
F/YR24/0396/O

Applicant: Richborough

**Agent : Miss Amy Harrison
Boyer Planning**

**Land North And South Of Cherryholt Farm, Burrowmoor Road, March,
Cambridgeshire**

**Erect up to 230 x dwellings (outline application with matters committed in respect
of access)**

Officer recommendation: Grant

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

1 EXECUTIVE SUMMARY

- 1.1 The application seeks Outline planning permission for up to 230 dwellings, with matters committed in respect of access only; access is proposed via Burrowmoor Road for both north and south parcels of land, involving the formation of a four-arm roundabout. Highway works also include the conversion of the priority controlled A141/ Burrowmoor Road crossroad junction to a traffic signal controlled junction. All other matters are indicative only and subject to detailed design at Reserved Matters stage, should this application be successful.
- 1.2 The application site extends to approximately 10ha and is located to the north and south of Burrowmoor Road, March, it forms part of West March strategic allocation, for which a Broad Concept Plan (BCP) was approved in 2021. This BCP sets a framework for the delivery of the wider allocation which seeks to ensure a coordinated approach to its planning and implementation and indicates key proposals for the site, which forms part of the Northern and Central phases of the BCP.
- 1.3 The BCP indicates that this site is a possible location for second Primary School within the allocation if required. The application is accompanied by an Education Report and advice has been received from Cambridgeshire County Council, which concluded that a change of approach is proposed, advising that the need for an additional school site is no longer required, however contributions would need to be secured to mitigate demand. As such, the principle of 100% residential development on this site is accepted.
- 1.4 With regards heritage, to the south-west of the northern parcel of land is Grade II Listed Cherryholt Farm, the northern part of the Site makes a positive contribution to the significance of Cherryholt Farmhouse by virtue of its historical functional relationship; the land to the south forms a peripheral part of the setting of the listed farmhouse. The development would result in less substantial harm to this heritage asset, however it is considered that the public benefits of this scheme would outweigh the harm identified.
- 1.5 The development raises no significant concerns in respect of design considerations or impacts on the visual amenity of area, subject to detailed

design, and the indicative layout demonstrates a scheme which is broadly compliant with the approved BCP can be achieved; a number of conditions are considered necessary to secure a sufficient level of detail at Reserved Matters stage to enable the impacts of the development to be adequately assessed. Similarly, the development raises no significant concerns in respect of residential amenity and health and wellbeing, subject to conditions and the scheme is broadly compliant with the approved BCP regarding these matters

- 1.6 The access to the site is fit for purpose and there are no highway safety issues. Whilst the introduction of a signalised junction on the A141 would create a detrimental impact on the road network, the LHA are not recommending refusal and raise no objections, as such this impact is not considered to be severe for the purposes of paragraph 116 of the NPPF. The scheme secures vehicular and pedestrian/cycle connectivity to surrounding sites, along with contributions for a bus service through the site and towards the delivery of the March Area Transport Study Schemes. As such, the proposal is considered broadly compliant with the BCP and relevant policies.
- 1.7 The application site is in Flood Zone 1 and at low risk of flooding from rivers or the sea and as such is considered appropriate development. Whilst parts of the site are at a high/medium risk of surface water flooding, details submitted with the application demonstrate that surface water from the proposed development can be managed and as such, subject to conditions, surface water flood risk is considered to have been satisfactorily addressed. Foul drainage is via the existing sewer network which Anglian Water have confirmed has capacity for the development. As such, subject to conditions, the scheme is considered policy compliant with regards to flood risk and drainage.
- 1.8 With regards to Ecology and Biodiversity Net Gain (BNG), subject to the required mitigation, compensation and enhancement measures, and 10% BNG being secured by way of conditions the scheme is considered to comply with the relevant policies.
- 1.9 In order for this development to be acceptable a number of obligations would be required of the developer that would be secured via a Section 106 Legal Agreement to be signed by relevant parties. Headline requirements, and indicative contribution splits for the S106 a Legal Agreement have been set out in the report. The exact wording of these obligations would be finalised by Fenland's Head of Planning and Legal Team post any Planning Committee resolution to grant consent, but prior to issuing of any decision notice.
- 1.10 It is acknowledged that the infrastructure contributions secured are significantly less than requested and therefore could bring into question the sustainability of the development, however these are reflective of the viability position at the time the application was submitted and are considered reasonable against this evidence base. Furthermore, the scheme does secure in excess of the policy requirement in respect of on-site open space, including a community garden, contributing to the health and well-being of future and existing residents, along with 20% affordable housing (up to 46 units) contributing towards the historic significant under provision of affordable housing across the district. The proposal would be considered to meet the Council's aspirations for this allocated site, which is expected to deliver needed housing for the district and on balance, the benefits of the scheme are considered to outweigh any identified harm.
- 1.11 As such, it is recommended that the application is granted.

2 SITE DESCRIPTION

- 2.1 The application site extends to approximately 10ha and is located to the north and south of Burrowmoor Road, March. It consists of a parcel of land of approximately 1.8ha to the south and the approximately 8ha to the north (excluding Burrowmoor Road itself and the access), there is also a small area of land on the western side of the A141, at the junction of Burrowmoor Road which has been included to enable the proposed works to the highway/junction where this is outside of the highway boundary. This site, and the adjoining parcels of land encompass the West March strategic allocation. The site is wholly within Flood Zone 1; however, parts of the site are at a high/medium risk of surface water flooding.
- 2.2 The southern parcel adjoins existing dwellings on Burrowmoor Road and Brewin Avenue to the west and east (there is also an electricity substation between the site and 160 Burrowmoor Road), extending as far south as the Brewin Avenue development where it then meets agricultural land (which forms part of the strategic allocation but has not yet come forward for development). This area has been used as grassed paddock land, with tree/vegetation belts to the boundaries (and either side of Burrowmoor Road) and a pond surrounded by further landscaping, which is located in a higher bank of land which runs through the site east to west, remains of ridge and furrow to the south and overhead lines running through the central to western corner.
- 2.3 The northern parcel adjoins the A141 to the west, existing commercial land and dwellings on Gaul Road, an electricity substation and dwellings on Deptford Close and Willow Drive to the north, to the east existing dwellings on Conway Close and Lewis Close, along with a site which has Outline planning permission for up to 9 dwellings (F/YR25/0378/O), to the south is an agricultural field (which forms part of the strategic allocation but has not yet come forward), in the western corner are a number of parcels of land which have the benefit of or current applications for residential development (F/YR22/0913/F, F/YR23/0714/F, F/YR23/0185/PIP, F/YR26/0116/PIP and the Grade II listed Cherryholt Farm. This northern parcel of land was somewhat overgrown when the site was visited and doesn't appear to have been in recent active arable use, there are tree/vegetation belts and drains to the boundaries, a pond in the southwest corner surrounded by vegetation and a traditional orchard in the northeast corner, overhead lines also run through this area and the central part of the site.

3 PROPOSAL

- 3.1 The application seeks Outline planning permission for up to 230 dwellings, with matters committed in respect of access only.
- 3.2 Access is proposed via Burrowmoor Road for both north and south parcels of land, involving the formation of a four-arm roundabout, with footway/cycleways (including a footpath linking to existing pedestrian infrastructure on the southern side of Burrowmoor Road) and associated crossings.
- 3.3 Highway works also include the conversion of the priority controlled A141/Burrowmoor Road crossroad junction to a traffic signal controlled junction, this includes localised widening along the A141 and the introduction of central islands to accommodate traffic signal heads and minor widening on Burrowmoor Road to facilitate vehicle swept paths.

- 3.4 Whilst the layout is indicative, access within the site features a key primary road running north to south through both parcels of land to connect with the recently constructed development on Gaul Road to the north (Hebe Road) and the field to the south which also forms part of the West March strategic allocation but has yet to come forward. From this primary road are a network of secondary and tertiary streets in addition to private shared driveways.
- 3.5 The scheme would result in the need to culvert a ditch that runs north to south through the site to enable access to the easternmost parcel of land, along with alterations to the ditches either side of Burrowmoor Road for the creation of the access/roundabout. The pond in the southern parcel of land is proposed to be removed, along with some trees and vegetation around the site. It has been indicated that the overhead lines are to be diverted underground to ensure they are not a constraint to development of the site.
- 3.6 Landscaped buffers (incorporating existing trees and vegetation, pond and traditional orchard), open space and drainage features form the boundaries of the site, within which are a community garden/orchard and areas for play (some of which are equipped). Indicated within these buffers are groups of outward facing dwellings, providing a relationship with accesses and open spaces and enabling natural surveillance. It is indicated a range of dwelling types would be put forward to a maximum of 2 and a half storey, indicatively shown along the primary road in the centre of the site.
- 3.7 Full plans and associated documents for this application can be found at: <https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

| | | |
|-----------------|---------------------------------|-----------------------|
| F/YR20/0223/BCP | West March strategic allocation | Approved 14/7/2021 |
|-----------------|---------------------------------|-----------------------|

5 CONSULTATIONS

5.1 Town Council (4/6/24)

F/YR24/0396/O Recommendation; Approval in principle. The Town Council has serious concerns about flooding and drainage at the location. Any approval must be subject to highways recommendations and suitable s106 contributions/provision secured.

5.2 Town Council (4/11/25)

Recommendation: Approval

5.3 Conservation Officer (FDC)

Considerations:

1. Consideration is given to the impact of the proposal on the architectural and historic interests with special regard paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses according to the duty in law under S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Comments are made with due regard to Section 16 of the National Planning Policy Framework, 2023, specifically, paragraphs 201, 203, 205, 206, and 208.

3. Due regard is given to relevant planning history.

Comments:

The Site forms two parcels to the north and south of Burrowmoor Road. The northern part of the site is directly adjacent one Grade II listed building situated between these two parcels, on the north side of Burrowmoor Road – Cherryholt Farmhouse.

The land to the south forms a peripheral part of the setting of the listed farmhouse, while the land to the north makes a positive contribution towards its significance by evidencing the agricultural contextual setting of the farmhouse.

The GII listed farmhouse is set back from the road and surrounded by a number of dilapidated agricultural buildings to its north and west. There are a number of extant planning permissions relating to these buildings (References: F/YR23/0185/PIP, F/YR23/0714/F and F/YR22/0913/F) for small-scale residential development. The extant permissions within the listed curtilage for conversion of redundant outbuildings and barns into residential accommodation and planning in principle for low density development to the west of the site.

The setting of the farmhouse is formed by a rural farmstead character with an important extended setting formed by the agricultural land to the north by virtue of its historical functional relationship with the agrarian countryside. As such, the northern part of the Site makes a positive contribution to the significance of Cherryholt Farmhouse by virtue of its historical functional relationship.

It is noted that the layout of the proposed development has been separated from the listed farmhouse to a degree by virtue of siting the public open space directly behind the listed buildings, however as depicted above, clear views are appreciated of open farmland to the sides and between the listed buildings which would be replaced with dense modern development. These views would be increased by the clearing of the nettles that have grown recently within the curtilage of the listed building and they should not be considered to be screening.

The land to the south of Burrowmoor Road is less closely associated with Cherryholt Farmhouse due to the separation caused by the road and the boundary planting.

The northern parcel of the proposal site currently positively contributes to the significance of the farmhouse. The proposed change of use and development of the northern parcel will, therefore, change the relationship between the farmhouse and the Site, as well as the perception of any relationship and this impact can only be considered detrimental.

The change of use of the site and the introduction of built form on previously arable land associated with the listed farmhouse, would result in less than substantial harm to the GII listed farmhouse (medium on the spectrum of harm).

Further significant detrimental impacts will result of the installation of a roundabout and a formal access road directly to the east of the listed building, reducing the listed curtilage and creating a formal road character within its immediate setting. On the part of the roundabout and road specifically, substantially reduced impact would result from utilising the existing access from the site to the north and this option should be explored.

The proposals amount to less than substantial harm (medium on the spectrum).

Local Planning authorities are duty bound to conserve and enhance designated heritage assets and national and local policy points to the strong presumption to refuse applications that do not. In light of the above assessment, there is a moderate level of less than substantial harm identified and unless there are strong public benefits that are considered to outweigh the outlined impact, the application should be refused.

RECCOMENDATION: Objection: Less than substantial harm (medium)

5.4 Cambridgeshire County Council Archaeology (20/5/24)

Our records show that the development lies in an area of high archaeological potential, on the fen edge of March. an intertidal river valley which would have likely formed an active water course heading into the area of higher ground to the east. The higher ground either side of the river valley to the north has been field walked, which has found concentrations of Mesolithic to neolithic worked flint. This has also been undertaken within the development area itself were notable quantities of flint work of Neolithic and Bronze Age date were recovered (Cambridgeshire Historic Environment Record reference. 05007). Towards the former river channel to the north, archaeological investigations revealed a Mesolithic buried land surface (CHER ref. MCB18589) as well as postholes, pits and hearths indicative of Neolithic settlement (CHER ref. MCB19554). Investigations along Gaul Road to the north-east has revealed further evidence for Neolithic pit clusters (CHER ref. MCB20195). Later periods saw the development area turn to agriculture with extant ridge and furrow surviving to the south of Burrowmoor Road (CHER ref. 11644), potentially related to the remains of a shrunken medieval village known further to the south (CHER ref. MCB9846). First edition mapping of the area indicates the presence of a 19th century farmhouse to the adjacent south-east of the development, a number of building of which remain extant.

Owing to the archaeological character and significance of the wider landscape outside the proposal area, in particular the potential for Mesolithic to Bronze Age activity, and lacking the baseline physical evidence from the site, accordingly the application cannot be supported in its current form as this evidence is required to inform a planning decision.

Consequently, we recommend that the site is subject to an archaeological trial trenched evaluation (to include test pitting) and an earthwork survey, to be commissioned and undertaken at the expense of the developer and carried out prior to the granting of planning permission. The evaluation results should allow for the fuller consideration of the presence/absence, nature, extent, quality and survival of archaeological remains within the proposed development area. An informed judgement can then be made as to the suitability of development in this location and whether any planning consent will need to include provisions for the recording and, more importantly, the preservation of important archaeological remains in situ. This is as per the requirements of NPPF para 200, policy LP18 of the Fenland Local Plan (2014) and policy LP23 of the draft emerging Local Plan (2022).

We are in receipt of an approved geophysical survey report which was undertaken as part of the advised pre-determination archaeological evaluation works (CHER ref. ECB7223).

The report, attached to the case, details findings of post-medieval field boundaries, evidence for undated ditches and pits, and a possible ring ditch. We are also in receipt of an approved Written Scheme of Information (WSI) for the advised pre-determination archaeological trial trenched evaluation, test pitting and earthwork survey.

5.5 Cambridgeshire County Council Archaeology (13/9/24)

Since our previous comments made on 20/5/24, the requested archaeological evaluation works have been undertaken across the development area. We are in receipt of an approved report for the scheme which details remains of archaeological significance. These include an area of ring gullies, Bronze Age activity including a midden deposit to the north, and an area of archaeological activity including ditches and pitting in the field to the south. Please note that the evaluation report attached to the portal is the unapproved version. I have instead attached the approved version of the report to this email.

In view of this evidence we recommend that further archaeological work is required in advance of construction. We recommend these works will involve open area excavation, in order to mitigate the impact of development by preserving the archaeological remains by record. These areas will focus on the ring gullies and prehistoric remains to the north, and archaeological activity in the field to the south of Burrowmoor Road.

We recommend that these works can be undertaken post-consent, secured through the usage of an archaeological condition:

Archaeology Condition

No development shall commence until the applicant has implemented a programme of archaeological work that has been secured in accordance with a Written Scheme of Investigation (WSI), which has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no development shall take place other than under the provisions of the agreed WSI, which shall include:

- a. The statement of archaeological significance and research objectives;*
- b. The programme, methodology and timetable of fieldwork and public engagement, and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- c. Implementation of fieldwork;*
- d. A Post-excavation Assessment report and Updated Project Design to be submitted within six months of the completion of fieldwork;*
- e. An analytical archive report to be completed within two years of the completion of fieldwork and submission of a draft publication report (as necessary);*
- f. Preparation of the physical and digital archaeological archives for deposition at accredited stores approved by the Local Planning Authority.*

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 (DLUHC 2023).

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development and the continuation of the postfieldwork components of the WSI.

Part e) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

5.6 Ecology Officer (FDC) (29/11/24)

The application was recommended for refusal as it was considered that insufficient evidence has been submitted in relation to:

- *the level of impact of the scheme on protected species, namely bats, great crested newt and reptiles*
- *value of the traditional orchard*
- *biodiversity net gain values for the site*

5.7 Ecology Officer (FDC) (13/2/25)

We welcome the submission of the updated Preliminary Ecological Appraisal and biodiversity net gain information and consider all issues to be resolved.

The proposal is considered acceptable on ecology grounds, providing that the biodiversity compensation / mitigation measures and enhancements recommended within the Preliminary Ecological Appraisal are secured through a suitable worded condition(s) to ensure compliance with Fenland Local Plan 2014 policies LP16 and LP19 that seek to conserve, enhance and protect biodiversity through the planning process:

We recommend the following planning conditions:

- 1. Site-wide*
 - a. Ecological Design Strategy*
 - b. Construction Ecological Management Plan (CEcMP)*
- 2. Phase / parcel:*
 - a. Updated ecology surveys*
 - b. Construction Ecological Management Plan, demonstrating compliance with site-wide CEcMP*
 - c. Detailed lighting scheme sensitively designed for wildlife, demonstrating delivery of EDS*
 - d. Detailed landscape and biodiversity enhancement scheme, demonstrating compliance with EDS, including highways and building design*

Mandatory (minimum) 10% biodiversity net gain applies to this planning application. The scheme is likely to result in a shortfall of biodiversity net gain, which will need to be addressed to discharge the national Biodiversity Gain condition. Consideration must be given to how to secure delivery of (minimum) 30 years of habitat management and monitoring to achieve the significant on-site BNG gains, through planning condition /obligation. This will need to be considered as part of reserved matters.

Please find below further information:

We are satisfied that the following issues raised in our original consultation response

(ref. FYR240396O_ECO028-2425_20241129), as follows:

- 1. Reptiles – Preliminary Ecological Appraisal has been updated to clarify why reptiles surveys were not undertaken.*

2. *Great Crested Newt – Appendix 3 (GCN eDNA survey results) of Preliminary Ecological Appraisal has been provided*
3. *Bats – Preliminary Ecological Appraisal has been updated to include groundlevel roost assessment for trees. This survey identified trees T1, T2 and T3 having roost potential (PRF-I) and recommends “If removal is required, then it is recommended these are sectionally felled with ecological supervision. T1 will be lost in proposals therefore sectional felling under ecological supervision is also recommended.” If permission is granted, this recommendation, along with compensation for potential loss of roosts and precautionary working method statement, should be secured as part of an Ecological Design Strategy.*
4. *Traditional Orchard - Preliminary Ecological Appraisal has been updated to include orchard survey, confirming it is a traditional orchard of moderate condition*
5. *BNG – Statutory Biodiversity Metric update (ref. RSE 7181 V5R1) adequately reflects the presence of a traditional orchard*

Mandatory BNG

Mandatory Biodiversity Net Gain (BNG) requirement applies to this planning application because it was submitted after BNG took effect on 12 February 2024 (or 2 April 2024 for small sites) and does not meet any exemption criteria. The scheme is unlikely to deliver mandatory 10% biodiversity net gain “on-site”. Any shortfalls will need to be addressed through purchasing of off-site BNG units / statutory BNG, which will need to be demonstrated as part of discharge of national Biodiversity Gain condition.

BNG Monitoring – Significant On-site BNG

The scheme will result in the creation / enhancement of a potentially large area of low distinctiveness (modified grassland of moderate condition) and other habitat of moderate / high distinctiveness (trees, traditional orchards) and therefore, considered to meet ‘significant on-site habitat enhancements’ criteria

Developers must have a legal agreement or planning condition to secure maintenance of significant on-site habitat enhancements for at least 30 years (BNG Planning Policy Guidance 015 Reference ID: 74-015-20240214).

We recommend that the planning condition / S106 includes the implementation of the Habitat Management and Monitoring Plan (which should form part of the Biodiversity Gain Plan secured by the national planning condition) and monitoring its successful delivery, with BNG audit / monitoring reports submitted to the LPA at the following monitoring intervals (recommended in the Biodiversity Report):
- years 1, 3, 5, 7 and 10 years, then every 5 years for a minimum of 30 years and until all habitats have reached their target condition

Suggested wording for the requested conditions was also provided.

5.8 Ecology Officer (FDC) (30/5/25)

The new information does not substantively alter the advice provided on Ecology matters by the Cambridgeshire CC Ecology Advisory Service in their letter of the 13/02/2025. I agree with the advice provided in this response and would refer you to the recommendations given in the response for the conservation of habitats and species, and with regards to the requirement for the development to achieve at least a 10% gain in Biodiversity.

