
F/YR18/0984/RM

Applicant: Mr S Harwin

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

Land South Of Berryfield, March, Cambridgeshire

Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale pursuant to outline permission F/YR14/1020/O, for the erection of 28 x dwellings consisting of 4 x 3-storey 6-bed with integral garage, 5 x 2-storey 4-bed with detached garage and 19 x 2-storey 3-bed with detached garage.

**Reason for Committee: Recommendation contrary to Town Council comments.
Number of objections received contrary to recommendation.**

1. EXECUTIVE SUMMARY

The proposal is for the construction of 28 dwellings, and follows a previous outline permission that granted consent for up to 30 dwellings on the site.

The application site is located adjacent to Berryfield, an existing residential development on the north side of the town of March.

The dwellings proposed are a mix of 2 and 3-storey properties, ranging from 3-bedrooms to 6-bedrooms.

The principle of the development has been accepted through the previous approval of outline planning permission on the site for up to 30 dwellings.

The proposed dwellings are appropriate in size, design and scale to their surroundings, and the impacts on existing neighbouring dwellings are not sufficient to justify the refusal of the application.

2. SITE DESCRIPTION

- 2.1. The application site is located on land designated as Flood Zone 1, the area at lowest risk of flooding.
- 2.2. The site is located on land to the east of the existing Berryfield residential development, and is currently in agricultural use. The boundary between the site and the existing residential properties to the west is mixed, formed from a combination of hedging and fencing.

3. PROPOSAL

- 3.1. The proposal is for the construction of 28 dwellings, garages and the associated estate roads and landscaping on land formerly granted outline planning permission for up to 30 dwellings.
- 3.2. The scheme comprises a mix of properties combining 2 storey (24 dwellings) and 3 storeys (4 dwellings) and from 3 bedrooms to 5 bedroom units (19 x 3-bed, 5 x 4-bed and 4 x 5-bed). The three-storey properties accommodate the second floor accommodation within the roofspace through the use of rooflights rather than through provision of a 'full' third storey.

4. SITE PLANNING HISTORY

F/YR14/1020/O	Erection of 30 dwellings (max)	Granted 17/12/15
F/1163/88/O	Residential development – 33.77 acres	Withdrawn 17/8/88
F/0799/85/F	Erection of 49 houses 11 bungalows and garages	Granted 8/10/86
F/0281/81/F	Residential development	Granted 16/7/81

5. CONSULTATIONS

5.1. **March Town Council**

Recommend refusal. This is a contentious application opposed by local residents and is a major development, contrary to policies within the March Neighbourhood Plan. If approval is granted the Town Council requests a contribution of £10,000 per property towards the provision of sporting facilities on Estover Playing Field.

5.2. **Middle Level Commissioners (Internal Drainage Board)**

5.3. Objection. Previous concerns highlighted on the outline planning application remain relevant. Reference is made to a private sewer that crosses the land, that would need to be the subject of build over agreements or require repositioning of some buildings. Unlikely that infiltration devices would meet current design standards. Layout of the site does not provide adequate space for SuDS and the layout must therefore be reviewed.

5.4. **Cambridgeshire Fire and Rescue Service**

Should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision is made for fire hydrants.

5.5. **Cambridgeshire County Council Highways Authority**

The scheme already has outline planning consent and therefore the impact on the surrounding highway network has been considered and deemed acceptable. Geometric details should be provided on the site plan regarding footway and carriageway widths, kerb radii and horizontal curvature. Visibility splays should also be detailed and parking spaces should be annotated and dimensioned. The kink in the road alongside plot 28 should be replaced with a longer horizontal curvature.

5.6. **Cambridgeshire Constabulary**

This is an area of low vulnerability to crime. The layout appears appropriate in relation to crime prevention. Would like to see details of proposed lighting and boundary treatments when this is available.

5.7. **Wildlife Officer**

The site layout differs significantly from the previously submitted indicative layout and no longer shows an extension to the area of open space previously indicated. Would prefer this area is incorporated within the plans. Require a scheme to install a range of bird nesting and bat roosting features to the proposal (subsequently confirmed the plan showing these features is acceptable), and amphibian fencing given the discovery of a smooth newt within the boundary hedge on the site adjacent to the existing open space.

