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**F/YR19/1029/F**

**Applicant: This Land Limited**

**Agent : Kimberley Brown  
Carter Jonas LLP**

**Land West Of Hereward Hall, County Road, March, Cambridgeshire**

**Erect 19 x 2-storey dwellings with garages Plots 13 & 14 only (comprising of 10 x 2-bed, 7 x 3-bed and 2 x 4-bed)**

**Officer recommendation: Grant**

**Reason for Committee: Town Council comments are contrary to the Officer recommendation.**

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## **1 EXECUTIVE SUMMARY**

- 1.1 The proposal seeks full planning permission for 19 dwellings on land west of Hereward Hall, County Road, March. The site benefits from an extant Reserved Matters approval as part of the housing development at All Saints Close.
- 1.2 The site is within the built up area of March where Policy LP3 of the Fenland Local Plan supports new residential development. The proposal complies with Policy H2 of the March Neighbourhood Plan in that it is a windfall site within the town.
- 1.3 The site sits within a predominately residential area and is appropriate in terms of character, design and scale. Furthermore issues of drainage, landscaping and ecology have been comprehensively addressed in terms of the on-site situation and may be further addressed through the imposition of conditions.
- 1.4 Construction management will be required to ensure that deliveries are not undertaken during peak school hours.
- 1.5 The proposal has been the subject of viability testing which has confirmed that the proposal cannot deliver any planning obligations such as affordable housing.
- 1.6 Overall the proposal is considered to be acceptable subject to the imposition of planning conditions.

## **2 SITE DESCRIPTION**

- 2.1 The site lies to the west of Hereward Hall which provides offices to Cambridgeshire County Council and shares a vehicular access onto County Road. The site measures 0.49ha and is almost rectangular in shape and is currently grassland with a permissive footpath linking the development of All Saints Close to the south to the Robingoodfellows Lane open space/play park to the north.

2.2 The land is bounded by existing residential properties on the western and southern boundaries. There is a group of TPO trees (TPO17/86) along the northern boundary with the area of open space. The site lies within Flood Zone 1 and is not the subject of any designations or allocations, although the Norwood Road Nature Reserve is 190m north of the site.

### 3 PROPOSAL

3.1 The proposal seeks full planning permission for 19 dwellings in the form of both detached and semi-detached units. The dwellings are laid out either side of a shared private access road running centrally within the site and links to the existing access road which serves Hereward Hall to the east.

3.2 The proposal includes a pedestrian link to formalise the existing pedestrian route which has been created through the site which leads onto the open space/play park area to the north and to the railway station.

3.3 The proposed site layout retains the protected trees along the northern boundary and also allows for landscaping to the front of all properties as well as additional tree planting along the western and eastern side boundaries of the site.

3.4 The proposed dwellings are all 2-storey and the mix is as follows:

- 10 x 2-bed
- 7 x 3-bed
- 2 x 4-bed

3.5 The following documents have been submitted to support the application:

- Planning Statement
- Design and Access Statement
- Preliminary Ecological Appraisal and Species Specific Survey
- Flood Risk Assessment and Drainage Strategy
- Transport Statement
- Tree Survey and Report
- Landscaping Details
- Phase 1 Desk Study and Preliminary Risk Assessment
- Phase 2 Environmental and Geotechnical Site Investigation
- Statement of Community Consultation
- Energy Statement
- Viability Assessments

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

### 4 SITE PLANNING HISTORY

REF. NO	DESCRIPTION	DECISION	DATE
19/0043/PREAPP	Development of 20 dwellings	Supportive, subject to amendments	22.05.2019

F/YR06/0792/F	Removal of Condition 04 of planning permission F/YR06/0178/RM (Erection of 57 houses) relating to first-floor windows in the southern elevation of Plot 1	Granted	17.08.2006
F/YR06/0178/RM	Erection of 57 houses comprising; 12 x 2-bed and 18 x 3-bed terraced, 8 x 2-bed and 2 x 3-bed semi-detached, 8 x 3-bed semi-detached with first-floor balcony, 3 x 2-bed detached and 6 x 3-bed detached with first-floor balcony and associated parking	Approved	09.06.2006
F/YR05/0891/O	Variation of Condition 02 of planning permission F/YR01/0427/O to extend the time period for 1 year for the submission of the Reserved Matters	Granted	19.10.2005
F/YR01/0427/O	Residential development to include 13% affordable housing and ancillary roads and infrastructure	Refused Allowed on Appeal	06.03.2002 05.03.2003
F/YR01/0428/REG3	Provision of new offices, access road and external works	Deemed Consent (CCC)	05.12.2001