5.9 Arboricultural Officer (FDC)

This is an outline planning application and as the arboricultural impact assessment suggests there is scope to amend and detailed design to work around trees where possible, now the design team have the benefit of the tree constraints information.

The report shows a good quality tree T31 and part of the good quality group G2 Requiring removal. I suggest given that these element have been identified as this category by their arborist, that the design is altered to accommodate their retention.

The tree constraints have not been plotted onto the illustrative layout so it is difficult to fully assess the impact on the trees and how the trees could impact on the usability of the properties and open spaces. It would seem it could be designed to accommodate tree retention.

I have no objection to the outline plan. I would suggest that if a detailed planning application were to be submitted, the details of the AIA are incorporated in the design to ensure there is no direct conflict with trees, or future conflict such as shadow cast, parking spaces having canopies over hang them where detritus can be an issue etc. Elements like this can result in pressure to remove trees or have them harshly pruned. This is an important aspect for planning around the constraints of a scheme.

5.10 Housing Strategy (FDC)

Policy LP5 of the Fenland Local Plan (adopted May 2014) seeks 25% affordable housing on developments where 10 or more homes will be provided.

On sites of Level of affordable housing

Minor developments (5-9 dwellings) Nil affordable housing

Major developments (10 or more dwellings)

25% affordable housing (rounded to the nearest whole dwelling)

Tenure Mix

70% affordable housing for rent (affordable rent tenure) and 30% other affordable routes to home ownership tenure (shared ownership housing)

The Fenland Viability Report (March 2020) To inform the preparation of Fenland's emerging Local Plan, a Viability Assessment was undertaken which looked at the cost of building new homes and the costs associated with the policies in this Local Plan. This report concluded that viability in Fenland is marginal and varies between localities in the district. The assessment indicates that 20% affordable housing is likely to be the maximum level of provision that can be achieved through planning obligations. In response to the report, the Council has confirmed that finding of the viability assessment will be taken into account when determining planning applications from May 2020 onwards.

Consequently, while the Council aims to deliver policy compliant 25% affordable Housing provision on qualifying schemes where possible, it is acknowledged that a reduced percentage of affordable housing via planning obligations to a maximum of 20%, will be achievable in most instances.

Since this planning application proposes the provision of up to 230 number of dwellings, our policy seeks to secure a contribution of 25% affordable housing which equates to 58 affordable dwellings in this instance. Based on the provision of 20% affordable housing, 46 affordable dwellings would be required in this instance.

The current tenure split we would expect to see delivered for affordable housing in Fenland is 70% affordable rented tenure and 30% shared ownership. This would equate to the delivery of 40 affordable rented homes and 17 shared ownership based on the provision of 25% affordable housing or 32 affordable rented homes and 14 shared ownership based on the provision of 20% affordable housing.

We ask that Strategic Housing is included in early discussions regarding the house types and sizes by tenure for the affordable provision at the next stage of this application.

5.11 Environmental Health (FDC) (29/5/24)

The Environmental Health Team note and accept the submitted information and have 'No Objections' in principle to the proposal.

Construction Noise, Dust and Vibration:

There are certain aspects that need to be considered given the nature and scale of the proposed development, with the issues of primary concern to this service during the construction phase being the potential for noise, dust and possible vibration to adversely impact on the amenity of the occupiers at the nearest residential properties.

Therefore, this service would welcome a condition requiring the submission of a robust Construction Environmental Management Plan (CEMP) that shall include working time restrictions in line with the template for developers, now available on Fenland District Council's website at: Construction Environmental Management Plan: A template for development sites (fenland.gov.uk)

Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites may also be relevant, as would details of any piling construction methods / options, as appropriate.

The BWB Consulting Limited Air Quality Assessment report (Ref: 233167-AQA-001) is considered suitable and sufficient for purpose, having regard to the relevant standards and gives mention to a specific construction phase dust assessment having been undertaken. Whilst recommended dust mitigations measures are accepted, these can be addressed by ensuring that they are incorporated into a robust CEMP as recommended above.

Contaminated Land:

The methodology and findings of the PJS Geotechnical Engineers Limited Geo-environmental Desk Study Report (Ref: PJSG23-036-DOC-01) are acknowledged and accepted. This includes the conclusions and recommendations for further works as stated in Section 8.2 as follows:

"An intrusive site investigation should be undertaken to confirm ground conditions underlying proposed development, to confirm suitable foundation solutions and to confirm the contaminative status of the site. Investigation works should specifically target any identified potential sources of contamination, areas of potential in-filled ground / areas of Made Ground and areas of anticipated soft ground in the west of the site".

Subsequent to the above and if considered to be necessary, the remediation and validation works can then take place. I would recommend that the requirement for a Phase 2 intrusive ground investigation and potential mentioned follow-up works are secured by imposing the relevant remaining parts of the contamination condition should planning permission is granted:

No development approved by this permission shall be commenced prior to an investigative contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraph (a) and the results of will help decide if the following stages are necessary.

(a) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs (b), (c) and (d).

(b) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(c) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(d) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any postremedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.

Noise Impact:

From the standpoint of potential noise impact, this service accepts the content of the BWB Consulting Limited Noise Impact Report (Ref: 233167) and overall conclusion that compliance with BS 8233:2014: Guidance on Sound Insulation and Noise Reduction for Buildings could be met for both external and internal areas of proposed residential properties. That said, Para 6.3 correctly refers to proposed dwelling locations being unknown with mitigation suggested in outline terms and that consideration will need to be given to site layout and building orientation as the development evolves.

Therefore, in the interests of ensuring any future occupants are suitably protected from the identified noise sources and in compliance with the aforementioned British standard, I would recommend that a follow-up noise impact report is submitted if outline planning permission is granted, whereby analysis using the noise contour information is provided to demonstrate at which properties specific mitigation methods as described in the report (Ref: 233167), including glazing specifications mentioned in Section 5, will be necessary to achieve said

compliance. The Illustrative Masterplan (Drawing 902832.29.09 REV A) of February 2024 is acknowledged and was presumably unavailable when the noise impact assessment was undertaken late last year.

Artificial Lighting:

There will likely be a significant increase in artificial lighting and it will therefore be necessary to undertake a light impact assessment to demonstrate to what extent artificial lighting overspill and/or glare could potentially impact on the amenity of existing nearby residents. The assessment must be undertaken by a suitably qualified professional and conform to the relevant standards such as the Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01:2021, having regard to the relevant Environmental Zone, that being (E3) Suburban areas in this instance.

5.12 Environmental Health (FDC) (26/3/25)

Further clarification was sought from Environmental Health regarding the scope of the submitted Noise Impact Report, relevant extracts of these comments are set out below:

It is acknowledged that the BWB Consulting Limited Noise Impact Report (Ref: 233167) states that compliance with BS 8233:2014: Guidance on Sound Insulation and Noise Reduction for Buildings could be met for both external and internal areas of proposed residential properties, but as per comments from this service on 29.05.24, reference was made to the fact that actual dwelling locations were and are still currently unknown at outline stage. Whilst this service welcomes the assessment findings and predicted noise levels based on mitigation, much does seem to rely on those occupants of dwellings closest to the dominant noise source of the A141 closing their bedroom windows and having acoustic double glazing coupled with acoustic ventilators.

Mention is given to the fact that noise from the electrical substation is not a concern, however UK Power Networks have now provided information on what they permit with regard to acceptable dwellings distances from substations. The report states that Measurement Location 2 (ML2) was approximately 10m south of the substation, but at this stage no certainty is known on dwelling locations, and reference is made to UK Power Networks response of 20.03.25 that mentions required distances between substations and dwellings and the impact of both noise and vibration in respect of their potential to adversely impact on residential amenity.

Having further considered the application and subsequent to discussions on this application, it is acknowledged that the Noise Impact Report whilst implying compliance with BS 8233:2014 would be achievable with certain mitigation measures, there is no mention to ProPG: Planning & Noise which is guidance produced by several organisations, namely the Association of Noise Consultants (ANC), Institute of Acoustics (IOA) and Chartered Institute of Environmental Health (CIEH).

The uncertainties of the scheme do cloud current judgement, as comments from other consultees mean that what is considered an approximate outline proposal of dwelling locations and their numbers could drastically alter. This has the potential to result in dwellings being positioned in locations whereby they are either not in compliance with accepted internal or external amenity noise levels, or the degree of mitigation does not compliment the reasoning and justification of ProPG.

Any clarification that can be provided on what reference has been made to ProPG and its incorporation into forming the methodology, mitigation and conclusions of the aforementioned report would be gratefully received.

5.13 Environmental Health (FDC) (28/5/25)

The content of the BWB Consulting Limited correspondence (Ref: LE/Advisory/233167/P01) dated 01.05.2025 is acknowledged and accepted.

With the exact site layout location as yet unknown and referenced as such within BWB Consulting Limited Noise Impact Report (Ref: 233167), it is recommended that a condition is imposed to ensure that suitable and sufficient mitigation measures as outlined within the aforementioned report are included and adopted prior to any commencement of habitation, irrespective of the exact layout as the development evolves. This will ensure that there are no omissions that could subsequently compromise the protection of both external and internal amenity areas.

For example, from preliminary assessment of noise barriers positioned along the A141, the report states that outdoor living areas would still need to be located on the screened side of the dwellings to ensure that acceptable criteria is achieved for acceptable external parameters. Similarly, there are details of required mitigation standards in terms of glazing and ventilation to achieve acceptable internal noise criteria.

The above would have to be provided when definitive site layout details are known, even if this means some noise impact re-assessment due to alterations from the existing proposed site layout, as mitigation has to date been suggested in outline terms only.

Previous comments and recommended conditions provided by this service including those of 29.04.2024 for other aspects such as construction phase noise/vibration/dust, contaminated land and artificial lighting are still considered relevant.

5.14 Cambridgeshire County Council Lead Local Flood Authority

Objections were raised on 13/6/24, 11/7/24, 8/8/24 and details are available via public access, the most recent comments received are provided in full below:

Thank you for your re-consultation which we received on 22nd August 2024. We have reviewed the following documents:

- Response to LLFA comments pertaining to an outlining planning application for land off Burrowmoor Road, prepared by PJS Land Development, dated 21st August 2024.*
- Flood Risk Assessment, prepared by PJS Land Development, ref: PJSL23-001-DOC-02F, rev: F, dated 21st August 2024.*

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

The applicant proposes to discharge to an ordinary watercourse at a rate of 2.2 l/s/ha for all events up to a 1% Annual Exceedance Probability (AEP) storm event, with an appropriate allowance for climate change and urban creep. Filter strips, swales and attenuation basins are proposed in the form of SuDS. Rainwater

harvesting is also proposed. In addition, water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

It has been demonstrated that exceedance is predicted within the 1% AEP storm + 40% allowance for climate change at various pipe references. The applicant has demonstrated that these flows can be managed within the red line boundary without increasing the risk of flooding to any surrounding land or property.

The applicant has highlighted that where private property is to be placed close/next to ordinary watercourses, maintenance margins will be retained and transferred to a management company.

We request the following conditions are imposed:

Condition 1

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

The scheme shall be based upon the principles within the agreed Flood Risk Assessment prepared by PJS Land Development (ref: PJSL23-001-DOC-02F) dated 21st August 2024 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;*
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;*
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);*
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);*
- e) Site Investigation and test results to confirm infiltration rates;*
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;*
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;*
- h) Permissions to connect to a receiving watercourse or sewer;*
- i) Measures taken to prevent pollution of the receiving groundwater and/or surface water*

Reason

To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage

can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

Condition 2

Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason

To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 169 and 173 of the National Planning Policy Framework.

Condition 3

No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason

To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

Condition 4

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

Reason

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

Informatives

MLC Area

The applicant highlights that the site falls outside the MLC's rateable areas therefore consent from the MLC is not deemed necessary. But the proposals will increase the volume of water draining into the MLC area thus impacting their network. Therefore, the applicant should contact them for further advice.

IDB Consent

This site falls within the March 3rd Internal Drainage Board (IDB) district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to any works taking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required.

Part or all of your proposed development area falls within the Middle Level Commissioners (MLC) catchment of March 3rd whose consents are managed by the MLC. All increased discharges proposed to enter watercourses directly or indirectly or any works affecting watercourses or access to or along them for maintenance if the site is within the Board's district will require MLC/IDB consent. It is therefore recommended that you contact the IDB/MLC to discuss their requirements. Further information is available at: <https://middlelevel.gov.uk/>

Flood Investigations

The applicant should note that the LLFA are aware of reported flooding incidents of floodings within vicinity of the site in particular Burrowmoor Road and across March. During December 2020, the LLFA received a large volume of flood incidents from across the County. The applicant should be aware that March was significantly affected. Please see our Section 19 flood investigation report for further information: March December 2020 Flood Investigation Report (cambridgeshire.gov.uk). In addition, there were floodings in August 2014 (updated 2019) which can be viewed here: March flood investigation 2019_v2 (cambridgeshire.gov.uk)

The flooding reported on Burrowmoor Road appears to be associated with an ordinary watercourse that is within the site's red line boundary to the east. Irrespective of the proposed method of surface water disposal, if an ordinary watercourse is riparian owned (e.g. within or adjacent to the redline boundary), developers must ensure that the watercourse is appropriately maintained and remediated. Any obstructions to flows e.g. in the form of sediment, debris, litter and fallen trees must be removed prior to handover. Likewise, any impact on water quality to the ordinary watercourses must be addressed prior to final handover. It is preferable that the ordinary watercourse be reinstated to better condition than it was initially found.

Infiltration

Infiltration rates should be worked out in accordance with BRE 365/CIRIA 156. If for an outline application it is not feasible to access the site to carry out soakage tests before planning approval is granted, a desktop study may be undertaken looking at the underlying geology of the area and assuming a worst-case infiltration rate for that site. If infiltration methods are likely to be ineffective then discharge into a watercourse/surface water sewer may be appropriate; however soakage testing will be required at a later stage to clarify this.

Ordinary Watercourse Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream,

ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

<https://www.cambridgeshire.gov.uk/asset-library/Cambridgeshires-Culvert-Policy.pdf>

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

Signage

Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.

Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Riparian Ownership

The existing site has a number of watercourses around the boundary. The proposed layout means several private gardens would abut the watercourses. This would lead to the watercourses being divided and maintained under riparian law by a relatively large number of land owners, as opposed to the single riparian owner in the current greenfield state. The LLFA is opposed to this approach, as the onus of maintenance is divided across future the land owners, meaning a lack of maintenance by one future resident may lead to flood issues to the wider site and surrounding land and property.

The site layout should account for the existing drainage infrastructure, ensuring clear access for maintenance of the ditches by a management body. This should include a suitable easement for any maintenance equipment that may be required for future maintenance works on the ditch.

5.15 Anglian Water

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be

diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of March Water Recycling Centre that will have available capacity for these flows.

When assessing the receiving water recycling centre's(WRC) dry weather flow(DWF) headroom we take an average flow over the past 5 years to take account of changing weather patterns. Where the average exceeds the WRC's permitted allowance, we also take account of the following Environment Agency enforcement trigger - "has the DWF permit been exceeded in 3 of the last 5 years" – this must include non-compliance from the last annual data return. Based on the above assessment March WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.

Section 3 - Used Water Network

This response has been based on the following submitted documents: Preliminary Drainage & Levels Strategy and Flood Risk Assessment PJS23-001-DOC-02B 9th January 2024 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. 1. INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. 2. INFORMATIVE - Protection of existing assets - If a public sewer is shown on record plans within the land identified for the proposed development. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. 3. INFORMATIVE - Building near to a public sewer – No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. 4. INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

5.16 Middle Level Commissioners IDB

Middle Level Commissioners were consulted on four occasions, however no comments have been provided.

5.17 Cambridgeshire Fire and Rescue Service

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

5.18 NHS – Cambridgeshire and Peterborough Integrated Care System

Full comments are available via Public Access

Please accept this joint response on the position of Primary Health Care provision in relation to application F/YR24/0396/O on behalf of Cambridge and Peterborough Integrated Care System (C&P ICS) as local primary healthcare commissioners.

1. Submitted planning documentation:

As part of the planning documents, a Health Impact Assessment (HIA) dated February 2024 was submitted. The document, in line with Local Policy 9, concluded that ‘a financial contribution towards healthcare services may be sought as part of a S106 agreement.’

Similar to the applicant’s conclusion, our assessment also indicates that the proposed development will have adverse effects on the local primary care facilities, necessitating the implementation of mitigation measures.

2. Existing Healthcare positions:

The Site is approximately 10 hectares (ha) and currently consists of open grassland with a treelined boundary. The Site is bisected by and accessible via 'Burrowmoor Road'. As identified by the applicant the Site is located in an evolving area with a number of residential developments coming forward.

C&P ICS has identified that the development is most likely to impact the services of the following practices within a 2km radius from the site: Mercheford House Surgery (part of Cornerstone & Mercheford Practice), Cornerstone Practice (part of Cornerstone & Mercheford Practice) and Riverside Practice. All of these practices are located within the Fenland Partners Primary Care Network (PCN). These are shown on Map 1, with capacity assumptions based on the weighted patient lists shown in Table 1.

| Premises | Patient List Size¹ | NIA (sqm)² of Premises | Capacity³ | Space Surplus or Deficit (NIA, sqm)⁴ |
|--|--------------------------------------|--|-----------------------------|--|
| <i>Cornerstone & Mercheford Practice: Mercheford House Surgery</i> | <i>7,367</i> | <i>417.20</i> | <i>6,084</i> | <i>-87.97</i> |
| <i>Cornerstone & Mercheford Practice: Cornerstone Practice</i> | <i>10,789</i> | <i>667.80</i> | <i>9,739</i> | <i>-72.00</i> |
| <i>Riverside Practice</i> | <i>8,878</i> | <i>484.00⁵</i> | <i>6,417</i> | <i>-124.78</i> |
| Total | 27,034 | 1,525 | 22,240 | -328.74 |

Table 1: Capacity assumptions of local GP surgeries in relation to the proposed development

The Department of Health publication “Health Building Note 11-01: facilities for Primary and Community Care Services” indicates a floorspace requirement of approximately 150m² (GIA)/ 120m² NIA per 1,750 patients. The overall GP practices are showing a health infrastructure deficit, thereby demonstrating that the surgeries do not have existing capacity to absorb any additional residents. The development would therefore have an impact on the primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable.

3. Healthcare needs arising from the proposed development:

The intention of C&P ICS is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward Views. The development would give rise to a need for improvements to capacity, in line with C&P ICS’s Estates Strategy, by way of improvements to, reconfiguration of, redevelopment of, or extension to the existing estate, or through the delivery of new build healthcare infrastructure. Based on the proposed development resulting in around 230 homes and the average population per household figure for Fenland of 2.30 (based on 2021 Census data) the proposed development will result in 529 persons which will require mitigation.

C&P ICS note that the S106 contribution secured from this development would go towards a project to deliver a new primary care led healthcare facility in this PCN area, that would serve the future residents of this development (within identified patient catchment area). Table 2 below provides the capital cost calculation of additional primary healthcare services arising from the development proposal.

| Total residential units | Additional Population Growth | Required Floorspace as per HBN Guidance | Delivery Approach | Capital required to create additional floorspace ⁶ |
|-------------------------|------------------------------|---|---------------------------|---|
| 230 | 529 | 45.34 | New healthcare facilities | £306,518 |

Table 2: Capital costs calculation of additional primary healthcare services

The site-specific capital cost required to deliver the additional floorspace via new built premises (build cost of £6,760/sqm) within the locality is included in Table 2 – which identifies the need for a capital contribution of **£306,518**.

4. Conclusion

The proposed development would create up to 230 new homes, generating an estimated 529 residents in the local area. This would have a direct impact on local healthcare services and therefore will require mitigation. Without this mitigation, the development would not comply with Policy LP2, LP9 of the Fenland Local Plan 2014, section 5.4 of Developer Contributions SPD 2015 and paragraphs 55 to 58 of the NPPF, as well as Planning Practice Guidance on Planning Obligations.

5.19 East of England Ambulance Service NHS Trust (EEAST)

Assessment of Development Impact on Emergency Ambulance Service Provision
This development, should the application be successful, will affect March ambulance station and Wisbech, St Ives, Ely ambulance stations, Peterborough Hub and ambulance stations which respond to emergency incidents within the local area as well as impact on the regional call centres.

Travel times from March Ambulance Station in rush hour traffic to the development location are circa 10 minutes and 20-30 minutes from other ambulance stations and Peterborough Hub (Reference ShapeAtlas) (NB this is a standard reference

point and does not mean ambulances come from these locations in order to respond to calls).

For these reasons, in order to make this development acceptable it is requested a capital contribution from developers is made towards the provision Emergency Ambulance Service Infrastructure which may be the nearest Hub, local ambulance station(s), provision of additional ambulance vehicles to support the population growth from this development.

