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**F/YR18/0458/F**

**Applicant: Ms S Brind  
Sanctuary Affordable Housing Limited**

**Agent : Ms S Brind  
Sanctuary Affordable Housing Limited**

**Site Of Former Kingswood Park Residential Home, Kingswood Road, March,  
Cambridgeshire**

**Erection of 24 x 2-storey dwellings comprising of 12 x 2-bed and 12 x 3-bed  
together with an extension to Kingswood Road to provide new vehicular and  
pedestrian access**

**Reason for Committee: 6 or more unresolved responses contrary to the officer  
recommendation.**

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## **1. EXECUTIVE SUMMARY**

**The proposal is for the construction of 24 affordable dwelling units on land  
formerly in use as a residential care home within the West March Strategic  
Allocation.**

**The site has formerly been proposed for development for affordable  
housing, with the most recent application for 22 units in 2013 being allowed  
on appeal in February 2015.**

**The scheme would be accessed from the existing Kingswood Road, which  
has adequate capacity for the increased level of vehicular traffic proposed  
as a result of the scheme.**

**The proposal includes public open space within its layout and an  
attenuation pond relating to the surface water drainage proposals, and sees  
the retention of a significant proportion of the existing trees on the site  
boundaries, with supplementary planting proposed to replace those trees  
required to be removed as part of the project.**

## **2. SITE DESCRIPTION**

- 2.1.** The application site is the former site of the Kingswood Park residential care home, which was closed in 2011 and demolished prior to the previous submission of an application for construction of new dwellings on the site in 2013.
- 2.2.** The site is largely enclosed by existing tree belts to all boundaries, of particular density along the south and western boundaries of the site adjoining the surrounding agricultural land. The centre of the application site is largely open, having been the location of the former care home.
- 2.3.** Access to the site is from the north eastern corner, and is currently gated.
- 2.4.** Open agricultural land lies to the west and south, although this land forms part of the West March Strategic Allocation, which is identified for development in the region of 2,000 houses. To the north lies existing residential development of Butt

Avenue, Birchwood Avenue and Brewin Avenue with mainly 2-storey developments adjoining the site boundary. Further residential development lies to the east off Kingswood Road and Maiden Stile Close, although this development is of much larger scale on generous plots of land.

### 3. PROPOSAL

- 3.1. The proposal is for the construction of 24 new dwellings on the site, along with associated infrastructure to include open space provision, access road to the dwellings and an attenuation pond to deal with surface water run-off.
- 3.2. Kingswood Road is proposed to be extended into the site along its eastern boundary and a private drive off it serving five of the proposed dwellings. A new road is then to join it towards the south eastern corner providing access to the remaining 19 proposed dwellings. An attenuation pond is to be provided in relation to the surface water drainage strategy alongside this junction to the north, with the new road leading west to a turning head at the western side of the site.
- 3.3. Public open space is proposed alongside the western boundary overlooked by 9 of the properties proposed to provide natural security for its users.
- 3.4. The applicant has indicated that the proposed dwellings are to be affordable units.
- 3.5. Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OZCQO8HE06P00>

### 4. SITE PLANNING HISTORY

F/YR13/0724/F	Erection of 22 dwellings: 2x 2-storey block of flats comprising of 10x 1-bed dwellings and erection of 1x single-storey 2-bed 11x 2-bed dwellings including sheds refuse store and cycle store involving demolition of existing care home (retrospective) and works to western footpath of Kingswood Road	Refused 19/12/2013 Appeal allowed 17/2/15
F/YR13/0221/F	Erection of 33 dwellings comprising of 6x 2-storey 1-bed flats 2x single-storey 1-bed 16x 2-storey 2-bed 7x 2-storey 3-bed 2x 2-storey 4-bed including sheds refuse store and cycle store involving demolition of existing care home (retrospective) and works to western side path of Kingswood Road	Withdrawn 7/2/13
F/YR01/0074/F	External alterations to existing care home to form 22 no. bay windows	Granted 13/3/01
F/91/0726/DEEME	Extensions and alterations to existing old persons home	Deemed consent 2/3/92
F/0420/81/F	Extension to old peoples home, including dining rooms, kitchenettes and hairdressers/chirology	Deemed consent 8/11/81

### 5. CONSULTATIONS

#### 5.1. March Town Council

Recommend approval

- 5.2. **Cambridgeshire County Council Historic Environment Team (Archaeology)**  
Results of archaeological programme of work received – no further work required.
- 5.3. **Cambridgeshire County Council Education, Waste, Libraries and Lifelong Learning**  
Total contributions of £103,527 required to meet the infrastructure requirements of the development.
- 5.4. **Senior Planning Obligations Officer**  
Accept that based on the evidence submitted the viability appraisal demonstrates that there are viability issues preventing the delivery of affordable housing and S106 contributions.
- 5.5. **Cambridgeshire County Council Lead Local Flood Authority**  
No objection. Conditions requested.
- 5.6. **Cambridgeshire County Council Highways Authority**  
Revised plans appear acceptable. Limited additional information requested.
- 5.7. **Cambridgeshire Police Designing out Crime**  
Original scheme: Footpaths to the rear of plots 2 and 8 should be gated to allow access only to those residents. Would like to see a proposed lighting plan, although this could be required by condition.  
  
