
F/YR18/0345/FDL

**Applicant: Executors Of Mrs P Brewin Agent : Mr Ted Brand
C/o A Choudhury Brand Associates**

Brewin Oaks, City Road, March, Cambridgeshire

Erection of up to 41 flats and 4 dwellings (outline application with all matters reserved) involving demolition of existing dwelling

Officer recommendation: Grant outline planning permission decision, subject to the prior completion of a Section 106 agreement

Reason for Committee: Number of objections received contrary to the officer recommendation; objection from March Town Council and Fenland District Council ownership of the access road leading to the site.

1 EXECUTIVE SUMMARY

- 1.1 The proposal is for the redevelopment of an existing residential dwelling and its associated garden located in close proximity to the centre of the Market Town of March.
- 1.2 The proposal is made in outline with all matters reserved for later approval, and indicates development of up to 41 flats and 4 new dwellings.
- 1.3 Concerns have been raised on a wide range of matters, although matters relating to the appearance of the development, its layout and specific impacts on the residential amenities of neighbouring dwellings and access must be considered as part of the detailed proposals under a later reserved matters application rather than the current outline proposal.
- 1.4 The traffic implications of the proposal have been highlighted as a concern by both members of the public and the FDC Transport team; however the Local Highways Authority has indicated that the traffic implications of the proposal would not be sufficient to justify a refusal on highways grounds.
- 1.5 The proposal is in accordance with the relevant key policies of the development plan, and there is insufficient justification for refusal of outline planning permission.

2 SITE DESCRIPTION

- 2.1 The application site currently consists of a detached two-storey dwelling set in its own grounds. It is accessed directly from Brewin Chase to the east boundary of the site, which also provides vehicular and pedestrian access to the leisure centre, library and West End park to the north east and north of the site. The City Road car park lies to the east of Brewin Chase, with single and two-storey residential dwellings on Ravenhill Drive bordering the site to the west. These

dwellings are located along a section of the site where the existing landscaped boundary is at a significantly lower height than to the north or south, and these properties benefit from views across the land. Immediately to the south of the site is a commercial premises, comprising a funeral directors.

- 2.2 The application site lies within Flood Zone 1, the lowest flood risk zone.
- 2.3 Brewin Chase is an unadopted public road, owned and maintained by Fenland District Council.

3 PROPOSAL

- 3.1 The proposal is an outline application for the erection of up to 41 flats and 4 dwellings, with all matters reserved for later approval. Indicative plans have been submitted showing a potential layout of the site and elevations of the buildings to provide an indication as to what the agent considers could be accommodated on the land. Vehicular access to the site would be along Brewin Chase, and the illustrative site plan shows three access points to separate areas of car parking for the site, with new pedestrian footpaths to the western side of Brewin Chase.
- 3.2 The proposal has been revised throughout its consideration to reduce the total number of units down from the originally proposed 53 units, and to reduce the overall height of the indicative buildings on the site to limit the development to 3-storey.
- 3.3 Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=P6CIN6HE01U00>

4 SITE PLANNING HISTORY

F/91/0814/F	Erection of a 3/4-bed detached house with integral garages	Granted 30/03/1992
F/0201/85/F	Erection of a house and integral treble garage Off City Road March	Approved 18/11/1985
F/0185/84/F	Alterations and extension to undertakers workshop and provision of a Chapel of Rest (Mortuary) City Road March	Approved 12/04/1984
F/0104/82/O	Erection of a house and garage Off City Road March	Approved 13/05/1982

5 CONSULTATIONS

- 5.1 **Cambridgeshire County Council Growth and Development Team**
Request contributions to in relation to early years and primary education provision, and to libraries service (set out in section 10 below).
- 5.2 **March Town Council**
Recommend refusal due to overdevelopment.
- 5.3 **Cambridgeshire County Council Highways Authority**
If Brewin Chase is to remain in private ownership, then no objection. Analysis of similar developments would indicate that the trip generation at peak hours as a result of the development would have a small impact that would not justify a

recommendation of refusal on the grounds of highways safety or traffic generation.

5.4 **FDC Transport**

Objection. Further information is required to assess the transport impacts of the proposal. The Burrowmoor Road/High Street/B1101 junction is forecast to be operating at or over capacity over the period to 2026. The application does not assess or indicate mitigation for traffic impacts associated with the proposals, and policy LP15 states that development that has transport implications will not be granted planning permission unless deliverable mitigation measures

5.5 **Cambridgeshire County Council Lead Local Flood Authority**

Following receipt of amended plans, the LLFA raises no objection in principle; request the imposition of conditions regarding the agreement of a surface water drainage scheme for the site and the long term maintenance arrangements.

5.6 **FDC Housing Strategy**

25% affordable housing will be required from the site, on the basis of 11 units. 8 of which should be affordable rented and 3 of intermediate tenure.