Table 2 Capital Cost calculation of additional emergency ambulance health services arising from the development proposal

| No Dwellings | Infrastructure Cost* | Total |
|--------------|----------------------|---------|
| 230 | £327 | £75,210 |

* Adjusted pro-rata for 2.4 person per dwelling. EEASTs baseline infrastructure cost* calculation of £300 is based on 2.2 persons per dwelling as submitted to Fenland IDP Regulation 18 consultation October 2022

Capital infrastructure cost calculation takes the population in EEAST (6.3m) / number of Incidents in 2023/24 (1.4m) = 0.22 incidents per person per annum and multiplies this against the Capital Infrastructure Costs of £300 per 2.2 persons per dwelling and adjusted pro-rata:

Capital Infrastructure Cost of £340 per 2.2 person dwelling is calculated using 2023/24 costs required to deliver a mobile emergency healthcare service: Estates build per m2 (£213.50) + Patient facing emergency ambulance vehicles (£126.50)

The capital required to create additional ambulance services to support the population arising from the proposed development is calculated to be **£75,210** and are for the impact of this development only.

Emergency Ambulance Capital Funding

Ambulance stations supporting residents in this development area are deemed aged, capacity constrained and no longer fit for modern ambulance services to deliver Make Ready Services as defined under the Lord Carter Report (2018) and mandated by Quality Care Commission (CQC).

The capital required would provide financial resources for EEAST to absorb the additional patient demand generated by this development on emergency ambulance health services. New developments place additional demand on our existing infrastructure without any direct associated funding.

EEAST, as with all NHS Trusts, is allocated an annual capital spend limit (CDEL), which is generally used to support maintenance backlog/and replacement of existing fleet vehicles and onboard essential capital medical equipment, both of which have a maximum lifespan of 5 years before being replaced.

For this reason our request for capital funding is distinct from revenue income from NHS England.

This additional capital funding would be allocated, in agreement with the local council, to support:

- additional response posts in the area in order to meet the population growth from this development and/or
- additional capital equipment for community responders.

5.20 Cambridgeshire County Council Planning and Sustainable Growth Service

Full comments are available via Public Access

S106 Summary Table

Table 1 below summarises the contributions requested by the council. subsequent sections of this response provide the detailed explanation as to how these contributions have been calculated. The Council provides a cost for the proposed education

Table 1 - S106 contributions – summary table

| | Contribution | Project | Indexation date | Trigger |
|--------------------|---|--|------------------------|---|
| Early Years | To be calculated in accordance with table 5 *Indicative Contribution £607,593 | New early years facility serving March | 1Q2024 | 50% prior to 1st occupation and 50% prior to 115 th occupation |
| Primary | To be calculated in accordance with table 6 *Indicative Contribution £2,378,660 | New primary facilities serving March | 1Q2024 | |
| Secondary | To be calculated in accordance with table 7 *indicative contribution £1,727,558 | Expansion of Neale Wade Academy | 1Q2024 | |
| Libraries | £52,325 | Enhancement of buildings and facilities at March library | 1Q2019 | 100% prior to occupation of 50% of the development |

| | |
|------------------------|------|
| Strategic Waste | N/A |
| Monitoring fee | £150 |

West March Broad Concept Plan

The site falls within the West March Broad Concept Plan area. The County Council has undertaken a review of the primary education requirements for the whole March West Broad Concept Plan to determine whether the full 5FE of provision originally proposed is still required.

This review concluded that a change of approach is proposed: to plan to build a 3FE primary school with 3 Early Years classrooms and one SEND space on the Permission site to mitigate the demand from these developments.

Whilst the need for an additional school site is no longer required, the demand for school places generated by the March West developments will need to be mitigated with contributions towards expanded provision at the school being delivered on the Persimmon Homes site.

Existing development

Although there might be some capacity in March Town to allocate the children arising from this development, the current spare capacity has been allocated to the approved and pending developments in the rest of March and therefore, this capacity cannot be used to mitigate the children arising from March West developments.

Approach to Assessing Education Contributions

Early Years Mitigation

The Council will meet the demand for early years places from this development by building a new primary school with early years facilities in March West. The details of this project are not committed and therefore in accordance with Department for Education guidance it is appropriate to secure contributions based on the DFE Scorecard costs, which for new early years places in Cambridgeshire is £25,855 per place. The indicative cost to mitigate the impact is based on the number of children arising from the development which equates 23.5 additional classroom places. Therefore, the indicative cost of mitigation is:

$$£25,855 \times 23.5 = £607,592$$

The level of contribution is based on the children arising from the development. The actual sum will be calculated using the Council's detailed multiplier based on the actual dwelling mix and tenure approved at the reserved matters stage (see table 5 below).

The trigger for payment is:

- 50% prior to first occupation*
- 50% prior to occupation of 50% of development*

The S106 agreement will need to contain provision for increases in indexation from 1Q2024, this being the date of the above cost to the date the contribution is paid.

Primary Education

Primary Mitigation

The Council will meet the demand for primary places from this and other new developments by building a new primary school in West March. The details of this project are not committed and therefore in accordance with Department for Education guidance it is appropriate to secure contributions based on the DFE Scorecard costs, which for new primary school places in Cambridgeshire is £25,855 per place. Therefore, the indicative cost of mitigation is:

$$\text{£}25,855 \times 92 = \text{£}2,378,660$$

The actual sum will be calculated using the Council's detailed multiplier based on the actual dwelling mix and tenure approved at the reserved matters stage (see table 6 below).

The trigger for payment is:

- 50% prior to first occupation*
- 50% prior to occupation of 50% of development*

The S106 agreement will need to contain provision for increases in indexation from 1Q2024, this being the date of the above cost to the date the contribution is paid.

Secondary

Assessment and Impact

Neale-Wade is the catchment secondary school for March. It has a Net Capacity of 1,500 pupils (CCC/DfE School Capacity Survey, 2023). The catchment's 11-15 year-old population is forecast to decrease slightly from 1284 in 2023/24 to 1268 by 2028/29 (CCC Base Catchment Forecasts, 2023).

There are forecast to be 58 secondary-aged children generated by this development. The other proposed developments in the area will generate an additional 623 secondary-aged children (see Table 2). This means that by 2028/29 the total secondary-aged population is forecast to be 1,945 (1,268+58+619). Consequently, there will not be sufficient secondary provision across March. It is, therefore, recommended that contributions are sought to mitigate these requirements.

There will be insufficient capacity at Neale-Wade Academy and therefore it is recommended that contributions are sought to mitigate this impact.

Secondary Mitigation

The Council will meet the demand for secondary places from this and other new developments by expanding capacity in March. The details of the specific project are not committed and therefore in accordance with Department for Education guidance it is appropriate to secure contributions based on the DFE Scorecard costs, which for the expansion of existing secondary facilities in Cambridgeshire is £29,786 per place.

Therefore, the indicative cost of mitigation is:

$$\text{£}29,786 \times 58 = \text{£}1,727,558$$

The actual sum will be calculated using the Council's detailed multiplier based on the actual dwelling mix and tenure approved at the reserved matters stage (see Table 7 below).

The trigger for payment is:

- 50% prior to first occupation*
- 50% prior to occupation of 50% of development*

The S106 agreement will need to contain provision for increases in indexation from 1Q2024, this being the date of the above cost to the date the contribution is paid.

Calculation of Education Contributions Based on Approved Dwelling Mix

The above contributions for education mitigation have been calculated using the Council's general child yield multipliers which are used for outline planning applications where a dwelling mix has not been approved.

For the purposes of the s106 agreement the County Council includes a formula that will determine the final contribution and ensures that the contribution better reflects the mix (size and tenure) of the approved reserved matters. Tables 5, 6 and 7 would be included in the S106 which would allow for a contribution to be calculated at the reserved matters stage when a dwelling mix has been approved. These tables convert the project cost per place into a cost per dwelling by applying the relevant detailed multiplier. The final contribution is calculated following approval of reserved matters by multiplying the number of dwellings for each size/tenure by the cost per dwelling.

Libraries and Lifelong Learning

Cambridgeshire County Council has a mandatory statutory duty under the Public Libraries and Museums Act to provide a comprehensive and efficient library service to everyone living, working or studying in Cambridgeshire.

The development will generate 575 new residents (230 new dwellings x 2.5 average household size), with local library provision being provided from March library.

Applying the number of new residents arising from this site the County Council's assessment is that there is not sufficient existing capacity and the number of new residents will put considerable pressure on the library and lifelong learning service in the town. The County Council therefore considers that it is reasonable to seek a contribution towards library and lifelong learning provision and mitigate the impact of the development.

The County Council is seeking a contribution based on a rate of £91 per head of population increase. This figure represents the proportionate cost of mitigating the increased demand through enhanced static library provision (resources and fit out) with the money being used to remodel March Library to improve infrastructure and meet the demand of new residents, increasing the floor space available to the community.

Ensuring that the contribution is proportionate to the number of new residents arising demonstrates that it is fairly and reasonably related in scale and kind

The figure of £91 per head of population increase has been calculated based on information contained within the document Public Libraries, Archives and New Development: A Standard Charge Approach, May 2010.

Therefore, the development would need to pay the following library and lifelong learning contribution:

- *This development would therefore need to contribute £52,325 (£91 per head of population x 575 new residents OR £230 per dwelling).*

The trigger for the library and lifelong learning payment is:

- *100% prior to occupation of 50% of the dwellings*

The S106 agreement will need to contain provision for increases in indexation from 1Q2019, this being the date of the above cost to the date the contribution is paid.

5.21 Cambridgeshire Police Designing Out Crime Team

Thank you for the opportunity to comment on this application. I have viewed the documents in relation to crime, disorder, and the fear of crime. I have searched the Constabulary crime and incident systems covering the March West wards for the last 2 years, I would consider the proposed location to be an area of medium to high risk to the vulnerability to crime

There doesn't appear to be a section on Crime Prevention and Security in the Design and Access, and the Planning Statement refers to LP17: Community Safety. It is important that security and crime prevention are discussed at the earliest opportunity to ensure that the security of buildings, homes, amenity space and the environment provide a safe place for people living, working in, and visiting this location.

NPPF Para 135(f) states - Planning policies and decisions should ensure that developments - create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The site layout plan looks acceptable, with gardens being back-to-back this will help to reduce the risk and vulnerability for crime as most burglaries occur to the rear of properties. We recommend that the layout and orientation of properties are that any active frontages such as living rooms are overlooking the public realm and open spaces to maximise surveillance across the development, this should encourage some level of territoriality amongst residents. The plan indicates a mixture of parking, most will be within curtilage, front of each dwelling or to the rear, and most appear to be overlooked by the resident or neighbouring properties to increase natural surveillance.

External Lighting - Our recommendation for external lighting is that all adopted and un-adopted roads, private roads, shared drives, footpaths, and parking areas / courts, should be lit with columns to BS5489:1 2020. Care should be taken in relation to the location of lighting columns with the entry method for most dwelling burglary being via rear gardens, especially where there is little surveillance from neighbouring properties as they can be used as a climbing aid if positioned too close to the fence/wall. Home security lights to the front and rear of the properties should be dusk to dawn LED lights. A fully qualified lighting engineer will design a lighting plan with ecology and wildlife in mind. I would like to see the lighting plan, including

lux levels and calculations when available please. Please note: Bollard lighting should be used as wayfinding only and not as a main source of lighting.

Door sets – All doorsets allowing direct access into to the home, e.g. front and rear doors, interconnecting garage doorsets, French doors, bi-fold or sliding patio doorsets, dedicated private flat or apartment entrance doorsets, communal doorsets, easily accessible balcony doorsets (Note 23.4a), shall be certificated to one of the following minimum standards, or above:

LPS 1175 Issue 7 Security Rating 2+ (Note 23.4b), or

LPS 1175 Issue 8 Security Rating B3+ (Note 23.4b), or

LPS 2081 Issue 1 Security Rating B+ (Note 23.4e), or

PAS 24:2022 (Note 23.4c), or

PAS 24:2016 (Note 23.4c), or*

36 STS 201 Issue 15 Burglar Resistance BR2 (Note 23.4d), or

STS 202 Issue 10 Burglar Resistance BR2 (Note 23.4b), or

STS 222 Issue 2 Burglar Resistance BR2(S) (Note 23.4e)

Recessed doors should, where possible, be avoided as these can attract crime or anti-social behaviour (ASB)

** PAS 24:2016 has been withdrawn by the British Standards Institute and replaced by PAS 24:2022, however PAS 24:2016 will continue to be an acceptable route to compliance until 31st December 2024. Please visit the SBD Homes guid for more information. HOMES_2024.pdf (securedbydesign.com)*

Windows, roof windows and roof lights (houses) - all ground floor and easily accessible windows, shall be certificated to one of the following standards:

Ø PAS 24:2022, or

Ø PAS 24:2016, or*

Ø STS 204 Issue 6:2016, or

Ø LPS 1175 Issue 7.2:2014 Security Rating 1, or

Ø LPS 1175 Issue 8:2018 Security Rating 1/A1, or

Ø STS 202 Issue 10:2021 Burglary Resistance 1, or

Ø LPS 2081 Issue 1.1:2016 Security Rating A,

Ø or STS 222 Issue 1:2021

Ø Visit SBD Commercial Guide for requirements on glazing standards.

Ø NB: Easily accessible is defined within Approved Document Q Appendix A

** PAS 24:2016 has been withdrawn by the British Standards Institute and replaced by PAS 24:2022, however PAS 24:2016 will continue to be an acceptable route to compliance until 31st December 2024*

Boundary Treatments – Our recommendation is that fencing should be 1.8m close boarded/walls, and all private gates must be fitted with a self-closer and are lockable from both sides and any shared gates must have a self-closer. It is important to note that most burglaries occur at the rear of the property and is therefore important to reduce that risk/vulnerability. Any rear gardens backing on to footpaths, green space or roads should have the addition on 300mm trellis to increase security and reduce the opportunity for a would-be offender.

Rear service footpaths – I note some of the plots have footpaths leading to the rear of dwellings to allow the residents to remove their bins. Our recommendation is to omit them where possible to remove any vulnerabilities. If this isn't possible,

footpaths serving one dwelling should have a private gate with a self-closer and are lockable from both sides – the gate should be positioned at the entrance of the footpath or building line. Serving multiple dwellings - shared gates should have a self-closer and positioned at the entrance of the footpath / building line. It is important to provide a safe defensible space as most burglaries occur from the rear of dwellings and therefore any potential vulnerabilities should be removed.

Cycle Storage (Garden) – Sheds should have a ground anchor fixed to a concrete sub-base or a wall anchor to allow the resident to secure their bike/s. We also recommend a solid secure, gold rated hasp and lock for the door, or a security rated key lock. Garages should have either a wall or ground anchor to allow the resident to secure their bike/s. We would recommend that where bicycle storage is provided it should be a robust structure, the storage unit should be positioned on a (concrete base).

The design problems that we are trying to prevent are cycle hoops bolted into the ground; they need to be cemented 300mm into the floor or as a minimum solid secure gold ground anchors cemented into the floor. Minimum requirements for such equipment are:

Ø shed construction and security 38x50mm (min) planed timber frame.

Ø Floor and roof constructed from 11mm boards (minimum).

Ø 11x125mm (min) Tongue & Grooved board walls and door.

Ø No window to be present.

Ø door hinges should be coach-bolted through the shed structure or secured with security or non-return screws.

Ø Two hasp and staples that meet 'Sold Secure' Silver should be used.

One positioned 200mm - 300mm down from the top of the door, and one positioned 200mm - 300mm up from the bottom of the door.

Additionally, hasp and staples should be coach bolted through the shed structure or secured with either security or non-return screws.

Ø Both padlocks should meet 'Sold Secure' Gold or LPS 1654 Issue 1.1:2014 Security Rating 1.

As a minimum a solid secure ground anchor should be securely fixed to a suitable substrate foundation within secure storage/shed, care must be taken to ensure that this will be robust and secure enough to protect what is being stored in it, particularly cycles or similar e.g. (gardening equipment). See visit the above-mentioned SBD Homes Guide for more information.

Gable End Walls - It is important to avoid the creation of windowless elevations and blank walls immediately adjacent to public spaces; this type of elevation, commonly at the end of a terrace, tends to attract graffiti, inappropriate loitering, and potential anti-social behaviour. The provision of at least one window above ground floor level, where possible, will offer additional surveillance over the public area.

Where blank gable walls are unavoidable, one of the following methods should be used to protect them: Provide a 1m buffer zone using either a 1.2 – 1.4m railing (with an access gate) or a 1m mature height hedge with high thorn content. Hedging will have to be protected with a fence until it becomes established. The hedge shall be contained within the boundary of the adjacent building to increase the likelihood that it will be maintained. Where there is insufficient room to create defensible space between public and private space, an appropriate (non-destructive) climbing plant should

be planted adjacent to the wall, or a finish applied to the wall that will allow easy removal of graffiti.

Residents parking – The plan highlights a mixture parking with some within curtilage, front or rear of the dwelling and parking courts. It is important that residents can see their own vehicle/s and parking is overlooked by neighbouring properties (active windows).

Ø The parking courts/areas should be overlooked and well lit - see External Lighting above.

Ø For parking to the rear of dwellings, the fence should be lowered to 1.5m with the addition of 300mm of trellis to improve surveillance over the vehicles.

Public Open Spaces, LEAP & linked footpaths – Open spaces with footpaths should be well lit with a good landscaping management plan in place, this is very important to ensure that there is good surveillance and visibility across the open areas (See external lighting above for lighting standard). Footpaths linking to the development should also be well-lit, and straight in design to improve surveillance and to help prevent any hiding places for a would-be offender. Consideration must be given to the location of any seating as they can be used as a gathering point and in turn result in anti-social behaviour for neighbouring properties.

Landscaping – Our recommendations are that trees should not be planted close to any fencing and there are several plots with trees next to the fence line as they can act as a climbing aid to gain entry to rear gardens. All hedging and planting should be maintained and kept down to 1m – 1.2m and tree crowns raised to 2m to ensure clear views and surveillance across the development.

Solar Panels and EV charging points – If these are a consideration, I would recommend consultation with Cambridgeshire Fire & Rescue for more information on fire safety.

We will provide further comments upon receipt of more detailed drawings, including floor plans / elevations.

5.22 Active Travel England

Following a high-level review of the above planning consultation, Active Travel England has determined that standing advice should be issued and would encourage the local planning authority to consider this as part of its assessment of the application. Our standing advice can be found here: <https://www.gov.uk/government/publications/active-travel-englandsustainable-development-advice-notes>

ATE would like to be notified of the outcome of the application through the receipt of a copy of the decision notice, in addition to being notified of committee dates for this application.

5.23 Cambridgeshire County Council Active Travel Team

There is no mention of Cambridgeshire County Council's Active Travel Toolkit or evidence that this has been completed.

Burrowmoor Rd will form an important active travel route to the primary school and town centre and yet no improvements are proposed. As set out in CCC's Local

Cycling and Walking Infrastructure Plan (LCWIP) improvements at side road crossings should be undertaken by the applicant to provide a safe walking route to school. Burrowmoor Road has long, straight sections of road and the applicant should set out how speeds will be kept low to provide a safe cycle route to the primary school.

As set out in CCC's LCWIP the cycle routes to the town centre are poor and mitigation is needed to accommodate as well as encourage an increase in people walking and cycling from the development to the town centre, particularly via the footbridge over the River Nene.

5.24 Cambridgeshire County Council Highways Transport Assessment Team

Comments received on 1/7/24, 6/9/24, 21/10/24, 25/2/25 concluded that insufficient information had been submitted, comments received on 1/7/25 and 26/1/26 recommended that the application be refused; details are available via public access; the most recent comments received on 30/3/26 are provided in full below:

Background

The document reviewed is the transport assessment addendum dated 19/12/2025, for a proposed residential development.

Comments –

The Highway Authority has been in discussions with the applicant and their consults for a while now regarding the proposal and its impact on the highway network.

A number of concerns have been raised previously, which most, if not all have been addressed.

The junction modelling undertaken by the consultant demonstrates that a simple priority junction at Burrowmoor Road with the A141 does not work and that mitigation is required. The applicant is proposing a set of traffic signals at this junction to mitigate the impact of the proposed development.

One of the main concerns raised by the Highway Authority has been that introducing a set of signals onto the A141 would lead to excessive queues. Whilst the transport consultant has done what they can to try accurately model the traffic impact, the modelling still shows excessive queuing.

The LinSig modelling shows queues of –

2030

54 vehicles which is equal to 310m in the AM peak on the A141

46 vehicles which is equal to 265m in the PM peak on the A141

2035

57 vehicles which is equal to 327m in the AM peak on the A141

49 vehicles which is equal to 282m in the PM peak on the A141

In an attempt to move this forward the Highway Authority has engaged an independent signals expert to review the modelling and the impact the junction would have on the network.

The independent signals expert concluded that the model is well built and its results are sound. The proposed signal junction on the A141 would cause extensive queuing, but this is likely to be a rolling queue, not a stationary one. Given the amount of vehicles in the queue, the queue is unlikely to dissipate completely during one cycle of the lights. The queue of vehicles will shorten when the lights go green and then build back up when they are red. Like most signal junctions, but it's likely to be a rolling queue.