Revised proposals: Pleased to see comments have been considered, support the amendments and request consideration of a condition requiring an external lighting plan to be approved.
- 5.8. **Peterborough City Council Wildlife Officer**  
No objection subject to the imposition of conditions regarding protected species and landscaping, including a biodiversity enhancement strategy.
- 5.9. **FDC Housing Strategy**  
Expect policy compliant affordable housing provision.
- 5.10. **FDC Environmental Services**  
No objection in principle, should demonstrate that a refuse vehicle can access and turn on the public highway, and address provision of refuse and recycling bins along with notification of collection and storage details to owners prior to occupation.
- 5.11. **NHS England**  
*“Due to the low number of dwellings we do not wish to raise an objection to this development or request mitigation.”*
- 5.12. **Anglian Water**  
Foul sewerage network and water recycling centre have available capacity. Surface water management proposals do not appear to relate to AW operated assets.
- 5.13. **Cadent Gas Ltd Plant Protection**  
No objection in principle, but there is a high pressure gas pipeline in the vicinity and Cadent gas would object to any building within 14.3 metres of it.

**5.14. Health and Safety Executive**

Do not advise against.

**5.15. Cambridgeshire Fire & Rescue Service**

Fire Authority request provision made for fire hydrants

**5.16. Local Residents/Interested Parties**

A total of 23 responses were received in relation to the proposal, 17 to the original plans and 6 to the revised details. The comments were received from 14 distinct sources. None of the comments received gave support to the proposal. The comments raised the following matters.

Original plans:

- Burrowmoor Road would struggle with the additional traffic.
- Conflict between traffic joining Kingswood Road from the site and the private drive, with this section of tarmac in private ownership.
- Felling of trees will cause overlooking.
- Development is out of character with the area.
- No allowance is made for improving street lighting.
- Drainage and flood risk of developing the site.
- Impact on infrastructure.
- Where will the extension of Kingswood Road lead to?
- Planning originally submitted in November 2017, why has it taken so long to notify residents.
- No archaeological survey has been undertaken.
- No site contamination report was made available following demolition of the care home.
- Please clarify what will happen to the trees.
- Increase in noise and nuisance.
- Insufficient consultation carried out.
- Violates the Human Rights Act, Protocol 1, Article 13.
- Devaluation of nearby dwellings.

Following revised plans:

- Will cause major issues with localised flooding to Butt Avenue, Brewin and Birchwood Avenues.
- Proposed sub-station immediately adjacent to neighbouring resident's fence.
- Junction of Kingswood Road and Burrowmoor Road is narrow with poor visibility.
- Violates the Human Rights Act, Protocol 1, Article 13.
- Contrary to policies LP1 and LP2 of the Fenland Local Plan (2014).
- Local Sewerage Network is at or near capacity.
- Contrary to Government Planning Policy Statement 1.
- The area requires quality provision of care for the elderly.
- Development of 22 properties on the site previously refused (NB – this refusal was overturned at appeal).
- What is the intention for the access road?
- Former care home was demolished without consent.
- New proposed access will impact on trees and the environment, including wildlife.
- Proposal must use the existing site entrance.
- New access crosses over a private section of tarmac without consent.

- Development is out of character with existing properties on Kingswood Road.
- Felling of trees will cause overlooking into neighbouring and nearby properties.
- Overdevelopment of the site.
- Insufficient infrastructure.

## **6. STATUTORY DUTY**

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

## **7. POLICY FRAMEWORK**

### **7.1. National Planning Policy Framework (NPPF)**

Para 2: NPPF is a material consideration

Para 8: 3 strands of sustainability

Para 11: Presumption in favour of sustainable development

Para 57: Viability Assessments should be publicly available

Para 155: Development should be directed away from areas at highest risk of flooding.

Para 170: Contribution to and enhancement of the natural and local environment.

### **7.2. National Planning Practice Guidance (NPPG)**

Determining a planning application

### **7.3. Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

LP7 – Urban Extensions

LP9 – March

LP12 – Rural Areas Development Policy

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

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP19 – The Natural Environment

### **7.4. March Neighbourhood Plan 2017**

Policy H1 – Large Development Sites

Policy H2 – Windfall Development

Policy H3 – Local Housing Need

## **8. KEY ISSUES**

- **Principle of Development**
- **Design and Character**
- **Highway Safety**
- **Residential Amenity**
- **Flood Risk**

- **Heritage Impact**
- **Biodiversity Impact**
- **Development Viability, Planning Obligations and Affordable Housing**
- **Human Rights Act**

## **9. BACKGROUND**

- 9.1. The application site is a former care home, and was first subject to an application for redevelopment of the site in 2013. This application was withdrawn, with the subsequent resubmitted application for 22 units being refused in December of that year. The applicant appealed against the refusal and the appeal was allowed in February of 2015.