5.7 **FDC Assets and Projects**

Continued concern regarding the ability of the road to accommodate further traffic, and would expect any owner to enter into discussions with FDC in their capacity as landowner regarding works and maintenance of the road known as Brewin Chase.

Previous comments:

- Brewin Chase is not formally adopted highway and has not been constructed to accommodate significant volumes of vehicular traffic.
- Brewin Chase is not subject to parking restrictions.
- Existing hedges/trees should be retained to the north boundary to provide screening to the north

5.8 **Environmental Health**

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. However given the demolition of the existing building the following condition should be imposed.

Unsuspected Contamination.

Although not currently a requirement of the local plan it would be forward thinking to include provision for electric vehicle charging points in the parking areas, to encourage the uptake and use of electric vehicles, and mitigate the effects of extra vehicles in the town centre.

5.9 **Cambridgeshire County Council Historic Environment Team (Archaeology)**

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition.

5.10 **Cambridgeshire Constabulary**

No objections. No longer advise use of PIR activated security lighting. Would wish to be consulted on detail of the parking areas to ensure vulnerability to vehicle crime will be addressed.

5.11 Environment Agency

We have reviewed the information provided and have no comment to make on this application.

The site is located in an area served by the public foul sewer. Foul drainage from the site must be connected to the public foul sewer with the prior consent of the service provider.

5.12 Anglian Water

The sewerage system has available capacity for the flows from the site.

5.13 The March Society

Welcome the request for archaeological survey. Any development will need to include some affordable housing. The site will generate more traffic in what is already a congested area.

Questions why there is no mention of materials or building appearance in the Design and Access Statement, which is considered incoherent, subjective and lacks any definite proposals regarding the proposed buildings.

5.14 NHS England

Request a contribution of £19,251 from the development towards increasing additional clinical personnel for the benefit of the patients at Merchford House to mitigate impacts arising from the development.

5.15 Local Residents/Interested Parties

79 responses have been received stating objections in relation to the proposal, 14 of which relate to the original proposal and the remainder received following the reduction in the number of proposed units on the site.

Comments in relation to the original scheme

The objections raised cite the following matters in relation to the proposal.

- Traffic implications of the proposal in an already congested area.
- Detrimental effect on light in the neighbouring properties.
- Detrimental effect on parking in the area.
- Overdevelopment of the site.
- Out of character with the surroundings.
- Loss of green space to built development.
- Impact on access for emergency services.
- Insufficient infrastructure provision.
- Height of the dwellings would be overpowering and not in keeping with the area.
- Overlooking of adjacent dwellings.
- Parking adjacent to neighbouring properties will harm residential amenity levels.
- Indicative layout raises concerns regarding pedestrian safety due to conflict with vehicular access points and footpath route to the leisure centre and library.
- The opening up of the site will negatively impact on the security of the adjacent dwellings.

- Removal of trees from the site will result in a loss of habitat for nesting birds.
- The site may be situated in a flood plain. Drainage and risk of flooding.
- The existing dwelling is one of the most impressive dwellings in the town.
- The proposed landscaping will cause overshadowing to the adjacent dwellings.
- Bin storage would create issues in relation to collections and storage of the bins themselves.
- Site is contaminated having been used as a burial ground in the late 19th/early 20th centuries.
- Residential development is not what the previous owner wished for the site.
- Proposal will dramatically change the landscape and views in the area.
- Concerned about the implications of the construction period with regard to noise, dust etc.
- Devaluation of adjacent dwellings.

Comments following the reduction in the number of proposed dwellings/overall height of the development

- Traffic implications of the proposal in an already congested area (including noise and fumes).
- Detrimental effect on parking in the area.
- Overdevelopment of the site.
- Out of character with the surroundings.
- Insufficient infrastructure provision.
- Impact on the residents of the dwellings from the fayres and festival in the park.
- Detrimental impact on the adjacent park.
- The site may be situated in a flood plain. Drainage and risk of flooding.
- Development should be focused on other, more available land first.
- Loss of green space to built development.
- Removal of trees from the site will result in a loss of habitat for nesting birds.
- Indicative layout raises concerns regarding pedestrian safety due to conflict with vehicular access points and footpath route to the leisure centre and library.
- The proposed landscaping will cause overshadowing to the adjacent dwellings.
- Overlooking of adjacent dwellings.
- Discrepancies between the tree survey retention plan and the indicative layout plan for the site.
- Limited landscaping within the proposals and will result in net biodiversity loss.
- The site is outside the local plan's area for development.
- Who will pay for the upkeep of the proposed roads?
- Removal of the trees from the site will result in a loss of privacy within the park and for other residents.
- Residential development is not what the previous owner wished for the site.
- Proposal will dramatically change the landscape and views in the area.
- Concerned about the implications of the construction period with regard to noise, dust etc.
- Devaluation of adjacent dwellings.