This site is part of a much larger allocation but is only a small development within this area. CCCs view is that this allocation should only come forward as one application in order that it can connect to the spine road running through the whole allocation. However, this is not possible because the site has many land owners, and this application is an example of this, covering a small area and one of the land owners. As a result, CCC is left with a scenario where the development has a severe impact on the A141 junction with Burrowmoor Road which requires mitigating.

Given the external advice received, the Highway Authority does not wish to object to the planning application subject to the following -

- 1. Prior to first occupation of any dwellings, the A141 mitigation scheme, as shown in principle on drawing No. 012, Rev G, titled Proposed A141/Burrowmoor Road Traffic Signal Junction shall be delivered on the ground.*
- 2. Prior to first occupation of any dwellings, the site access roundabout, as shown in principle on drawing No. 001, Rev F, titled proposed site access junction with visibility splays shall be delivered on the ground.*
- 3. Prior to first occupation of any dwellings, the applicant shall pay a contribution of £1,500 per dwelling towards the delivery of the MATS schemes.*
- 4. Prior to occupation of the 100th dwelling, the applicant shall pay a contribution of £650,000 (£130,000 per year for 5 years) toward bus service improvements.*
- 5. The main internal spine road shall be constructed up to the edge of the northern boundary, with no ransom strip being left. Details shall be submitted to and approved in writing with the Local Planning Authority.*
- 6. Prior to first occupation, the applicant shall be responsible for the provision and implementation of a Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan shall include suitable measures and incentives inclusive of welcome packs, bus vouchers and/or active travel vouchers to promote sustainable travel, and shall be monitored annually with all measures reviewed to ensure targets are met.*

5.25 Cambridgeshire County Council Highways Development Management

Comments received on 3/9/24, 15/10/24, 3/2/25, 28/11/25 concluded that insufficient information had been submitted, and details are available via public access; the most recent comments received are provided in full below:

Recommendation

Following a careful review of the documents provided to the Local Highway Authority as part of the above planning application, the effect of the proposed development upon the Public Highway would likely be mitigated if the following

conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal.

Comments

Further to the Local Highway Authority's previous consultation response dated 28 November 2025, additional and amended information has now been submitted to address the outstanding matters raised at that time.

Accordingly, and in addition to the conditions requested by the Transport Assessment team should the Local Planning Authority be minded to grant permission, the following conditions are considered necessary to mitigate the development's impact on the public highway.

Conditions

No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:

Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.

Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)

Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Reason: in the interests of highway safety

No development shall commence until full details of the location and layout of the construction vehicular access(es) have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the provision of safe and suitable access arrangements in the interests of highway safety.

No dwelling shall be constructed above slab level until details of the proposed arrangements for future management and maintenance of the proposed street(s) within the development have been 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 under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason: to ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

5.26 UK Power Networks

We refer to the Planning Application for the above site. The proposed development is in close proximity to our substation, and 33KV and LV oversail and have the following observations to make:

If the proposed works are located within 6m of the substation, then they are notifiable under the Party Wall etc. Act 1996. The Applicant should provide details of the proposed works and liaise with the Company to ensure that appropriate protective measures and mitigation solutions are agreed in accordance with the Act. The Applicant would need to be responsible for any costs associated with any appropriate measures required. Any Party Wall Notice should be served on UK Power Networks at its registered office: UK Power Networks, Newington House, 237 Southwark Bridge Road, London SE1 6NP.

Our engineering guidelines state that the distance between a dwelling of two or more stories with living or bedroom windows overlooking a distribution substation should be a minimum of ten metres if the transformer is outdoor, seven metres if the transformer has a GRP surround or one metre if the transformer is enclosed in a brick building. It is a recognised fact that transformers emit a low level hum which can cause annoyance to nearby properties. This noise is mainly airborne in origin and is more noticeable during the summer months when people tend to spend more time in their gardens and sleep with open windows.

A problem can also occur when footings of buildings are too close to substation structures. Vibration from the transformer can be transmitted through the ground and into the walls of adjacent buildings. This, you can imagine, is very annoying.

In practice there is little that can be done to alleviate these problems after the event. We therefore offer advice as follows:

- 1. The distance between buildings and substations should be greater than seven metres or as far as is practically possible.*
- 2. Care should be taken to ensure that footings of new buildings are kept separated from substation structures.*
- 3. Buildings should be designed so that rooms of high occupancy, i.e. bedrooms and living rooms, do not overlook or have windows opening out over the substation. Minimum distance for this should be at least 10m.*
- 4. If noise attenuation methods are found to be necessary, we would expect to recover our costs from the developer.*
- 5. UK Power Networks require 24 hour vehicular access to their substations. Consideration for this should be taken during the design stage of the development.*
- 6. The development may have a detrimental impact on our rights of access to and from the substation. If in doubt please seek advice from our Property and Consents team at Barton Road, Bury St Edmunds, Suffolk, IP32 7BG.*
- 7. No building materials should be left in a position where they might compromise the security of the substation or could be used as climbing aids to get over the substation surround.*
- 8. There are underground cables on the site associated with the substation and these run in close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.*

9. All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 Avoiding Danger from Underground services. This document is available from local HSE offices.

Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG

5.27 Councillor Tim Taylor (15/5/24)

I write regarding the above application . Our areas drainage commissioners have Released a statement stating that our system is at capacity . This inadvertently means that we require no more surface water into the system. We have a duty of care and responsibility to the properties already here . To discharge surface water at less than greenfield rate increases long term pressure on an already overloaded system. Therefore we are not in a position to accept any surface water into our system from this development.

As the chair of the farming committee there is a national food guarantee in place at central government . This guarantee is in place to provide people with food should such an event happen such as war etc. We cannot lose anymore food producing land to developments , this will have a detrimental affect on our food security. These type of developments must cease with immediate affect.

5.28 Local Residents/Interested Parties

Objections have been received from 18 households (17 from March and 1 from Wisbech), in relation to the following:

| Objecting Comments | Officer Response |
|---|-------------------------------------|
| Scale of development | Comments noted and discussed below. |
| Infrastructure/services can't cope with more houses | Comments noted and discussed below. |
| Sustainability | Comments noted and discussed below. |
| Surface Water/Flooding/Drainage | Comments noted and discussed below. |
| Parking | Comments noted and discussed below. |
| Noise | Comments noted and discussed below. |
| Traffic/Highway Safety | Comments noted and discussed below. |
| Impact of construction | Comments noted and discussed below. |
| Impact on ecology | Comments noted and discussed below. |

| | |
|---|---|
| | |
| Impact on character of the area | Comments noted and discussed below. |
| Use of agricultural land | Comments noted and discussed below. |
| Contamination risks | Comments noted and discussed below. |
| Devaluation of property | Planning acts in the public interest and loss of private property value is not a material planning consideration |
| Loss of view | Planning acts in the public interest and there is no legal right to a view; loss of a private view is not a material planning consideration |
| Concerns regarding no right turn from Burrowmoor Road onto the A141 | The scheme has been revised and this no longer applies |
| Concerns regarding links to Brewin Avenue | The scheme has been revised and this no longer applies |
| The site is Green Belt | There is no designated Green Belt land within the Fenland District |
| Impact on air quality/pollution | Comments noted and discussed below. |
| Connectivity | Comments noted and discussed below. |
| Affordable houses should be truly affordable | Comments noted and discussed below. |
| Query regarding land ownership/inclusion within the site | The applicant's agent provided a response and land registry details in respect of this query and Officer's are content that the legislative planning procedures have been followed. |

Supporting comments have been received from 2 households (both in March) in relation to the following:

| Supporting Comments | Officer Response |
|--|-------------------------------------|
| Necessary development on an allocated site | Comments noted and discussed below. |

Representations have been received from 3 households (2 in March and 1 in Leverington) in relation to the following:

| Comments | Officer Response |
|--|--------------------------------------|
| Seeking clarification that their trees | The application is accompanied by an |

| | |
|---|--|
| would not be affected by the development | Arboricultural Impact Assessment (AIA) which details trees immediately adjoining the site, demonstrating that there is an awareness of these; any detailed design would require an updated AIA and Arboricultural Method Statement (AMS) including consideration of construction and tree protection measures. |
| Consideration of Swift bricks in the dwellings | Comments noted and discussed below. |
| Queries seeking clarification regarding the development | Given that these were received in May 2024 and there has been no further correspondence it is believed that the previous case officer had addressed these. |

6 STATUTORY DUTY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and the March Neighbourhood Plan (2017).
- 6.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting.

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 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
Chapter 16 - Conserving and enhancing the historic environment
Chapter 17 – Facilitating the sustainable use of minerals

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context
Identity
Built Form
Movement

Nature
Public Spaces
Homes and Buildings

Fenland Local Plan 2014

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

March Neighbourhood Plan 2017

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

Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021

Policy 5 - Mineral Safeguarding Areas
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

Cambridgeshire Flood and Water SPD 2016

West March Broad Concept Plan 2021

8 KEY ISSUES

- **Principle of Development**
- **Heritage**
- **Design Considerations and Visual Amenity of Area**
- **Residential Amenity/Health and Wellbeing**
- **Housing Mix**
- **Highway Safety, Connectivity and Parking Provision**
- **Flood Risk and Drainage**
- **Ecology**
- **Biodiversity Net Gain (BNG)**

- **Developer Contributions**
- **Other matters**

9 BACKGROUND

9.1 The site forms part of West March strategic allocation, other parcels of land within this allocation have already come forward, those of relevance to this application are as follows:

9.2 *F/YR21/1175/F - Land East Of York Lodge Gaul Road, March*

Erect 55 dwellings comprising 6 x 1 bed flats (2 storey, 3 at ground floor, 3 at first floor), 8 x 2 bed dwellings (2 storey), 37 x 3 bed dwellings (2 storey), 4 x 4 bed dwellings (2.5 storey), and the installation of a pumping station and substation, and formation of 2 x attenuation pond areas and associated roads granted on 31/3/2023.

This site is immediately to the north of the site subject of this application, and the dwellings have/are being constructed.

There is also an ongoing application (F/YR24/0821/VOC) in relation to this site for a number of amendments, including the extension of estate road to southern boundary, which links to the site subject of this application and it is understood that this has already been constructed on the ground, enabling a link from Burrowmoor Road to Gaul Road, in accordance with the BCP.

9.3 *F/YR21/1497/O - Land West Of The Avenue March*

Erect up to 1,200 x dwellings with associated infrastructure, public open space, allotments/community garden, local centre and primary school, involving the demolition of existing buildings (outline application with matters committed in respect of access) was resolved to grant at Planning Committee on 27/11/2024, however the formal decision has not yet been issued.

This site does not adjoin the site subject of this application, however it does secure a primary school, which negates the need for the school on this site and contributions will be secured towards this, as set out in the following sections.

10 ASSESSMENT

Principle of Development

10.1 Policy LP3 of the Fenland Local Plan sets out the settlement hierarchy for development within the district, grouping settlements into categories based on the level of services available, their sustainability and their capacity to accept further development. March is classed as a Market Town, where the majority of the district's new housing, employment growth, retail growth and wider service provision should take place.

10.2 Policy LP9 relates specifically to the Market Town of March. It states that March is a focus for housing, employment and retail growth and that all development should contribute to maintaining and improving March as a strong, safe and community focussed market town, preserving, enhancing and making appropriate use of its heritage assets to benefit its regeneration and sense of place.

10.3 LP9 also states that new urban extensions to march will be supported in specific locations, including West March strategic allocation which this site forms part of. The West March strategic allocation refers in detail to the following:

This area is identified on the Policies Map. It is expected the area will be predominantly residential (around 2,000 new dwellings) with potentially some business provision gaining access from the A141. The broad concept plan for the area should show how development will relate acceptably to the strategic and local highway network, including the town centre, as well as indicating direct sustainable transport links to the north of the town, the town centre and Neale Wade Academy. Noise and landscape mitigation measures should be provided along the A141 as appropriate. Education provision will be necessary and local convenience shopping will need to be provided. Opportunities should be taken to add to the area of open space currently forming part of the Recreation Ground in The Avenue as a focus for the community. Some fairly significant surface water attenuation features to mitigate local flood risk are likely to be necessary. The most significant archaeological assets will be retained in situ and managed either for informal open space or by other means that will preserve their integrity in the long term. The design solution for this site should pay particular attention to the need to protect and enhance the setting of St Wendreda's Church and the cluster of listed buildings around it, maintaining the rural character of the immediate area and preserving views of the church.

10.4 Policy LP7 - Urban Extensions, requires a Broad Concept Plan (BCP) to be prepared for each of its major allocated sites (either a Strategic Allocation or a Broad Location for Growth). This is to ensure these areas are planned and implemented in a coordinated way, linking to the timely delivery of key infrastructure.

10.5 Neighbourhood Plan Policy H1 supports the major allocations on the edge of March, such as this site, and sets a number of criteria in respect of the BCPs.

10.6 It is to be noted that the West March site allocation BCP was approved in 2021 (F/YR20/0223/BCP). This BCP sets a framework for the delivery of the wider allocation which seeks to ensure a coordinated approach to its planning and implementation and indicates the following key proposals for the site, which forms part of the Northern and Central phases of the BCP:

- Access via Burrowmoor Road, leading to Gaul Road to the north and development within the BCP to the south forming a primary spine road through the site, including provision for footpath/cycleway links and bus service through the site
- Open space and landscaping surrounding Cherryholt Farm, alongside the A141 and the Burrowmoor Road/A141 junction, along with an area of open space with Local Equipped Area for Play (LEAP) and drainage attenuation in the north eastern corner (approximately 400m²)
- Sensitive and careful consideration of land around Grade II listed Cherryholt Farm to respect the character and setting.
- Allotments
- Possible location for second Primary School (if required)
- Residential development (average density of up to 39 dwellings per hectare (dph), predominately 2-storey in height)
- Up to 25% affordable housing
- Off site contribution towards primary (if on-site Primary School 2 not required) and secondary education
- Off-site contributions for libraries
- Off-site contributions towards NHS infrastructure/ services
- Off-site contribution towards pedestrian/ cycle bridge across Old River Nene
- Off-site contribution towards existing/ new bus services

- Off-site Highway mitigation: A141/ Burrowmoor Road
- Off-site Highway mitigation: A141/ A47 Guyhim Roundabout
- Contributions may be required to Town Centre improvements as identified within March Area Transport Study (MATS) Option Assessment Report
- On-site provision of:- Neighbourhood Park - Natural Greenspace- Active Trail - Allotments- Children's Play
- Off-site contributions:- Outdoor Sports

10.7 Compliance with the BCP and assessment of the scheme in respect of access/highway impacts, visual amenity, heritage, developer contributions and open space provision will be considered in the sections below. The potential need for the site to accommodate a Primary School is however considered a principle matter and as such will be assessed here:

10.8 The application is accompanied by an Education Report which concludes in relation to Primary School provision, that the West March Persimmon (F/YR21/1497/O) development includes land for a new Primary School that can be 3FE and taking into account spare places, falling rolls, and falling birth numbers in Fenland and March respectively, a new Primary School will not be required on this site. It also opines that a second Primary School on the March Strategic Allocation is likely to be detrimental to the existing school landscape and unlikely to be sustainable in the longer term.

10.9 The consultation response from Cambridgeshire County Council Planning and Sustainable Growth Service concurs with this, advising that a review of the primary education requirements for the whole March West Broad Concept Plan has been undertaken, which concluded that a change of approach is proposed, advising that whilst the need for an additional school site is no longer required, the demand for school places generated by the March West developments will need to be mitigated with contributions towards expanded provision at the school being delivered on the Persimmon Homes site.

10.10 As such, the principle of 100% residential development on this site is accepted.

Heritage

10.11 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has a legal duty to have special regard to preserving a listed building or its setting when considering whether to grant planning permission which affects a listed building or its setting.

10.12 Policy LP18 of the Fenland Local Plan 2014 seeks to protect, conserve and seek opportunities to enhance the historic environment. All development proposals that would affect any designated or undesignated heritage asset are required to describe and assess the significance of the asset and/or its setting, identify the impact of the proposed works on the special character of the asset and provide a clear justification for the works, especially if this would harm asset or setting, so that the harm can be weighed against public benefits.

10.13 Paragraph 208 of the NPPF 2024 states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

- 10.14 Paragraph 210 of the NPPF 2024 states that in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 10.15 Paragraph 212 of the NPPF 2024 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 10.16 Paragraph 213 of the NPPF 2024 states that any harm to, or loss of the significance of a designated heritage asset should require clear and convincing justification.
- 10.17 Paragraph 215 of the NPPF 2024 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 10.18 To the south-west of the northern parcel of land is Grade II Listed Cherryholt Farm a farmhouse constructed circa late 17th century, along with a number of associated dilapidated agricultural buildings. The farmhouse itself is currently empty and appears to have been for some time as it is in a state of disrepair. There has however been a recent Listed Building Consent (F/YR25/0577/LB) for repairs to enable the building to be brought back into active use. Planning permission has also been granted for conversion of a barn to a dwelling (F/YR23/0714/F), a new dwelling (F/YR22/0913/F) and a current application for Permission in Principle for 4 dwellings (F/YR26/0116/PIP) all to the west of Cherryholt Farm, along with Permission in Principle for 3 dwellings (F/YR23/0185/PIP) to the east.
- 10.19 The approved BCP states that Cherryholt Farm will *'be safeguarded by a wide landscape buffer to both the north and south of the property'* with the Final Broad Concept Plan (Figure 21 on page 89) indicating the primary access road further east than the access applied for, closer to the existing dwellings on Burrowmoor Road. The setting of the farmhouse is formed by a rural farmstead character with an important extended setting formed by the agricultural land to the north by virtue of its historical functional relationship with the agrarian countryside. As such, the northern part of the Site makes a positive contribution to the significance of Cherryholt Farmhouse by virtue of its historical functional relationship; the land to the south forms a peripheral part of the setting of the listed farmhouse.
- 10.20 The application is accompanied by a Heritage Statement, in accordance with paragraph 207 of the NPPF and LP18 of the Fenland Local Plan, which concludes that the proposed development would result in a low level of less than substantial harm to Cherryholt Farm. Comments from the Council's Conservation Officer concur that the proposals amount to less than substantial harm, however considers it to be medium on the spectrum.

- 10.21 The introduction of development on these parcels of land will inherently alter the setting of the listed farmhouse, by the loss of the open agricultural land with which it is historically associated, along with changing the character from edge of settlement to more urban one, this is nevertheless anticipated given the allocation of the site. The closer proximity of the access/roundabout is unfortunate, however this has been necessitated by the parcel of land to the east, which forms part of the BCP, not coming forward and therefore in order to unlock development of the application site the access has been located further west.
- 10.22 The application is in Outline form, with only access committed, however the illustrative layout provides a buffer of open space, along with retained and enhanced landscaping, to the north of the listed farmhouse, separating it from the built form and it is expected that this will be taken forward as part of any future Reserved Matters should this application be successful, in accordance with the approved BCP. It is also acknowledged that, should the approved developments to the east and west come forward the setting could be said to be more detrimentally affected, given that these are in much closer proximity, with the lack of such a buffer.
- 10.23 The public benefits of the scheme which include delivery of an integral phase of an allocated housing site, which is expected to deliver housing for the district should be given moderate weight, in addition to the proportion of affordable housing being offered; the provision of public open space; as well as the economic and health benefits which are afforded moderate benefits. Therefore, it is considered that the public benefits of this scheme would outweigh the less than substantial harm identified in terms of heritage and the proposal is considered to comply with Paragraph 215 of the NPPF 2024 and the aforementioned policies.

Design Considerations and Visual Amenity of Area

- 10.24 Policy LP16 of the Fenland Local Plan 2014 seeks to protect and deliver high quality environments, ensuring that development makes a positive contribution to local distinctiveness and the character of the area, enhances its local setting, improves the character of the local built environment, retains and incorporates natural and historic features, provides publicly accessible open space, well designed hard and soft landscaping and avoids adverse impacts.
- 10.25 DM2 and DM3 of the Delivering and Protecting High Quality Environments in Fenland SPD 2014 seek to ensure that as a minimum, development provides high quality and attractive public places, that the character of the landscape, local built environment and settlement pattern inform proposed development, which should aim to improve and reinforce positive features of local identity and ensure that natural features are retained, protected and enhanced.
- 10.26 Paragraph 131 of the NPPF 2024 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 10.27 Paragraph 135 of the NPPF 2024 seeks to ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development, are visually attractive, sympathetic to local character and history, including the surrounding built environment and landscape setting.