## **10. ASSESSMENT**

### **Principle of Development**

- 10.1. The application site is located within the West March Strategic Allocation. Development within this area is identified within the Fenland Local Plan as being suitable for residential development, with the whole allocation expected to provide in the region of 2000 dwellings. The application site forms a small part of the north eastern section of this allocation. Whilst there is therefore a policy indicating the acceptability of residential development of the area, there is currently no Broad Concept Plan in place to set out how the area is envisaged to be developed as required by policy LP9 of the Fenland Local Plan, and policy LP7 of the Fenland Local Plan would therefore indicate that unless the proposal is considered to be “*very minor, inconsequential*” it would be refused.
- 10.2. This matter was also considered in 2015 when the appeal Inspector considered the previous refusal of the development of the site for 22 new properties. The appeal decision in that case acknowledges that the scheme conflicts with policy LP7 in that it cannot be reasonably defined as inconsequential, however it goes on to assess the nature of the site in relation to the wider allocation, the previous use as a care home compared to the largely undeveloped remainder, and the overall scale of the development relative to the envisaged total (1.2% of the indicated number of dwellings). The appeal decision also notes that development of this site in advance of a Broad Concept Plan should not be seen as a precedent for the release of small sites generally.
- 10.3. On that basis, it is considered that although the proposal for development of the site would be contrary to the provisions of policy LP7, it would not compromise the objectives of policy LP9 and would be in accordance with paragraph 59 of the National Planning Policy Framework (2019) in significantly boosting the supply of new homes.

### **Design and Character**

- 10.4. The application site is a previously developed piece of land located at the end of Kingswood Road in March, which displays a widely varying character along its length. At its junction with Burrowmoor Road, Kingswood Road is dominated by two-storey dwellings in close proximity to the street, generally with narrow driveways flanking the dwellings providing the only parking. There is some variation in materials along Kingswood Road however the properties are largely of brick construction, with rendered panels used to provide visual interest. After approximately 50m, the scale of development drops and the road is dominated by single-storey dwellings, again predominantly brick construction with rendered elements and traditional detailing and limited parking to the sides of dwellings.

The road then turns west, with the traditional styled properties continuing along the north side of the road, whilst to the south east is a series of 11 modern executive dwellings, some accessed from Maiden Stile Close and some directly from Kingswood Road, with the majority of these properties located on generous plots of land and set well back from the road itself. This group of dwellings exhibits a varied approach to design but is generally of a distinctly different character to the remainder of Kingswood Road.

- 10.5. The proposed dwellings are a mix of semi-detached and 3-unit terraces, mainly of 2-storey height and with parking located between the units rather than to their fronts. The dwellings are therefore located in relatively close proximity to the street similar to the units at the northern end of Kingswood Road, although there is a much greater sense of space between dwellings proposed due to the location of the attenuation pond and the public open space to the west end of the site. Materials detailed on the application form are facing brickwork and concrete tiles, which would be appropriate to the area subject to precise specification that should be secured by condition if permission is granted.
- 10.6. The existing site is surrounded by a significant tree belt on all sides, and the proposal would result in significant removal in places. The scheme however does indicate retention of the key areas for screening purposes and the arboricultural report submitted alongside the application states that a minimum of thirty eight new heavy-standard rootballed or containerised trees of 12-14 centimetre stem girth will be planted as part of a wider landscaping plan. It would be appropriate and normal good practice to impose a landscaping condition requiring specification and planting details alongside a maintenance proposal should permission be granted.

### **Highway Safety**

- 10.7. Several objections have been raised in relation to the proposal on the basis of concerns regarding increased traffic using the Burrowmoor Road junction, and the potential for additional on-street parking as a result of the scheme.
- 10.8. In this regard, in the first instance, the Local Highways Authority have raised no objection to the level of development proposed and the impact this would have on the Burrowmoor Road junction. Should the application be refused on this basis therefore the local planning authority would have to demonstrate that there was a clear detrimental impact on highway safety without the support of the LHA. It should also be noted that the previous appeal decision on the site in 2015, which was made under the same development plan as is currently in place and was therefore subject to the same policies, the Inspector concluded that development of 22 properties on the site would not be to the detriment of highway safety. Similarly the earlier proposal for 33 units on the site did not result in a highways objection at that time. Refusal on highway safety grounds would therefore need to demonstrate that the additional 2 units when compared to the previous allowed scheme results in unacceptable impacts, which on the basis of the lack of highways objection to a 33 unit scheme seems unlikely.
- 10.9. Each of the properties proposed within the scheme is allocated 2 spaces for car parking, with a further 2 visitors bays identified in excess of the required allocation for such a scheme. There is therefore no justification for refusing the application on the basis of an under-provision of parking on the site.

