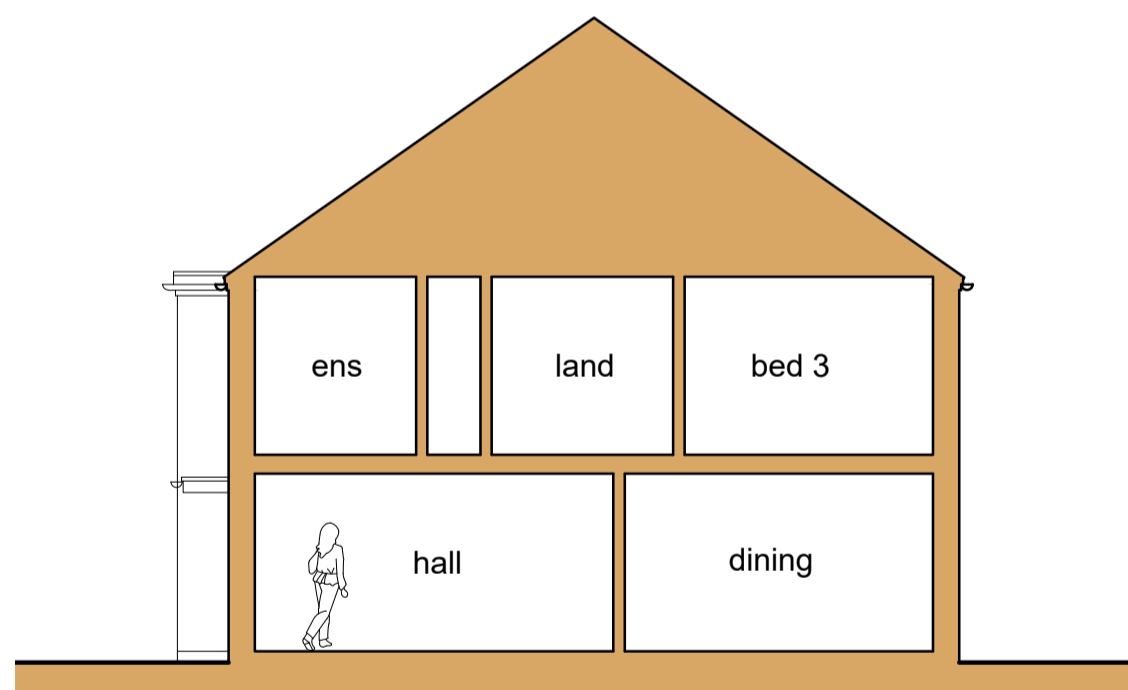
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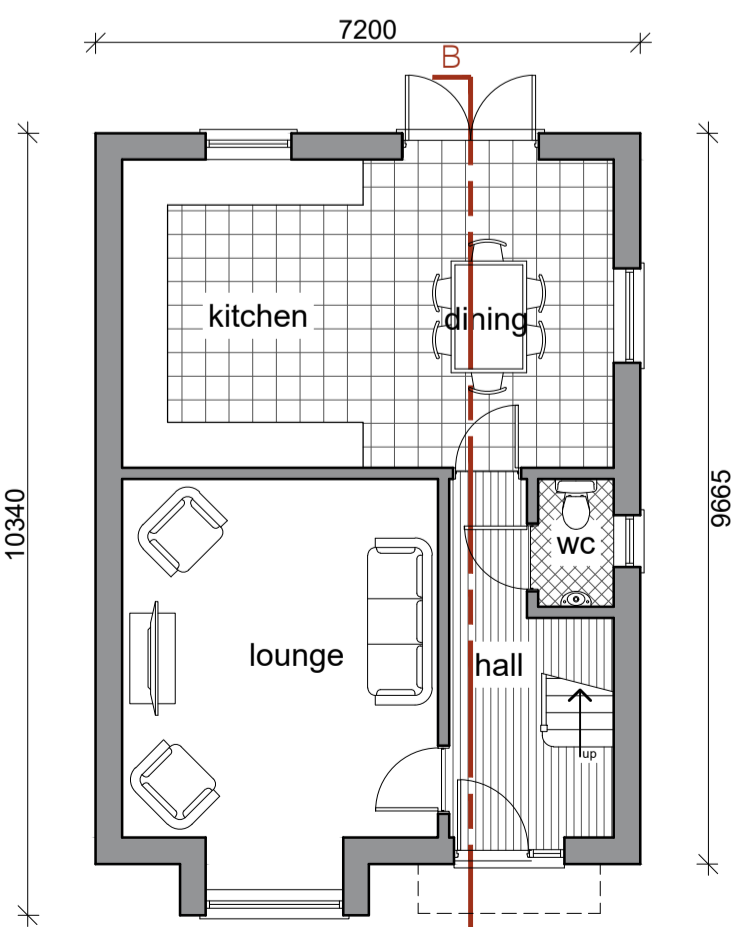
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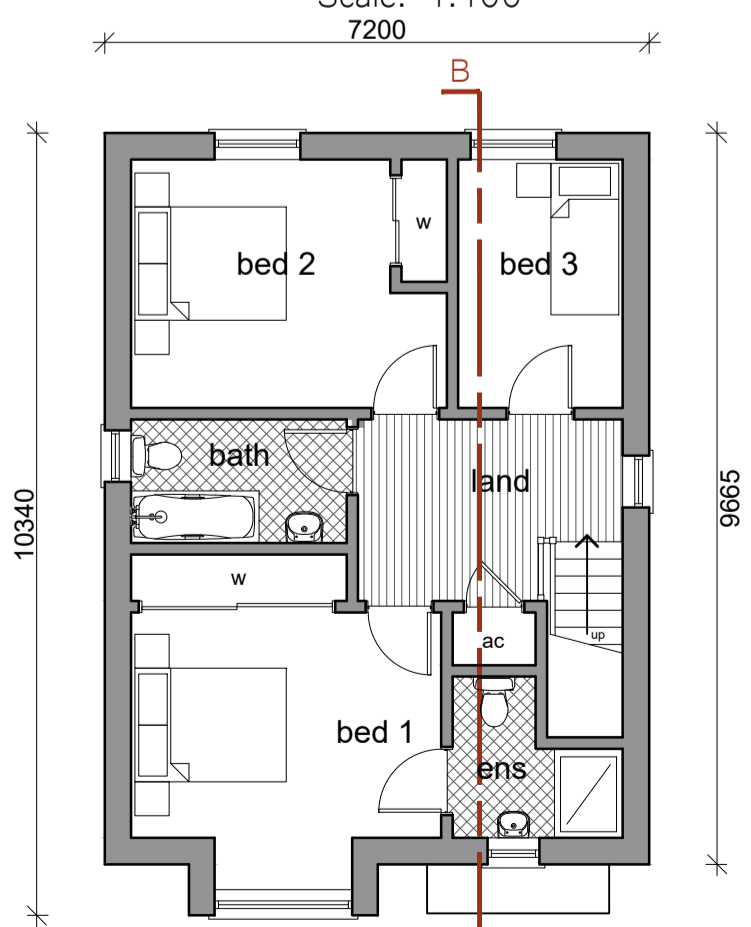
Side Elevation
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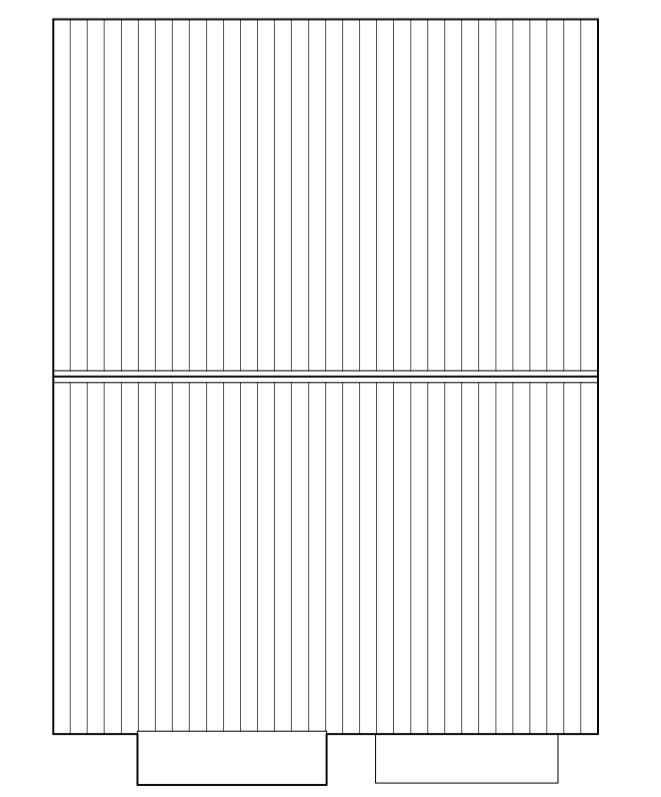
Section B-B
Scale: 1:100



Ground Floor Plan
Scale: 1:100



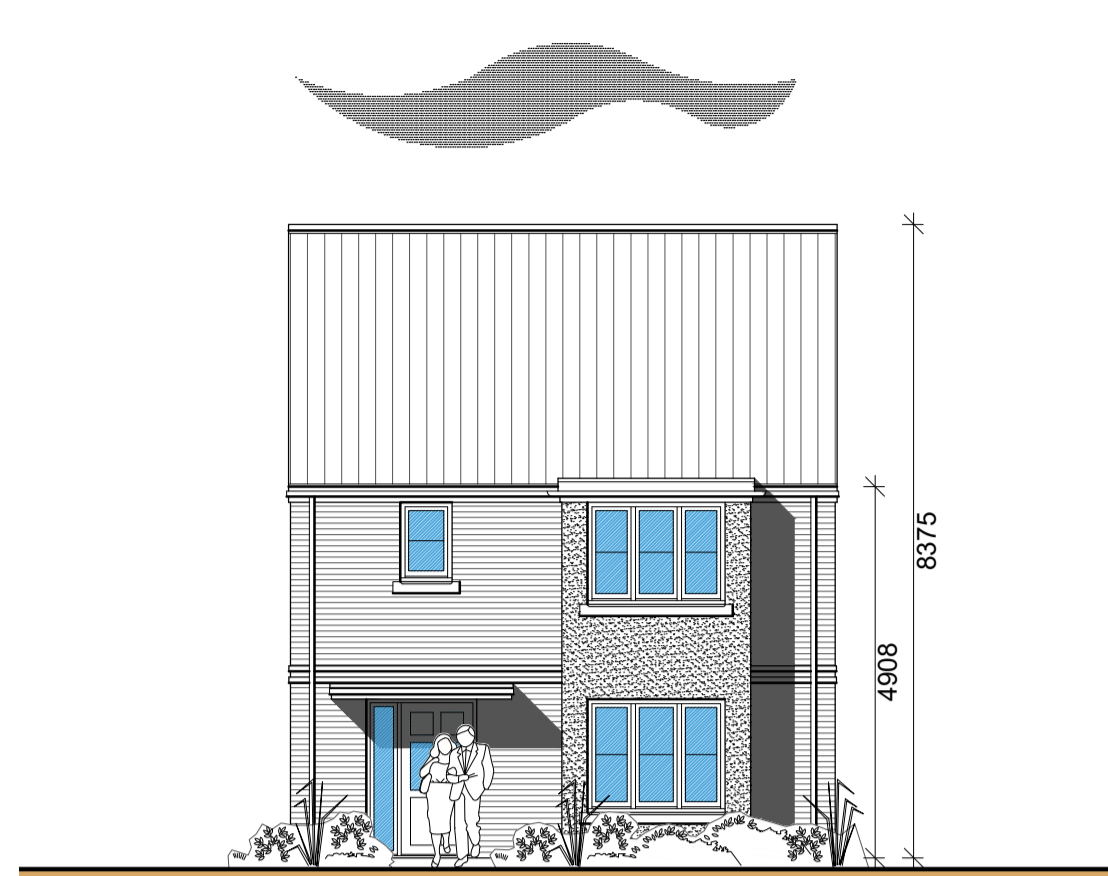
First Floor Plan
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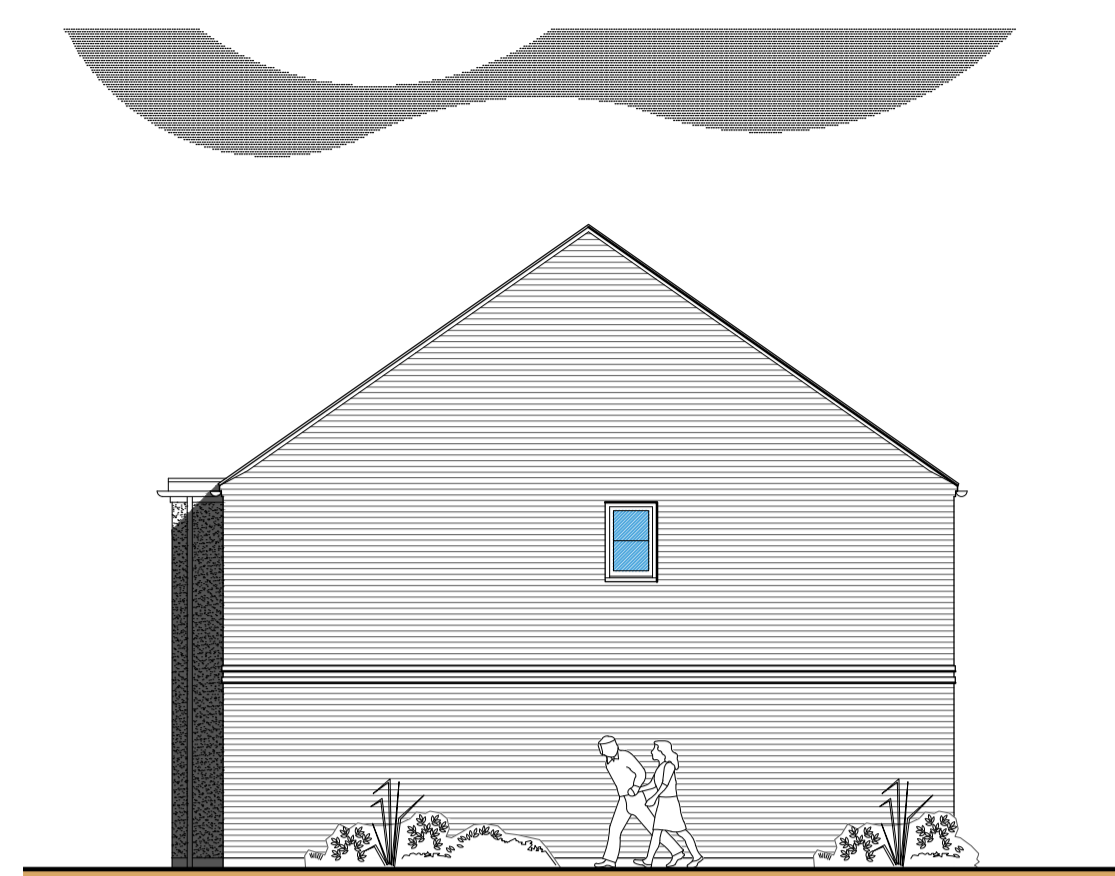
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House Type B2

