
F/YR19/1068/F

Applicant: This Land Ltd

**Agent: Kimberley Brown
Carter Jonas LLP**

Land north of Maple Grove Infant School, Norwood Road, March

Erect 50x 2-storey dwelling comprising of 24x 2-bed, 21x 3-bed and 5x 4-bed with garages to plots 18, 20, 21, 37, 43 and 49 only with attenuation basin and sub-station involving the demolition of existing buildings.

Reason for Committee: Number of representations contrary to the Officer recommendation.

1. EXECUTIVE SUMMARY

- 1.1. The proposal is a full application for the construction of 50 dwellings.**
- 1.2. The scheme comprises a mix of 2, 3 and 4 bedrooms, and is mainly 2-storey dwellings. There are two single-storey dwellings proposed.**
- 1.3. The application site is a backland location, accessed from Norwood Road. It lies to the north of the Infant School on Maple Grove and is adjoined by residential properties to the west and north east, with areas of existing open space adjacent to the north and east of the site.**
- 1.4. The principle of residential development is supported by the Fenland Local Plan, and the scheme has been amended to ensure it does not have an unacceptable impact on neighbouring residential amenity.**
- 1.5. Concerns have been raised regarding the impact of the proposals in terms of increasing anti-social behaviour. No objections have been received from Cambridgeshire Constabulary in this regard, who have assessed the scheme from a Community Safety viewpoint.**
- 1.6. The application site is within Flood Zone 1 and the Lead Local Flood Authority are satisfied that an acceptable drainage strategy can be achieved in relation to the scheme.**
- 1.7. The impacts of the development are considered to be acceptable, subject to control through appropriate planning conditions and as such the scheme is recommended for approval.**

2. SITE DESCRIPTION

- 2.1. The application site is a disused field to the north of the existing Maple Grove Infant School in March.**

- 2.2. There is a single existing building located on the land, previously used as a cleaning store and workshop under the ownership of the County Council. The building is located near to the primary access to the land, which is off Norwood Road to the west of the site. This access is flanked to the north and south by residential dwellings, which also therefore adjoin the western boundary of the land, and there are several trees located in this western part of the land before the site opens out into the main area to be developed.
- 2.3. The land immediately to the north of the application site is another area of open ground with play equipment located on it that separates the site from Southwell Close to the north. It is adjoined by the residential gardens of Norwalde Street at its north eastern corner, and another area of grassland to the east, which is enclosed by a wire mesh fence preventing unauthorised access of the site. Wake Road lies immediately to the east of that grassed area, with several of its dwellings facing out over the application site.

3. PROPOSAL

- 3.1. The proposal is for the construction of 50 dwellings on the land, comprising a mix of single and two-storey dwellings, their associated roads and infrastructure.
- 3.2. Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=Q1VW62HE01U00>
- 3.3. The site layout consists of a single central spine road running from the access point in the west to the eastern boundary of the land, before turning south and running along the boundary with the open space fronting Wake Road.
- 3.4. There are three private driveways accessed from this central spine, the first serves a pair of single-storey dwellings located in the north corner of the site, whilst the remaining two both lead south giving access to two groups of dwellings located behind the dwellings accessed directly from the central spine road. The two southerly private drives also serve the only dwellings on the site that do not benefit from on-plot parking provision.
- 3.5. The scheme retains a large mature tree in the south western corner of the site, with a new substation to serve the proposal in that south western corner beyond the root protection area. A surface water attenuation basin is shown to the north of this retained tree to serve the development, whilst a footpath link connects the site to the play equipment on the land to the north, and the eastern boundary is replaced with a combination of timber bollards and estate railings.