### **Residential Amenity**

- 10.10. Concerns have been raised as part of the consultation on the application regarding the impact of the scheme on residential amenity of the neighbouring and nearby properties, including privacy impacts and the proposed electricity sub-station.
- 10.11. As noted above, the existing tree belt surrounding the site, particularly to the south east boundary, is to remain as part of the scheme, as are the trees along the central section of the north boundary of the site. With regard to the potential for overlooking of adjacent land, these two sections are the key elements protecting neighbouring properties from views out of the site, and other more open boundaries are similarly respected. It would be appropriate for any permission granted to require adequate tree protection measures to be established surrounding these trees prior to the commencement of development on the site as detailed in the arboricultural report, and the retention of these trees for an appropriate period could also be secured by condition. Plot 24, which is in close proximity to the boundary of the site, is located 14 metres from the rear elevation of 5 Butt Avenue to the north, has been reduced in scale compared to the original submission and is now proposed as a chalet style dwelling with its sole upper floor window facing at an oblique angle along the north boundary of the site to ensure a more acceptable relationship with the neighbouring dwelling.
- 10.12. The other dwellings to the north of the site along Butt Avenue range from 12-26 metres away from the shared boundary, with a further 5 metre separation to the nearest dwelling proposed within the site at the nearest point. This means a 17 metre separation between the rear elevation of the adjacent dwelling, and the side elevation of plot 12, which only has a single first floor window in this elevation serving a bathroom.
- 10.13. There is no indication that the proposed residential development would result in unacceptable amenity impacts on neighbouring land by means of increased noise etc, as the nature of the uses would be identical.
- 10.14. It is noted that concern has been raised regarding the electricity substation located at the north western corner of the site, and the proximity of this to the neighbouring land. Such buildings however do not result in emissions and any noise generated by the equipment inside is of such a low level as to be below any threshold at which a residential amenity nuisance would be experienced. Such buildings are routinely located in relatively close proximity to residential dwellings and do not justify refusal of permission.

### **Flood Risk**

- 10.15. The site is located in flood zone 1, the zone of least flood risk as identified by the Environment agency, and is in an area where surface water flooding is deemed to be very low risk. It is noted however that areas of development nearby along Burrowmoor Road, Butt Avenue and Brewin Avenue are deemed to be at high risk of surface water flooding.
- 10.16. Consequently, detailed discussions have taken place between the applicant and the Lead Local Flood Authority following the initial objection from the LLFA. These discussions involved the submission of further documentation, including a flood risk assessment and drainage strategy, the proposed below ground drainage strategy plan and calculations relating to surface water run-off rates. These demonstrate that the surface water from the development will be managed through use of permeable paving, draining into the piped network, which



discharges to the attenuation pond on the site, and from that pond to the ditch network to the south.

10.17. On the basis of those discussions and the additional information supplied, the LLFA have removed their objection to the scheme, but have requested conditions regarding provision of a detailed surface water drainage scheme in line with the proposals and long-term maintenance arrangements of that scheme.

10.18. There is therefore no basis for refusing the application on flood risk grounds.

#### **Heritage Impact**

10.19. The application site is not located in close proximity to either the March Conservation Area nor any listed buildings, however the previous applications on the site established the need for an archaeological investigation to be undertaken prior to any development taking place on the site. In this regard, the applicant has undertaken the investigation works and has submitted the relevant report to the Historic Environment Team at Cambridgeshire County Council, who have subsequently advised that they are satisfied no further work in that regard is required.

#### **Biodiversity Impact**

10.20. The applicant has undertaken an ecological appraisal of the site supplemented by specific survey for species of interest including bats and great crested newts. This information has been assessed by the Local Planning Authority's Wildlife Officer, and they have confirmed that subject to appropriate mitigation works being undertaken, including further surveys of specific locations prior to relevant works taking place, provision of bat roosting features, external lighting design details, construction methods, avoidance of clearance works at to trees and shrubs during nesting season, bird nesting boxes and allowance within boundary treatments for hedgehogs.

10.21. Subject therefore to appropriate worded planning conditions regarding the above matters, there is no justification of refusal of the scheme on biodiversity impact grounds.

#### **Development Viability, Planning Obligations and Affordable Housing**

10.22. The applicant has submitted a viability assessment of the site with regard to the provision of affordable dwellings, both on the basis of zero affordable housing contribution and a policy compliant 25% contribution. This document has been assessed by the Planning Obligations Officer, who advises that assumptions made with regard to the Viability Assessment on matters including anticipated revenues, bank interest rates, design and professional fees and build costs are all within acceptable tolerances, and the external works costs have been assessed by a Quantity Surveyor as value for money. The conclusion of the assessment is that the development is not viable on the basis of either a policy compliant affordable housing contribution or a zero provision.