## 5 CONSULTATIONS

- 5.1 **March Town Council:** *“Without reaching a definitive conclusion, concerns were expressed at the level of development in this area”.*
- 5.2 **FDC Environment & Health Services:** *No objection. It is unlikely to have a detrimental effect on local air quality and the noise climate, or be affected by ground contamination. Concerning the latter, I note the findings of the Phase 2 Environmental and Geotechnical Site Investigation report provided by Stansted Environmental Services (Ref: CON111-HERE-003) and acknowledge that no remediation works are required. Given the scale of the proposed development, I would like to see a construction management plan submitted prior to commencement of development, which outlines procedures to ensure that any potential disturbance caused to existing nearby residencies will be to a minimum, as well as outlining health and safety matters considering the close proximity of the school.*

- 5.3 **Cambridgeshire County Council Highways Authority:** No highway objections. *The road layout is not conducive to CCC road adoption standards so the road layout will need to main private. Suggest conditions with regard to the retention of parking and turning areas.*
- 5.4 **Designing Out Crime Officers:** *I have viewed the documents in relation to crime, disorder and the fear of crime and have searched the Constabulary crime and incident systems covering this location for the last 12 months. This is an area I would consider to be one of low risk to the vulnerability to crime at this time. While this appears to be an appropriate layout in relation to crime prevention and the fear of crime there is no section in the Design and Access statement relating to security or crime prevention. While some measures have obviously been considered, I do however have the following comments for consideration as the application progresses, External Lighting - our recommendation is that all adopted and un-adopted roads, private roads, shared drives and parking areas, should be lit with columns to BS5489:1 2013. I would like to see an external lighting plan when available please. I would like to see what crime prevention measures will be proposed/adopted in relation to building security, cycle and bin store security and boundary treatments. This office would be happy to meet with the applicant to discuss Secured by Design which I think could be achieved with consultation.*
- 5.5 **Anglian Water Services Ltd:** No objection. *The foul drainage from this development is in the catchment of March Water Recycling Centre that will have available capacity for these flows*
- 5.6 **FDC Housing Strategy:** *As it currently stands, we would expect a contribution of 25% on this site of 19 dwellings. The total number of dwellings we require would be 5. The current tenure split we would expect to see delivered for affordable housing in Fenland is 70% affordable rented tenure and 30% shared ownership. This would equate to the delivery of 4 affordable rented homes and 1 shared ownership in this instance. If the applicant chooses to provide a financial contribution rather than seek an RP partner to deliver the on-site affordable housing, the affordable housing financial contribution will be calculated in accordance with the mechanism provided in the Local Plan policy.*
- 5.7 **CCC (Lead Local Flood Authority):** (Latest comments): Remove objection following receipt of the revised Drainage Strategy and calculations. *The documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving and below-ground attenuation restricting surface water discharge to 1l/s. Surface water is then pumped off-site. Request conditions in relation to a detailed drainage strategy prior to any ground work and details of maintenance arrangements for the drainage system.*
- (Previous comments): *Object to the application on the grounds of surface water pumping and surcharging during 1 in 1 year storm event.*
- 5.8 **FDC Environmental Services (Refuse):** No objection. *Happy with the arrangements, some residents would be required to move bins more than the recommended 30m and would need to be made aware of this. We would also require indemnity to use the private road way, other than that no issues.*
- 5.9 **FDC Tree Officer:** *The application is submitted with a comprehensive tree report and preliminary method statement. I have no objections to the assessment of the trees in the tree report and consider it a fair representation of the condition of the*

trees. With regard to the layout, the shade cast from tree group A001 (tree belt between Hereward Hall and the site), may lead to pressure from new residents to prune the trees to prevent shading of the gardens and rear elevations. The landscape masterplan indicates tree planting to the rear of the proposed properties to provide screening to existing properties. The use of fastigate forms in greater numbers may provide better screening than using a single larger growing species that may dominate the gardens of the proposed new dwellings.