5.8. **Lead Local Flood Authority**

Confirm the LLFA has no objection to the proposals, but notes disappointment at the lack of space for open SuDS features.

5.9. **NHS England (east)**

Due to the low number of dwellings no objection or request for mitigation.

5.10. **FDC Housing Strategy**

No comments due to viability assessment provided.

5.11. **FDC Environmental Services**

No objection in principal, new residents will be expected to present waste and recycling bins for collection adjacent to the public highway, a swept path plan should be provided to demonstrate that a refuse collection vehicle can access the site and turn on the public highway, and bins will need to be provided as part of the development with notification of the details of collection and storage by the developer before new residents move in.

5.12. **Local Residents/Interested Parties**

Objectors

32 letters of objection have been received from 19 separate sources in the area, raising the following matters in opposition to the scheme.

- The application should not even be considered following the recent refusal of the Estover Road application.
- Traffic congestion on Berryfield, Elm Road and Station Road
- The majority of facilities (schools, doctors, shops etc) are all located on the opposite side of the railway crossing.
- Existing roads on Berryfield would need to be widened.
- Development is not in keeping with the surrounding residential properties.
- Additional strain on the drainage system could result in issues in relation to the existing dwellings.
- The topsoil removed from the site for the archaeological survey was never reinstated.
- The ecological survey is out of date, and the biodiversity report submitted with the application is incorrect.
- The path access in Berryfield to the site.
- Development will impact on light received by dwellings in Burnet Gardens.
- Archaeological impact of the proposal.
- Impact on adjacent farming land.
- Adverse impact on wildlife on the site.
- If the 5 year land supply situation is resolved why allow this application.
- Flood risk/drainage is a concern, and soakaways do not appear to be the answer.
- The site is good farmland and should not be built upon.
- Development will destroy the peaceful nature of the area.
- Development on this land will increase reliance on the private car.
- These properties will be used as justification for further residential development.
- The existing power substation will not have capacity to serve the development.
- Windows from the proposed properties overlook neighbouring dwellings and gardens.
- Site is in a floodplain.
- Disagree with the comments of the Cambridgeshire Constabulary that the area is a low crime area. Many residents have had property stolen from homes, outbuildings and cars.

- Electricity cables cross the site, the application does not detail how these will be moved nor to where.
- Development of the site is contrary to the strategic plan, which identified South and West March as the locations for growth.
- If MTC are serious about killing this development why not impose a Section 106 levy of £100,000 per dwelling.
- The developer is acting as though the decision has already been made in their favour.
- The development indicates the use of land not within the ownership of the applicant.
- A transport strategy should be put in place covering the entire period of construction should consent be granted.
- Vehicles should be washed down before leaving the site if construction goes ahead.
- The proposal does not include the extension of the open space previously indicated on the outline planning application.
- What provisions are made for control of noise during the construction period?
- Trees noted to be removed belong to the adjacent residential properties, not the site owner.

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 Design Guide 2019

Context
 Identity
 Built Form
 Movement
 Nature
 Public Spaces
 Homes and Buildings
 Lifespan

7.2. National Planning Policy Framework (NPPF)

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.

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

Para 175 - Harm to habitats and biodiversity.

7.3. National Planning Practice Guidance (NPPG)

Determining a planning application

7.4. Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP4 – Housing

LP9 – March

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP19 – The Natural Environment

7.5. **March Neighbourhood Plan 2017**

H2 – Windfall Development

H3 – Local Housing Need

OS1 – Open Space

8. **KEY ISSUES**

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- **Access**
- **Appearance**
- **Landscaping**
- **Layout**
- **Scale**
- **Other matters**

9. **BACKGROUND**

- 9.1. The application follows the previous grant of outline planning permission for the construction of up to 30 dwellings on the site. All matters were reserved for later approval by applications such as the current scheme. Conditions were placed on the outline planning permission requiring submission via condition discharge of the foul and surface water drainage proposals, and the undertaking of a programme of archaeological work. The outline planning permission previously granted consent included an illustrative layout plan showing an extension of the existing open space between Berryfield and Burnet Gardens, however this layout plan was not submitted for approval at that stage and does not therefore form part of the previous permission granted.