- 10.28 The application is in Outline with matters committed in relation to access only, hence detailed design would be subject to a subsequent Reserved Matters application should this scheme be successful. It is however necessary to consider the potential impact of development of this site on the character and visual amenity of the area.
- 10.29 The site has an edge of settlement location, with a mix of existing development and fields to the north, east and south and the A141 to the west, beyond which is open countryside, it forms part of the wider West March strategic allocation which will inevitably alter the character of this area. The application is accompanied by a Landscape Visual Appraisal which, inter alia, assessed the site from a variety of viewpoints and concludes that the development would not cause harm to the intrinsic character of the open countryside, that the development itself is acceptable and the landscape can accommodate its introduction, and that going forward its effects would be reduced as the wider allocation comes forward.
- 10.30 Whilst the layout is indicative, access within the site features a key primary road running north to south through both parcels of land to connect with the recently constructed development on Gaul Road to the north (Hebe Road) and the field to the south which also forms part of the West March strategic allocation but has yet to come forward. From this primary road are a network of secondary and tertiary streets in addition to private shared driveways.
- 10.31 The scheme would result in the need to culvert a ditch that runs through the site to enable access to the easternmost parcel of land, along alterations to the ditches either side of Burrowmoor Road for the creation of the access/roundabout. The pond in the southern parcel of land is proposed to be removed, along with some trees and vegetation around the site. It has been indicated that the overhead lines are to be diverted underground to ensure they are not a constraint to development of the site.
- 10.32 Ground levels across the site generally range from around 2m AoD to around 4m AoD; it is indicated within the submitted Surface Water Drainage Strategy that dwellings will be set 150mm above the surrounding ground levels, that ground levels should be profiled and due to the topography of the site, some level raising will be required. Full details of proposed levels have not been provided and these are subject to change given that the layout has not been committed, hence it is considered necessary to secure a levels scheme (including existing levels on adjoining land) at Reserved Matters stage to ensure full details are provided and the effect of these in terms visual amenity can also be adequately assessed.
- 10.33 The application is accompanied by an Arboricultural Impact Assessment (AIA), which details that there are 39 individual trees and 13 groups of trees along with 9 hedgerows within and around the site, including those either side of Burrowmoor Road, some of which would need to be removed to accommodate the proposed roundabout and accesses. The indicative design has sought to incorporate existing trees and during detailed design stages there may be opportunities to retain additional trees in addition to securing a comprehensive landscaping scheme to include new tree planting across the site. The Council's Arboricultural Officer has no objection to the scheme, however, recommends that the details within the AIA are incorporated in the design to ensure there is no direct or future conflict with trees; such details and the recommended updated AIA and Arboricultural Method Statement (AMS) can be secured via condition.

- 10.34 Landscaped buffers (incorporating existing trees and vegetation, pond and traditional orchard), open space and drainage features form the boundaries of the site, within which are a community garden/orchard and areas for play (some of which are equipped). Indicated within these buffers are groups of outward facing dwellings, providing a relationship with accesses and open spaces and enabling natural surveillance. It is indicated a range of dwelling types, including flats, would be put forward to a maximum of 2 and a half storey, indicatively shown along the primary road in the centre of the site.
- 10.35 Unfortunately, however, the plots are not numbered on the illustrative masterplan, and less than 230 units have been shown, and whilst the density is indicated as complying with the BCP, the layout put forward would be unacceptable as a detailed scheme. Many of the dwellings are too close together and require separation, the scheme as a whole is parking dominated, with significant banks of frontage parking, some parking areas are divorced from their associated dwellings, some have no amenity space and/or are sandwiched between parking spaces, there also appears to be a dwelling in the southern section with no parking or amenity. As such, it is recommended that should this application be successful pre-application advice is entered into prior to submission of any Reserved Matters application and this can be highlighted to the applicant by way of an informative.
- 10.36 In conclusion, the development raises no significant concerns in respect of design considerations or impacts on the visual amenity of area, subject to detailed design, and the indicative layout demonstrates a scheme which is broadly compliant with the approved BCP can be achieved; a number of conditions are considered necessary to secure a sufficient level of detail at Reserved Matters stage to enable the impacts of the development to be adequately assessed and it is recommended that pre-application advice is entered into at detailed design stage to ensure the issues highlighted are addressed.

Residential Amenity/Health and Wellbeing

- 10.37 Policy LP2 of the Fenland Local Plan 2014 seeks to ensure that proposals positively contribute to creating a healthy and safe environment, reduce crime, the fear of crime and anti-social behaviour and avoid adverse impacts.
- 10.38 Policy LP16 of the Fenland Local Plan 2014 seeks to provide high quality environments, that do not adversely impact on the amenity of neighbouring users, provide adequate, well designed facilities for the storage, sorting and collection of waste, provide sufficient private amenity space suitable for the type and amount of development proposed and identify, manage and mitigate against any existing or proposed risks from sources of noise, emissions, contamination, odour and dust.
- 10.39 Policy LP17 of the Fenland Local Plan 2014 seeks to create safe environments and prevent crime.
- 10.40 Paragraph 135 f) of the NPPF 2024 seeks to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Residential amenity of future residents

- 10.41 This application is in Outline form with matters committed in respect of access only; matters of layout, scale, appearance and landscaping are yet to be considered, thus as far as the amenity of future residents is concerned these

matters can be assessed and addressed if permission is issued and reserved matters applied for.

- 10.42 The submitted Health Impact Assessment advises that 100% of dwellings will achieve Building Regulations M4(2) (accessible and adaptable dwellings) compliance, however, given that the quantum of development has not currently been evidenced (as referred to in the design and visual amenity section above), along with constraints and viability of the site, it is considered unlikely that 100% could be achieved when considering maximising quantum, as such it is considered necessary to impose a condition to secure a justified level of M4(2) across the site, prior to, or alongside the submission of any reserved matters, to ensure an acceptable housing mix across the site.

Residential amenity of existing residents/surrounding approved developments

- 10.43 There are existing housing estates immediately to the north and east of the application site, along with more sporadic dwelling to the south and west and a number of parcels of land which have the benefit of permission for residential development. Given the scale of the site and the required landscaped buffers as set out in the approved BCP, it is considered that a suitable scheme, which would not have a significant detrimental impact on surrounding dwellings can be achieved.
- 10.44 There is in particular a difference in ground levels between the site and the dwellings on Burrowmoor Road/Brewin Avenue and proposed levels and boundary treatments will need to be carefully considered where the development immediately adjoins residential development, further details of which can be secured as part of any further Reserved Matters application.
- 10.45 It is acknowledged that the primary access link to the recently constructed development on Gaul Road to the north (Hebe Road) will result in additional traffic travelling through this development and onto Gaul Road and vice versa to access the proposed development and/or Burrowmoor Road, this will lead to additional noise and disturbance to residents, however the approved BCP seeks to provide this link to ensure adequate connectivity and as such it has been known that this would be the case and any additional detrimental impact as a result is considered to be outweighed by the benefits of the scheme which include delivery of an integral phase of an allocated housing site and connectivity within and around the wider strategic allocation.

Air Quality

- 10.44 An Air Quality Assessment has been submitted to accompany the application which considers the air quality in relation to the construction dust risk assessment, operational phase road traffic emissions and the proposed residential use.
- 10.45 This concludes that the development was not predicted to result in any new exceedances of the relevant air quality objectives and the impact of the development on local air quality was predicted to be 'negligible' in accordance with relevant guidance. Pollutant concentrations were predicted to be below the current relevant air quality objectives and the site was therefore considered suitable for the proposed residential use with regard to these objectives.
- 10.46 Dust mitigation measures will be required to minimise emissions from the site; the Council's Environmental Health team have reviewed the submitted details and consider the dust control measures to be suitable and sufficient for purpose, however, given the scale of development consider that a Construction

Management Plan covering all aspects of construction, including dust mitigation will be required and this can be secured via condition.

Contaminated Land

- 10.47 A Geo-environmental Desk Study has been undertaken, which has been reviewed and accepted by the Council's Environmental Health Team; it is considered that the recommended Phase 2 intrusive ground investigation and potential mentioned follow-up works are secured by imposing the relevant remaining parts of the contamination condition.

Noise

- 10.48 It is acknowledged that the application site is in close proximity to the A141, a busy primary route, with potential for noise and disturbance to the detriment of future residents. The application is accompanied by a Noise Impact Assessment along with a subsequent Noise Note following additional queries, these have been reviewed and accepted by the Council's Environmental Health Team
- 10.49 However, given that the detailed site layout is not yet known and the mitigation put forward is in outline terms only, they recommend that a condition is imposed to secure an updated assessment and ensure that suitable and sufficient mitigation measures as outlined within the submitted details are included and adopted prior to any commencement of habitation to safeguard against any omissions that could subsequently compromise the protection of both external and internal amenity areas.

External Lighting

- 10.50 An external lighting scheme is required, along with a light impact assessment will be required to ensure a suitable scheme is secured in respect of community safety and amenity and ecological impacts, as requested by the Designing Out Crime Team, Environmental Health and the Ecology Officer. This can be secured by way of a condition should the application be successful.
- 10.51 In conclusion, the development raises no significant concerns in respect of residential amenity and health and wellbeing, subject to conditions and the scheme is broadly compliant with the approved BCP regarding these matters, in accordance with the aforementioned policies.

Housing Mix

- 10.52 In accordance with LP5 of the Fenland Local Plan 2014; the vision for Fenland is to create a high-quality built environment, including good quality housing which includes a mix of types and tenures.
- 10.53 Given that the application is in Outline form with only access committed, it is considered necessary to impose a condition to secure an acceptable housing mix (including a justified level of Building Regulations M4(2) compliant dwellings across the site) in accordance with the latest housing needs assessment prior to, or alongside the submission of any reserved matters.

Highway Safety, Connectivity and Parking

- 10.54 Policy LP15 of the Fenland Local Plan 2014 states that development proposals should demonstrate that they provide well designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport by providing a network of pedestrian and cycle routes and green corridors including habitat connectivity (linking to existing routes where opportunities exist) that give easy access and permeability to

adjacent areas. Development schemes should provide well designed car and cycle parking appropriate to the amount of development proposed, ensuring that all new development meets the Council's defined parking standards

10.55 Policy LP7 of the Fenland Local Plan 2014 - Urban Extensions, requires a Broad Concept Plan (BCP) to be prepared for each of its major allocated sites (either a Strategic Allocation or a Broad Location for Growth). This is to ensure these areas are planned and implemented in a coordinated way, linking to the timely delivery of key infrastructure.

10.56 Policy LP9 of the Fenland Local Plan 2014 states:

The broad concept plan for the area should show how development will relate acceptably to the strategic and local highway network, including the town centre, as well as indicating direct sustainable transport links to the north of the town, the town centre and Neale Wade Academy.

10.57 It is to be noted that the West March site allocation BCP was approved in 2021. This BCP sets a framework for the delivery of the wider allocation which seeks to deliver a more comprehensive development and indicates the following key proposals for the site where these relate to access and connectivity:

- Access via Burrowmoor Road, leading to Gaul Road to the north and development within the BCP to the south forming a primary spine road through the site, including provision for footpath/cycleway links and bus service through the site

10.58 Paragraph 109 of the NPPF 2024 states that development proposals should use a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. Including:

- b) ensuring patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places
- c) understanding and addressing potential impacts of development on transport networks
- e) identifying and pursuing opportunities to promote walking, cycling and public transport use;

10.59 Paragraph 115 of the NPPF 2024 states that in assessing specific applications for development, it should be ensured that:

- a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users;
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.

10.60 Paragraph 116 of the NPPF 2024 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

10.61 With respect to the wider BCP allocation the following sites are relevant:

F/YR21/1175/F - Land East Of York Lodge Gaul Road, March

Erect 55 dwellings comprising 6 x 1 bed flats (2 storey, 3 at ground floor, 3 at first floor), 8 x 2 bed dwellings (2 storey), 37 x 3 bed dwellings (2 storey), 4 x 4 bed dwellings (2.5 storey), and the installation of a pumping station and substation, and formation of 2 x attenuation pond areas and associated roads granted on 31/3/2023.

This site is immediately to the north of the site subject of this application and the dwellings have/are being constructed.

There is also an ongoing application (F/YR24/0821/VOC) in relation to this site for a number of amendments, including the extension of estate road to southern boundary, which links to the site subject of this application and it is understood that this has already been constructed on the ground, enabling a link from Burrowmoor Road to Gaul Road, in accordance with the BCP.

Vehicular access to the site

- 10.62 The application is in Outline form with only access committed and it is proposed that this is via Burrowmoor Road for both north and south parcels of land, involving the formation of a four-arm roundabout, the eastern and western arms form Burrowmoor Road and the northern and southern arms provide access to the proposed development.
- 10.63 The highway works also include the conversion of the priority controlled A141/ Burrowmoor Road crossroad junction to a traffic signal controlled junction, this includes localised widening along the A141 and the introduction of central islands to accommodate traffic signal heads, minor widening on Burrowmoor Road to facilitate vehicle swept paths and the introduction of a traffic control signal for the private access located on the north western side of the junction, which would be incorporated into the overall traffic signal control of the junction.
- 10.64 A Stage 1 Road Safety Audit, Safety Risk Assessment and Supplementary Stage 1 Road Safety Audit have been undertaken in respect of the highway works associated with the proposed development and any identified problems have either been addressed or could be dealt with by way of conditions; further Road Safety Audits would also be required at the appropriate time. As such, there are no highway safety concerns.
- 10.65 Notwithstanding this one of the main concerns raised by the Local Highway Authority (LHA) has been that introducing a set of signals onto the A141 would lead to excessive queues. Whilst the LHA consider that the applicant's transport consultant has done what they can to try accurately model the traffic impact, the modelling still shows excessive queuing.
- 10.66 The LHA engaged an independent signals consultant to review the modelling and the impact the junction would have on the network, which concluded that the model is well built and its results are sound and whilst the signal junction would cause extensive queuing, this is likely be a rolling queue, not a stationary one. The queue of vehicles will shorten when the lights go green and then build back up when they are red, like most signal junctions. Whilst the introduction of a signalised junction on the A141 would create a detrimental impact on the road network, the LHA are not recommending refusal and raise no objections, as such

this impact is not considered to be severe for the purposes of paragraph 116 of the NPPF.

- 10.67 Conditions are requested in respect of securing the access, highway works, access link to the north and a Travel Plan; a Traffic Management Plan; details of the construction access and future management and maintenance of streets.

Access within the site and connectivity

- 10.68 Whilst the layout is indicative, access within the site features a key primary road running north to south through both parcels of land to connect with the recently constructed development on Gaul Road to the north (Hebe Road) and the field to the south which also forms part of the West March strategic allocation but has yet to come forward. From this primary road are a network of secondary and tertiary streets in addition to private shared driveways and an indicated link to the site to the east, which has yet to come forward.
- 10.69 In terms of Non Motorised User (NMU) connectivity; the northern arm of the proposed roundabout has a 3.0m shared use footway/cycleway along both sides of the roadway linking to the infrastructure for the Gaul Road development to the north. The southern arm has a 3.0m shared use footway/cycleway alongside the roundabout, leading to 2.0m footway along both sides of the road (including a footpath linking to existing pedestrian infrastructure on the southern side of Burrowmoor Road) with a 3.0m bidirectional cycleway along the western side that is set back from the footway by a 2m grass verge. Uncontrolled pedestrian/cycle crossing facilities using the central refuge islands are provided on the northern, eastern, and southern arms and Toucan (light controlled for both pedestrian and cyclists) crossing on the western arm which is set back from the roundabout.
- 10.70 In accordance with the aspirations of the BCP in respect of a new bus service to serve the allocation, the details submitted advise that the access has been designed to accommodate a proposed bus route which will eventually run through the site and into the town centre. The applicant has been in discussions with the Cambridgeshire and Peterborough Combined Authority (CPCA) and the north-south route through the site, is accepted in principle with the Bus Reform Manager at the CPCA, who also advises that bus stops and shelters should also be secured. They have requested a contribution of £50,000 annually for a period of 3 years (£150,000 in total), which has been agreed with the applicant and can be secured via a S106 legal agreement. The comments of the LHA regarding bus service improvements are noted, however the CPCA oversees local bus services and as such this is the relevant contribution to secure.
- 10.71 With regards to the mitigation of impacts on wider connectivity and the highway network, the LHA have requested £1,500 per dwelling (up to £345,000) towards the delivery of the March Area Transport Study Schemes, which is a comprehensive initiative aimed at improving traffic flow, reducing congestion, and enhancing pedestrian and cycling infrastructure in March, which would also contribute towards the aspirations of Cambridgeshire County Council Active Travel Team. This contribution has been agreed with the applicant and can be secured via a S106 legal agreement.
- 10.72 The application is accompanied by a Travel Plan which seeks to encourage sustainable travel to and around the proposed development and sets out a number of targets and measures to encourage this; the LHA have requested a Travel Plan condition be imposed on any permission and an appropriately worded condition can be finalised in consultation with them.

Parking provision (including cycling)

- 10.73 The application is in Outline form with matters committed in respect of access only, parking provision (including cycling) would be a consideration at detailed design stage, should this application be successful and would be required to be in accordance with Policy LP15 and Appendix A of the Fenland Local Plan 2014.
- 10.74 In conclusion, the access to the site is fit for purpose and there are no highway safety issues. Whilst the introduction of a signalised junction on the A141 would create a detrimental impact on the road network, the LHA are not recommending refusal and raise no objections, as such this impact is not considered to be severe for the purposes of paragraph 116 of the NPPF. The scheme secures both vehicular and NMU connectivity to surrounding sites, along with contributions for a bus service through the site and towards the delivery of the March Area Transport Study Schemes. As such, the proposal is considered broadly compliant with the BCP and relevant policies within the Fenland Local Plan and paragraphs of the NPPF.

Flood Risk and Drainage

- 10.75 Policy LP14 of the Fenland Local Plan 2014 and Chapter 14 of the NPPF 2024 seek to steer developments to the areas with the least probability of flooding and seek to ensure that development can be made safe for its lifetime and will not increase flood risk elsewhere.
- 10.76 The application is accompanied by a Flood Risk Assessment (incorporating a Surface Water Drainage Strategy and Foul Drainage Strategy). The site is wholly within Flood Zone 1, at low risk of flooding from rivers or the sea and as such is considered appropriate development where neither the Sequential Test nor Exception Test will be required in this regard.
- 10.77 However, parts of the site are at a high/medium risk of surface water flooding; it is also acknowledged that March is identified within the Cambridgeshire Flood Risk Management Strategy (2021-2027) as being a surface water Flood Risk Area and parts of the town have flooded following rainfall events. The National Planning Policy Guidance (NPPG) Paragraph: 027 Reference ID: 7-027-20220825 sets out the following approach with regards to surface water flood risk:

In applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied.

- 10.78 The LLFA advise that they are aware of reported flooding incidents within the vicinity of the site in particular Burrowmoor Road and across March and that during December 2020, the LLFA received a large volume of flood incidents from across the County. They state:

The flooding reported on Burrowmoor Road appears to be associated with an ordinary watercourse that is within the site's red line boundary to the east. Irrespective of the proposed method of surface water disposal, if an ordinary watercourse is riparian owned (e.g. within or adjacent to the redline boundary), developers must ensure that the watercourse is appropriately maintained and

remediated. Any obstructions to flows e.g. in the form of sediment, debris, litter and fallen trees must be removed prior to handover. Likewise, any impact on water quality to the ordinary watercourses must be addressed prior to final handover. It is preferable that the ordinary watercourse be reinstated to better condition than it was initially found.

- 10.79 The LLFA have reviewed the submitted strategy and confirm that the applicant proposes to discharge to an ordinary watercourse and that filter strips, swales and attenuation basins are proposed along with rainwater harvesting, they consider that this demonstrates surface water flows can be managed within the red line boundary without increasing the risk of flooding to any surrounding land or property.
- 10.80 It is indicated within the submitted Surface Water Drainage Strategy that dwellings will be set 150mm above the surrounding ground levels, that ground levels should be profiled and due to the topography of the site, some level raising will be required. Full details of proposed levels have not been provided and these are subject to change given that the layout has not been committed, hence it is considered necessary to secure a levels scheme (including existing levels on adjoining land) at Reserved Matters stage to ensure full details are provided and the effect of these in terms of residential and visual amenity can also be adequately assessed.
- 10.81 It is acknowledged that the Environment Agency's Flood Mapping has been updated since the submission of the Flood Risk Assessment and Surface Water Drainage Strategy (details can be viewed here: [Map – Flood map for planning – GOV.UK](#)); however, given that it has been demonstrated a suitable strategy can be achieved for the site, the application is in Outline form only, hence the strategy may need to be altered to accommodate changes at detailed design stage and a detailed surface water drainage scheme would be secured by way of a pre-commencement condition, hence it is not considered further details are required as part of this application.
- 10.82 Foul drainage is to connect to the existing sewer network and Anglian Water have confirmed that there is capacity to accept foul water flows from the development.
- 10.83 In conclusion, the application site is in Flood Zone 1 and at low risk of flooding from rivers or the sea and as such is considered appropriate development where neither the Sequential Test nor Exception Test will be required in this regard. Whilst parts of the site are at a high/medium risk of surface water flooding, details submitted with the application demonstrate that surface water from the proposed development can be managed and as such, subject to conditions, surface water flood risk is considered to have been satisfactorily addressed. Foul drainage is via the existing sewer network which Anglian Water have confirmed has capacity for the development. As such, subject to conditions, the scheme is considered policy compliant with regards to flood risk and drainage.