5.10 **Cambridgeshire Fire & Rescue Service:** The provision and position of fire hydrants need to be secured through planning condition.

5.11 **Natural England:** No comments to make on this application.

5.12 **Cambridgeshire County Council (Growth & Economy):** Requests contributions in respect of: Early Years (£41,184), Primary (£61,776), Libraries (£3,640). No contribution sought for Secondary education or strategic waste.

5.13 **FDC Section 106 Services:** (First comments): Concerned with format of the viability report and querying assumptions contained in the viability submission in relation to build costs adopted. The contingency being too high and justification for items such as the pumping station, drainage and archaeology is required.

(Second comments): Revised Viability Assessment received. *It is accepted that there are viability issues preventing the delivery of policy requirements in relation to both Affordable Housing and S106 contributions. It is also noted that Cambridgeshire County Council have also completed a review of the viability appraisal and also reached the conclusion that the proposal is not viable.*

5.14 **CCC Historic Environment Team:** No objection, but consider the site should be subject to a programme of archaeological investigation which can be secured through planning condition. *“Our records indicate that the site lies in an area of high archaeological potential. Archaeological investigations immediately to the east revealed evidence of prehistoric activity, including a crouched burial (Cambridgeshire Historic Environment Record reference ECB928) as well as, evidence of Roman (MCB15267), medieval and post-medieval (MCB15268) activity. Archaeological investigations at Norwood Road also revealed evidence of prehistoric (MCB18159), Roman (MCB18160) and post-medieval occupation (MCB18161). In addition, at Whitemoor Sidings archaeological investigations revealed evidence of Early Bronze Age occupation (MCB16673). While to the north east is further evidence of prehistoric and Roman occupation (MCB9563, MCB9562, MCB9561, MCB11191, MCB9561, MCB17742, MCB11192, MCB17743) including, the Fen Causeway, a known Roman Road (MCB15033).*

5.15 **Environment Agency:** No comments to make.

5.16 **PCC Wildlife Officer:** *No objection to the proposal subject to the development being carried out in accordance with the submitted Detailed Planting Proposals Drawing (Drawing No. 2164\_02\_RevA), Site Clearance Method Statement, Tree Survey/ Protection Plan Drawing No. 6958-D-AIA and bird and bat box details.*

*In addition I would advise that a suitably worded biodiversity condition is used to secure the provision of hedgehog gaps in fences and a pre-commencement badger survey, as well as full details of any external street lighting.*

*I can advise that subject to my recommendations being fully incorporated into the approved scheme the development will in my opinion result in no net loss of biodiversity.*

## **5.17 Local Residents/Interested Parties:**

### **Objections**

1 letter of objection received raising the following concerns:

- Density/Over development;
- Environmental Concerns – noise impact for those living close by during construction;
- Flooding;
- Light Pollution;
- Local services/schools – unable to cope. Will add more stress on the services such as doctors surgeries and schools;
- Traffic/Highways;
- Trees;
- Wildlife concerns – the birds we have here and the loss of shrubs and trees that the birds need to roost and nest.

1 letter from the All Saints Head teacher which does not support or object to the proposal but comments in respect of concerns during construction and post development as to the impact on the safety of children walking/cycling to school. Concerns with increase traffic at the entrance of All Saints School resulting in congestion and increased possibility of an accident occurring.

## **6 STATUTORY DUTY**

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

## **7 POLICY FRAMEWORK**

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

Para 8: The 3 dimensions of sustainability

Para 57: Viability

Para 108-110: Safe and effective access which prioritises pedestrian and cyclists

Para 117: Promote effective use of land.

Para 127: Well-designed development.

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

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

### **7.3 National Design Guide 2019**

C1 - Relationship with local and wider context

I1 - Respond to existing local character and identity

I2 Well-designed, high quality and attractive

B1 - Compact form of development

B2 Appropriate building types and forms

M3 - well-considered parking, servicing and utilities infrastructure  
H1 - Healthy, comfortable and safe internal and external environment  
H3 - Attention to detail; storage, waste, servicing and utilities  
L3 - A sense of ownership

#### **7.4 Fenland Local Plan 2014 (FLP)**

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

#### **7.5 Supplementary Planning Documents/Guidance:**

- Delivering & Protecting High Quality Environments in Fenland SPD (2014)
- FDC Developer Contributions SPD (2015)
- Resource Use & Renewable Energy SPD (2014)
- Cambridgeshire Flood & Water SPD (2016)
- RECAP CCC Waste Management Design Guide SPD (2012)