10.23. The proposed plans also incorporate an area of Public Open Space to the west side of the site. The applicant has confirmed in writing that the intention is for this area of Public Open Space to be managed by their own Estates Team and that it will not therefore be offered for adoption by the Local Authority. On that basis, subject to an appropriate programme of management and maintenance being in place and the provision of the area in a timely fashion, there is no need to consider the matter of Public Open Space further.

- 10.24. The applicant has confirmed that grant funding is in place to support the development and the provision of affordable housing on the site. The application is therefore determined on the basis of being 100% affordable housing and will require a legal agreement to secure this.

### **Human Rights Act**

- 10.25. Comments have been received stating that the proposal contravenes protocol 1, article 13 of the Human Rights Act 1998. Given the further comment in relation to this statement provided and the fact that protocol 1 only has 3 articles, it is considered that the reference should in fact be to protocol 1, article 1, which states:

*“Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.*

*The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.”*

- 10.26. The representations do not set out how the proposal is considered to impact on the peaceful enjoyment of their possessions (which includes their home and land) however it is not the case that the granting of consent for a residential development would automatically result in an impact contrary to this right, and other protections still exist to govern such impacts (for example statutory nuisance legislation with regard to noise). Specific impacts on residential amenity are considered above.

## **11. CONCLUSIONS**

- 11.1. The application site is located within the West March Strategic Allocation where development of up to 2,000 houses is identified within the Fenland Local Plan (2014). The scheme relates to the provision of affordable housing, and is appropriate to the character of its surroundings. There is no identifiable detrimental impact on highway safety or residential amenity sufficient to justify refusal of the scheme, which is in an area of low flood risk and its impacts on the environment can be made acceptable through the use of appropriate planning conditions.

## **12. RECOMMENDATION**

**Grant, subject to a Section 106 agreement securing the scheme as affordable housing.**

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

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

The proposed conditions are as follows;

1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Development shall not commence until a detailed surface water drainage scheme for the site, including pump failure modelling when attenuation is full and the 1 in 100 year storm event occurs, based on the agreed Flood Risk Assessment & Drainage Strategy prepared by Peter Dann Consulting Engineers (ref: 10-6692 Rev B) dated June 2018 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details before the first dwelling on the site is occupied.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

3. Details for the long term management and 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 publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

4. Prior to commencement of development/construction/any works, details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels, and cross sections, of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in strict accordance with the levels shown on the approved drawing(s).

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.

5. Prior to the occupation of the first dwelling a scheme shall be submitted to and approved in writing by the Local Planning Authority which details the construction and surfaces of the roads and footpaths. The dwellings hereby approved shall not be occupied until the roads and footpaths associated with the dwellings have been constructed and surfaced in accordance with the approved scheme.

Reason: In order to ensure that adequate vehicular and pedestrian access is provided in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.

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

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014.

7. Prior to the first occupation of the development the proposed on-site parking/turning area shall be laid out in accordance with the approved plans, surfaced in a bound material and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part A, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).

Reason: To ensure that adequate parking provision is made on the site at the time of occupation of the dwellings when such facilities will be required, and that it remains available for the lifetime of the development in line with the requirements of policy LP15 of the Fenland Local Plan (2014)

8. Prior to the occupation of the first dwelling hereby approved, full details for the proposed management and maintenance of the Public Open Space shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The Public Open Space shall be provided on the site prior to the occupation of the 12<sup>th</sup> unit on the site and shall thereafter be maintained in accordance with the approved management and maintenance details.

Reason: To ensure provision and satisfactory management and maintenance of the public open space

9. Should works or removal of hedgerows/vegetation/site clearance be carried out between 1 March and 31 August inclusive in any year, a nesting bird survey must be undertaken by an experienced ecologist 24-48 hours prior to clearance and the report submitted to the Local Planning Authority within 7 days.

Reason: To ensure compliance with Section 1 of the Wildlife and Countryside Act with respect to nesting birds and to protect features of nature conservation importance in accordance with Policy LP19 of the Fenland Local Plan 2014.

10. Prior to undertaking any surgery on, or the felling of, those trees identified in the bat survey report submitted with the application as being of high roost potential, a detailed inspection/activity surveys shall be carried out by a suitably qualified ecologist and the results submitted to the Local Planning Authority. If the presence of bats is established a mitigation scheme detailing how the works will be undertaken to minimise disturbance to bats shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in full accordance with the approved scheme.

Reason: To minimise disturbance to bats and ensure compliance with national and international legislation which protects them. In the UK all bat species and their places of rest or shelter are fully protected from damage and disturbance under the Wildlife and Countryside Act 1981 and annex IV of the EC Habitats Directive effected in the UK by the Conservation (Natural EC Habitats & c) Regulations 1994.

11. No development other than groundworks and foundations shall take place until full details of the materials to be used in the development hereby approved for the walls and roofs are submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour and reference number. The development shall then be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason: To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, adopted May 2014.