10. **ASSESSMENT**

Access

- 10.1. The means of access to the site is via the existing highway known as Berryfield. This is a typical estate road off which are located a further 4 cul-de-sacs, Burnet Gardens, The Hollies, Bramble Walk and The Laurels. These roads give access to 61 dwellings at present.
- 10.2. The proposed access to the site would be located at the southern end of the site, and would in effect continue the Berryfield vehicular carriageway to provide access to the proposed new dwellings. One response in particular that has been received in relation to the proposal indicates that the land on which the proposed pedestrian footway flanking this road is to be provided does not lie within the ownership of the applicant, however matters of land ownership are not material to the planning consideration of the proposal and therefore should not prejudice the decision taken.
- 10.3. The implication of the point identified at 10.2 is that were the land not to be purchased or allowed to be developed in the manner indicated, then there would be a break in the pedestrian footpath for a distance of approximately 5 metres at

the entrance to the site. Whilst not ideal, such a break could be accounted for in the specific design of the site layout and would not justify withholding consent. The matter could be resolved by the purchase of the land by the applicant from the current owner.

- 10.4. The comments of the Local Highways Authority are noted regarding geometric details of the footways and carriageways etc, however the specific dimensioned details requested are the subject of an existing condition on the outline permission granted in December of 2015 and are not therefore necessary to allow for consideration of the reserved matters but would be required to be met before the road would be considered for adoption. The scaled plans provided at this stage are sufficient to demonstrate the layout proposed.

Appearance

- 10.5. The existing residential development on Berryfield is of a modern estate character, typical of a wide variety of housing projects nationwide, with little distinct character specific to the Fenland area. The house types proposed for the site are of a similar style, although they do exhibit a more distinctive character than the adjacent development, particularly through the use of consistent design elements such as window styles and proportions, and entrance porticos to the dwellings. The larger properties proposed benefit from chimneys, and although these are false in terms of them not leading to internal fireplaces within the dwellings, they do provide a beneficial visual effect to the dwellings. Overall, the external design of the dwellings is appropriate to the location, and demonstrates a blend between the historic traditional appearance of development in the town, particularly along Station Road, and more modern styles of property that tend to utilise fewer decorative elements.
- 10.6. The materials proposed for use on the site are not specified within the application and therefore would need to be required to be detailed through the imposition of an appropriate planning condition, however the indications on the plans are that render would be a feature of the development. Render and painted brick are fairly common within the more historic parts of the town, however where that is the case it is more normal for the whole property to be so treated rather than its selective use to highlight particular features of the property. It would therefore be appropriate to require specific details of materials and how they are proposed to be used on the individual plots by means of a condition.

Landscaping

- 10.7. The scheme submitted includes details with regard to the proposed landscaping of the site, noting on the site plan locations of tree planting but with only limited detail regarding which species are to be located on the site and no specific distribution of species across the site. Limited indication is provided of the ground cover/shrub planted areas and boundary treatments and new hedge planting. Such detailed information should have been provided as part of the current submission in line with the conditions on the outline planning permission however in their absence and given the landscaping would ordinarily take place at the end of the construction period it would not be unreasonable to require the additional detail by condition.
- 10.8. Notwithstanding the above there is scope within the site to provide an appropriate landscaping scheme that will complement the proposed dwellings

and the wider surroundings, and such a scheme could reasonably include reinforcement of the biodiversity enhancement of the site through native species hedgerows to property boundaries, particularly where those boundaries are shared with agricultural land rather than domestic properties. The latest version of the site plan provided also details biodiversity enhancement through the installation of a range of bird nesting and bat roosting boxes to be located across the development.