Ecology

- 10.84 Policy LP19 of the Fenland Local Plan 2014 and Paragraph 187 of the NPPF 2024 seek to conserve, enhance and promote biodiversity and the natural environment.
- 10.85 Paragraph 193 of the NPPF 2024 states that:
- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts),

adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

- 10.86 The Environment Act 2021 has strengthened the duty to conserve biodiversity within the Natural Environment and Rural Communities Act 2006, such that all public authorities are required to conserve and enhance biodiversity.
- 10.87 The application is accompanied by a Preliminary Ecological Appraisal which sets out that the habitats onsite were predominantly of low distinctiveness, being of limited botanical interest, dominated by temporary grass and clover ley, cropland, modified grassland, hedgerows, tall forbs and scrub. Species identified were common and widespread and were not considered of significant ecological importance. Hedgerows and scattered trees onsite considered of some higher ecological value, largely noted for their value to protected species and as a commutative resource rather than their botanical value. A traditional orchard was identified on-site, a Habitat of Principal Importance (HPI) and assessed as high distinctiveness and this is proposed to be retained.
- 10.88 To prevent adverse impacts, several recommendations and mitigation measures are suggested including a pre-commencement badger walkover with mitigation measures during construction, trees with potential bat roosting features requiring removal should be sectionally felled under ecological supervision and external lighting should be sympathetic to bats, mitigation measures during construction for Great Crested Newts and reptiles, and mitigation measures for skylarks to minimise potential disturbance, as well as the creation of skylark plots to combat any loss of habitat. Such measures can be secured by way of suitably worded conditions.
- 10.89 In conclusion, subject to the required mitigation, compensation and enhancement measures being secured the scheme is considered to comply with the aforementioned policies.

Biodiversity Net Gain (BNG)

- 10.90 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.
- 10.91 In this instance a Biodiversity Gain Condition is required to be approved before development is begun, as the application was submitted in March 2024 and statutory net gain came into effect for major applications in February 2024, as such, it is applicable in this case.
- 10.92 A BNG Metric and report regarding BNG and The Mitigation Hierarchy have been submitted to accompany the application, along with relevant plans. These indicate that there are limited opportunities for compensation/enhancement measures, which has prevented the achievement of onsite BNG., however these have been optimised where possible through the extensive provision of wildflower grassland. As such, off-site compensation will be required to offset the residual biodiversity losses and achieve 10% BNG. It is also advised that the applicant is committed to securing offsite biodiversity units, from the Gain Site Register, prior to commencement of development, to ensure that the development delivers an overall 10% BNG.

Developer Contributions

10.93 Policy LP5, Part A of the Fenland Local Plan identifies a need for 25% of dwellings to be affordable. However, the Local Plan and CIL Viability Assessment issued in March 2020 (dated December 2019), which was relevant at the time of submission finds that sites which fall within the southern portion of the district (below where the A47 crosses the River Nene by the Rings End Roundabout at Guyhirn) should seek to deliver 20% affordable housing and provide a financial contribution of £2,000 per unit towards infrastructure provision.

Policy LP13 of the Fenland Local Plan 'Supporting and Managing the Impact of a Growing District' requires at Part A the timely delivery of infrastructure to meet the needs of a development. Part B of the policy states that developments will either make direct provision for infrastructure or will make contributions to local and strategic infrastructure via a Section 106 Obligation.

10.94 In order for this development to be acceptable a number of obligations would be required of the developer that would be secured via a Section 106 Legal Agreement to be signed by relevant parties. Headline requirements, and indicative contribution splits for the S106 a Legal Agreement are set out below. The exact wording of these obligations would be finalised by Fenland's Head of Planning and Legal Team post any Planning Committee resolution to grant consent, but prior to issuing of any decision notice.

10.95 The application proposes 20% on site affordable housing provision and contributions of the £2000 per plot (up to £460,000) in accordance with the aforementioned viability assessment.

10.96 The affordable housing provision equates to 46 dwellings, in accordance with a tenure split put forward by the Housing Strategy Officer of 70% (32) affordable rented and 30% (14) shared ownership. This can be secured by way of a S106 legal agreement with any subsequent Reserved Matters application being accompanied by an Affordable Housing Statement to demonstrate compliance.

10.97 The following is proposed in respect of on-site open space provision (the policy requirement indicated alongside this):

- Play Space: 0.40ha (0.40ha policy requirement - 1/3 equipped)
Non-equipped: 0.27ha
Equipped: 0.13ha
- Neighbourhood Park: 0.45ha (0.45ha policy requirement)
- Community Garden/allotment: 0.10ha (0.10ha policy requirement)
- Natural Green Space: 2.68ha (0.50ha policy requirement)

10.98 This equates to approximately 36% of the application site, in accordance with the land use parameters set out in the BCP and as such it is considered reasonable to secure this requirement by way of a S106 legal agreement, particularly given the constraints of the site requiring in excess of the policy requirement for open space in order to be acceptable. A scheme in respect of the management of on-site open space would also be required

10.99 In addition to this would also be an off-site contribution for Outdoor Sports, however given the extent of open space on site and the limited contributions available, this is not being sought in this case.

- 10.100 Cambridgeshire County Council Growth and Economy have requested contributions for new Early Years (£607,593 indicative) and Primary facilities (£2,378,660 indicative) serving March, expansion of Neale Wade Academy (£1,727,558 indicative) and enhancement of buildings and facilities at March library (£52,325). Given the Outline nature of the application, they have provided calculations for use at detailed design stage in respect of education contributions, however as there are limited contributions available, on request, they have set out indicative totals which enable a percentage of the total amount available to be calculated and this is set out below.
- 10.101 The NHS Cambridgeshire and Peterborough Integrated Care System have advised that the proposed development will have adverse effects on the local primary care facilities, necessitating the implementation of mitigation measures. That overall GP practices are showing a health infrastructure deficit, thereby demonstrating that the surgeries do not have existing capacity to absorb any additional residents. As such, they have requested a contribution of £306,518 to deliver floorspace within a new primary care led healthcare facility in the area.
- 10.102 East of England Ambulance Service NHS Trust have advised that the proposed development would impact on emergency ambulance healthcare infrastructure. As such, they request a contribution of £75,210 towards additional response posts in the area in order to meet the population growth from this development and/or additional capital equipment for community responders.
- 10.103 As set out above, this development can only secure contributions totalling a maximum of £460,000 (plus highway mitigation and bus contribution set out above), hence it is necessary to calculate how this will be allocated

| Category | Total | % of total ask | Allocation of maximum contribution (Total: £460,000) |
|----------------------------|-------------------------|-----------------------|---|
| Education | £4,713,811 (indicative) | 91.5% | £420,900 |
| Libraries | £52,325 | 1% | £4,600 |
| NHS | £306,518 | 6% | £27,600 |
| Ambulance Service | £75,210 | 1.5% | £6,900 |
| Total | £5,147,864 | 100% | £460000 |
| Highways Mitigation (MATS) | £345,000 (maximum) | | |
| Bus Contribution | £150,000 | | |

- 10.104 In summary, the 20% on site affordable housing provision and contributions towards Education and Health Care (to be agreed) of £2000 per plot (up to £460,000) in accordance with the Local Plan & CIL Viability Assessment 2019 which was relevant at the time of submission, along with securing on site open space, highway mitigation and a bus contribution are considered appropriate in this case.

Other matters

Archaeology

- 10.105 Paragraph 207 of the NPPF 2024 states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. 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.
- 10.106 The application is accompanied by an Archaeological Desk-Based Assessment, Archaeological geophysical survey and an Archaeological Evaluation Report; Cambridgeshire County Council Archaeology have advised that further archaeological work is required in advance of construction, focusing on the ring gullies and prehistoric remains to the north, and archaeological activity in the field to the south of Burrowmoor Road, advising that this can be undertaken following the approval of planning permission and secured by way of a pre-commencement condition.

Agricultural Land

- 10.107 The site consists of predominately Grade 2 Agricultural land and classified as very good. A small section of the southern parcel of land is considered urban.
- 10.108 Para 187 of the NPPF 2024 recognises the intrinsic character and beauty of the countryside, including the economic and other benefits of the best and most versatile (BMV) agricultural land (defined as Grades 1, 2 and 3a) and para 187 (footnote 65) advises that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.
- 10.109 Having regard to the wider agricultural land classification mapping, it is acknowledged that a significant majority of the Fenland District falls within the BMV land with only the urban areas of the main Market Towns, the Kings Delph and Morton's Leam areas and the north of March including the prison area falling within the lower grades. As such, it is recognised that there are very few areas of poorer quality agricultural land, and it would not be possible therefore for Fenland to meet its housing demands without developing areas of BMV land.
- 10.110 It is acknowledged that the development of an area of this scale would be considered significant, and the loss of this amount of highest grade agricultural land is regrettable. However, the site is part of the West March strategic allocation and as such, its development is anticipated and in accordance with the Fenland Local Plan.

Environmental Impact Assessment (EIA)

- 10.111 The development applied for falls under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) and as such it has been screened as part of this application. It was concluded that whilst the project will likely lead to impacts in respect of landscape, biodiversity, transport, pollution and natural drainage of the site, these impacts are not considered to be significant for EIA purposes as such an ES is not required to accompany the application.

UK Power Networks

- 10.112 There is a large electricity substation complex to the north of the site, overhead lines running through it and a substation between the site and the existing dwellings on Burrowmoor Road.
- 10.113 Comment have been provided from UK Power Networks, highlighting their guidelines and requirements, which may form constraints to or influence the detailed design stage, as such, these will be highlighted to the applicant by way of an informative.

11 CONCLUSIONS

- 11.1 The application site forms part of West March strategic allocation, for which a Broad Concept Plan (BCP) was approved in 2021. This BCP sets a framework for the delivery of the wider allocation which seeks to ensure a coordinated approach to its planning and implementation and indicates key proposals for the site, which forms part of the Northern and Central phases of the BCP.
- 11.2 The BCP indicates that this site is a possible location for second Primary School within the allocation if required. The application is accompanied by an Education Report and advice has been received from Cambridgeshire County Council, which concluded that a change of approach is proposed, advising that the need for an additional school site is no longer required, however contributions would need to be secured to mitigate demand. As such, the principle of 100% residential development on this site is accepted.
- 11.3 With regards heritage, to the south-west of the northern parcel of land is Grade II Listed Cherryholt Farm, the northern part of the Site makes a positive contribution to the significance of Cherryholt Farmhouse by virtue of its historical functional relationship; the land to the south forms a peripheral part of the setting of the listed farmhouse. The development would result in less substantial harm to this heritage asset, however it is considered that the public benefits of this scheme would outweigh the harm identified.
- 11.4 The development raises no significant concerns in respect of design considerations or impacts on the visual amenity of area, subject to detailed design, and the indicative layout demonstrates a scheme which is broadly compliant with the approved BCP can be achieved; a number of conditions are considered necessary to secure a sufficient level of detail at Reserved Matters stage to enable the impacts of the development to be adequately assessed. Similarly, the development raises no significant concerns in respect of residential amenity and health and wellbeing, subject to conditions and the scheme is broadly compliant with the approved BCP regarding these matters
- 11.5 The access to the site is fit for purpose and there are no highway safety issues. Whilst the introduction of a signalised junction on the A141 would create a detrimental impact on the road network, the LHA are not recommending refusal and raise no objections, as such this impact is not considered to be severe for the purposes of paragraph 116 of the NPPF. The scheme secures vehicular and pedestrian/cycle connectivity to surrounding sites, along with contributions for a bus service through the site and towards the delivery of the March Area Transport Study Schemes. As such, the proposal is considered broadly compliant with the BCP and relevant policies.
- 11.6 The application site is in Flood Zone 1 and at low risk of flooding from rivers or the sea and as such is considered appropriate development. Whilst parts of the site are at a high/medium risk of surface water flooding, details submitted with the

application demonstrate that surface water from the proposed development can be managed and as such, subject to conditions, surface water flood risk is considered to have been satisfactorily addressed. Foul drainage is via the existing sewer network which Anglian Water have confirmed has capacity for the development. As such, subject to conditions, the scheme is considered policy compliant with regards to flood risk and drainage.

- 11.7 With regards to Ecology and Biodiversity Net Gain (BNG), subject to the required mitigation, compensation and enhancement measures, and 10% BNG being secured by way of conditions the scheme is considered to comply with the relevant policies.
- 11.8 In order for this development to be acceptable a number of obligations would be required of the developer that would be secured via a Section 106 Legal Agreement to be signed by relevant parties. Headline requirements, and indicative contribution splits for the S106 a Legal Agreement have been set out in the report. The exact wording of these obligations would be finalised by Fenland's Head of Planning and Legal Team post any Planning Committee resolution to grant consent, but prior to issuing of any decision notice.
- 11.9 It is acknowledged that the infrastructure contributions secured are significantly less than requested and therefore could bring into question the sustainability of the development, however these are reflective of the viability position at the time the application was submitted and are considered reasonable against this evidence base. Furthermore, the scheme does secure in excess of the policy requirement in respect of on-site open space, including a community garden, contributing to the health and well-being of future and existing residents, along with 20% affordable housing (up to 46 units) contributing towards the historic significant under provision of affordable housing across the district. The proposal would be considered to meet the Council's aspirations for this allocated site, which is expected to deliver needed housing for the district and on balance, the benefits of the scheme are considered to outweigh any identified harm.

12 RECOMMENDATION

Members are recommended to GRANT the application in accordance with the following terms;

1. The Committee delegates authority to finalise the terms and completion of the s106 legal agreement and planning conditions to the Head of Planning; and,
2. Following the completion of the s106 application F/YR24/0396/O be granted subject to planning conditions set out below (or as amended); or,
3. The Committee delegates authority to refuse the application in the event that the Applicant does not agree to any necessary extensions to the determination period to enable the completion of the s106 legal agreement, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

The proposed conditions are as follows;

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| 1. | <i>Reserved Matters</i> Approval of the details of: |
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| | <p>i. the layout of the site ii. the scale of the building(s); iii. the external appearance of the building(s); iv. the landscaping</p> <p>(hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority prior to the commencement of development.</p> <p>Reason: To enable the Local Planning Authority to control the details of the development hereby permitted.</p> |
| 2. | <p><i>Reserved Matters submission</i> Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 92 of the Town and Country Planning Act 1990.</p> |
| 3. | <p><i>Commencement</i> The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p> |
| 4. | <p><i>Quantum</i> The residential elements of the development shall not exceed 230 dwellings (Use Class C3).</p> <p>Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.</p> |
| 5. | <p><i>Phasing</i> With the exception of the approved accesses, the development shall be undertaken in phases in accordance with a phasing plan to be submitted to and approved in writing by the Local Planning Authority prior to or concurrently with the submission of the first reserved matters. The phasing plan will need to demonstrate through supporting evidence that the phasing approach proposed will not result in severe harm in highway, amenity, drainage and biodiversity terms. With the exception of the approved accesses, development shall not commence on each development phase until all reserved matters for that phase have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason - For the avoidance of doubt and to allow development to be undertaken and conditions to be discharged on a phased basis.</p> <p>Reason: To ensure that the site is developed in a satisfactory manner and for the avoidance doubt.</p> |
| 6. | <p><i>Conformity</i> Reserved matters submissions for any phase shall be in accordance with the land</p> |

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| | <p>use principles as set out in the following plans, unless sufficient justification is provided with the reserved matters for any variation:</p> <p>902832.29.06 Rev F Land Use Plan</p> <p>Reason: To ensure that the site is developed in a satisfactory manner and for the avoidance doubt.</p> |
| 7. | <p><i>Archaeology</i></p> <p>No development shall commence within the relevant phase until the applicant has implemented a programme of archaeological work that has been secured in accordance with a Written Scheme of Investigation (WSI), which has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no 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 archaeological significance and research objectives; b. The programme, methodology and timetable of fieldwork and public engagement, and the nomination of a competent person(s) or organisation to undertake the agreed works; c. Implementation of fieldwork; d. A Post-excavation Assessment report and Updated Project Design to be submitted within six months of the completion of fieldwork; e. An analytical archive report to be completed within two years of the completion of fieldwork and submission of a draft publication report (as necessary); f. Preparation of the physical and digital archaeological archives for deposition at accredited stores approved by the Local Planning Authority. <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 2024.</p> |
| 8. | <p><i>Foul Water Drainage Scheme</i></p> <p>Prior to or concurrently with the submission of the first reserved matters, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.</p> <p>Reason: To ensure a satisfactory method of foul water drainage and to prevent the increased risk of pollution to controlled waters in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan</p> |

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| | 2014. |
| 9. | <p><i>Detailed Surface Water Drainage Scheme</i></p> <p>Prior to or concurrently with the submission of the first reserved matters a detailed design of the surface water drainage got the relevant phase of the site shall be submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.</p> <p>The scheme shall be based upon the principles within the agreed Flood Risk Assessment prepared by PJS Land Development (ref: PJSL23-001-DOC-02F) dated 21st August 2024 and shall also include:</p> <ul style="list-style-type: none"> a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events; b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance; c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it); d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections); e) Site Investigation and test results to confirm infiltration rates; f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants; g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems; h) Permissions to connect to a receiving watercourse or sewer; i) Measures taken to prevent pollution of the receiving groundwater and/or surface water <p>The scheme shall be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.</p> <p>Reason: To 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 the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.</p> |
| 10 | <p><i>Surface Water Drainage Scheme Maintenance</i></p> <p>Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved</p> |

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| | <p>in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.</p> <p>Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.</p> |
| 11 | <p><i>Surface Water Drainage During Construction</i></p> <p>No development in relation to the relevant phase of the site, 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 the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.</p> |
| 12 | <p><i>Surface Water Drainage Completion</i></p> <p>Upon completion of the surface water drainage system for a relevant phase, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority prior to the relevant phase of the development being occupied. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.</p> |
| 13 | <p><i>Ecological Design Strategy</i></p> <p>No development in relation to the relevant phase of the site shall take place until an ecological design strategy (EDS) addressing mitigation, compensation and</p> |

enhancements (including barn owl, reptiles, bats and nesting birds) has been submitted to and approved in writing by the local planning authority.

The EDS shall include the following:

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

The EDS must include off-site compensation measures (if required).

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

Reason: Fenland Local Plan 2014 policies LF16 & LF19 (to protect and enhance biodiversity)

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Construction Ecological Management Plan

No development shall take place on the relevant phase (including demolition, ground works and vegetation clearance) until a Construction Ecological Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall incorporate recommendations of the Preliminary Ecological Appraisal and must include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
- d) The location and timings of sensitive works to avoid harm to biodiversity features.
- e) The times during which construction when specialist ecologists need to be

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| | <p>present on site to oversee works.</p> <p>f) Responsible persons and lines of communication.</p> <p>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</p> <p>h) Use of protective fences, exclusion barriers and warning signs if applicable.</p> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To ensure biodiversity is protected in accordance with policies LP16 and LP19 of the Fenland Local Plan, 2014.</p> |
| 15 | <p><i>Landscape and Ecological Management Plan</i></p> <p>A landscape and ecological management plan (LEMP) shall be submitted to and be approved in writing by the Local Planning Authority prior development proceeding above slab level for each development phase. The content of the LEMP shall include the following:</p> <p>a) Description and evaluation of features to be managed.</p> <p>b) Ecological trends and constraints on site that might influence management.</p> <p>c) Aims and objectives of management.</p> <p>d) Appropriate management options for achieving aims and objectives (including biodiversity net gain).</p> <p>e) Prescriptions for management actions</p> <p>f) Preparation of the work schedule (including an annual work plan capable of being rolled forward over a 30 year period and BNG audit)</p> <p>g) Details of the body or organisation responsible for implementation of the plan</p> <p>h) Ongoing monitoring and remedial measures</p> <p>The LEMP shall also include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the development with the management body(ies) responsible for its delivery.</p> <p>The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.</p> <p>A 5 yearly report shall be submitted to the LPA confirming the progress of the LEMP and results of any monitoring work.</p> <p>The LEMP shall be implemented in accordance with the approved details and all features shall be retained in the manner thereafter in perpetuity.</p> |

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| | <p>Reason: To ensure biodiversity is protected and enhanced in accordance with policies LP16 and LP19 of the Fenland Local Plan, 2014.</p> |
| 16 | <p><i>Ecology Review</i></p> <p>If the development hereby approved does not commence within 12 months of a Reserved Matters approval for any phase, the approved ecological measures secured through other conditions shall be reviewed and, where necessary, amended and updated.</p> <p>The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of key species identified in the Preliminary Ecological Appraisal (barn owl, bats and breeding birds), and identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development.</p> <p>Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.</p> <p>Reason: To ensure biodiversity is protected in accordance with policies LP16 and LP19 of the Fenland Local Plan, 2014.</p> |
| 17 | <p><i>Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS)</i></p> <p>The submission of reserved matters for each phase of development, as required by condition 1, shall be accompanied by an updated Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS).</p> <p>Reason: To ensure existing trees are retained as far as practicable and adequately protected, in accordance with Policy LP16 of the Fenland Local Plan 2014.</p> |
| 18 | <p><i>External Lighting</i></p> <p>The submission of reserved matters for each phase of development, as required by condition 1 shall include a scheme for the provision of external lighting together with a light impact assessment. The assessment must be undertaken by a suitably qualified professional and conform to the relevant standards such as the Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01:2021, having regard to the relevant Environmental Zone, that being (E3) Suburban areas in this instance.</p> <p>Furthermore, the submission shall be supported by a "lighting design strategy for biodiversity" in accordance with ILP Publications' "Guidance Note 8/23 Bats and artificial lighting" The strategy shall:</p> |

a. identify those areas /features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b. show how and where external lighting will be installed (through the provisions of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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

Reason: To safeguard the residential amenity of occupiers, the visual impact of the development and protection of nocturnal biodiversity in accordance with policies LP2, LP16, LP17 and LP19 of the Fenland Local Plan 2014

19

Contaminated Land

No development approved by this permission shall be commenced prior to an investigative contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraph (a) and the results of will help decide if the following stages are necessary.