#### **7.6 March Neighbourhood Plan 2017**

H2 – Windfall Development  
H3 – Local Housing Need  
OS1 – Open Space

### **8 KEY ISSUES**

- **Principle of Development**
- **Design, Layout and Residential Amenity**
- **Landscaping and Biodiversity**
- **Access and Highway Safety**
- **Flood Risk and Drainage**
- **S106 and Viability**
- **Other matters**

### **9 ASSESSMENT**

#### **Principle of Development**

- 9.1 Policy LP3 of the FLP sets out a focus for growth around the District's four Market Towns. The site is located within the settlement of March, and therefore the provision of residential development accords with Policy LP3 and also to Policy H2 of the March Neighbourhood Plan (MNP).
- 9.2 The site benefits from an extant Reserved Matters approval (F/YR06/0178/RM) which would result in a denser form of development (for 22 dwellings) albeit partly

due to the access for that scheme being taken from All Saints Close rather than via the access to Hereward Hall.

- 9.3 The MNP aligns closely with the FLP and as such there are no matters to consider over and above the FLP policies in this instance. The site is considered 'Windfall' in the context of the MNP and therefore receives support in principle subject to appropriate levels of residential amenity for existing and proposed occupants, design considerations, no loss of formal or informal open space or community facilities, no flood risk issues, no highway safety impacts and the development providing for appropriate on and off site infrastructure. There is also a requirement for such schemes to undertake appropriate and proportionate pre-application community consultation/engagement, which in this case has been carried out.
- 9.4 In addition MNP Policy H3 requires the provision of a mix of homes and 25% affordable housing unless it can be demonstrated through a viability assessment that this is unviable.
- 9.5 The scheme complies with MNP Policy OS1 as it will not result in the loss of formal and informal open space. The other open space requirements required under OS1 are as per the standards contained within Appendix B – "Open Space Standards" of the FLP this is considered in the S106 section of this report below.

#### **Design, Layout and Residential Amenity**

- 9.6 The proposed layout seeks to respond to the constraints of the site and includes the retention of the TPO trees and the retention of the permissive pedestrian link across the site. The layout provides adequate sized private garden areas compliant with Policy LP16 of the FLP.
- 9.7 The proposal contains a good mix of housing including 2-storey semi and detached dwellings ranging between 2, 3 and 4-beds which are considered acceptable and reflects the scale of existing development in the surrounding area. The dwellings are designed to reflect the nearby developments of Robingoodfellows Lane and All Saints Close. They will incorporate the traditional red brick of the older style properties along Robingoodfellows Lane but will also have a contemporary look similar to those properties in All Saints Close with a material pallet which will match those properties with reference to vertical timber boarding and white render (precise details of the materials will though need to be the subject of a planning condition). All dwellings have a window/door overlooking parking areas for surveillance.
- 9.8 Given the location of the proposed development in relation to the existing residents within the wider area (Robingoodfellows Lane and All Saints Close), the proposal is not considered to give rise to concerns regarding neighbouring amenity. There is approximately 36m distance from the rear of the properties at Robingoodfellows Lane to the rear elevations of the new dwellings and approximately 18m distance from the side elevation of Plot 1 to the rear of the properties at Nos 24 and 26 All Saints Close. The closest relationship between existing and new is that of Plot 2 where the side elevation is approximately 5m from the northern elevation of No.47 All Saints Close. This is a similar relationship to that of the extant permission albeit the dwelling is orientated differently.
- 9.9 The layout of the dwellings and their design are not considered to give rise to unacceptable overlooking, overbearing impact or overshadowing of each other.



- 9.10 The proposed dwellings would achieve good levels of surveillance and where necessary include windows to the ground floor which achieve appropriate surveillance over their respective/neighbouring driveways.
- 9.11 A Construction Method Statement will be required to be submitted and agreed before development can commence and then adhered to during the construction period.
- 9.12 Overall, it is considered that the proposed development would be of an appropriate design, the layout is acceptable and it would not have a detrimental impact upon the amenities of existing properties adjacent to the site and would achieve appropriate standards of amenity within the scheme itself. The proposal therefore complies with Policy LP16 of the FLP.