- 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).
- 6.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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 117: Promote effective use of land

Para 127: Well-designed development

Para 130: Permission should be refused for development of poor design that fails to take opportunities for improving the character and quality of an area.

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

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP9 – March

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

LP16 – Delivering and Protecting High Quality Environments across the District

7.4 March Neighbourhood Plan 2017

H2 – Windfall Development

H3 – Local Housing Need

8 KEY ISSUES

- **Principle of development**
- **Access/highway safety/traffic impacts**
- **Visual amenity and impact on the character of the area**
- **Residential amenity impact**
- **Developer contributions**
- **Drainage and flood risk**
- **Other issues**

9 BACKGROUND

- 9.1 There is no on-site history of particular relevance to the current application beyond the original consent for the construction of the current dwelling.
- 9.2 No pre-application advice was sought or given in respect of the scheme.

10 ASSESSMENT

Principle of development

- 10.1 The application site is located to the south of the centre of March, which is identified in policy LP3 of the Fenland Local Plan (2014) as a Primary Market Town, one of four identified locations where the majority of the district's new housing should take place.
- 10.2 The existing use of the site is as residential land. Although this use is associated with a single dwelling, it is clear that the entire site falls within the residential curtilage of that property. On that basis, the principle of the residential use of the application site is established, and its use for further residential development is in accordance with the key locational policy of the development plan.

Access/highway safety/traffic impacts

- 10.3 Access into the site will be via City Road which currently serves City Road Car Park, the leisure centre, library and West End Park and is an unadopted road partly owned by Fenland District Council.
- 10.4 Concern has been raised through comments received on the application both from members of the public and from the FDC Transport team regarding the traffic generated by the proposal and its potential impact on the junctions in the vicinity, in particular the mini roundabout connecting Burrowmoor Road, High Street and the B1101.
- 10.5 Cambridgeshire County Council Highways Authority have undertaken an assessment of the likely trip generation from the site based on the proposed number of units within the site, which indicates that the proposed development would be likely to generate in the region of 10 two-way vehicle trips in the morning peak hour, and 17 such trips in the afternoon peak hour. Given the scale of traffic passing through this junction the highways authority advice is that the impact of such levels of traffic increase are not significant enough to justify refusal of the scheme.
- 10.6 Brewin Chase itself is an FDC owned public access road leading to the leisure centre and library, with no access directly into the City Road car park. It is currently approximately 5.5 metres wide, allowing two-way vehicle flow provided vehicles are not parked at the side of the road. There are however currently no parking restrictions along the road.
- 10.7 The proposal indicates the provision of a footway on the western side of Brewin Chase and associate road alterations to provide new accesses into the site. These changes will require the consent of FDC as the landowner of Brewin Chase.

Visual amenity and impact on the character of the area

- 10.8 The site is currently open maintained garden area with a detached dwelling with high landscaping along the edge of Brewin Chase resulting in an enclosed site with only limited views through. The development will significantly change the character of the area by the removal of the landscaping, introduction of dense built form and a significant amount of hard landscaping.
- 10.9 It is considered that due to the density of the development proposed that the character of the area will be significantly changed. Consideration has been

given to the location of this site which sits close to the town centre, and in proximity to the leisure centre/library and electrical infrastructure. Given this context it is not considered that development of the scale and character of that indicated would appear significantly out of place or unacceptable.

- 10.10 Similarly there will be a significant change to the visual amenity of this area when the site is developed both from the town centre and also the views from West End Park. However with careful design solutions, it is considered that whilst the views will change, they should not result in a significant adverse impact on the character of the area. These details will form part of a Reserved Matters application for further consideration at design stage.
- 10.11 The indicative proposals show the removal of the majority of the existing evergreen hedging surrounding the site, with new landscaping proposals to be submitted alongside a subsequent application for reserved matters. The indicative elevations submitted alongside the application are intended to show the type of development that could be incorporated into the area, but are not prescriptive and do not impose a particular style on the detailed plans that may come forward as part of a reserved matters submission.
- 10.12 Notwithstanding that, the indicative plans show a range of development types to integrate proposals into the area, showing a single two-storey detached dwelling at the very southern end of the site, transitioning through a group of three-storey town houses to the main development blocks within the site accommodating the majority of the proposed flats. These are shown on the indicative plans as being limited to three-storeys, with one block facing east from the central part of the site and the second facing north over the park to the west of the leisure centre.
- 10.13 These indicative plans demonstrate how the proposal could sensitively introduce a new scale of development to the area through a gradual increase from the modest buildings at the south of the site to the taller more imposing structures at the north of the site where development would be experienced in context with the larger scale structures associated with the leisure and community facilities.
- 10.14 The design approach to any development of the site is an important factor in achieving an appropriate scheme that is sensitive to its setting and surroundings.