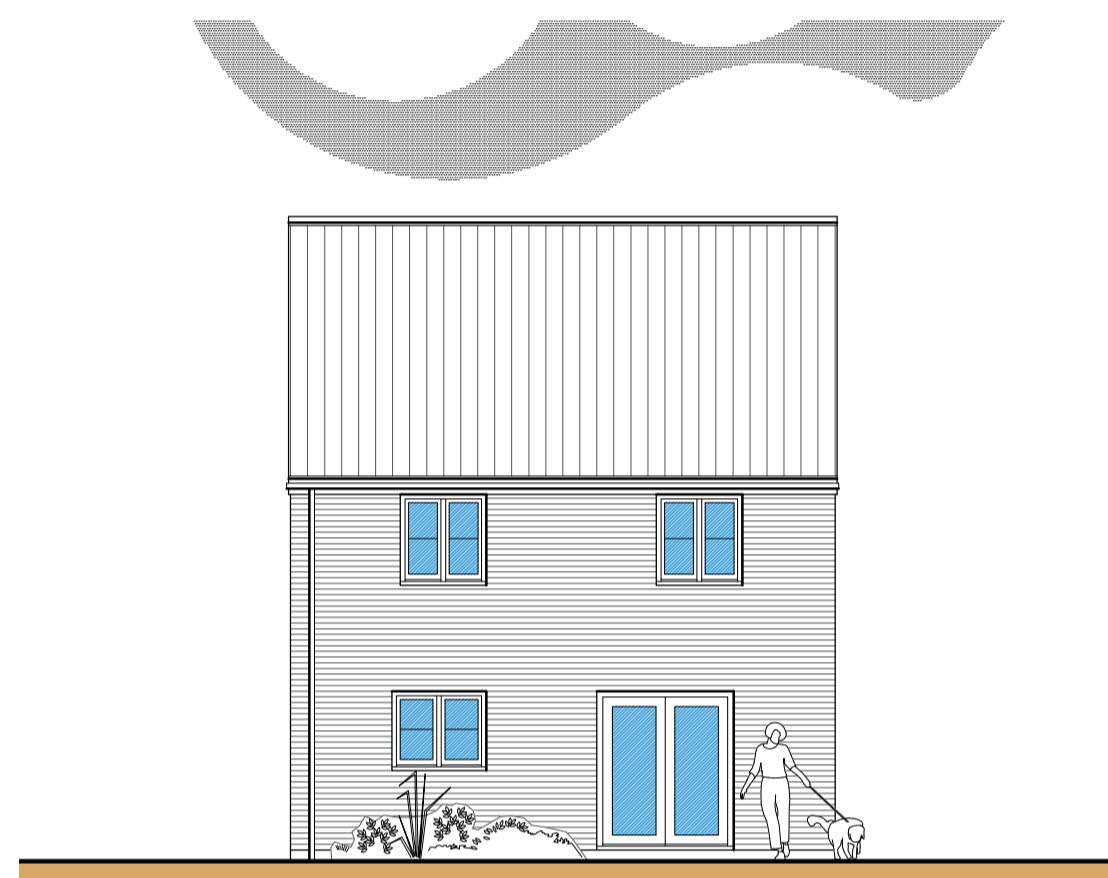
House Type B2H



Front Elevation
Scale: 1:100



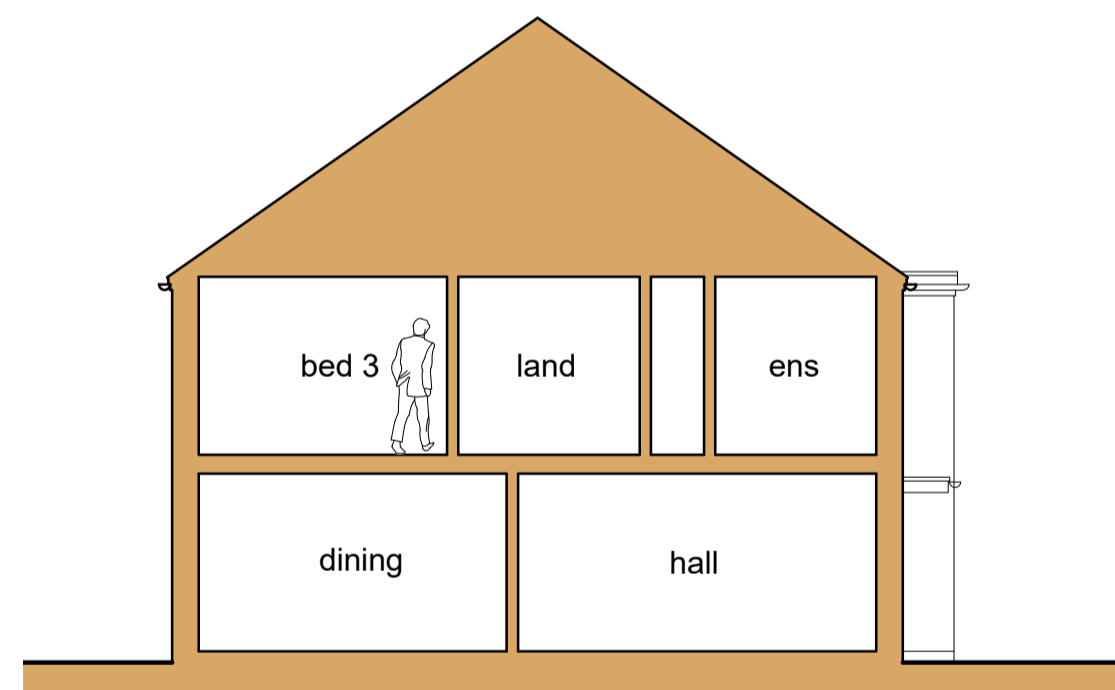
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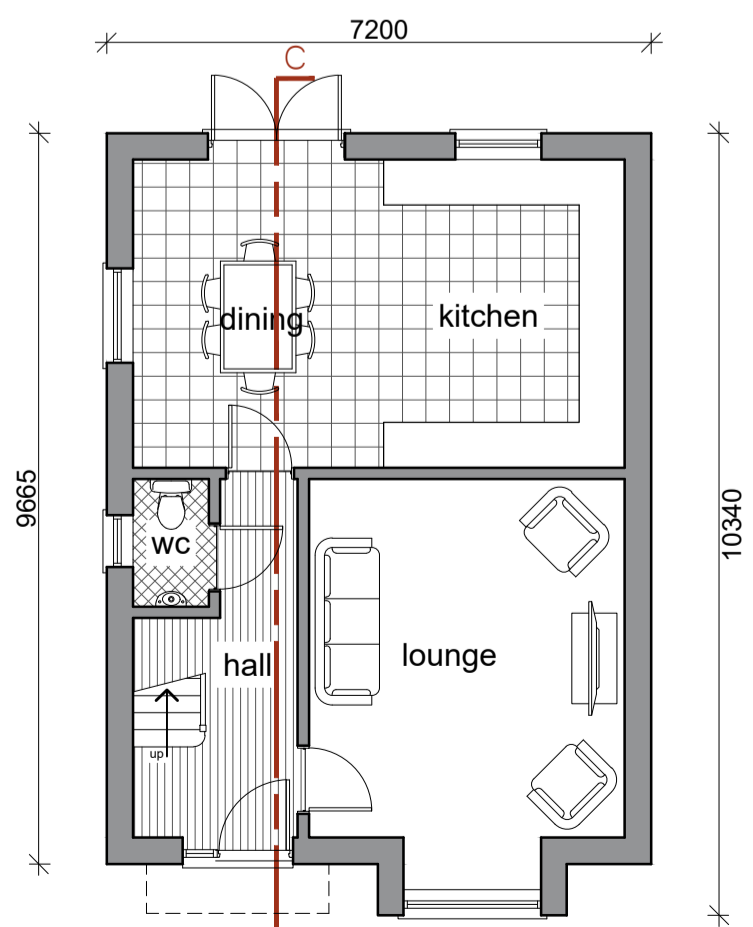
Rear Elevation
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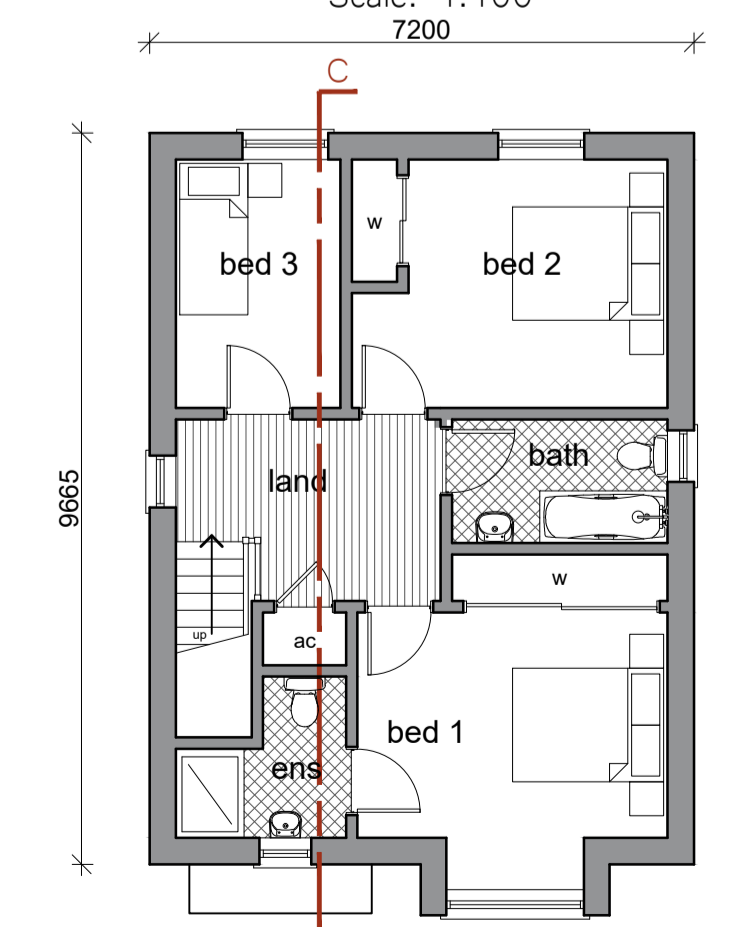
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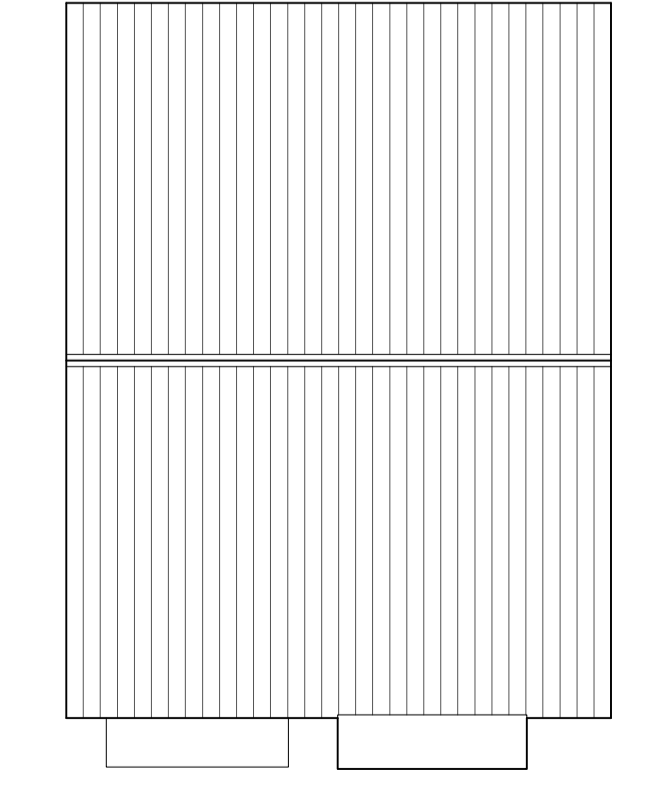
Section C-C
Scale: 1:100