### **Landscaping and Biodiversity**

- 9.13 A detailed Arboricultural Report accompanies the application along with an overarching landscape strategy and scheme. The landscape plan indicates areas of soft landscaping including tree planting and shrub planting to the front gardens of every dwelling and new planting of trees along the western and eastern boundaries.
- 9.14 The Council's Tree Officer has recommended the use of fastigiated tree forms in greater numbers as these may provide better screening than using a single larger growing species that may dominate the gardens of the proposed new dwellings.
- 9.15 In response to these comments the applicant has confirmed that the trees to the rear gardens are small, narrow columnar canopy low water demand trees positioned away from both proposed rear elevations and existing garages that back onto the boundary. These are considered to satisfactorily address the position. The amenity spaces for the relevant dwellings are considered large enough to accommodate the proposed tree species.
- 9.16 The Tree Officer has also made a point in relation to the shade cast from the tree group A001 (tree belt between Hereward Hall and the site) which may lead to pressure from new residents to prune the trees to prevent shading of the gardens and rear elevations.
- 9.17 In relation to this comment the applicant has referenced the previously approved (and extant) scheme which is a relevant consideration. The group of trees would produce some shading of the rear of plots 13 to 18 from the morning sun but this is not considered, taking into account the extant permission, to create unacceptable living conditions.
- 9.18 With regards to the hard landscaping the materials proposed to the surfaces of the roads, footpaths and patio areas are acceptable. Boundary treatments are proposed and include brick walls and close boarded timber fencing. These are considered appropriate in context of the site and will contribute to achieving a good quality development.
- 9.19 The PCC Wildlife Officer considers that the proposal is acceptable subject to conditions. The inclusion of log piles, bat and bird boxes have been included on the submitted plans. The only matter which is not included on the plans is the addition of hedgehog gaps in fences which can be secured through condition.

9.20 Biodiversity enhancement implementation and landscaping may be secured by condition and subject to this the scheme will address the requirements of Policies LP16 and LP19 of the FLP.

### **Access and Highway Safety**

9.21 The scheme would not create any unacceptable impacts in terms of highway safety and parking provision is shown to serve each dwelling in accordance with the adopted standards contained within the FLP. It will be necessary to secure details of the ongoing management and maintenance arrangements for the estate road and such details can be secured via a prior to occupation condition.

9.22 The scheme demonstrates that the access road is of sufficient dimension and alignment to enable a refuse collection vehicle to enter, turn and leave in forward motion. The layout is such that refuse bins will be collected from two collection points within the development; one serving plots 1-3 and the other serving plots 9 - 16, the remaining plots will be able to be presented at the curtilage of the individual properties, where they meet the new access on the day of collection. This does mean that the occupants of plots 11-14 will need to move their bins in excess of the 30m carry distance which is advocated within the RECAP SPD guidance (the worst case situation is plot 13 who would need to move their bin a total of 56m): on balance this is not considered to be unacceptable. Accordingly there are no matters to reconcile with regard to Policy LP16 (f).

9.23 Based on the above evaluation there are no matters arising which would render the scheme unacceptable in the context of Policy LP15 of the FLP.

### **Flood Risk and Drainage**

9.24 This is a flood zone 1 location and as such there are no matters of flood risk to reconcile, surface water will be considered as part of Building Regulations and the submitted details have been accepted by the LLFA (subject to conditions). There are therefore no issues to address in respect of flood risk and compliance with LP14 of the FLP and H3 of the MNP, in so far as it relates to flood risk, is achieved.

### **S106 and Viability**

9.25 A fully policy compliant scheme would be required to deliver off site contributions towards a neighbourhood park, children's play, outdoor sports and allotment provision and would also require financial contributions in respect of Early Years (£41,184), Primary (£61,776), Libraries (£3,640). In addition it would make provision for five affordable houses on-site or alternatively an equivalent financial contribution to enable delivery off-site.

9.26 However the submission is accompanied by a viability appraisal which has been accepted by both the FDC Section 106 officer and of the relevant officers of the County Council. As demonstrated in the consultation response summarised above there are significant abnormal costs associated with the development of this site; these include the requirement for storm and foul water pumping stations, offsite highway costs and archaeological investigation.

9.27 The submission has clearly demonstrated that the scheme is unviable and as such the only response, when considering Para 57 of the NPPF is to allow the scheme to proceed unencumbered by any S106 obligations.