Layout

- 10.9. The layout proposed for the scheme is typical of a development of this nature, and includes a single access point to the south west corner of the site. The accompanying application addresses the viability of the site and the provision of open space, which explains why the previously indicated extension of the open space between Berryfield and Burnet Gardens is not replicated on the proposed plans.
- 10.10. The layout has a central spine running north/south across the site, and the proposed development is accessed directly from the spine, with turning heads to the north and south ends of the site, and additional properties clustered around those turning heads. This is the most efficient layout for the site in terms of providing space for the proposed dwellings, but does mean that some of the proposed properties have rear elevations that face west towards the existing dwellings. These properties are however located at least 11 metres from the shared western boundary and as a result, are separated from the development to an acceptable level. The properties that are proposed parallel to the neighbouring dwellings are located closer than this, but do not result in the same potential overlooking issues.
- 10.11. The four 3-storey dwellings have been sensitively positioned within the street scene to ensure that they are not a dominant feature from outside the site – two are positioned to the south of the main access where the line of development steps away from view, whilst the remaining two are located along the central spine, set back from the line of development of the smaller properties. Conversely, from within the site, the two properties to the south of the access act as a visual end stop to the scheme when travelling south along the central spine road, which has a positive effect of containing the development in this regard from a visual point of view.

Scale

- 10.12. As noted above, the proposed development is for a mix of 2 and 3-storey development, accessed from the Berryfield development, which is a mixed 1 and 2-storey development. In practical terms however the majority of both developments are 2-storey and the limited nature of the 3-storey proposals, combined with the location of these units as noted above in the section on layout, ensures that the scale of the proposal is not of character with its surroundings. In terms of development density, the scheme is comparable with the adjacent developments and is therefore appropriate to its setting.

Other matters

- 10.13. A range of other matters have been raised as part of the consultation and publicity undertaken in relation to the application, and these points are addressed as follows.

- 10.14. The application under consideration is a reserved matters application. The principle of the residential development of the site has therefore already been approved and has the benefit of planning permission. The current scheme only provides detail as to how the site is to be developed, and the consideration of the proposal cannot revisit the decision already taken to oppose the principle of residential development regardless of any decisions that may have been made on other sites in the intervening period. Consequently any matters relating to the principle of development, such as traffic impacts to and from the site, impacts on archaeology and agricultural land quality are not relevant to the current application.
- 10.15. Similarly, the permission already granted was for development of up to 30 dwellings on the site, and consideration of that application involved an assessment of the impacts of traffic, access to services etc for the development. No limit was imposed by means of a condition on the planning permission, however the current scheme proposes a lower level of development for 28 dwellings.
- 10.16. Several comments relate to the effects of the construction period on surrounding residents, however these are not within the control of the planning application, with in particular matters such as noise and dust generation within the control of separate legislation.
- 10.17. Drainage on the site is subject to existing conditions on the outline planning permission previously granted. The comments from the Internal Drainage Board in this respect are noted, however given the permission previously granted, the condition requiring details of foul and surface water drainage imposed as part of that permission and the lack of objection from the Lead Local Flood Authority it is not appropriate to revisit the matter at this stage.
- 10.18. The impacts of the proposal on the ecology and biodiversity merits of the site are noted, however the proposal has been assessed by the Wildlife Officer, and their requirements incorporated into the proposed site layout. Further comments with regard to the provision of amphibian fencing during the construction stage are appropriate for inclusion as a condition.

11. CONCLUSIONS

- 11.1. The principle of the development of the site has been accepted by the granting of outline planning permission. No matters were submitted for approval at that time, although an indicative plan was submitted showing 30 dwellings located on the site with an area of public open space. This indicative plan did not form part of the approval of outline consent.
- 11.2. The access into the proposed site in terms of the scale of traffic impact was considered at the outline stage of the application, and as such there is no justification for refusal on those grounds, particularly in light of the reduction in number of proposed properties.
- 11.3. The proposed properties are typical of this type of development and subject to detailed agreement regarding the specific materials of construction, would be appropriate to the wider setting of the development and would not appear out of place, nor harm the character of the area.