Residential amenity impact

- 10.15 Policy LP16 of the Fenland Local Plan sets out the policy requirements of development with regard to the provision of high quality environments, which includes consideration of neighbouring residential amenity. In that regard the policy states that development will only be permitted if it can be demonstrated that the proposal “does not adversely impact on the amenity of neighbouring users” citing matter such as noise, light pollution, loss of privacy and loss of light as amenities to be protected.
- 10.16 The proposal is made in outline, with all matters reserved for later approval and therefore whilst indicative plans have been submitted as part of the application, these are not proposed for approval at this stage, instead being intended to indicate how the development could be accommodated on the site.
- 10.17 In addition to matters of privacy, concern has been raised and consideration must be given to the potential for the proposal to adversely affect residential

amenity in other ways, including loss of light, and the impact of noise on neighbouring residents. These issues will be fully assessed when a Reserved Matters application is submitted, however the details submitted generally illustrate that acceptable relationships may be achieved.

Developer contributions

- 10.18 Following the receipt of requests for infrastructure and affordable housing contributions as set out in the table below, the agent has indicated their agreement in principle to contributions to the identified matters, subject to preparation of a detailed legal agreement.

Affordable Housing

The policy requirement under policy LP5 is for the provision on sites such as this of 25% affordable, with FDC Housing Strategy team confirming that they would be looking for provision of 11 units on the site, 8 of which would be affordable rented. Policy LP5 confirms that where the 25% requirement does not result in an exact number of dwellings, the requirement will be rounded to the nearest whole dwelling. The 25% figure would result in a requirement of 11.25 dwellings and therefore this figure is rounded down to the nearest whole dwelling, resulting in the requirement for 11 units to be designated as affordable. The current expected tenure split for affordable housing provision within Fenland is 70% affordable rented and 30% intermediate tenure, giving a requirement for 8 affordable rented units and 3 intermediate tenure properties.

Public Open Space

The application site extends to approximately 0.75 Hectares. The Supplementary Planning Document on Developer Contributions (adopted February 2015) sets out that for sites of such size, contributions will be required towards Neighbourhood/Town Parks, Children's Play, Natural Greenspace, Allotments and Outdoor Sports, and that such contributions are expected to be made through off-site provision.

Provision of these elements is to be made on the basis of the following breakdown:

Neighbourhood/Town Parks	4% of development area (0.03Ha)
Children's Play	4% of development area (0.03Ha)
Natural Greenspace	5% of development area (0.0375Ha)
Allotments	1% of development area (0.0075Ha)
Outdoor Sports	8% of development area (0.06Ha)

Education & Lifelong Learning

The assessment of need provided in relation to the proposal from Cambridgeshire County Council Education Authority indicates that there is capacity within the system to accommodate the proposal at Secondary stage, but provision will need to be made for Early Years provision, Primary provision and to the Libraries and Lifelong Learning service.

Forecasts are made detailing the expected burden on education provision based on the number of dwellings proposed, and a contribution calculated based on the proportionate cost of projects identified to accommodate increased requirements for provision.

NHS England

The NHS has provided a response to the development proposal in relation to the forecast impact on healthcare services as a result of the proposal, and a

one-off contribution requested towards recruitment costs for additional clinical personnel at the nearby Mercheford House practice. The nature of the proposed contribution, being towards the recruitment of additional clinical personnel in relation to the proposal is not an infrastructure impact of the proposed development and therefore does not meet the test to be included as a planning obligation.

The overall section 106 contributions are outlined below:

Affordable housing	11 units <ul style="list-style-type: none"> • 8 affordable rented • 3 intermediate tenure
Public Open Space	In accordance with Developer Contribution SPD (2015)
Education	£112,500 Early Years Provision £306,000 Primary Provision
Libraries	£4,633 Libraries Provision

Drainage and flood risk

- 10.19 The site is located within flood zone 1, which is defined as the lowest zone of flood risk and whilst residential dwellings are considered as ‘more vulnerable’ development (as set out in the Cambridgeshire Flood and Water SPD) development in Flood Zone 1 is appropriate. National and local planning policy is to steer development towards sites within flood zone 1 where possible.
- 10.20 The proposed scheme has been assessed by the Lead Local Flood Authority, the Environment Agency and Anglian Water as well as consultation being sent to the Middle Level Commissioners (who have made no comments on the scheme).
- 10.21 The Environment Agency confirmed they have no objection to the proposal, and Anglian Water indicated that there is capacity within the sewerage system to take the flows from the site.
- 10.22 The Lead Local Flood Authority have assessed the range of information provided in relation to the drainage of the site and have confirmed they have no objection in principle, subject to a condition requiring the detailed design of a surface water drainage scheme and its maintenance arrangements to be agreed.
- 10.23 The public comments received in relation to the proposal are noted; however in light of the above comments and information, it is not considered that the refusal of the application on the grounds of drainage or flood risk is justified.