(a) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs (b), (c) and (d).

(b) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(c) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(d) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA.

The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any

postremedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.

Reason: To control pollution of land or water in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 183 and 184, and Policy LP16 of the Fenland Local Plan 2014.

20

Construction Environmental Management Plan

No development shall commence in each phase until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority for that phase/sub phase. The CEMP shall include the consideration of the following aspects of demolition and construction works:

- a) Construction and phasing programme.
- b) Construction hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- c) Delivery times and collections / dispatches for construction purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority
- d) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.
- e) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.
- f) Dust mitigation,
- g) Use of concrete crushers.
- h) Prohibition of the burning of waste on site during demolition/construction.
- i) Site artificial lighting including hours of operation, position and impact on neighbouring properties.
- j) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- k) Screening and hoarding details.
- l) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- m) External safety and information signing and notices.
- n) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.

The approved CEMP shall be adhered to throughout the construction period and must demonstrate the adoption of best practice to reduce the potentially

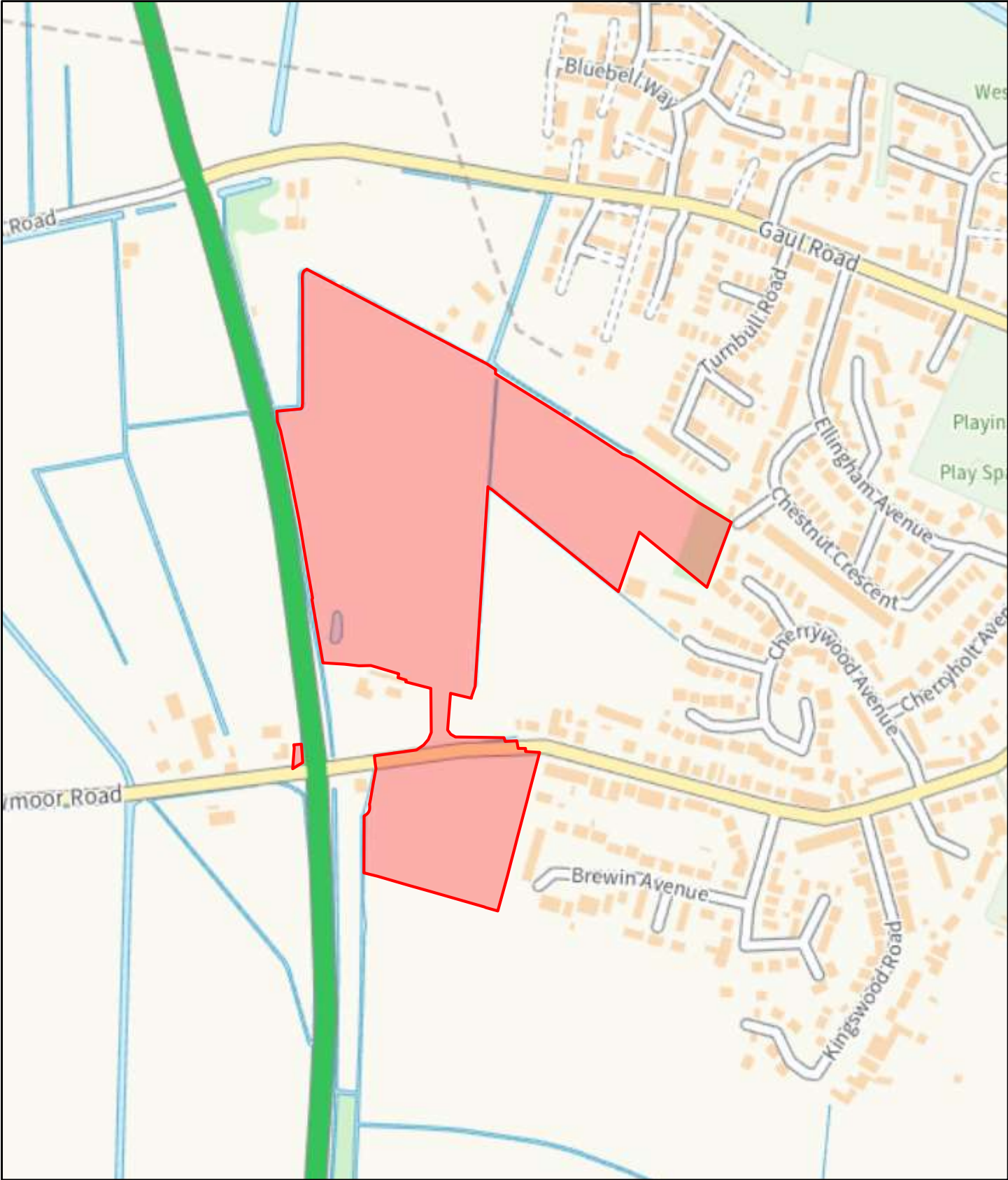
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| | <p>adverse effects on those living and working nearby the development site, whilst also acknowledging the health, safety and welfare of those working on site. The CEMP should be in accordance with the template on the Fenland District Council website via the following link: https://www.fenland.gov.uk/planningforms</p> <p>Reason: In the interests of safe operation of the highway and protection of residential amenity in accordance with policy LP15 and LP16 of the Fenland Local Plan 2014.</p> |
| 21 | <p><i>Noise</i></p> <p>The submission of reserved matters for each phase of development, as required by condition 1 shall be accompanied by a noise impact re-assessment undertaken by a suitably qualified acoustic professional. This shall demonstrate that noise levels do not exceed those previously recorded within BWB Consulting Limited Noise Impact Report (Ref: 233167) and supplementary noise note (Ref: LE/Advisory/233167/P01) to a degree whereby achieving conformity with BS8233:2014 for both outdoor living areas and habitable rooms isn't met.</p> <p>Prior to first occupation of the relevant dwelling, noise mitigation measures stipulated within the BWB Consulting Limited Noise Impact Report (Ref: 233167) and supplementary noise note (Ref: LE/Advisory/233167/P01) shall have been fully implemented to ensure compliance with parameters set within BS8233:2014 'Guidance on sound insulation and noise reduction for buildings'. This shall apply to both outdoor living areas and habitable rooms, with details submitted to and approved in writing by the Local Planning Authority for the latter confirming that dwellings positioned within the worst road traffic noise affected areas as depicted in Figure 5.1 of Report Ref: 233167 having been afforded noise mitigation to glazing standards as indicated within paragraphs 5.8 and 5.10.</p> <p>Reason: To demonstrate that noise mitigation measures are both appropriate and effective and in order to protect the residential amenity of future residents, in accordance with Policy LP2 and LP16 of the Fenland Local Plan 2014.</p> <p>Wording to be finalised with Environmental Health</p> |
| 22 | <p><i>Traffic Management Plan</i></p> <p>No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:</p> <ul style="list-style-type: none"> -Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street. -Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway) -Control of dust, mud and debris; please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway. |

| | |
|----|--|
| | Reason: in the interests of highway safety, in accordance with LP15 of the Fenland Local Plan 2014. |
| 23 | <p><i>Construction Access</i></p> <p>No development shall commence until full details of the location and layout of the construction vehicular access(es) have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.</p> <p>Reason: To ensure the provision of safe and suitable access arrangements in the interests of highway safety, in accordance with LP15 of the Fenland Local Plan 2014.</p> |
| 24 | <p><i>Biodiversity Net Gain</i></p> <p>Development may not be begun unless:</p> <p>(a) a biodiversity gain plan has been submitted to the planning authority, and</p> <p>(b) the planning authority has approved the plan.</p> <p>Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).</p> |
| 25 | <p><i>Management and Maintenance of Streets</i></p> <p>Prior to the occupation of the first dwelling within each phase, full details of the proposed arrangements for future management and maintenance of the proposed street(s) within the development have been 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 under 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 LP15 of the Fenland Local Plan 2014.</p> |
| 26 | <p><i>A141 mitigation scheme</i></p> <p>Prior to first occupation of any phase, the developer shall deliver the A141 mitigation scheme, as shown in principle on drawing 012 Rev G, titled Proposed A141/Burrowmoor Road Traffic Signal Junction</p> <p>Reason: In order to meet the requirements of the Local Highways Authority to mitigate the impact of development traffic on the local network in accordance with policy LP15 of the Fenland Local Plan 2014.</p> |
| 27 | <p><i>Provision of Access Roundabout</i></p> <p>Prior to first occupation of any phase, the developer shall deliver the site access roundabout, as shown in principle on drawing 001 Rev F, titled</p> |

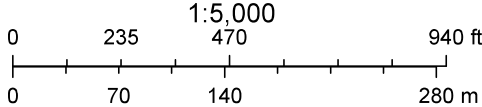
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| | <p>proposed site access junction with visibility splays.</p> <p>Reason: In order to meet the requirements of the Local Highways Authority to mitigate the impact of development traffic on the local network in accordance with policy LP15 of the Fenland Local Plan 2014.</p> |
| 29 | <p><i>Boundary linkages</i></p> <p>The submission of a detailed layout as required by condition 1 for the relevant phase, shall include an internal road layout that shall provide a link to the site boundary with land in the north and south and a scheme to enable access to the land to the east, as indicated on the Framework Plan hereby approved such as to enable access to the wider part of the BCP site. No occupation of 75% of the site shall take place before completion of north-south vehicular link to these site boundaries and should the land to the east come forward as part of the BCP, provision of the eastern link in accordance with the agreed scheme.</p> <p>Reason: In the interest of satisfactory development and comprehensive planning to facilitate access to an otherwise isolated part of the Broad Concept Plan area and in accordance with Policies LP9 and LP15 of the Fenland Local Plan 2014.</p> |
| 30 | <p><i>Bus Strategy</i></p> <p>Prior to commencement of any development, a Bus Access & Phasing Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Bus Access & Phasing Strategy shall include but not be limited to:</p> <ul style="list-style-type: none"> a) bus routing proposals for each phase of development; b) location and delivery schedule of the bus infrastructure works to be delivered inclusive of temporary and permanent bus stops. This shall include the removal timescales of the temporary bus stops; c) bus stop infrastructure to be delivered at the temporary and permanent bus stops. <p>The Bus Access & Phasing Strategy shall be carried out in accordance with the approved details.</p> <p>Reason: The above measures are to ensure the proposed development does not have a severe impact on the highway network in terms of safety and capacity.</p> |
| 31 | <p><i>Adoptable Standard highway</i></p> <p>Prior to the last dwelling being occupied for each phase, the highway shall be built within that phase to adoptable standards as defined by Cambridgeshire County Council Housing Estate Road Construction Specification (current at time of commencement of build).</p> <p>Reason: In the interest of satisfactory development and highway safety in accordance with Policy LP15 of the Fenland Local Plan (2014).</p> |

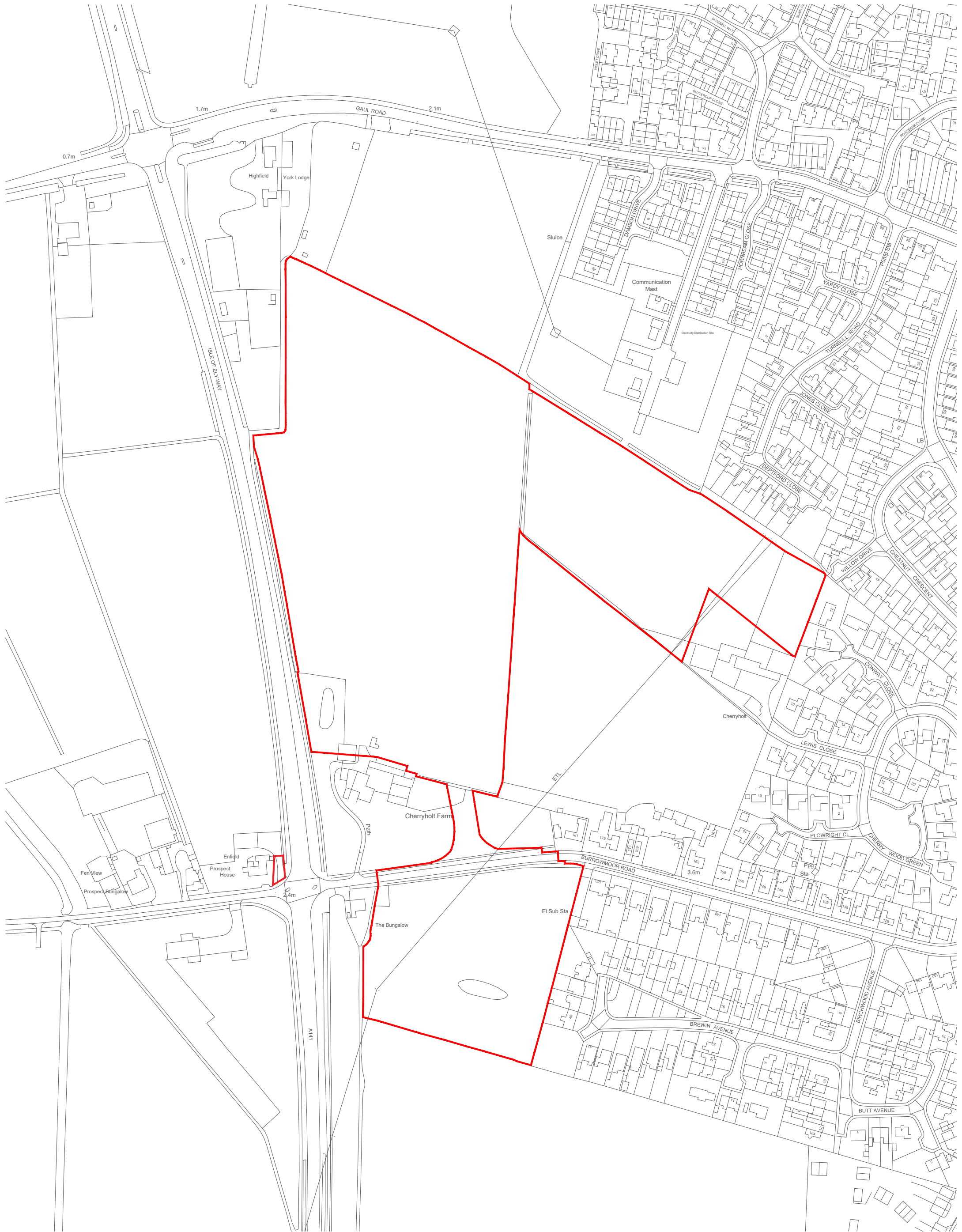
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| 32 | <p><i>Travel Plan</i></p> <p>Prior to first occupation of the residential development, the developer shall be responsible for the provision and implementation of a Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan shall include suitable measures and incentives inclusive of bus vouchers and/or active travel vouchers to promote sustainable travel.</p> <p>Reason: In the interest of sustainable transport in accordance with Policy LP15 of the Fenland Local Plan 2014</p> <p>Wording to be finalised with LHA</p> |
| 33 | <p><i>Housing Mix</i></p> <p>Prior to or alongside the submission of Reserved Matters, a housing mix scheme shall be submitted to and approved in writing by the Local Planning Authority. The reserved matters shall accord with the approved housing mix scheme.</p> <p>The scheme shall include:</p> <ul style="list-style-type: none"> - A plan showing the location and distribution of market and affordable units (including tenure type and those to be constructed in compliance with Building Regulations M4(2)). The plan shall also identify the proximity of the site with adjacent land parcels and the tenure types within both, in respect of any development parcel where Reserved Matters have already been approved. - A schedule of dwelling sizes (by number of bedrooms). - A statement which demonstrates how the proposals contribute to current and future housing needs as identified in the most recently available evidence relating to the locality. <p>With the exception of the access construction, development shall not proceed until the housing mix scheme has been approved in writing by the Local Planning Authority.</p> <p>Reason: In order to ensure that an appropriate housing mix is provided for the proposed development taking into account the objective of creating a sustainable, mixed community in accordance with Policy LP3 of the Fenland Local Plan and guidance contained within the National Planning Policy Framework.</p> |
| 34 | <p><i>Levels</i></p> <p>The submission of reserved matters for each phase of development, as required by condition 1 shall include details of existing ground levels (in relation to an existing datum point and including those off site), proposed finished floor levels and floor slab levels, and cross sections, of the development. The development shall not be carried out other than in strict accordance with the</p> |

| | |
|----|--|
| | <p>levels shown on the approved drawing(s)</p> <p>Reason: To ensure that the precise height of the development can be considered in relation to adjoining dwellings to protect and safeguard the amenities of the adjoining occupiers in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.</p> |
| 35 | <p><i>Refuse Collection Strategy</i></p> <p>The details submitted in accordance with Condition 1 of this permission shall include:</p> <p>A refuse collection strategy, the approved refuse collection strategy shall be implemented in accordance with the agreed details in full and thereafter be retained in perpetuity.</p> <p>Reason: To ensure a satisfactory form of refuse collection and compliance with Policy LP16 of the Fenland Local Plan 2014.</p> |
| 36 | <p><i>Fire Hydrants</i></p> <p>Prior to occupation of each phase of the development, a scheme for the provision of fire hydrants for that phase, including timeframes for installation shall be submitted to and approved in writing by the Local Planning Authority. These details shall thereafter be completed in accordance with the approved scheme and timescales.</p> <p>Reason: To protect from the risk of fire, in accordance with LP2 of the Fenland Local Plan 2014.</p> |
| 37 | <p><i>Approved Plans</i></p> |

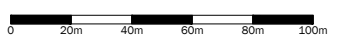


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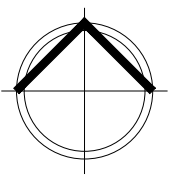
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status
PLANNING
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project title
Burrowmoor Road March, Cambridgeshire
 client
Richborough
 drawing title
Application Boundary Plan

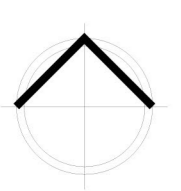
drawing no. **902832.29.08**
 scale **1:2500 @A3**
 date **April 2024**
 drawn by **AC**
 checked by **LH**
 revision **F**



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 e: info@marrons.co.uk



- Key**
- Site Boundary
 - Illustrative Dwellings
 - Illustrative Landscaping
 - LAP
 - Illustrative Open Space
 - Illustrative Swales