12. No development shall take place above slab level until a scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

a) hard surfacing, other hard landscape features and materials

- b) existing trees, hedges or other soft features to be retained
- c) planting plans, including specifications of species, sizes, planting centres number and percentage mix
- d) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
- e) details of siting and timing of all construction activities to avoid harm to all nature conservation features
- f) management and maintenance details

The approved hard landscaping scheme shall be carried out with regard to the dwelling to which it relates, prior to the occupation of that dwelling and the soft landscaping shall be carried out within the first available planting season following completion of the development or first occupation (whichever is the sooner) or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme.

Reason: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy LP16 of the Fenland Local Plan 2014.

13. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased (except those contained in enclosed rear gardens to individual dwellings) shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy LP16 of the Fenland Local Plan 2014.

14. Prior to the occupation of any part of the development hereby approved, bird nest boxes and a range of bat roosting features shall be installed on site. The nesting boxes and roosting features shall cater for a number of different species including House Sparrow, Starling & Swift and details regarding numbers, designs and

locations should be provided to and agreed in writing by the Local Planning Authority prior to their installation.

Reason - To safeguard biodiversity in line with the aims of the National Planning Policy Framework and Policy LP19 of the Fenland Local Plan, adopted May 2014.

15. Prior to the commencement of development a Construction Ecological and Environmental Management Plan (CEcEMP) in line with the recommendations of Section 7.1 R1 of the Ecological Appraisal of the site (report No. RT-MME-126772-01) and including mitigation measures for noise, dust and lighting during the construction phase shall be submitted to and approved in writing by the Local Planning Authority.. These measures shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The development shall be carried out in accordance with the details set out in the approved CEcEMP.

Reason: To ensure that the construction of the hereby approved development does not have a detrimental effect on the presence of protected species on the site in accordance with policy LP19 of the Fenland Local Plan (2014).

16. Within 6 months of the commencement of development hereby approved, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.

Reason: In order to ensure that the site meets the crime prevention guidelines in accordance with Policy LP17 of the Fenland Local Plan (2014) and does not have a detrimental effect on the use of the retained areas of woodland and trees by protected species, particularly bats in accordance with policy LP19 of the Fenland Local Plan (2014).

17. Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2012. Moreover measures for protection in accordance with that standard, which shall be submitted to and agreed in writing by the LPA prior to commencement of works on site, shall be implemented and maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.

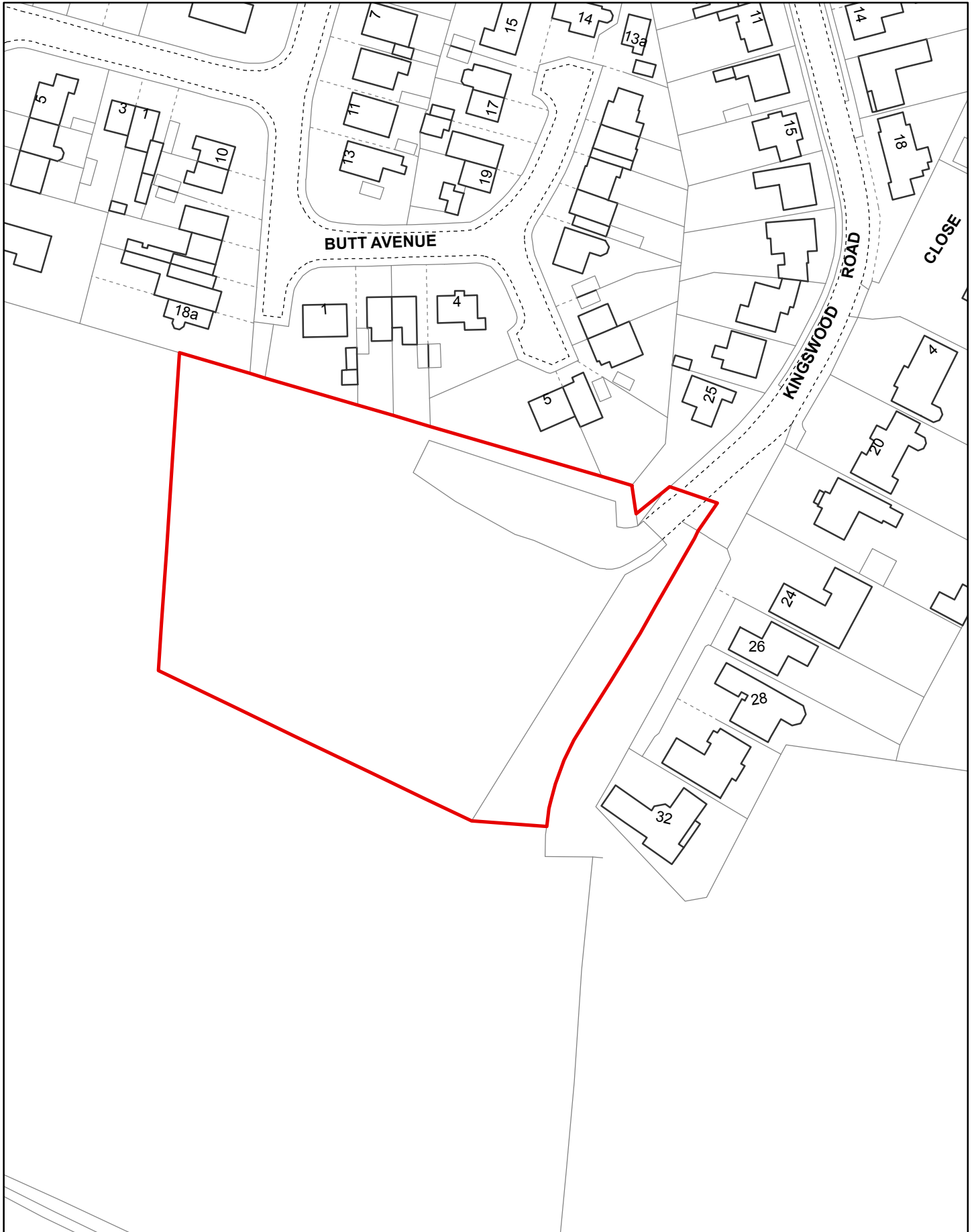
Reason: To ensure that retained trees are adequately protected in accordance with Policies LP16 and LP19 of the Fenland Local Plan, adopted May 2014.