Other issues

- 10.24 Local residents have raised a number of issues as set out at Section 5.15 of this report. The potential for impacts on residential amenity of existing neighbouring properties can only be determined once a detailed proposal has been received via a Reserved Matters application. At such a time of submission the concerns expressed relating to, for example, traffic, pedestrian safety, overshadowing, overlooking, noise and disturbance, landscaping etc. will be fully assessed. Without a detailed scheme these issues cannot be considered as part of this outline proposal.

- 10.25 Note is made of the comments received from FDC Assets & Projects regarding the proposal and in particular the use of Brewin Chase as the access road into the site. Fenland District Council has two separate areas of responsibility in this regard, the first as the Local Planning Authority in determining the planning application, and the second as landowner. The granting of access rights and any conditions thereof is a civil matter between the developer and the landowner, and is not a material factor in the determination of a planning application. As such, any works required to be undertaken to upgrade the road known as Brewin Chase as a result of the development in relation to the granting of the right to access the site over FDC owned land is not material to the consideration of the current application.

11 CONCLUSIONS

- 11.1 The application site is currently in residential use and the proposal is to intensify that use by means of outline planning permission for residential development of up to 45 units. All matters are to be reserved for later approval.
- 11.2 Indicative plans have been submitted alongside the application to indicate how the site could be developed, however given the above it is likely that any scheme for reserved matters approval will come forward using a developer's preferred layout rather than the current indicative plans. This is also true for the appearance of the buildings on the site, which would also be subject to reserved matters approval. Matters such as specific impacts on residential amenity and privacy of neighbouring properties and the scheme's impact on the character of the area would need to be considered as part of such reserved matters.
- 11.3 Concern has been raised regarding the levels of traffic generated by the proposals, however these concerns are not supported by the Local Highway Authority, who have indicated that they do not consider the proposal to result in an unacceptable increase in traffic sufficient to justify refusal of the scheme.
- 11.4 The site is located in a zone of lowest flood risk and all the relevant consultees in that regard have indicated that they have no objection to the principle of the development of the site, subject to detailed design matters.
- 11.5 The proposal will result in increased pressure on infrastructure in the area, and the applicant has indicated that they are willing to enter into a legal agreement to secure provision of affordable housing on the site, and contributions to public open space, education and the NHS services in the area.

12 RECOMMENDATION

Grant subject to:

- (i) Prior completion of a Section 106 agreement as set out in the report above
- (ii) Should the obligation referred to not be completed and the applicant is unwilling to agree to an extended period of determination after 4 months, or on the grounds that the applicant is unwilling to complete the obligation necessary the application be refused.
- (iii) Delegated authority be given to the Head of Planning to finalise appropriate planning conditions, although an indicative schedule is included below

1.	<p>Approval of the details of:</p> <ul style="list-style-type: none"> (i) the layout of the site (ii) the scale of the building(s); (iii) the external appearance of the building(s); (iv) the means of access thereto; (v) the landscaping <p>(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).</p> <p>Reason: To enable the Local Planning to control the details of the development hereby permitted and to ensure the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.</p>
2.	<p>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 (as amended).</p>
3.	<p>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>The residential elements of the development shall not exceed 45 residential units (Use Class C3).</p> <p>Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
5.	<p>Development shall not commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment & Drainage Strategy prepared by MTC Engineering Ltd (ref: 2187-FRA & DS) dated July 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 development is completed.</p> <p>Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.</p>

6.	<p>As part of the Reserved Matters application, full construction details of the new footpath along the western side of Brewin Chase and any other highway improvements to Brewin Chase shall be submitted and approved in writing by the Local Planning Authority. The development shall subsequently be implemented in full accordance with the approved details and thereafter maintained.</p> <p>Reason: To ensure the highway safety of vehicles and pedestrians in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
7.	<p>As part of the Reserved Matters application, full details of the future management and maintenance of the roads, footpath and parking areas 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 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 roads, footpaths and parking areas are managed and maintained thereafter to a suitable and safe standard, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
8.	<p>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.</p> <p>Reason: To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.</p>

9.	<p>No demolition/development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme and timetable of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The approved programme shall then be implemented in accordance with the approved timetable prior to any other works taking place on site.</p> <p>Reason: To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy LP18 of the Fenland Local Plan.</p> <p>To enable the inspection of the site by qualified persons for the investigation of archaeological remains in accordance with a written scheme of investigation.</p>
10.	<p>No construction/demolition/excavation works or removal of hedgerows/vegetation/site clearance works shall be carried out between 1 March and 31 August inclusive in any year. If this is not possible, 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.</p> <p>Reason: To ensure compliance with Section 1 of the Wildlife and Countryside Act with respect to nesting birds and to protect features of nature conservation importance in accordance with Policy LP19 of the Fenland Local Plan 2014.</p>
11.	<p>Prior to undertaking any surgery on, or the felling of, any trees, a bat survey 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.</p> <p>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.</p>

12.	<p>Prior to the commencement of the development hereby approved adequate temporary facilities area (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.</p> <p>Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
13.	<p>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).</p> <p>Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.</p>

14.