- 11.4. The proposed landscaping details are acceptable in principle, although a more detailed plan specifying planting sizes, species and densities should be required by condition. Such as scheme would also require a condition regarding implementation of the landscaping at an appropriate time during the construction phase of the development.
- 11.5. The layout of the proposal is broadly in line with the indicative plan previously submitted alongside the outline planning permission, albeit with the removal of the area of open space originally indicated. Although it would have been preferable to include this area of land within the site for its public amenity and ecological/biodiversity benefits, there is no justification for refusal of the application on the basis of its absence. The applicant has agreed to pay a sum towards the enhancement of nearby public open space to partially mitigate the absence of this feature
- 11.6. The proposed development is a mix of 2 and 3-storey properties comprising 3, 4 and 6-bed homes. The adjacent developments contain a mix of dwellings, mainly 2-storey with some single-storey properties. The proposal will not appear out of scale with its surroundings, and will provide a range of accommodation to complement the existing offer in this section of the Town.

12. RECOMMENDATION

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Grant subject to additional conditions required due to the detail of the proposals.

1. 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 roof 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.

2. 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:-

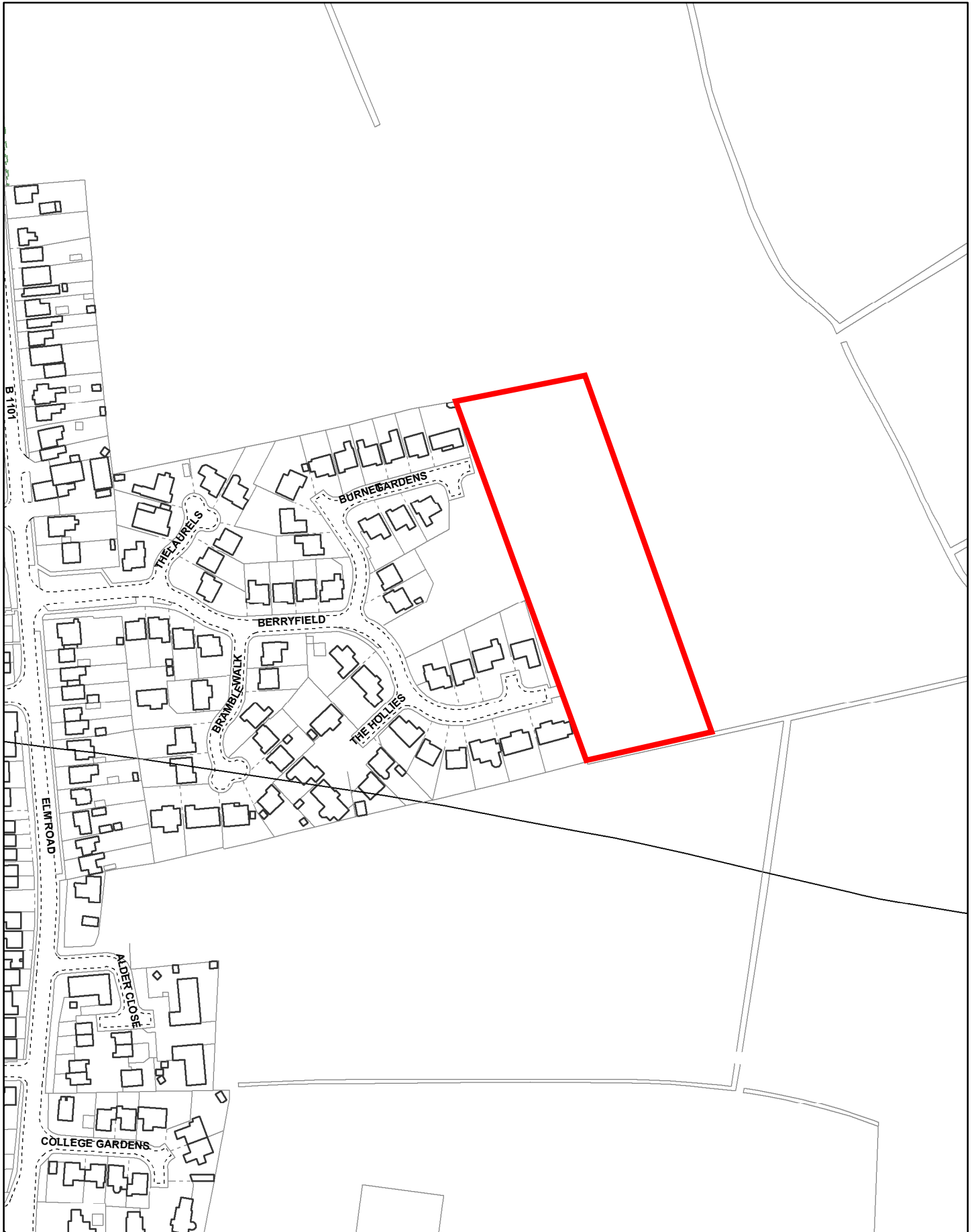
- a) means of enclosure
- b) hard surfacing, other hard landscape features and materials
- c) existing trees, hedges or other soft features to be retained
- d) detailed planting plans, including specifications of species, sizes, planting centres number and percentage mix
- e) details of planting or features to be provided to protect and enhance the value of the development for biodiversity and wildlife
- 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.