Ground Floor Plan
Scale: 1:100



First Floor Plan
Scale: 1:100



Roof Plan
Scale: 1:100

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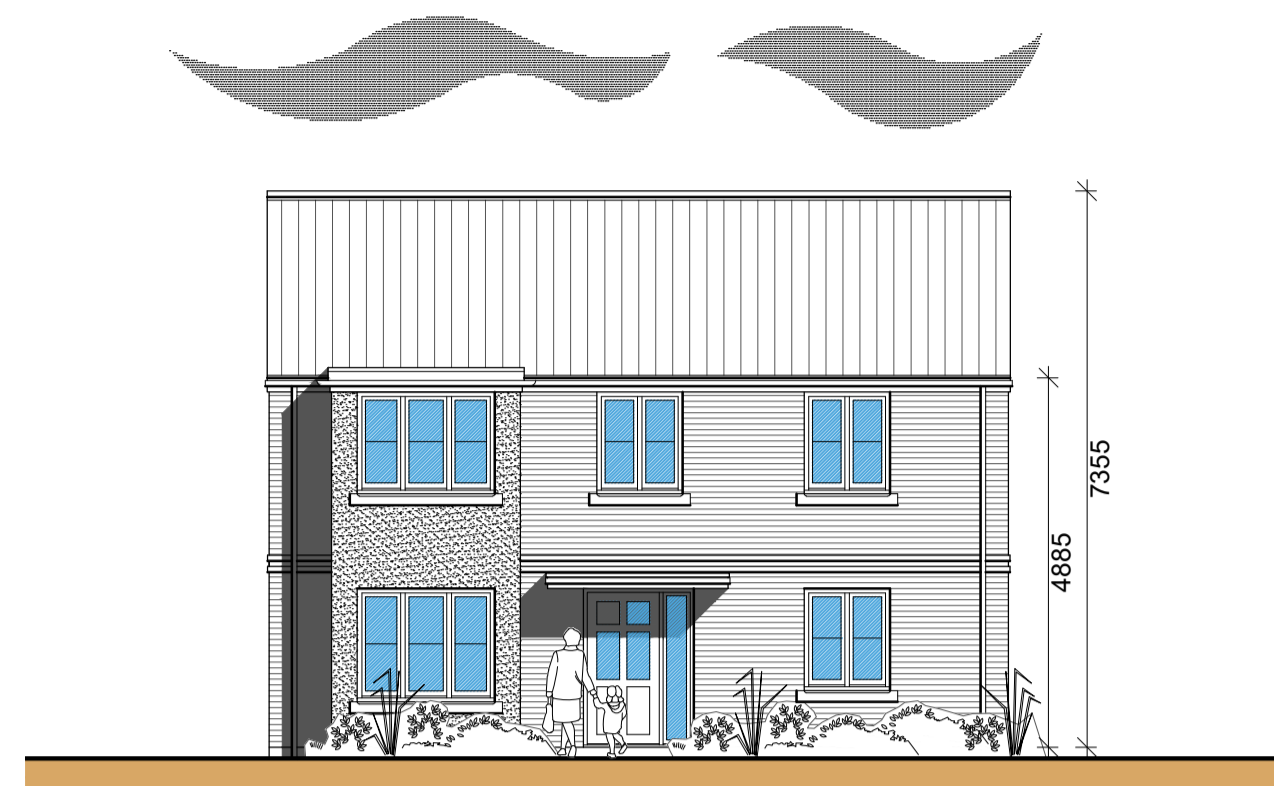
Status
PLANNING

SWANN EDWARDS ARCHITECTURE

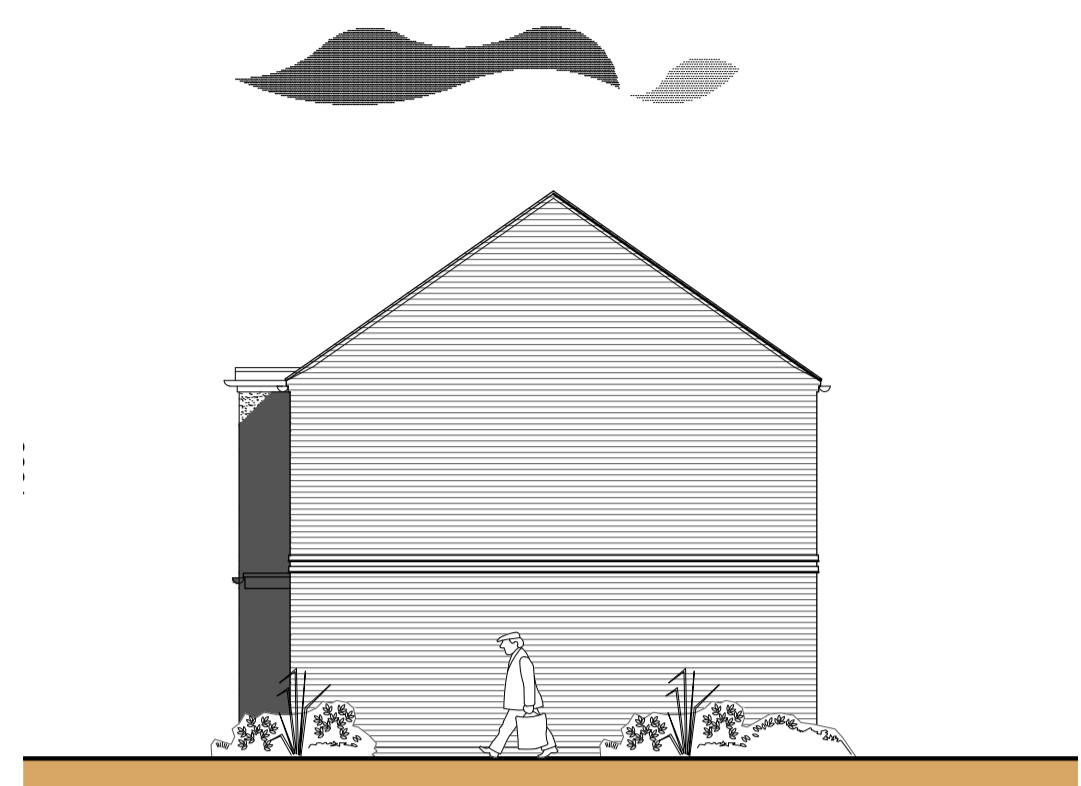
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Job Title: Proposed Residential Development Land East of Berryfield March, Cambs for: Fink Developments
Date: April 2025
Scale: Various Sheet Size A1

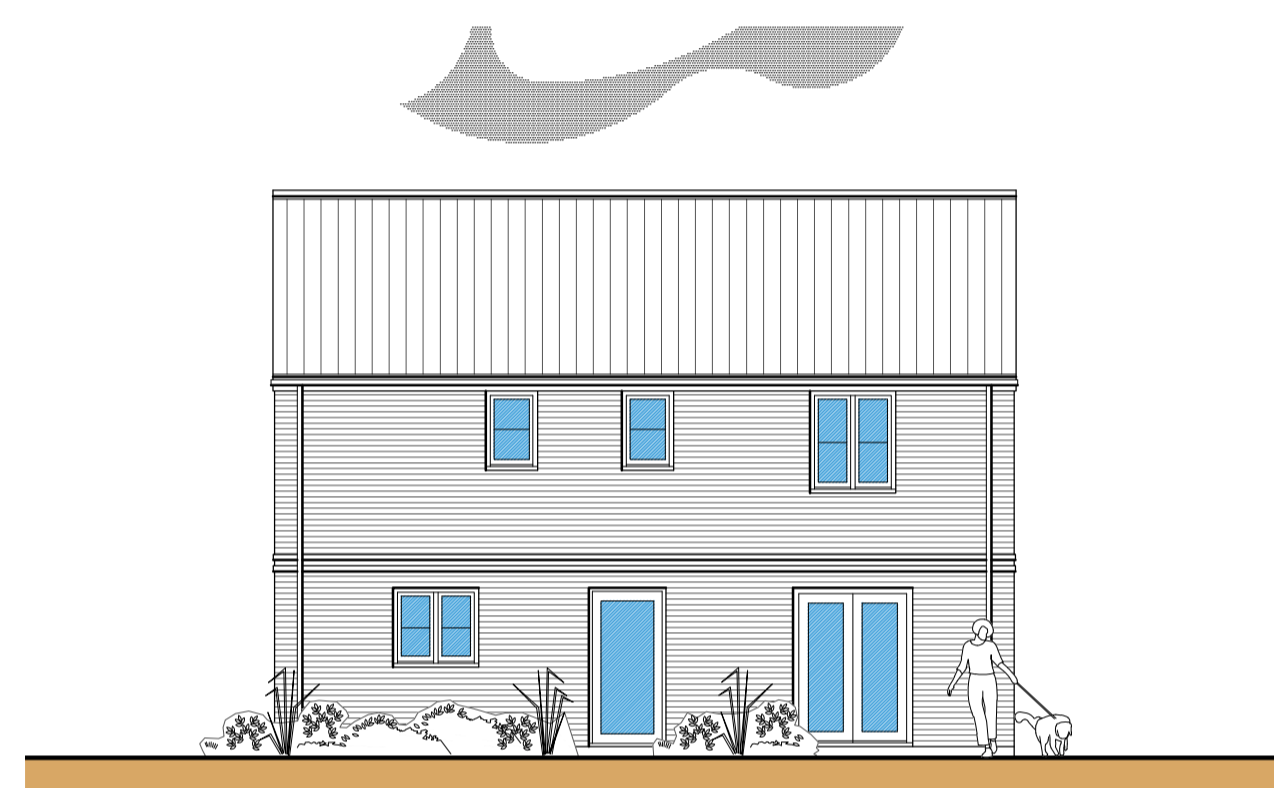
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Job No.: SE-2304
Dwg No.: PP1200
Drawn by: RS
Revision: B