The details submitted in accordance with Condition 01 of this permission shall include:

(a) a plan showing (i) the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 m above ground level exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree and (ii) the location of hedges to be retained and details of species in each hedge.

(b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;

(c) details of any proposed topping or lopping of any retained tree or of any tree on land adjacent to the site;

(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree],

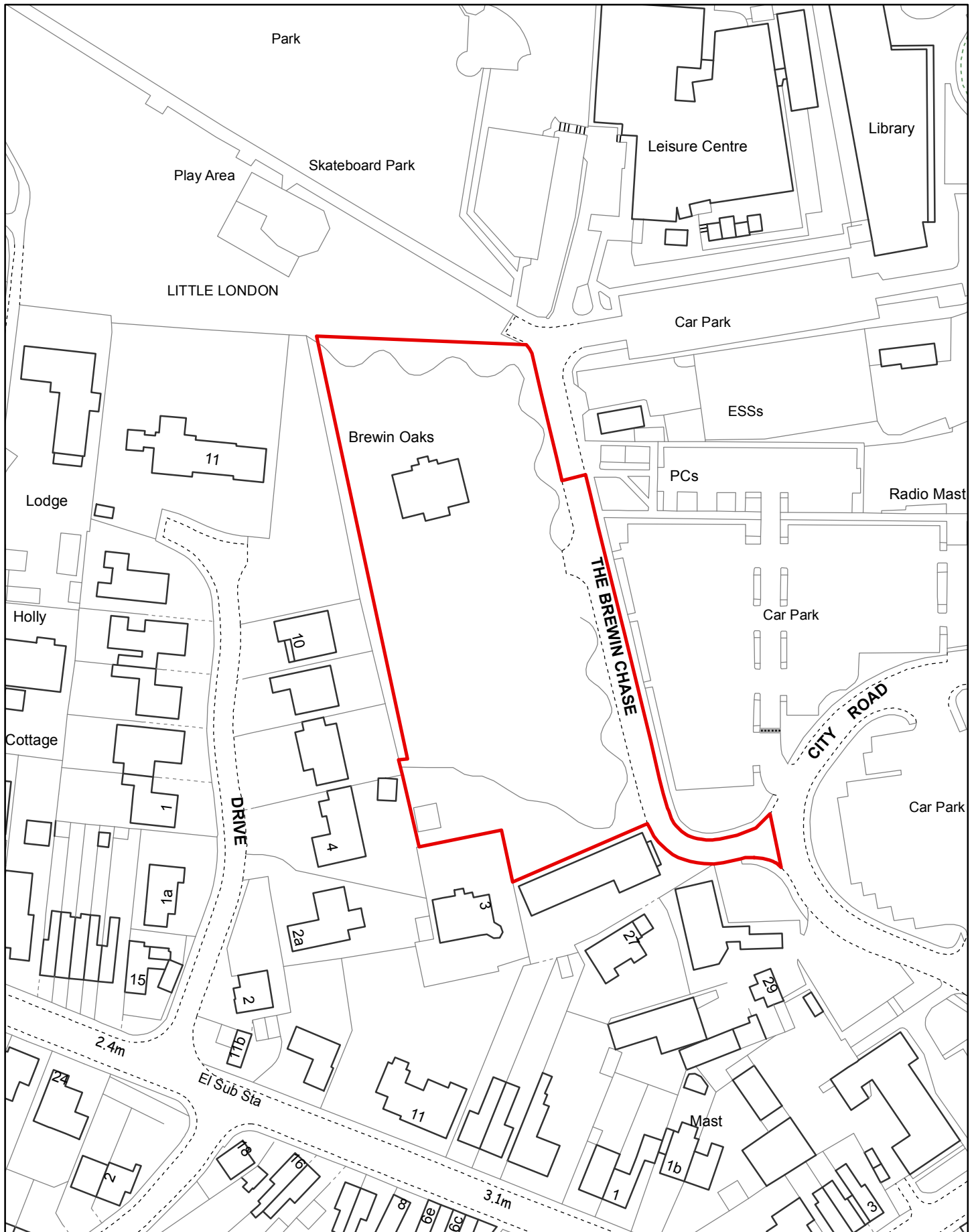
(e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree or hedge from damage before or during the course of development;

(f) the plans and particulars submitted shall include details of the size, species, and positions or density of all trees or hedges to be planted, and the proposed time of planting.

In this condition 'retained tree or hedge' means an existing tree or hedge which is to be retained in accordance with the plans referred to in paragraph (a) above.

Reason: To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site in accordance with Policy LP16 of the Fenland Local Plan 2014.