9.28 For viability reasons the proposal is therefore unable to comply with Policies LP5 and LP13 of the Local Plan inasmuch as it is unable to provide any of the

infrastructure which would be necessary. The NPPG identifies that viability concerns need to be taken into account and that a flexible approach needs to be adopted. In this case it is considered that bringing forward the development now is sufficient to outweigh the deficiency in infrastructure which this development cannot provide at this time.

### Other matters

9.29 The school head teacher has raised concerns about further congestion and the increased possibility of an accident occurring involving children. In terms of construction traffic a construction management plan is proposed and this can include measures to prevent deliveries and construction traffic visiting the site during peak school hours. With regard to traffic from future occupiers whilst this concern is noted the site does benefit from an extant permission for a denser scheme and as such this proposal would result in less traffic visiting the site.

## 10 CONCLUSIONS

10.1 This proposal will see 19 houses delivered within a sustainable location which has previously benefitted from (an extant) planning approval. The site sits within a predominately residential area and is appropriate in terms of character, design and scale. Furthermore issues of drainage, landscaping and ecology have been comprehensively addressed in terms of the on-site situation and may be further addressed through the imposition of conditions.

10.2 There are no issues identified which would render the scheme non-compliant with planning policy, accepting that there are viability issues with the site which have been evidenced as part of the submission.

## 11 RECOMMENDATION

Grant with conditions as below:

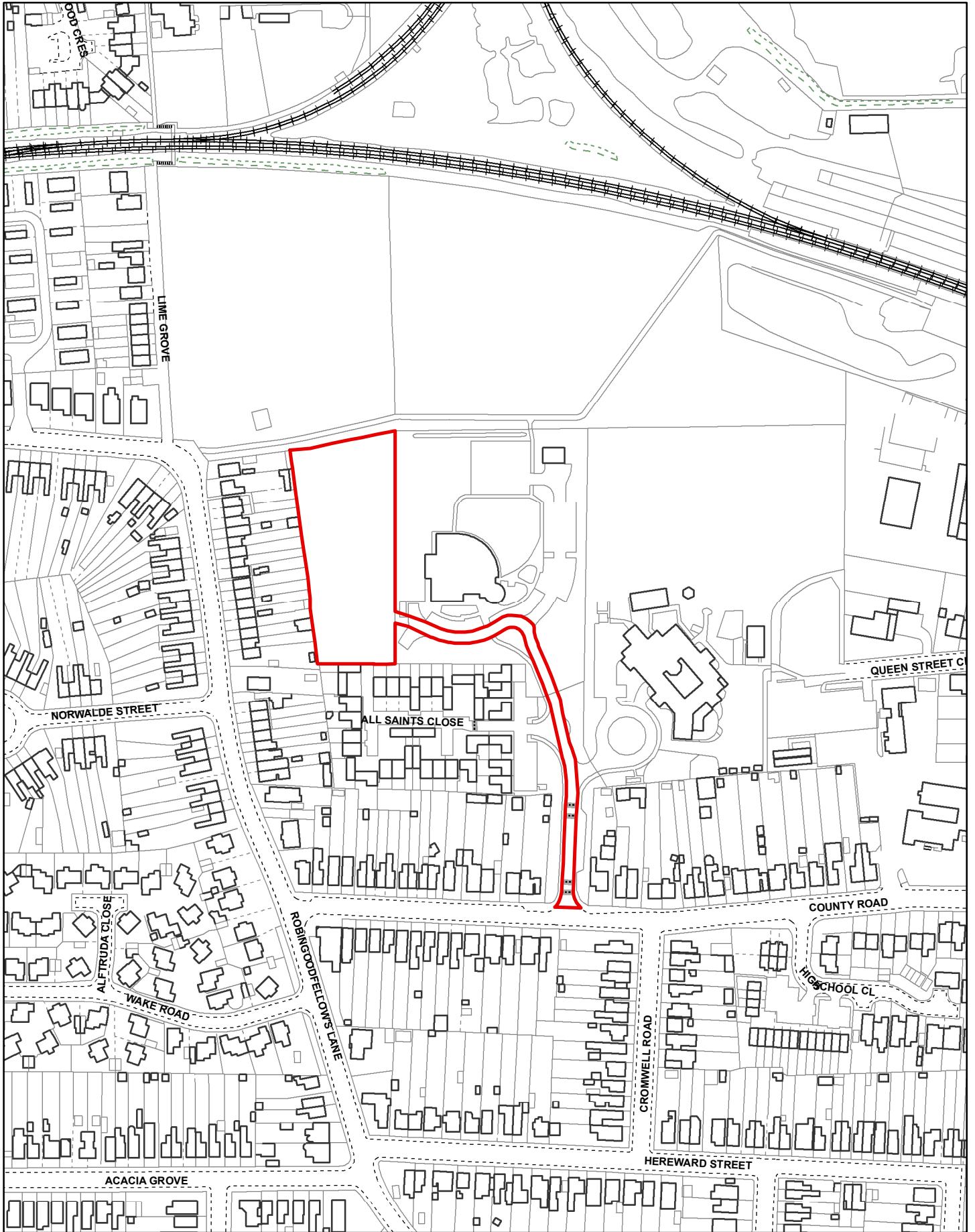
1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Vehicle turning and parking spaces as shown on drawing number CCC.812.P02 Rev C shall be provided prior to the occupation of its related dwelling and shall be retained thereafter.</p> <p>Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety and to ensure compliance with Policies LP15 of the Fenland Local Plan 2014.</p>
3	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:</p>