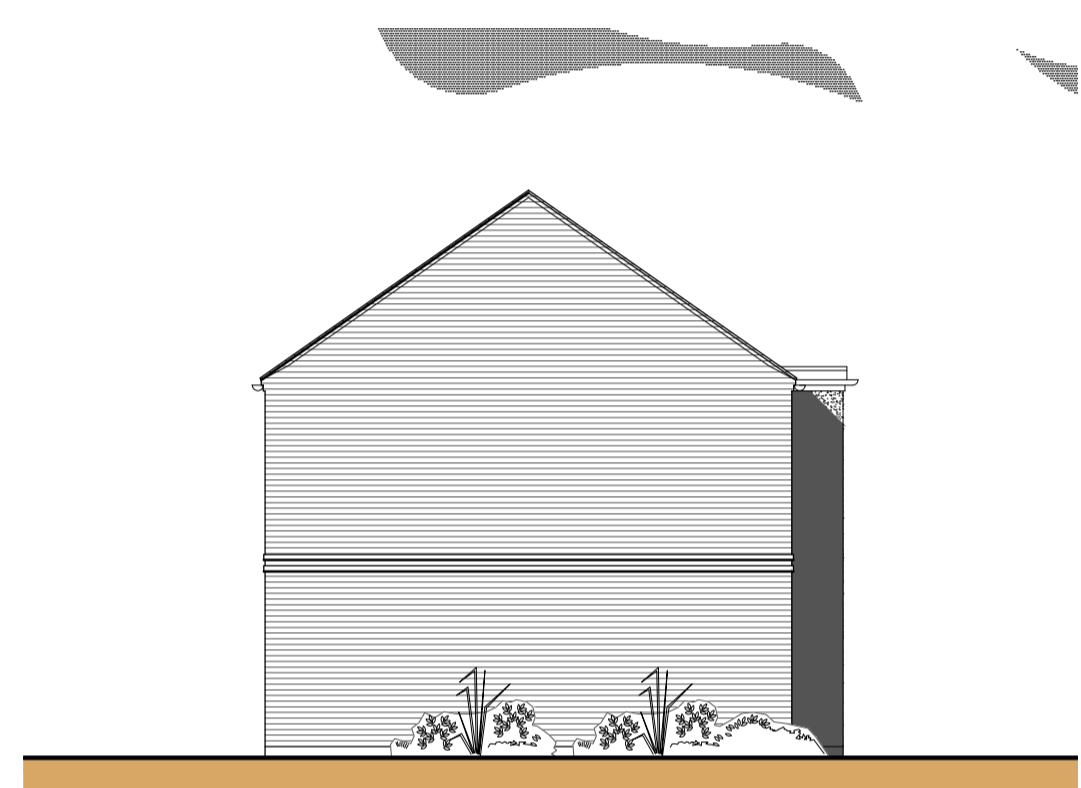
Front Elevation
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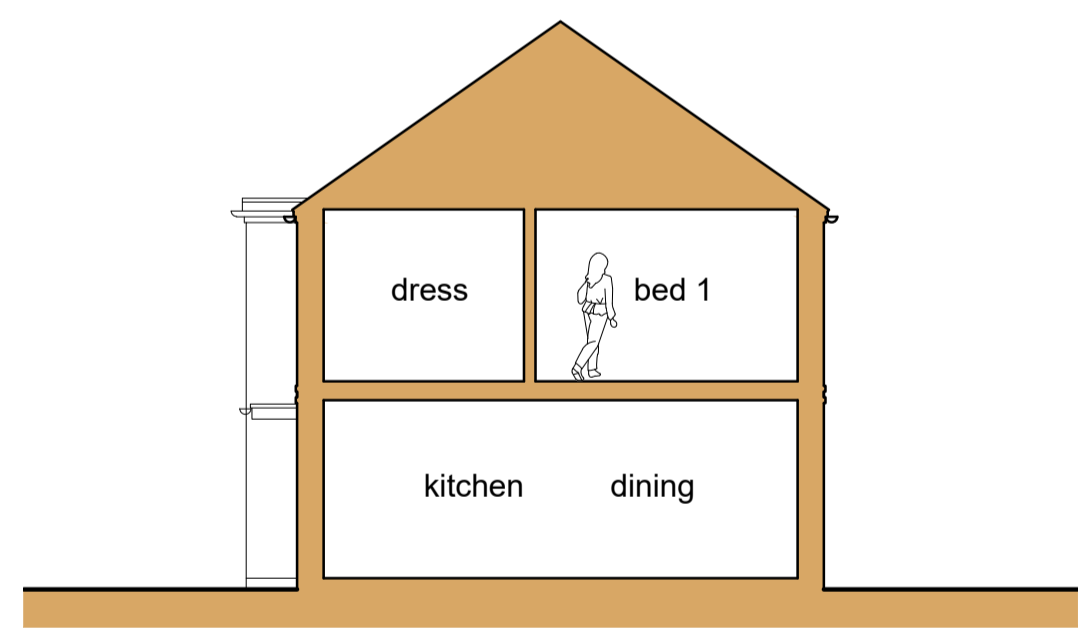
Side Elevation
Scale: 1:100