18. Prior to the commencement of the development hereby approved, details of the location and design of the refuse bin and recycling materials storage areas and collection points shall be submitted to and approved by the Local Planning Authority. This should include provision for the storage of three standard sized wheeled bins for each new property and details of a refuse collection point adjacent to the public highway. with a collection point no further than 25 metres from the public highway. Where the refuse collection vehicle is required to go onto any road that road shall be constructed to take a load of 26 tonnes. The refuse storage and collection facilities and vehicular access shall be provided prior to the first occupation of the units to which they relate and shall be retained thereafter.

Reason: To meet the District Council requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability as required by Policy LP16 of the Fenland Local Plan, adopted May 2014.

19. The development hereby permitted shall be carried out in accordance with the approved plans and documents.





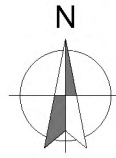
Created on: 22/05/2018

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**F/YR18/0458/F**

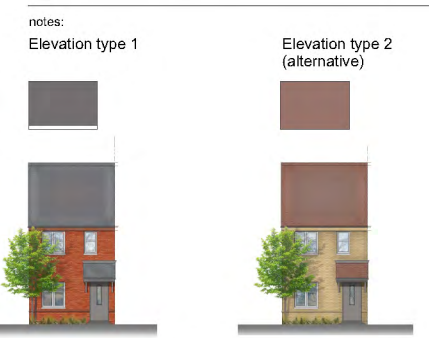
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all dimensions to be checked on site and architect notified of any discrepancies prior to commencement. do not scale.



NOTE: REFER TO ARBORCULTURAL ASSESSMENT TO IDENTIFY TREE LOCATIONS AND CATEGORIES

DESIGN IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY PLANNING, HIGHWAYS AUTHORITY AND TREE OFFICER

- PD - PRIVATE DRIVE
- DK - DROPPED KERB
- PERMEABLE NO DIG FOOTPATH
- PERMEABLE NO DIG VEHICLE PARKING

- EXISTING TREE RETAINED
- EXISTING TREE REMOVED
- PROPOSED TREE

K:	23 10 18	Pumping station moved	AKK
J:	10 10 18	Coordination amendments	AKK
H:	21 09 18	Drainage easements removed, plots 3 - 8, 14 revised, substation and visitor parking moved	AKK
G:	07 09 18	Drainage easements added	AKK
F:	13 08 18	Layout revised following client comments.	AKK
E:	20 07 18	Layout revised following highways comments. Housetype E (bungalow) added	AKK
D:	12 07 18	Layout revised following highways comments.	AKK
C:	03 07 18	Path revised following highways comments.	AKK
B:	04 06 18	Path added to main access, refuse stores revised, general coordination amendments	AKK
A:	11 05 18	Gable updates	AKK
rev:	date:	comment(s):	name: check:

ARCHITECTS.  
URBAN DESIGNERS.  
PLANNERS.  
PROJECT MANAGERS.  
LANDSCAPE ARCHITECTS.