	<p>a) the statement of significance and research objectives;</p> <p>b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;</p> <p>c) The timetable for the field investigation as part of the development programme;</p> <p>d) The programme and timetable for the analysis, publication &amp; dissemination, and deposition of resulting material</p> <p><i>Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.</i></p> <p>Reason: To ensure that the significance of historic environment assets is conserved in line with NPPF section 16 and Policy LP18 of the Fenland Local Plan 2014.</p>
4	<p>No development shall take place, including any works of demolition, until a Construction Management Plan or Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:</p> <ul style="list-style-type: none"> <li>• An appropriate construction access;</li> <li>• Adequate turning and off loading facilities for delivery/construction vehicles;</li> <li>• An adequate parking area clear of the highway for those employed in developing the site;</li> <li>• Method of prevention of mud being carried onto the highway;</li> <li>• Construction traffic routes</li> <li>• Protection of public rights of way</li> <li>• A before and after road condition survey</li> <li>• Hours of operation</li> <li>• Delivery times</li> </ul> <p>Reason: In the interests of safe operation of the highway in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
5	<p>No above ground works shall commence until a detailed surface water drainage scheme for the site, based on the agreed Surface Water Drainage Strategy prepared by MLM Group (619775-MLM-ZZ-XX-DR-C-0110) 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 prior to occupation of the first dwelling.</p> <p>Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with Policy LP14 of the Fenland Local Plan 2014.</p>
6	<p>Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and</p>

	<p>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 163 and 165 of the National Planning Policy Framework.</p>
7	<p>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 into Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).</p> <p>Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014.</p>
8	<p>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.</p> <p>Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
9	<p>All means of enclosure (as shown on Drawing 216404) denoted as close boarded fencing (CB) shall be designed to allow hedgehogs to be able to pass through the fencing. This may be achieved by either raising the fencing approximately 13cm (5in) above the ground level, or alternatively by creating small (13cm x 13cm) gaps at regular intervals along the fence line.</p> <p>Reason: To ensure that protected species are suitably accommodated on the site in accordance with Policy LP19 of the Fenland Local Plan (2014)</p>
10	<p>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</p>