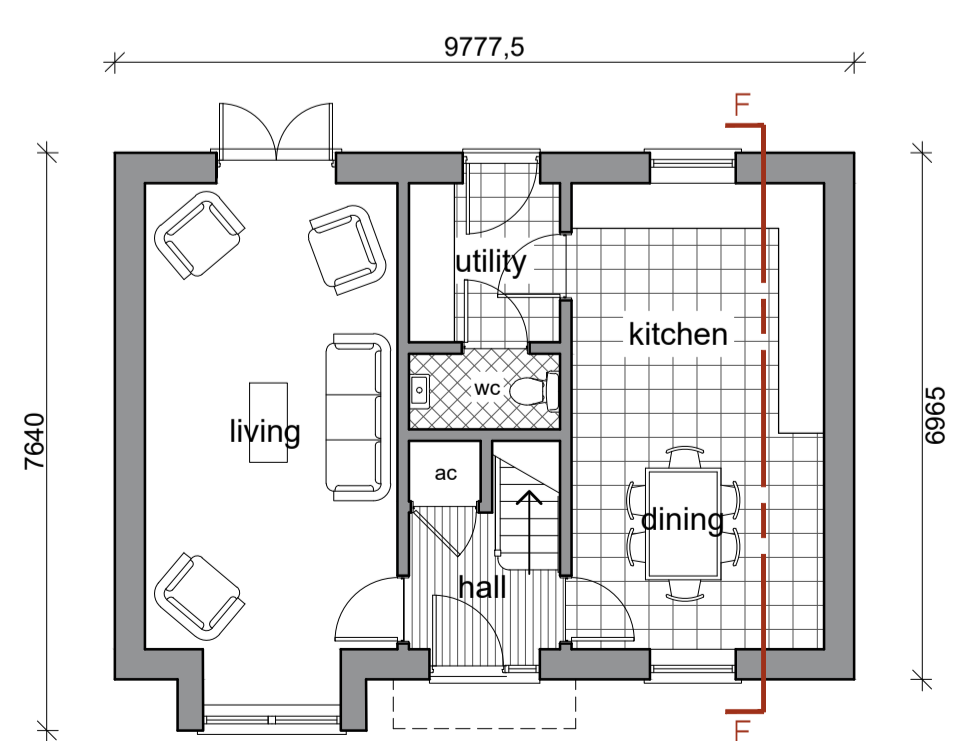
Rear Elevation
Scale: 1:100



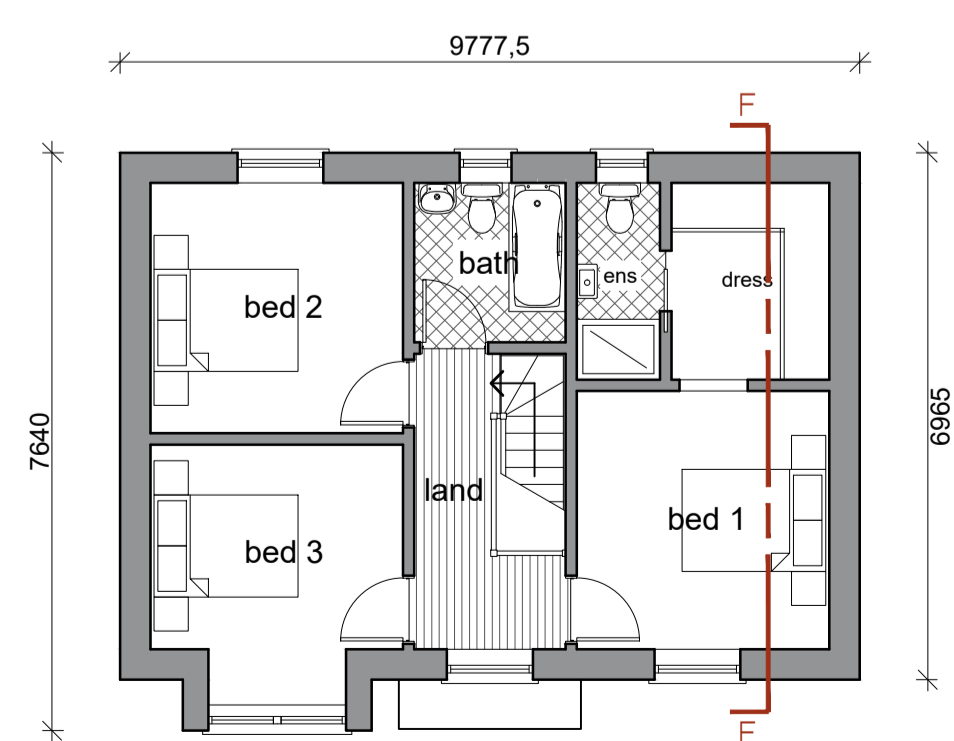
Side Elevation
Scale: 1:100



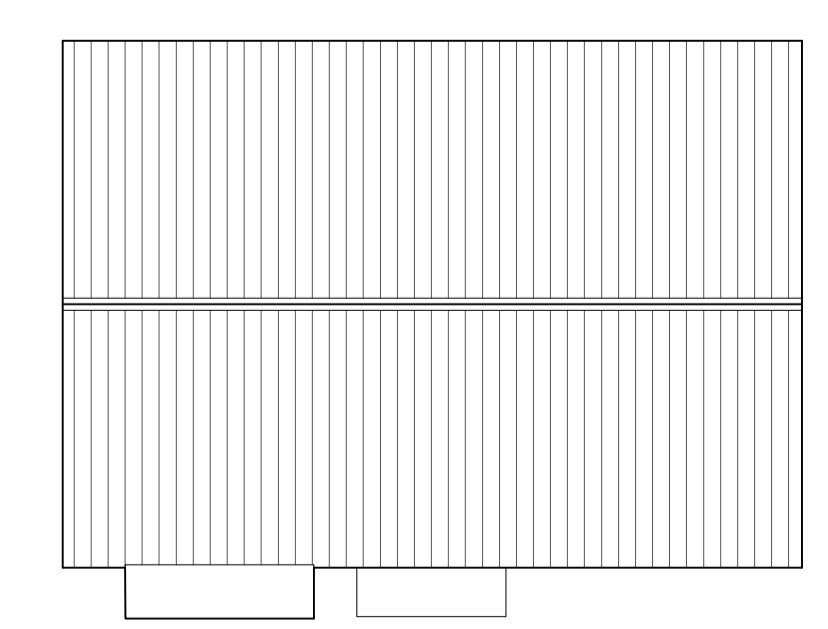
Section F-F
Scale: 1:100



Ground Floor Plan
Scale: 1:100



First Floor Plan
Scale: 1:100



Roof Plan
Scale: 1:100

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Status
PLANNING

SWANN EDWARDS
ARCHITECTURE

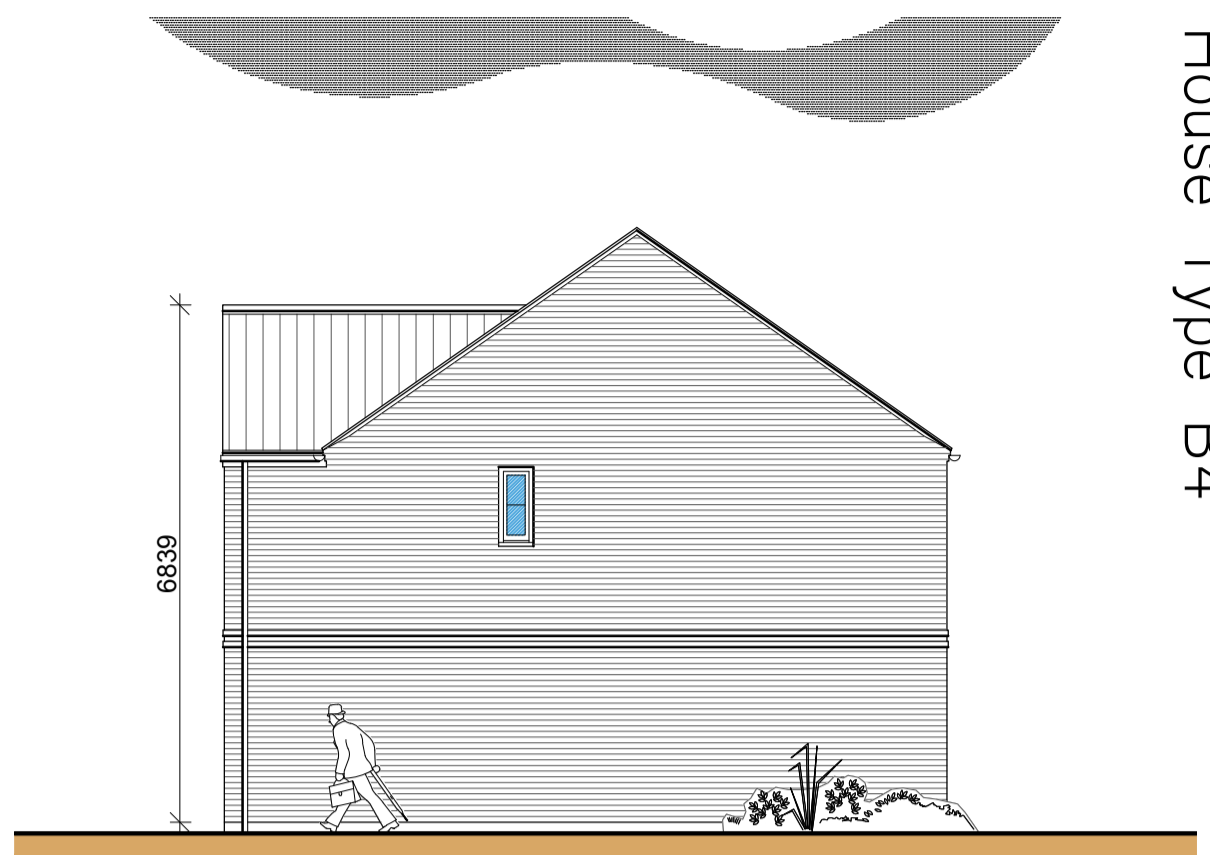
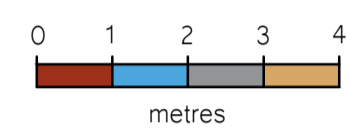
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Job Title Proposed Residential Development Land East of Berryfield March, Cambs for: Fink Developments	Date April 2025	Scale Various Sheet Size A1
Drawing Title PHASE B Planning Drawing House Type B3	Job No. SE-2304 Dwg No. PP1300	Drawn by RS Revision B



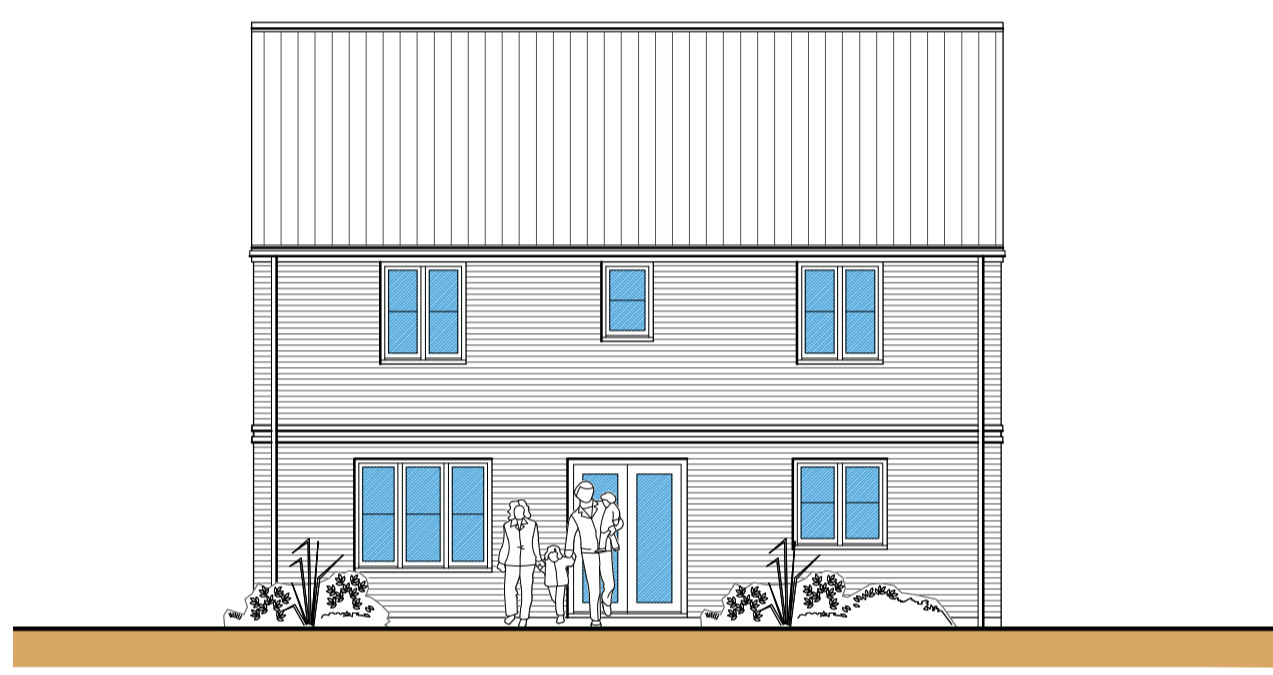
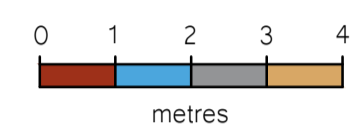
Front Elevation

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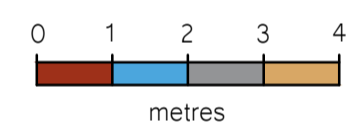
Side Elevation

Scale: 1:100



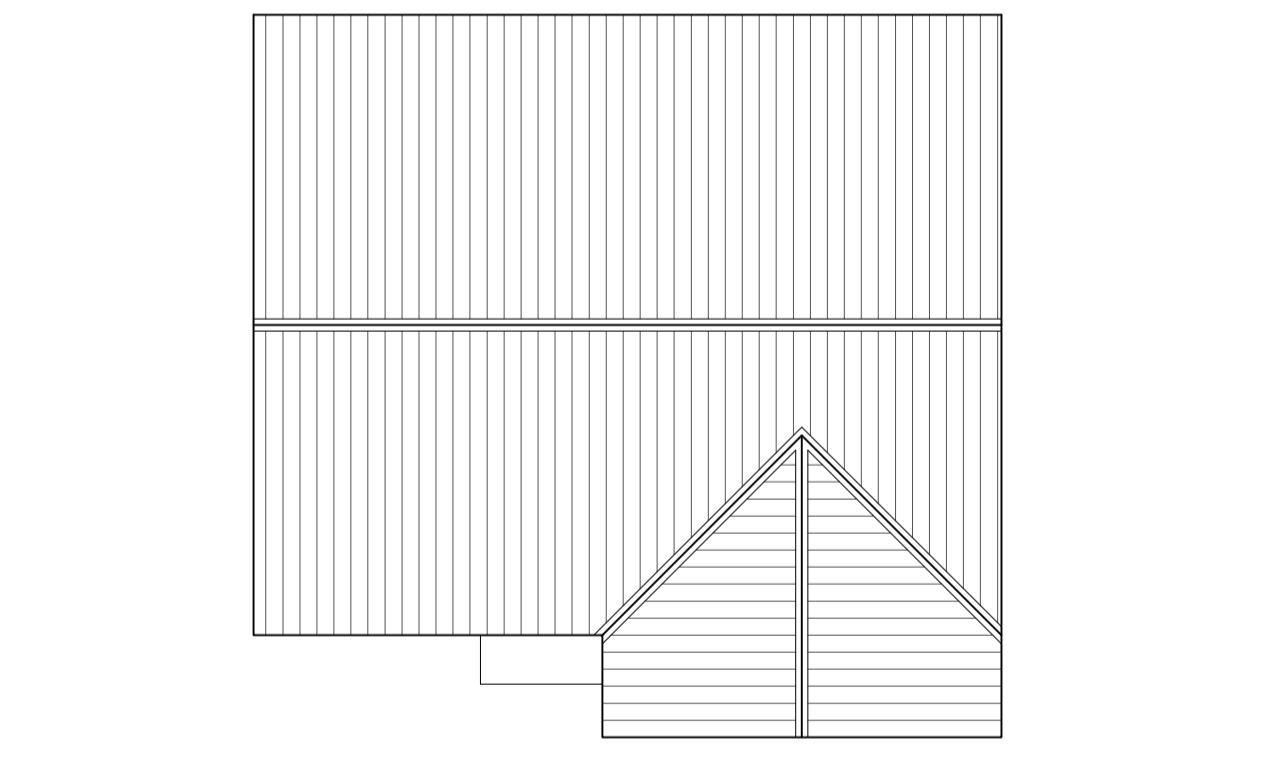
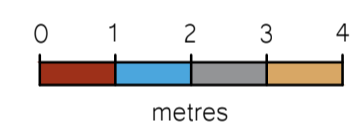
Rear Elevation

Scale: 1:100



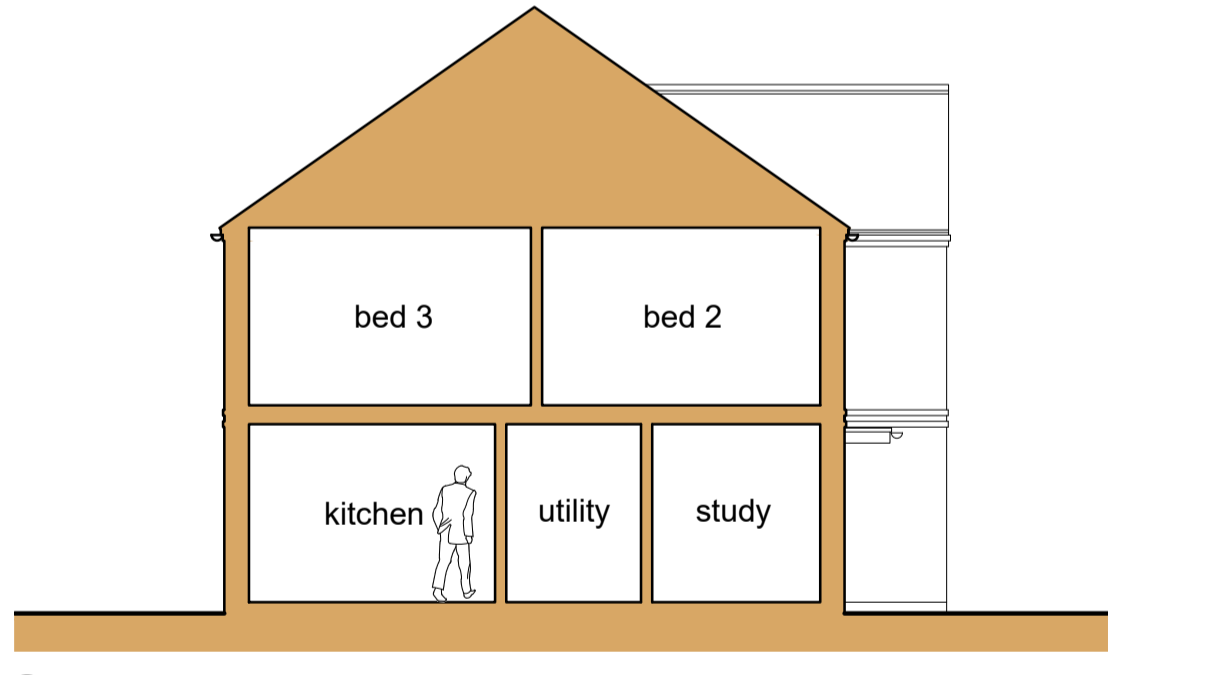
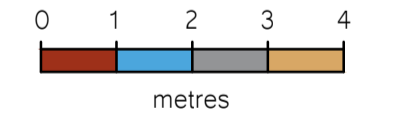
Side Elevation