15.	<p>The details submitted in accordance with Condition 01 of this permission shall include 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).</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>
16.	<p>The details submitted in accordance with Condition 01 of this permission shall include 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.-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.</p> <p>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.</p>
17.	<p>The details submitted in accordance with Condition 01 of this permission shall include a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These 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.</p> <p>Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>



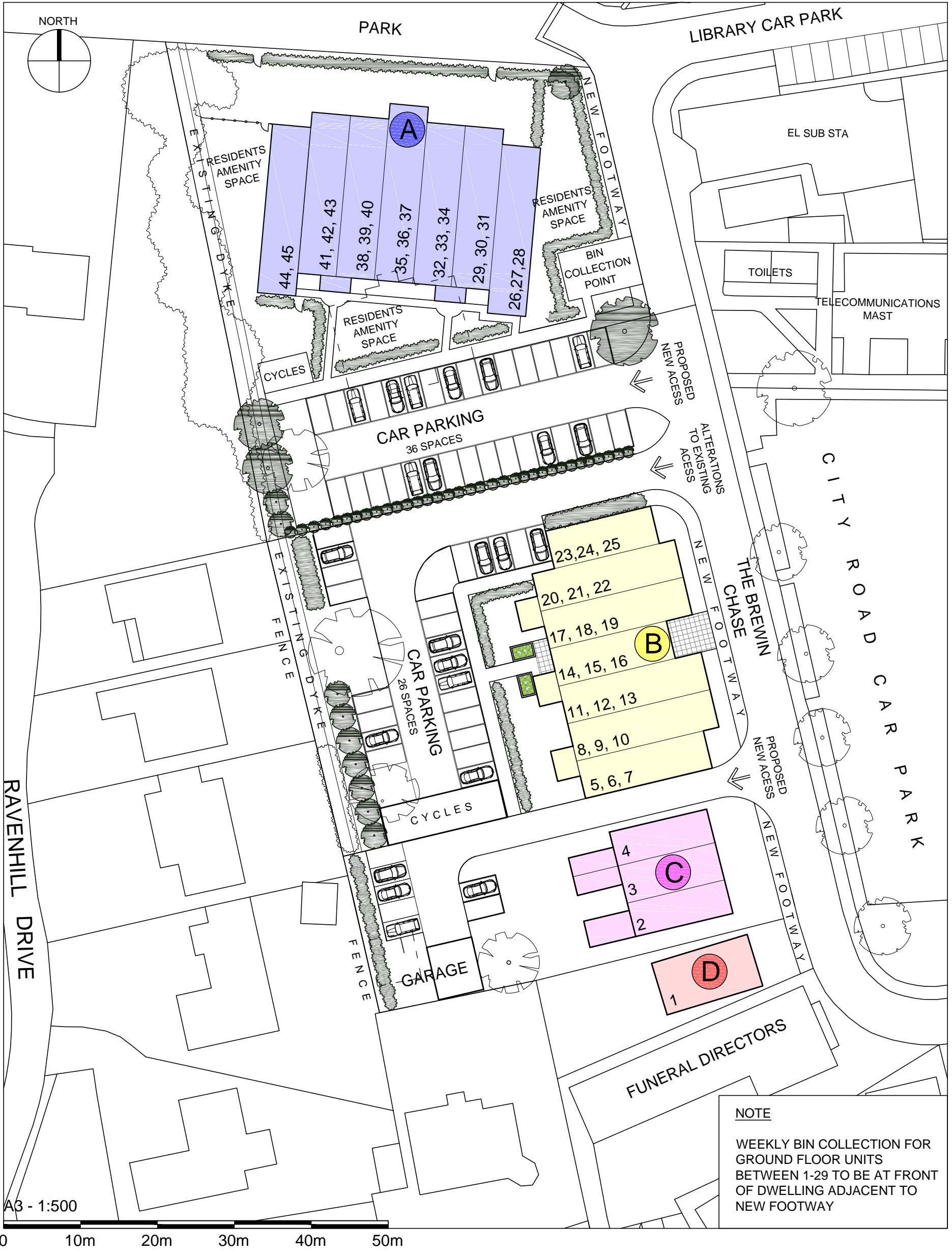
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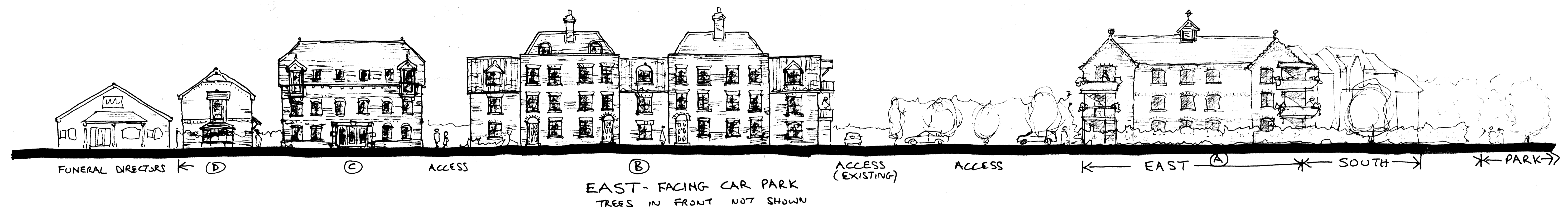
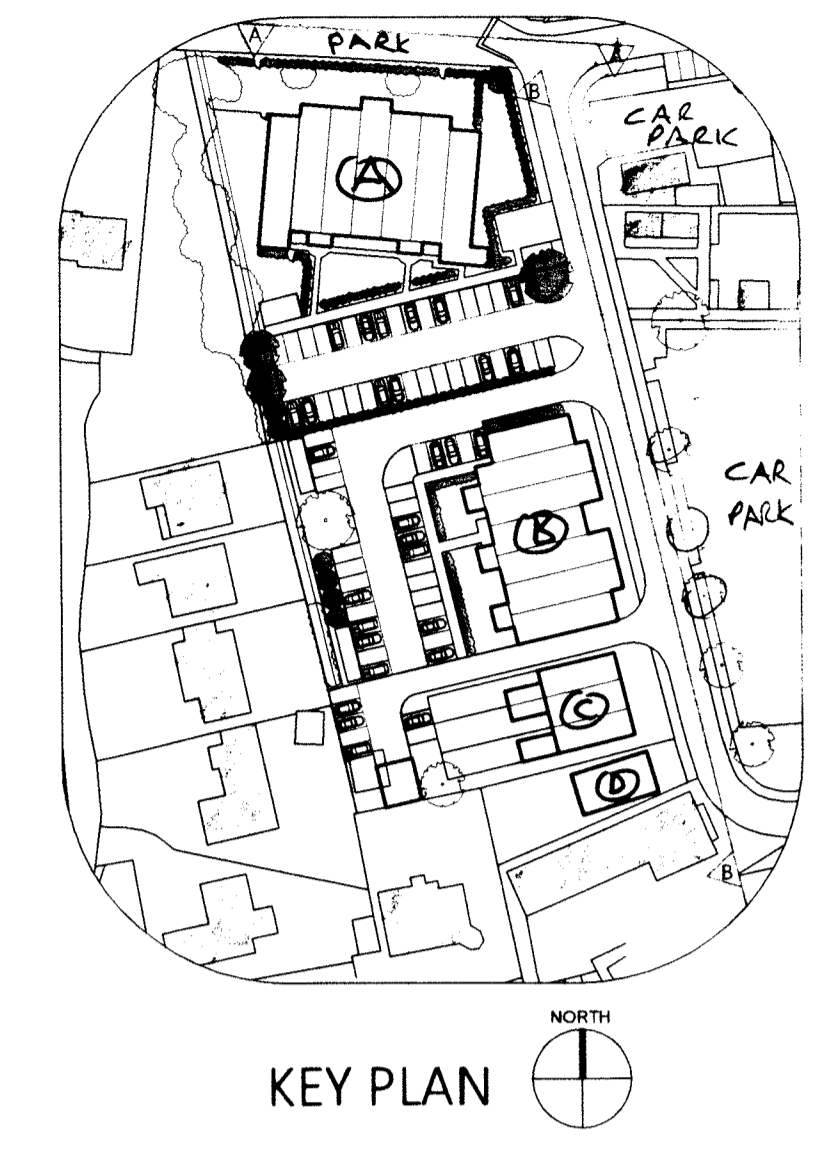