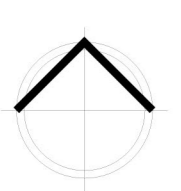










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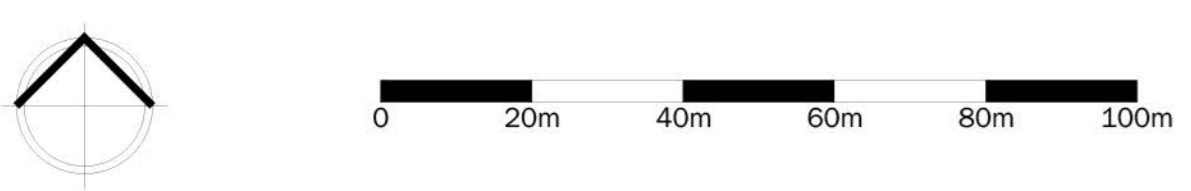
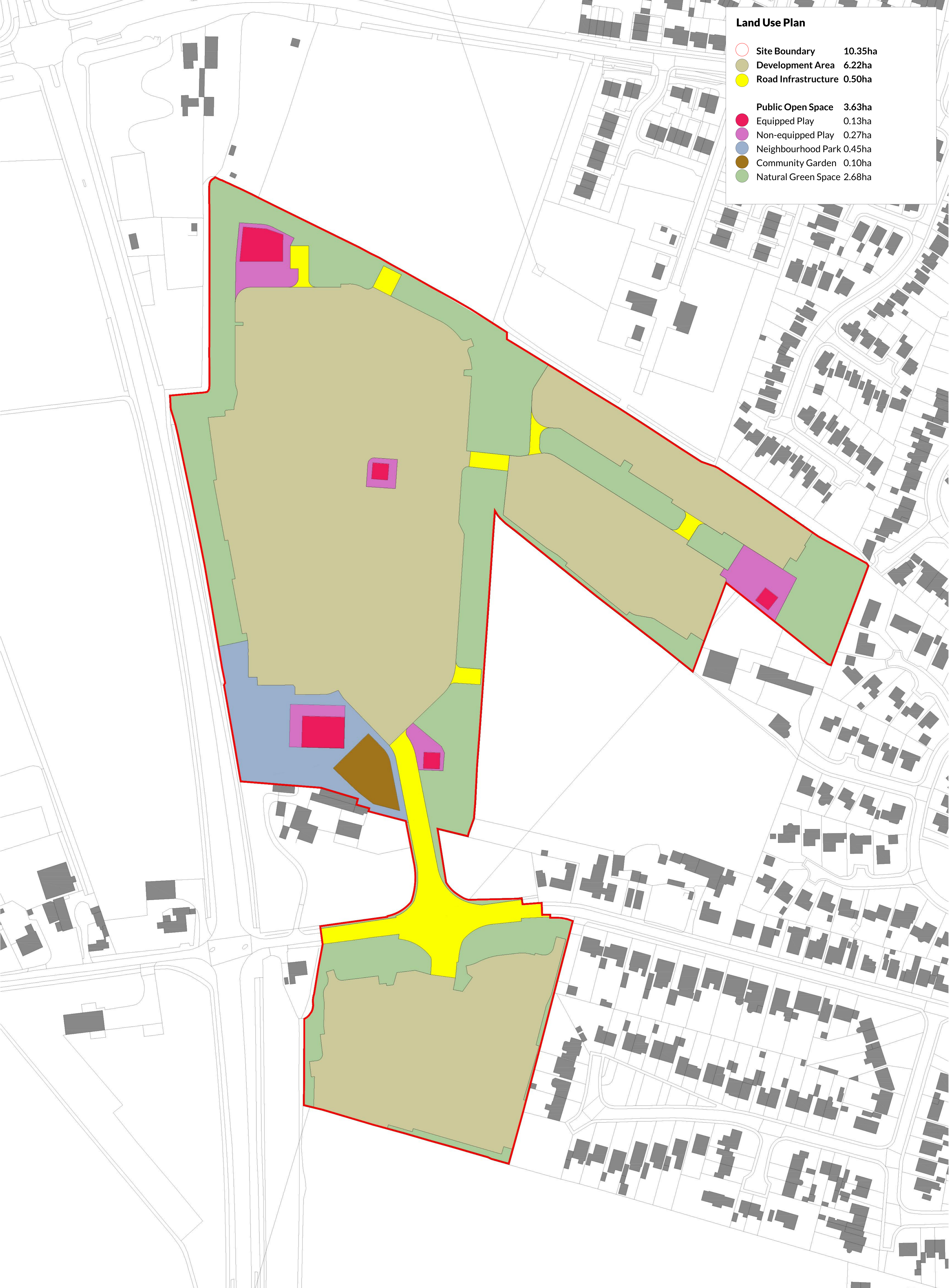
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| <p>status</p> <p>notes</p> <p>The copyright of this drawing belongs to Marrons Planning and should not be copied or reproduced without written consent. This drawing is for planning purposes only and is not to be used as a basis for construction.</p> | <p>Planning</p> | <p>project title</p> <p>Burrowmoor Road March</p> <p>Richborough</p> <p>client</p> <p>Richborough</p> <p>drawing title</p> <p>Illustrative Masterplan</p> | <p>drawing no.</p> <p>902832.29.04</p> <p>scale</p> <p>1:1000 @ A1</p> <p>date</p> <p>February 2024</p> <p>drawn by</p> <p>AC / JMF</p> <p>checked by</p> <p>LH</p> <p>revision</p> <p>C</p> | <p>drawing no.</p> <p>902832.29.04</p> <p>scale</p> <p>1:1000 @ A1</p> <p>date</p> <p>February 2024</p> <p>drawn by</p> <p>AC / JMF</p> <p>checked by</p> <p>LH</p> <p>revision</p> <p>C</p> | <p>Marrons</p> <p>10 Colmore Square, Birmingham, B4 6AA</p> <p>t: 0121 234 0001 w: www.marrons-planning.co.uk</p> <p>e: info@marrons-planning.co.uk</p> |
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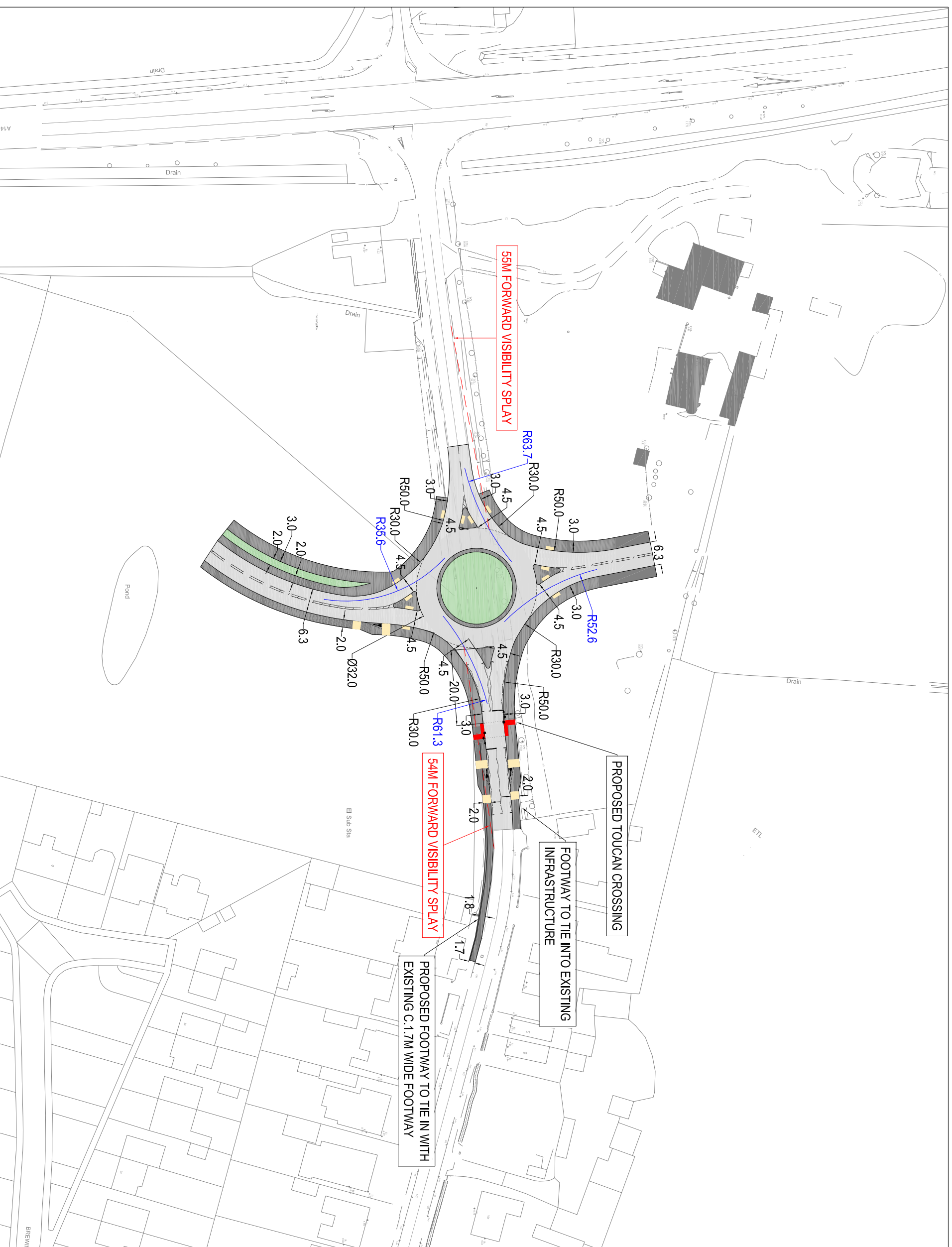
- Key**
- Site Boundary
 - Access - via a new 4-arm roundabout
 - Indicative Potential Access to Adjoining Developments
 - Proposed Residential
 - Indicative Proposed Landscape Planting
 - LEAP Proposed Play Areas
 - Proposed Open Space
 - Proposed Swales
 - * Landmark Building
 - Key Frontages



| Land Use Plan | | |
|---|---------------------|---------|
|  | Site Boundary | 10.35ha |
|  | Development Area | 6.22ha |
|  | Road Infrastructure | 0.50ha |
| Public Open Space 3.63ha | | |
|  | Equipped Play | 0.13ha |
|  | Non-equipped Play | 0.27ha |
|  | Neighbourhood Park | 0.45ha |
|  | Community Garden | 0.10ha |
|  | Natural Green Space | 2.68ha |



1. THIS DRAWING IS NOT TO BE SCALED FOR CONSTRUCTION PURPOSES.
2. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE.



| REV | DESCRIPTION | DATE | BY | AUTH |
|-----|---|----------|----|------|
| F | FOOTWAY CONNECTION ON SOUTHERN SIDE OF BURROWMOOR ROAD DRAWING AMENDED FOLLOWING LHA FEEDBACK | 01.05.25 | MF | JP |
| E | ACCESS AMENDED FOLLOWING CLIENT COMMENTS | 09.01.25 | MF | JP |
| D | ACCESS AMENDED FOLLOWING CLIENT COMMENTS | 21.02.24 | CR | JP |
| C | CROSSING ADDED TO EASTERN ARM | 09.02.24 | CR | JP |
| B | ACCESS AMENDED FOLLOWING CLIENT COMMENTS | 23.10.23 | CR | JP |
| A | ACCESS AMENDED TO ROUNDABOUT LAYOUT | 25.09.23 | CR | JP |

hub
TRANSPORT PLANNING LTD

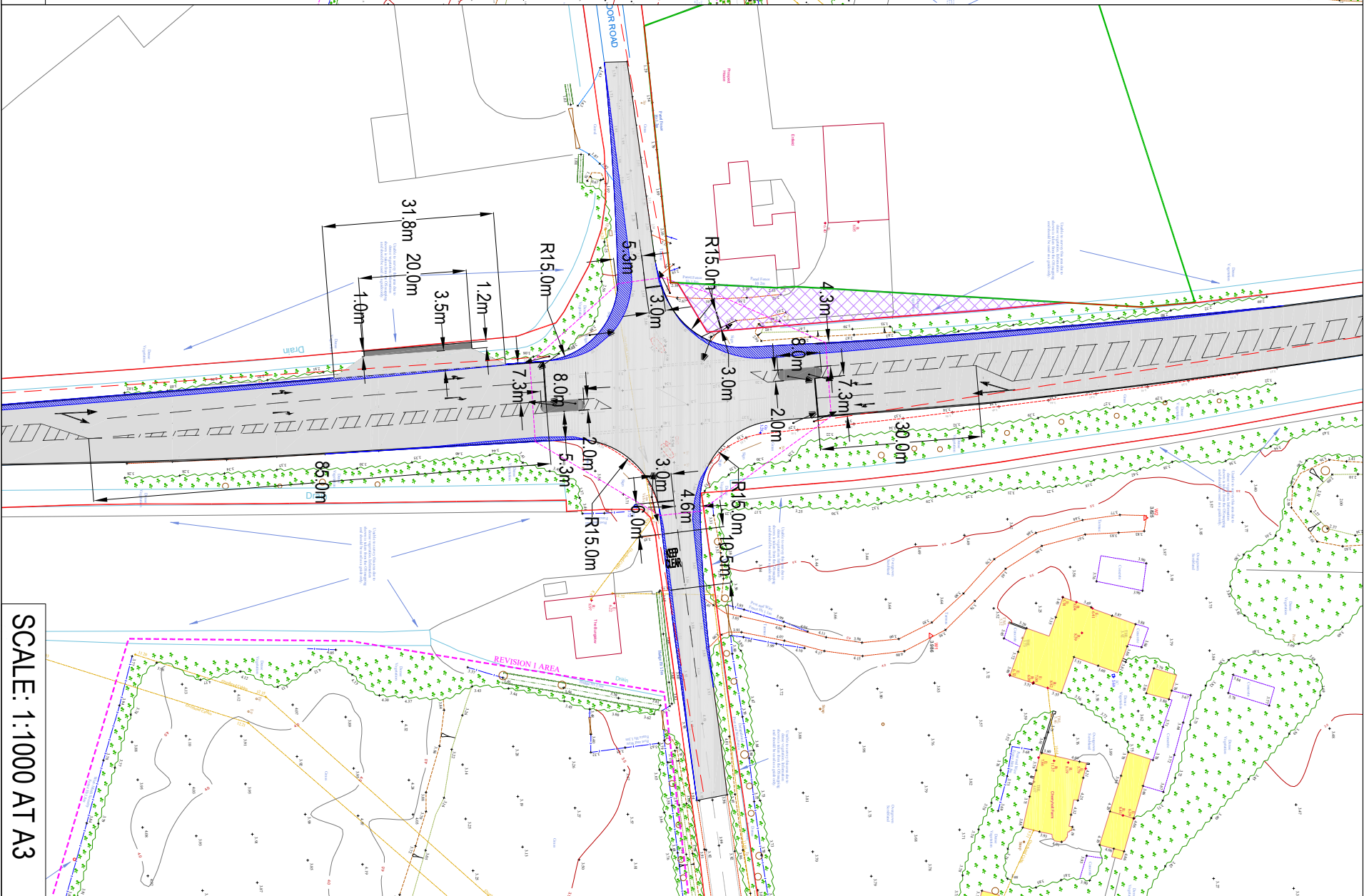
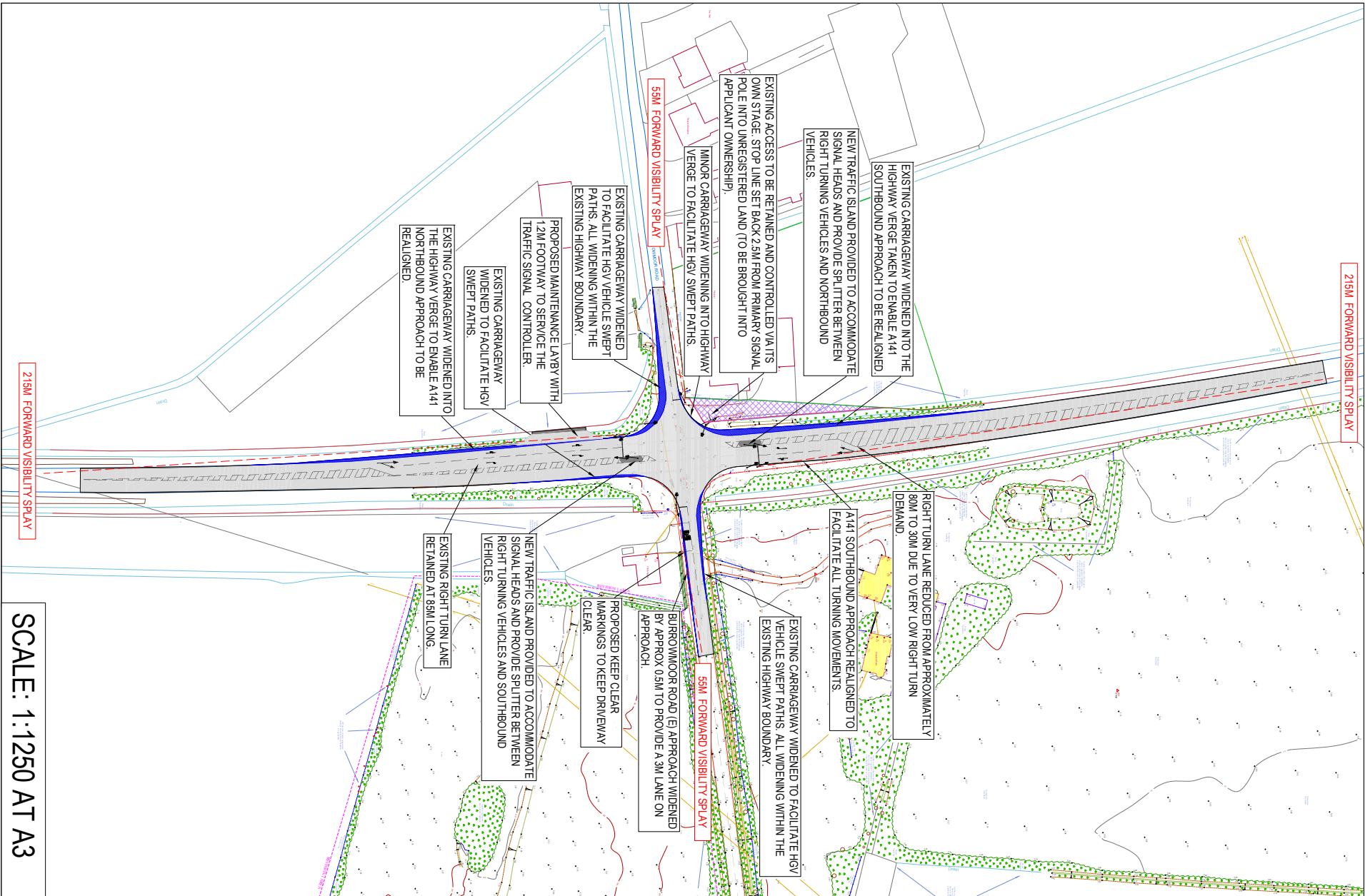
Hub Transport Planning Ltd
Floor 1B
4 Temple Row
Birmingham
B2 5HG
T : 0121 454 5530

CLIENT
RICHBOROUGH

PROJECT
**BURROWMOOR ROAD
MARCH**

TITLE
**PROPOSED SITE ACCESS JUNCTION
WITH VISIBILITY SPLAYS**

| | | | | |
|-------------|-------------|--------|------------|----------|
| DRAWN | AUTHORISED | SCALE | SHEET SIZE | DATE |
| CR | JC | 1:1000 | A3 | 13.07.23 |
| PROJECT NO. | DRAWING NO. | REV | | |
| T23549 | 001 | F | | |



1. THIS DRAWING IS NOT TO BE SCALED FOR CONSTRUCTION PURPOSES.
 2. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE.

- HIGHWAY WIDENING
- JUNCTION INTERVISIBILITY ZONE
- HIGHWAY BOUNDARY
- PRIMARY SIGNAL HEAD
- SECONDARY SIGNAL HEAD
- 600MM X 600MM GRID TO SHOW OFFSET OF TRAFFIC SIGNAL POLE FROM THE KERB LINE
- ENFIELD PROPERTY TITLE BOUNDARY
- AREA OF UNREGISTERED LAND

| REV | DESCRIPTION | DATE | BY | AUTH |
|-----|---|----------|----|------|
| A | DRAWING UPDATED FOLLOWING LHA FEEDBACK | 09.01.25 | MF | JP |
| B | AREA | 14.02.25 | MF | JP |
| C | DRAWING UPDATED TO INCLUDE TRAFFIC SIGNAL HEADS AND STOP LINE FOR ACCESS ROAD | 19.05.25 | MF | JP |
| D | DRAWING UPDATED TO INCLUDE TRAFFIC SIGNAL LINE WITH LHA FEEDBACK | 22.05.25 | MF | JP |
| E | DRAWING UPDATED TO PROVIDE NEW ACCESS INTO THIRD PARTY LAND | 31.07.25 | MF | JP |
| F | LOCATION OF PRIVATE ACCESS STOP LINE UPDATED (UPDATE TO REVISION D LAYOUT) | 16.09.25 | MF | JP |
| G | LAYOUT UPDATED IN LINE WITH STAGE 1 RSA FEEDBACK | 17.12.25 | MF | JP |

hubb
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 Hubb Transport Planning Ltd
 Floor 1B
 4 Temple Row
 Birmingham
 B2 5HG
 T : 0121 454 5530

CLIENT: RICHBOROUGH

PROJECT: BURROWMOOR ROAD, MARCH

TITLE: PROPOSED A141/BURROWMOOR ROAD TRAFFIC SIGNAL JUNCTION

| DRAWN | AUTHORISED | SCALE | SHEET SIZE | DATE |
|-------|------------|-----------|------------|----------|
| MF | JP | SEE PORTS | A3 | 12.09.24 |

PROJECT NO: T23549 DRAWING NO: 012 REV: G

SCALE: 1:1250 AT A3

SCALE: 1:1000 AT A3

215M FORWARD VISIBILITY SPLAY

215M FORWARD VISIBILITY SPLAY

55M FORWARD VISIBILITY SPLAY

55M FORWARD VISIBILITY SPLAY

215M FORWARD VISIBILITY SPLAY