Scale: 1:100



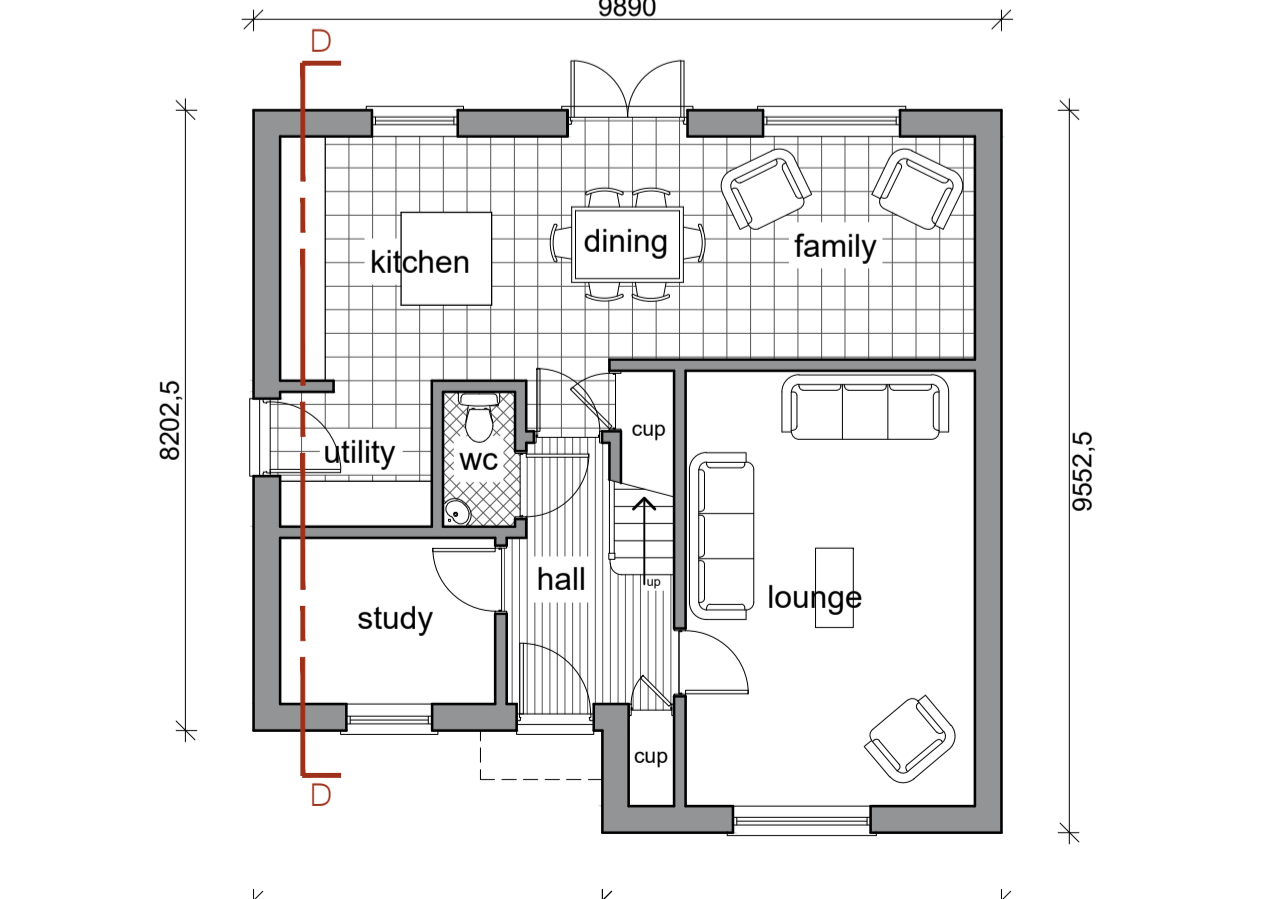
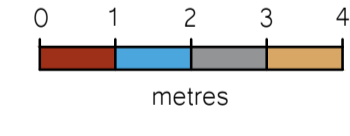
Roof Plan

Scale: 1:100



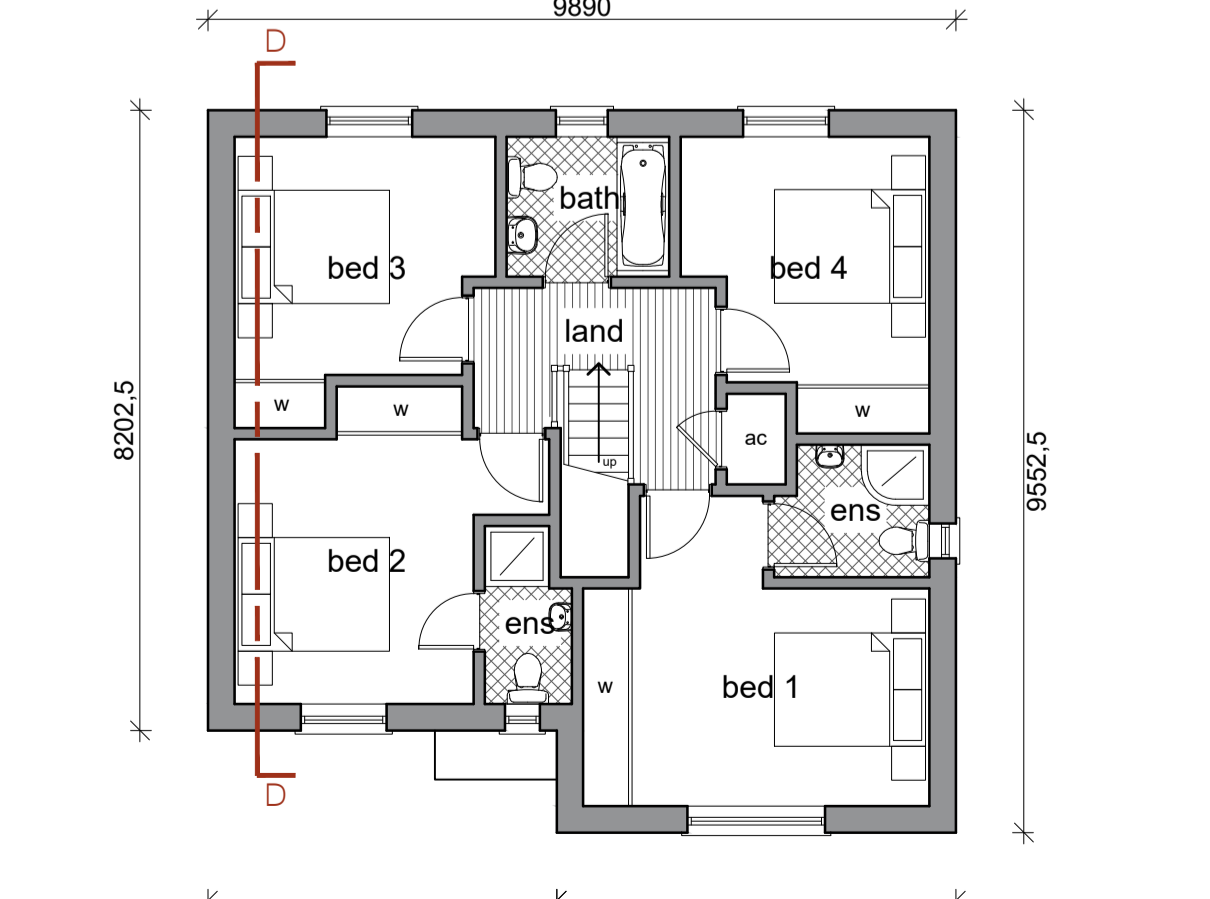
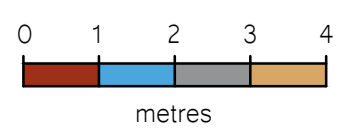
Section D-D

Scale: 1:100



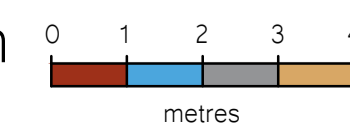
Ground Floor Plan

Scale: 1:100



First Floor Plan

Scale: 1:100



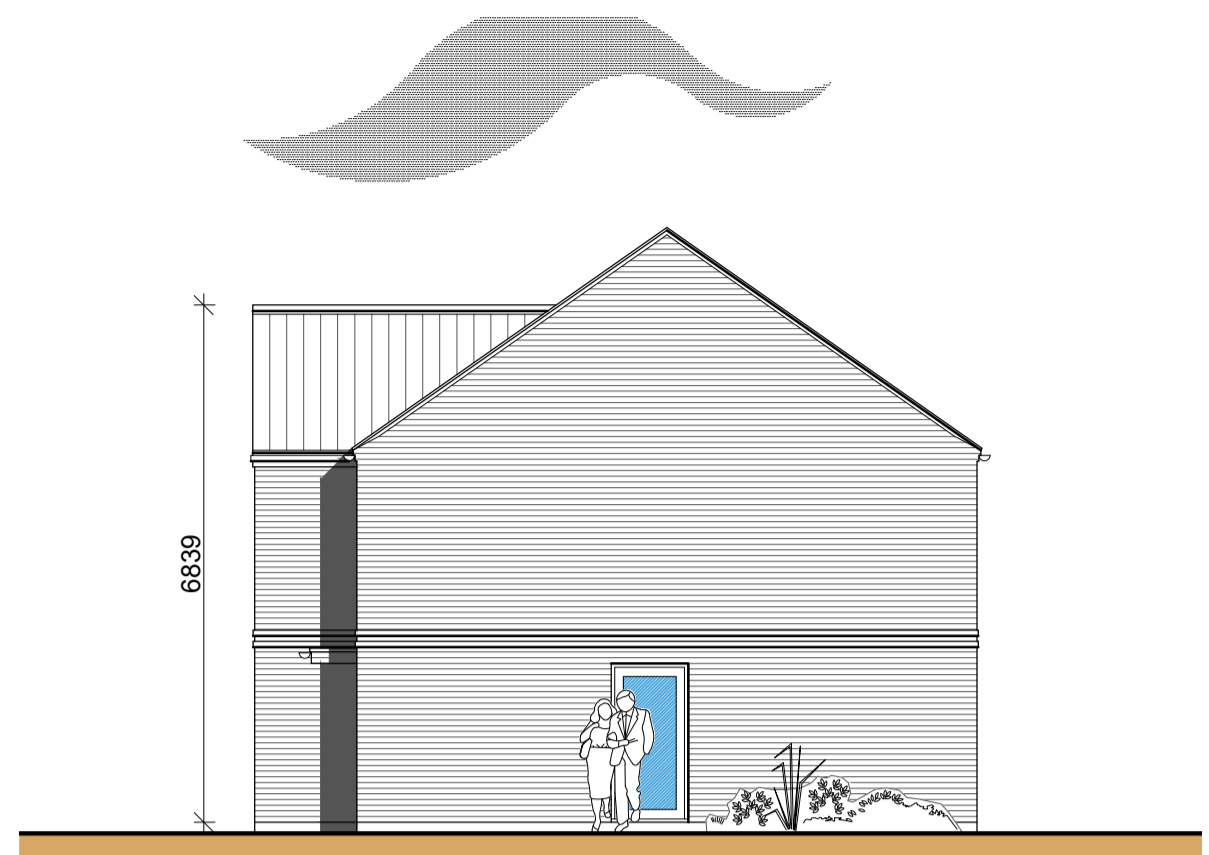
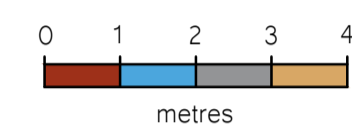
House Type B4