NOTE
 WEEKLY BIN COLLECTION FOR GROUND FLOOR UNITS BETWEEN 1-29 TO BE AT FRONT OF DWELLING ADJACENT TO NEW FOOTWAY

KEY	
	(A) 3 STOREY RESIDENTIAL BUILDING WITH 2-BED FLATS PLUS LARGER FLATS AND ROOF GARDEN ON TOP FLOOR
	(B) 3 STOREY RESIDENTIAL BUILDING WITH 1-BED AND 2-BED FLATS
	(C) 2.5 - 3 STOREY TOWN HOUSES
	(D) 2 STOREY DETACHED HOUSE
	- TO BE REMOVED
	- EXISTING HEDGES/ PLANTING TO BE RETAINED
	- PROPOSED HEDGES/ PLANTING
	- EXISTING TREES RETAINED AND PROTECTED
	- NEW TREES

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LAND AT BREWIN OAKS
 THE BREWIN CHASE
 MARCH
 PE15 9LT
 EXECUTORS OF MRS. P BREWIN

ILLUSTRATIVE SITE PLAN
 1:500 : AHS : DEC.17
 MARCH.EF : 0 : B



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LAND AT BREWIN OAKS
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 MARCH
 PE15 9LT
 EXECUTORS OF MRS. P BREWIN

ILLUSTRATIVE
 STREET SCENE
 1:200 : EJB : JUL.18
 MARCH.EF : 1 : A