3. 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.



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Scale = 1:2,500

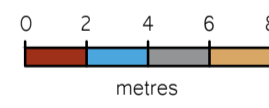


General Notes
 1. This drawing shall not be scaled, figured dimensions only to be used.
 2. All dimensions are shown in "mm" unless otherwise stated.
 3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 5. Any discrepancies are to be brought to the designers attention.

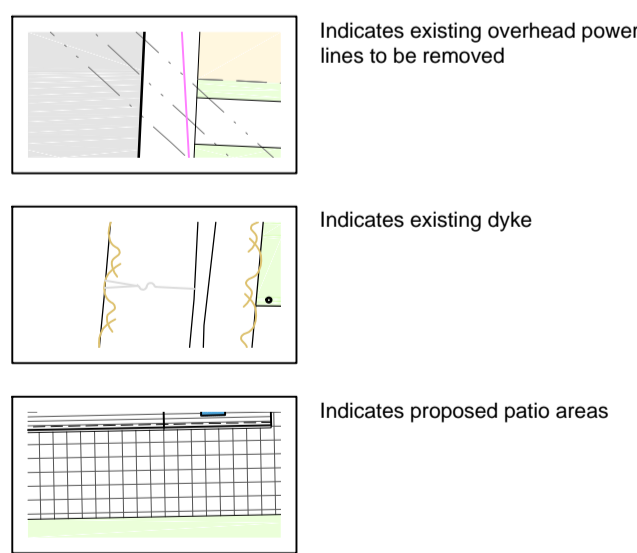
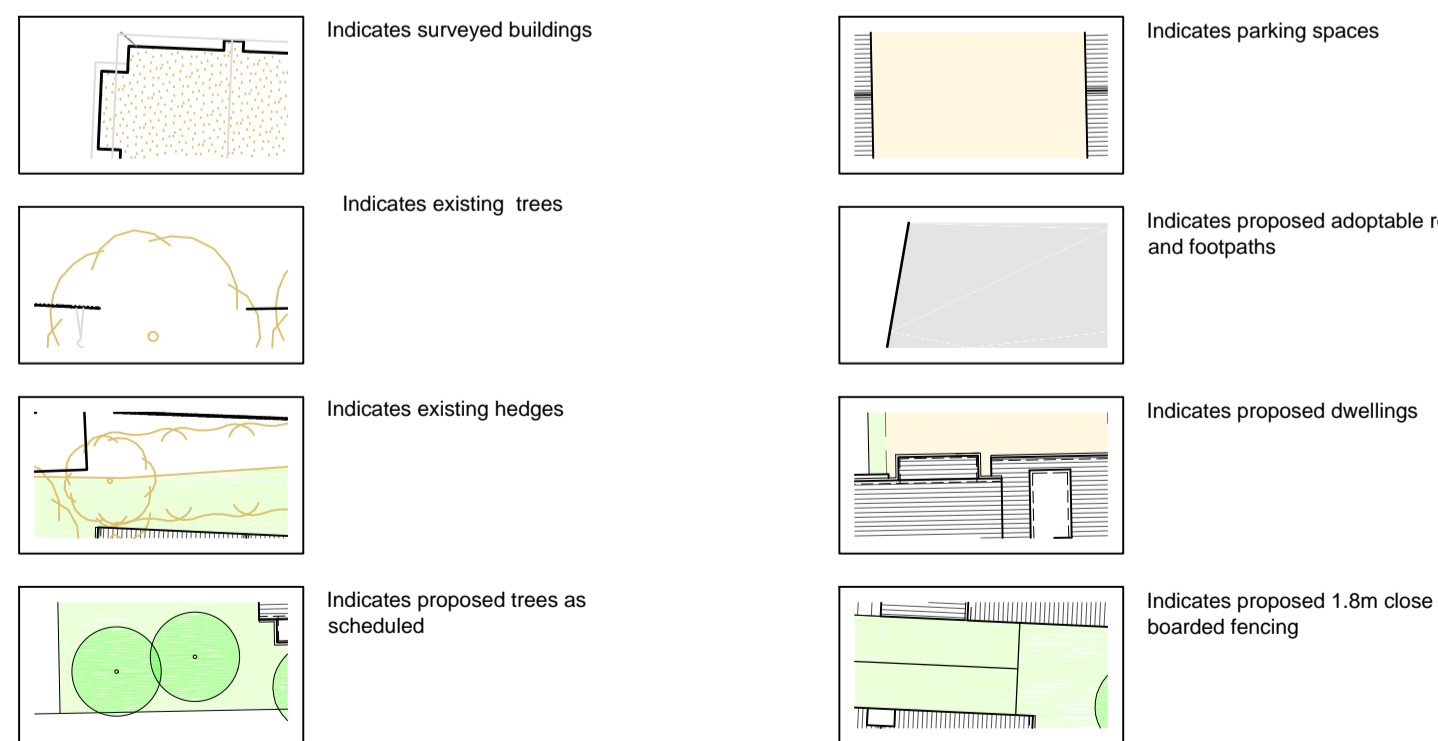