House Type B4H



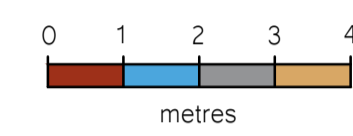
Front Elevation

Scale: 1:100



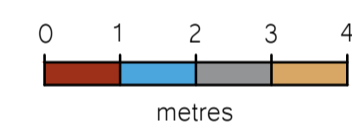
Side Elevation

Scale: 1:100



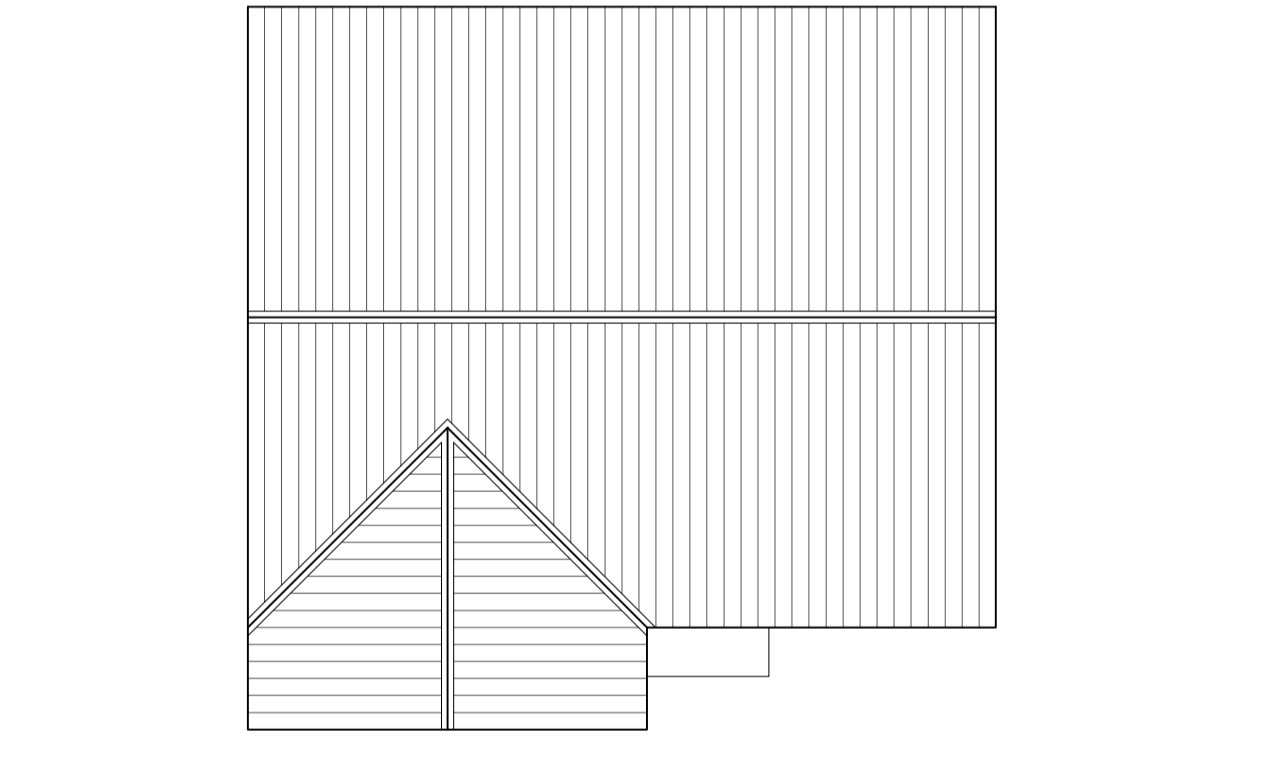
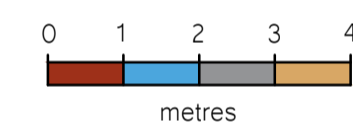
Rear Elevation

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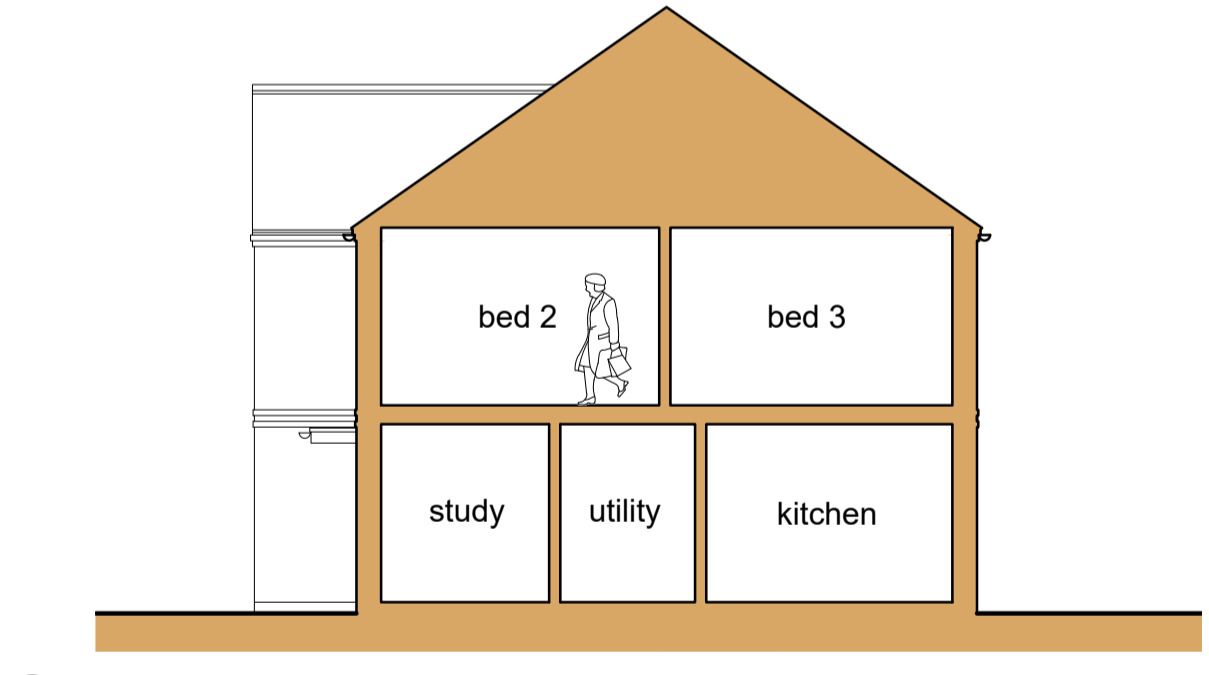
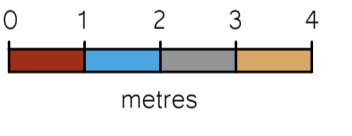
Side Elevation

Scale: 1:100



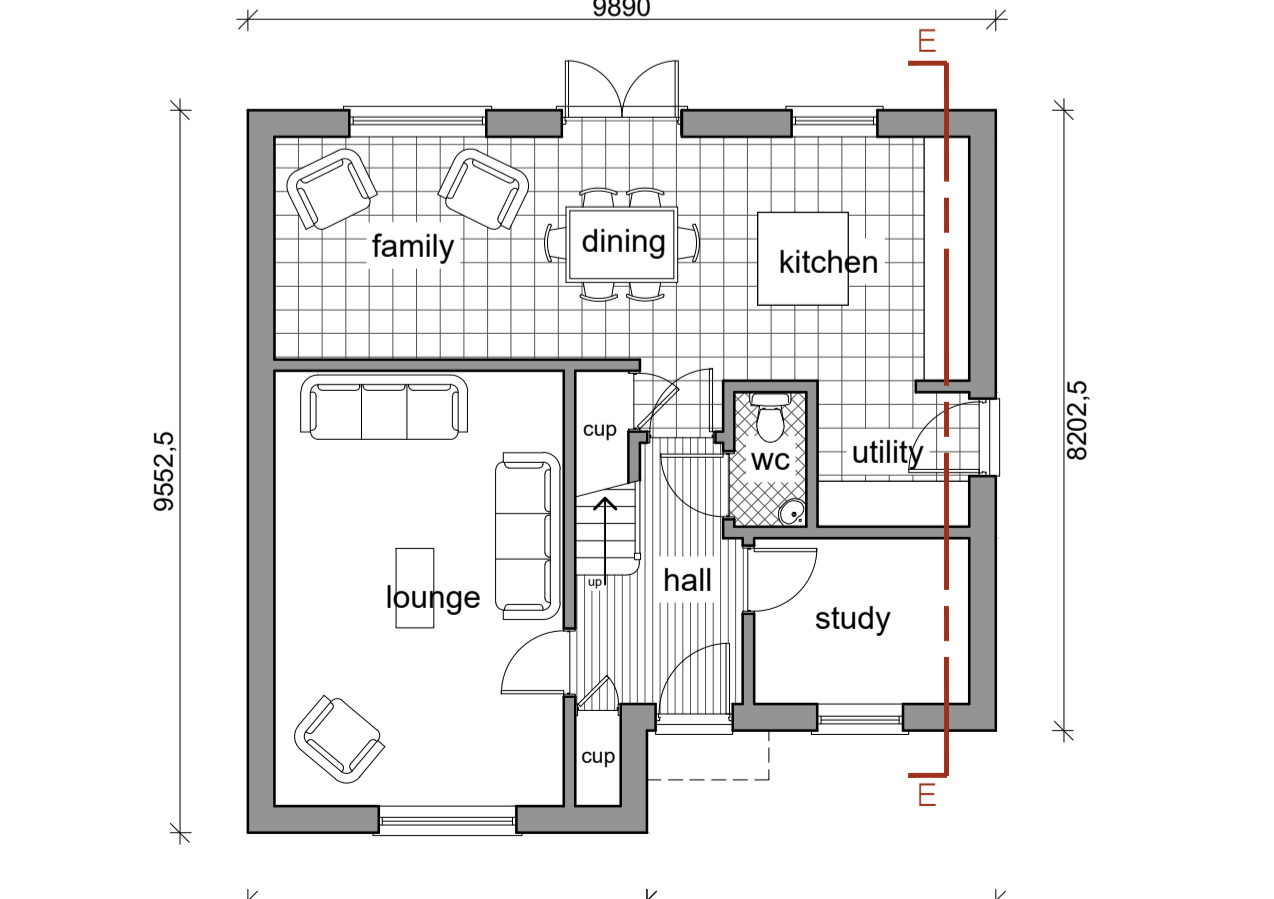
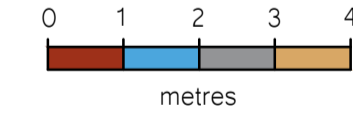
Roof Plan

Scale: 1:100



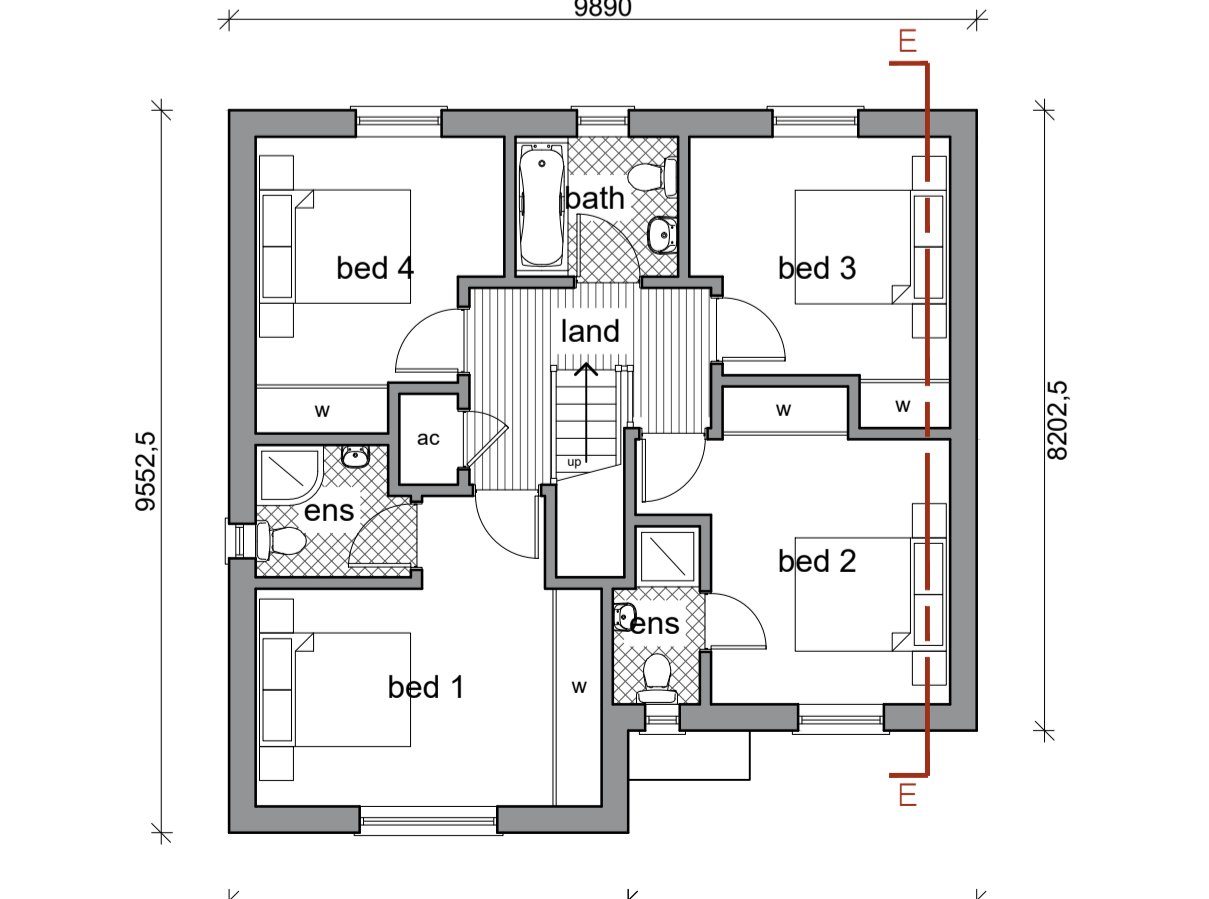
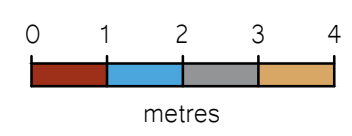
Section E-E