	<p>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.</p> <p>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.</p>
11	<p>Prior to the commencement of any works or storage of materials on the site all trees and hedges that are to be retained shall be protected as per Arboricultural Impact Assessment &amp; Tree Protection Plan Drawing No. 6958-D-AIA with all tree protection measures to be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.</p> <p>Reason: To ensure that retained trees are adequately protected in accordance with Policies LP16 and LP19 of the Fenland Local Plan, adopted May 2014.</p>
12	<p>Prior to the first occupation of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and made available for use prior to the occupation of the first dwelling.</p> <p>Reason: In the interests of the safety of the occupiers and to ensure there are available public water mains in the area to provide for a suitable water supply in accordance with infrastructure requirements within Policy LP13 of the Fenland Local Plan 2014.</p>
13	<p>Prior to the commencement of any development at the site an updated badger survey shall be submitted to and approved in writing by the Local Planning Authority. Any mitigation required shall be fully incorporated into the development.</p> <p>Reason: To ensure that protected species are suitably safeguarded on the site in accordance with Policy LP19 of the Fenland Local Plan (2014).</p>
14	<p>The development shall be undertaken strictly in accordance with the recommendations of the Detailed Planting Proposals Drawing (Drawing No. 2164_02_RevA), Site Clearance Method Statement, Tree Survey/ Protection Plan Drawing No. 6958-D-AIA including:</p> <ul style="list-style-type: none"> <li>(i) The bird and bat boxes shall be installed concurrently with their related dwelling and retained in perpetuity thereafter.</li> <li>(ii) Site clearance works shall be undertaken in accordance with the recommendations of the Site Clearance Method Statement.</li> </ul> <p>Reason: To ensure that protected species are suitably safeguarded and to enhance biodiversity on the site in accordance with Policy LP19 of the</p>

	Fenland Local Plan (2014).
15	<p>Within 3-months of the commencement of development hereby approved, a scheme for the provision of external lighting relating to all dwellings and common areas within the site 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. The external lighting shall be carefully designed to be baffled downwards away from the retained boundary trees and hedgerows.</p> <p>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 is not detrimental to on site biodiversity in accordance with Policy LP18 of the Fenland Local Plan (2014).</p>
16	<p>The proposed footway link shall be constructed in accordance with the details shown on drawing number 2164 04 prior to first occupation of the development hereby approved and thereafter retained in perpetuity.</p> <p>Reason: To ensure that the site is accessible from the existing footpath to the north in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
17	Approved Plans



Created on: 05/12/2019

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**F/YR19/1029/F**

Scale = 1:2,500














 Fenland  
CAMBRIDGESHIRE  
Fenland District Council



DO NOT SCALE FROM THIS DRAWING  
 THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.  
 ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.

NOTES:

- SURFACING:**
-  **Shared Surface**  
5.5m wide block paved shared surface to approval of Highway Authority.
  -  **Private Drives**  
Private drives to be permeable block paving to approval of Local Authority.
  -  **Private Footpaths**  
Private footpaths to be formed with paving slabs to approval of Local Authority.
- SOFT LANDSCAPING:**
-  **Rear Gardens**
  -  **Front Gardens**  
Front gardens to be turfed with shrub borders.
  -  **Proposed Tree Planting**  
Locations of proposed new native tree planting.
  -  **Soft Landscaping / Planting**  
Location of proposed planting, indicative.
  -  **Existing Trees**  
Existing trees retained. See tree report.
- BOUNDARY TREATMENTS:**
-  **1.8m Close Boarded Fence**  
1.8m high close boarded timber fence.
  -  **1.8m High Wall**  
1800mm high 225mm thick brick wall with brick on edge coping.
- OTHER:**
-  **Refuse Bins**  
Location of refuse storage and refuse bin collection points.



Site Plan  
 scale 1:250

Revisions	Suffix	Date	Amendments
	A	Jan 20	Bin collection point added for Plots 1 - 3.
	B	Mar 20	Bin collection point added for Plots 9 - 16.
	C	Mar 20	Bin collection point Plots 9 - 16 amended.

Status

PLANNING



**The Design Partnership**  
 The Design Partnership (Ely) Ltd  
 Claremont House,  
 10 Station Road,  
 Chatteris  
 Cambridgeshire PE16 6AG  
 Tel: 01354 693111

Job Title  
 Proposed Development of 19 Dwellings  
 Hereward Hall March  
 for This Land Ltd

Drawing Title  
 Planning Drawing  
 Site Plan

Date	Scale	Drwn	Dwg No.	Rev.
Aug 19	1:250@A1	PD	CCC.812.P02	C

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 ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.



Status				
<b>PLANNING</b>				
 <b>The Design Partnership</b> <small>The Design Partnership (Ely) Ltd        Clarendon House,        10 Station Road,        Chatteris        Cambridgeshire PE16 6AG        Tel: 01354 693111</small>				
Job Title				
Proposed Development of 19 dwellings Hereward Hall, March for This Land Ltd.				
Drawing Title				
Planning Drawing Street Elevations				
Date	Scale	Drwn	Dwg. No.	Rev.
Aug 19	1:125@A1	BP	CCC-812-P10	