Site Plan

Scale: 1:250



SITE PLAN KEY



Landscaping Description	
<p>T - Trees to include Prunus (Flowering Cherry) 'Accolade' Field Maple (Acer campestre) Mountain Ash (Sorbus aucuparia) Whitebeam (Sorbus aria majestica) Size 10-12cm planted.</p>	<p>GC - Ground Cover Plants Cotoneaster Horizontalis, Hedera Helix, Lavandula Spica 6 plants per sq m, 15cm planting size</p>
<p>SP - Shrub Planting to include: Lonicera Pileatea, Spiraea Godt Flame, Scabrolo Greyli, Rosa Rugosa, Prunus Laurocerasus, Syringa Vulgaris C3 pot size, planting size 40-60cm, planted at 750mm ctrs</p>	
<p>Landscaping Notes - All planting, seeding or turfing as shown on the above landscaping plan are to be carried out in the first planting and seeding seasons following the occupation of the dwelling of the completion of the development, whichever is sooner; and any trees or plants which within a period of 5 years from the completion die, are to be removed and replaced with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.</p>	

Method statement for protection of trees on site during construction

- Prior to the commencement of any construction work on site, protective fencing shall be erected around each tree or tree group. Protective fencing in accordance with above table and BS 5837 unless otherwise agreed in writing with the local Planning Authority. Please see protected areas marked on proposed site plan.
- No trenches or pipe runs for services and drains shall be sited within 4m of the trunk of any trees retained on the site, unless otherwise agreed in writing with the local Planning Authority.
- New hard surfaces or paths in accordance with minimum recommended distances for protective fencing.
- No burning shall take place in a position where the flames could extend to within 5m of foliage, branches or the trunk of any tree to be retained.

Method statement for nature conservation

- The existing remaining tree on site is to be protected as above for the duration of the construction to safeguard the habitats of any nesting birds that may be present.

1 Nesting boxes for House Sparrow, location on trees & garages as per drawings



2 Nesting box for Starling, location on trees as per drawings



3 Nesting box for Bats, location on trees as per drawings



Note: Images shown for presentation purposes, design to be similar approved.

Revisions	
B	Jan 2020 Ecology Enhancement Added

Status
FOR APPROVAL

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Job Title Proposed Residential Development Land East of Berryfield March, Cambs for: A & K Fink	Date March 2018	Scale Various Sheet Size A1
Drawing Title Planning Drawing Site Plan	Job No. SE-893	Drawn by G.E.
	Dwg No. 14	Revision B