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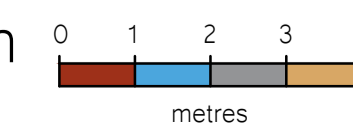
Ground Floor Plan

Scale: 1:100



First Floor Plan

Scale: 1:100



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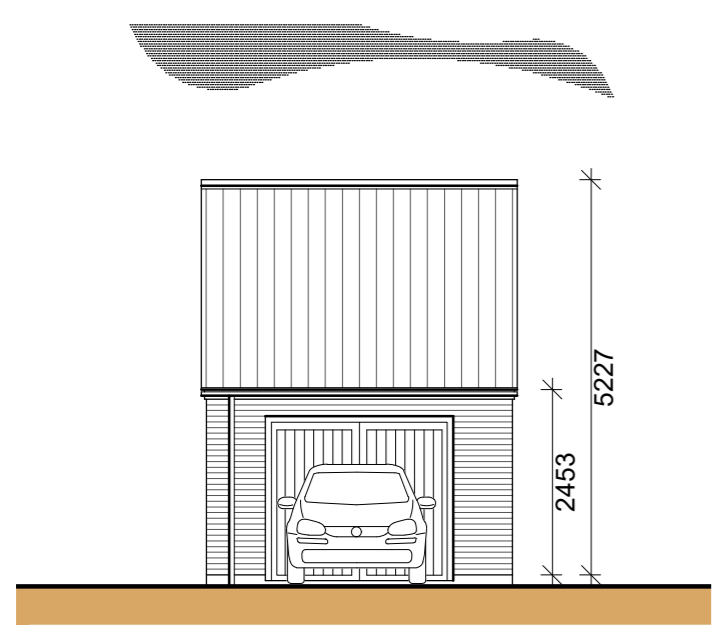
Rainwater goods - black half round gutters and black round downpipes

Status
PLANNING

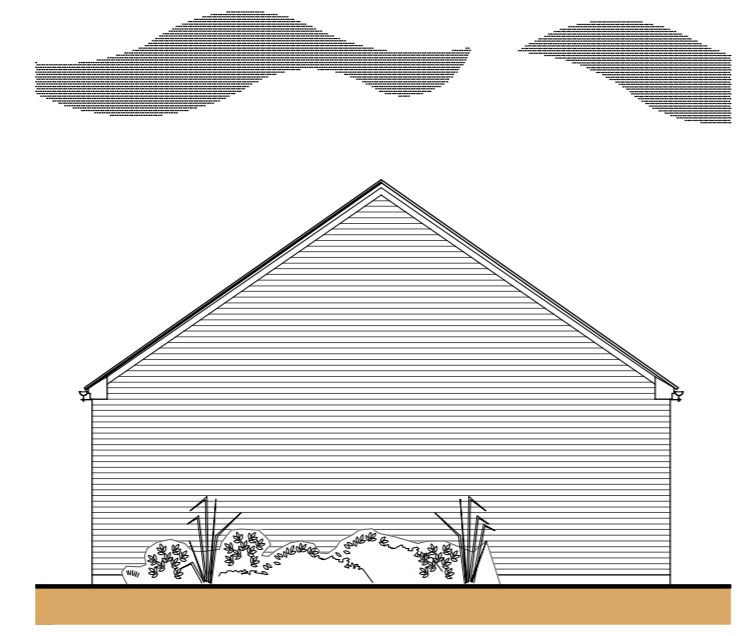


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t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

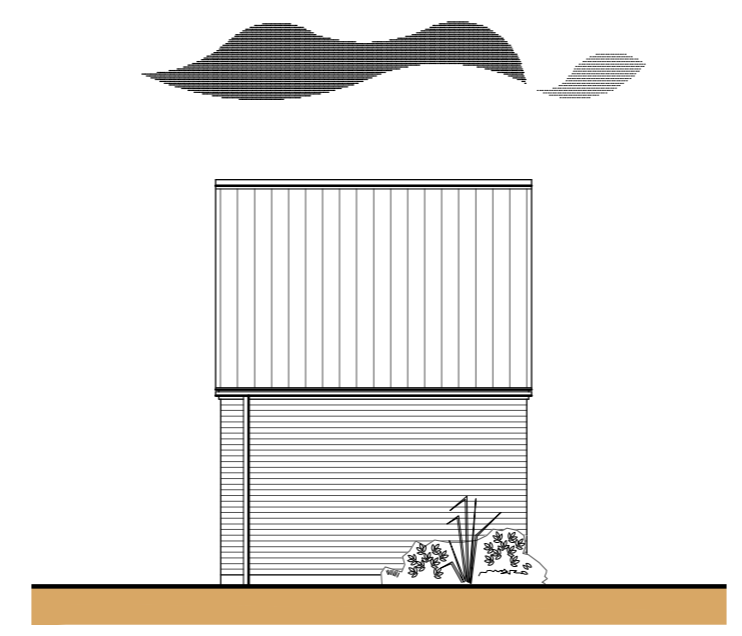
Job Title Proposed Residential Development Land East of Berryfield March, Cambs for: Fink Developments	Date April 2025	Scale Various Sheet Size A1
Drawing Title PHASE B Planning Drawing House Type B4	Job No. SE-2304 Dwg No. PP1400	Drawn by RS Revision B



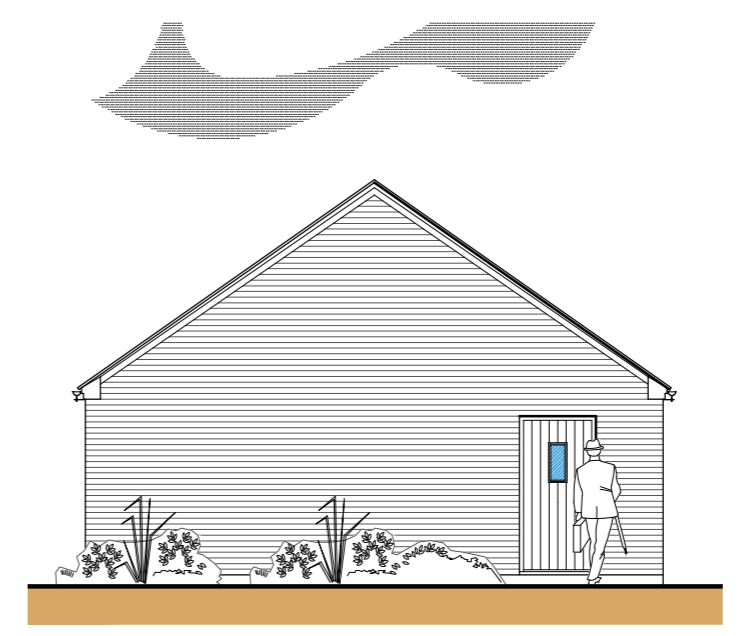
Front Elevation
Scale: 1:100



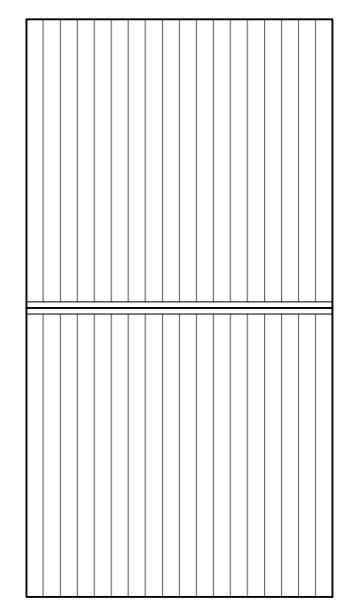
Side Elevation
Scale: 1:100



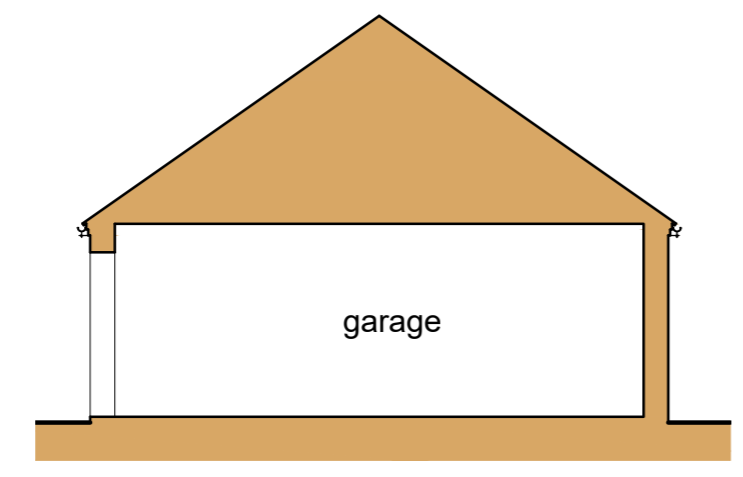
Rear Elevation
Scale: 1:100



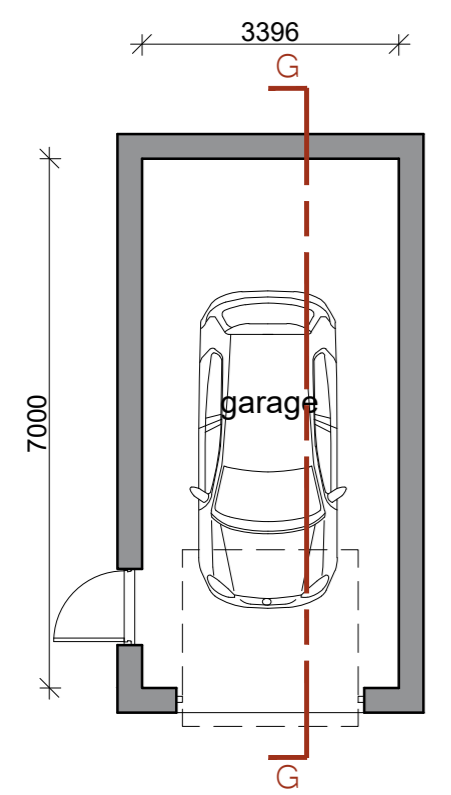
Side Elevation
Scale: 1:100



Roof Plan
Scale: 1:100



Section G-G
Scale: 1:100



Ground Floor Plan
Scale: 1:100

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Status
PLANNING

SWANN EDWARDS ARCHITECTURE

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t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Proposed Residential Development Land East of Berryfield March, Cambs for: Fink Developments	Job Title	Date	Scale
	PHASE B Planning Drawing Garages	April 2025	As Shown Sheet Size A2
	Job No.	Drawn by	
	SE-2304	RS	
	Dwg No.	Revision	
	PP1500	C	