**WE ARE IDP.**

status: **PLANNING** RIBA Stage:

client: Sanctuary Group

job: Kingswood Park

title: Kingswood Park Site Plan

drawn: RE date: 30.05.2017

checked: BF scale @ a3: 1:500

job no: **C1440** drg no: 1001 rev K

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**HOUSETYPE SCHEDULE**

A - 2B 3P	9
B - 2B 3P	2
C - 3B 5P	2
D - 3B 5P	10
E - 2B 3P	1
<b>TOTAL</b>	<b>24</b>

Surface Water Pumping station - refer to below ground drainage strategy plan

BLUE HATCH DENOTES LAND OWNED BY OTHER



1



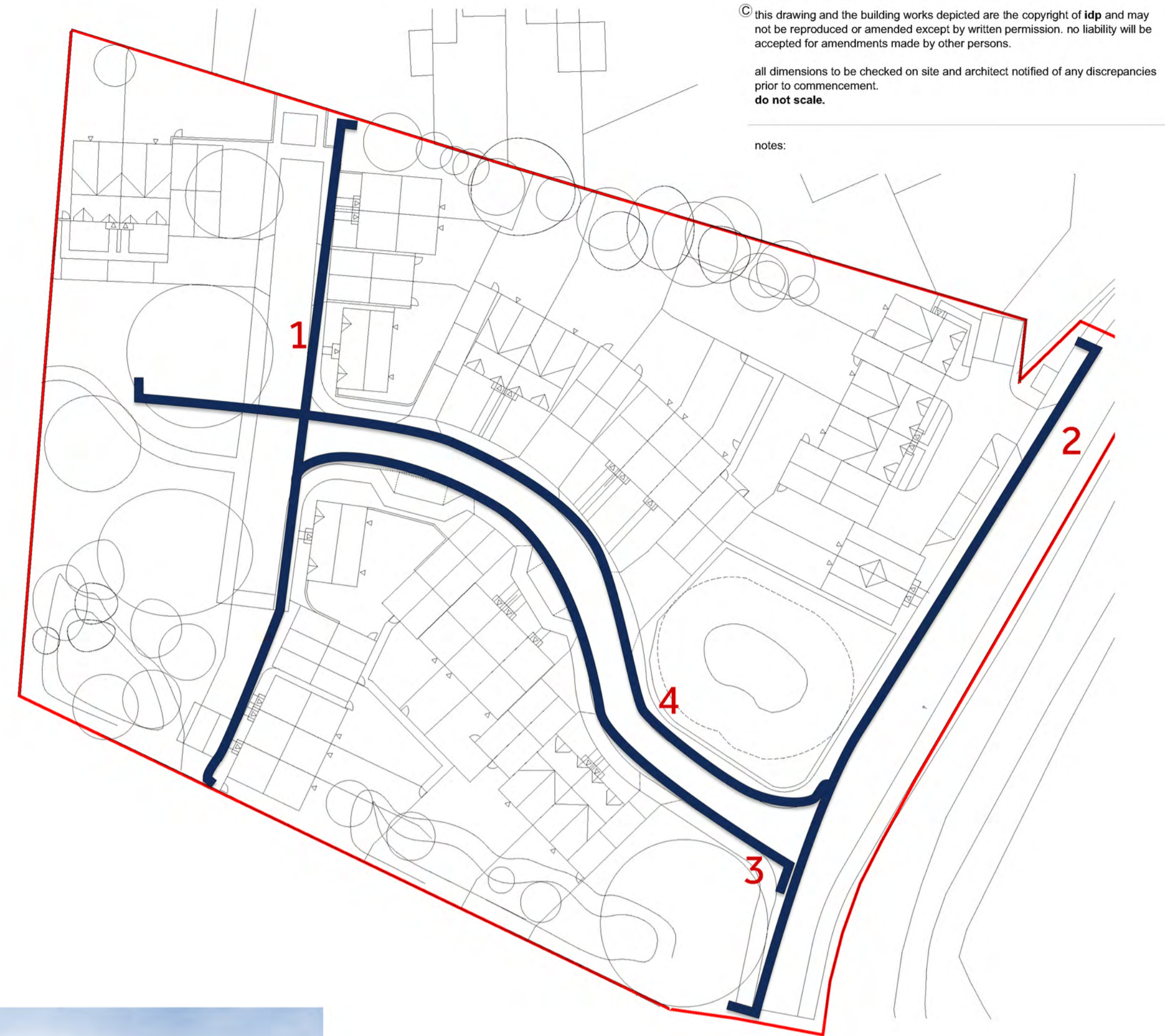
2



3



4




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all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.  
**do not scale.**

notes:

A - Updated to suit revised layout and highways comments - AKK - 11 10 18

rev:	date:	comment(s):	name:	check:



ARCHITECTS.  
URBAN DESIGNERS.  
PLANNERS.  
PROJECT MANAGERS.  
LANDSCAPE ARCHITECTS.  
**WE ARE IDP.**

status: **PLANNING** RIBA Stage: 

client: **Sanctuary Group**

job: **Kingswood Park**

title: **Proposed Streetscenes**

drawn: **AKK** date: **04 04 2018**

checked: **SON** scale @ a1: **1:100**

job no: **C1440** drg no: **115 rev A**

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