4. SITE PLANNING HISTORY

REF. NO	DESCRIPTION	DECISION
19/0042/PREAPP	Proposed Development of 52 dwellings	CLO 31.05.2019
F/YR18/0872/TRTPO	Works to 1no Plane Tree covered by TPO 16-1986 Land South East Of 164 Norwood Road	GRANTED 22.11.2018
F/YR09/2009/CCC	Erection of Pupil Referral Unit and relocation of existing grounds maintenance depot including change of use from vacant land to public open space	WDN 25.09.2009

	on remaining undeveloped land (application for outline permission with all matters reserved) Land At County Cleaning Materials Store	
F/YR08/2002/CCC	Retention of 1 x 1-bay Jackleg temporary building for use as a cleaning equipment store and workshop Land South East Of 164 Norwood Road	DEEMCO 23.04.2008
F/YR06/2000/CCC	Retention of 1 x 1-bay jackleg temporary building for use as store Land At Cleaning Materials And Equipment Store	DEEMCO 06.03.2006
F/YR02/2008/CCC	Erection of 1-bay Jackleg temporary building for use as store for specialist cleaning materials and equipment Land South East Of 164 Norwood Road	DEEMCO 27.05.2002
F/94/0706/RM	Erection of 50 x 2-bed detached bungalows with garages	APPROVED 04.06.1998
F/90/0495/DEEMED	Residential development (5.575 Ha) Part Of Former Hereward School West Of Robingoodfellows Lane	WDN 24.10.1990
F/90/0491/DEEMED	Residential development (1.879 ha)	DEEMCO 13.09.1993

5. CONSULTATIONS

5.1. March Town Council

Recommend approval. TC Concerned at the lack of Developer Contributions and Affordable Housing.

5.2. Cambridgeshire County Council Highways Authority

Initial Layout

Amended plans requested, in relation to access geometry for Norwood Road junction, removal of speed cushions, private drive access details, ramps, and turning head construction.

Revised plans

No objections subject to conditions.

5.3. Cambridgeshire County Council Transport Team

Holding objection. Walking links to the local schools have not been investigated and therefore no mitigation in relation to such links is proposed. This point is considered at section 10.13 of the report and for the reasons outlined there no further action has been taken. The response therefore remains an objection.

5.4. Cambridgeshire County Council Flood and Water Team (LLFA)

No objection. There are two options for surface water management of the site and therefore two conditions are requested to be attached should permission be granted. Permeability is limited to essential areas and routes only, with parking mainly in-curtilage and between dwellings.

5.5. Cambridgeshire County Council Historic Environment Team (Archaeology)

Records indicate the site lies in an area of archaeological potential, with nearby finds indicating usage from Bronze Age through to post medieval occupation. Recommend a condition requiring a programme of archaeological work to be undertaken prior to development of the site, to which the applicant has agreed.

5.6. **Cambridgeshire County Council Growth and Development Team (Education)**

No objections, contributions requested towards Early Years, Primary and Libraries provision.

	Contribution	Project	Indexation Date	Trigger
Early Years	£82,368	New early years provision at planned new schools	1Q2019	50% prior to first occupation AND 50% prior to 50% occupation of development
Primary	£164,736	One of two x new primary schools	1Q2019	
Secondary	£0	Not applicable		
Libraries	£9,828	March Library	1Q2019	100% prior to occupation of 50% of the development
Strategic Waste	£0			
Monitoring Fee	£150			
Total	£257,082			

5.7. **FDC Environmental Health**

Recommend construction management and asbestos removal plans are prepared to govern the development of the site. No other objections. The applicant has confirmed their agreement to the plans being required by condition.

5.8. **FDC Environmental Services (Waste Management)**

Initial Plans

No objection in principle, subject to standard details such as extent of adopted roads, indemnity required against road surface damage from waste collection vehicles, swept path demonstration that refuse collection vehicles can enter, turn and leave in forward motion, bin collection arrangements.

Revised details

Tracking plans demonstrate that refuse collection vehicles would be able to access the site. Indemnity would be required to service plots 43-78 and 26-36 via private roads.

5.9. **FDC Housing Strategy**

Affordable housing requirements are for 13 dwellings to be designated as affordable, 9x2-bed dwellings for affordable rent, and 4x 3-bed dwellings for shared ownership.

- 5.10. **Cambridgeshire Constabulary**
The application site lies in an area of low vulnerability to crime. Layout is appropriate in relation to crime prevention. Would like to see an external lighting plan.
- 5.11. **Natural England**
No comments to make.
- 5.12. **Anglian Water**
Surface Water strategy is acceptable, and the sewerage system has capacity for the proposed flows. Condition requested regarding provision of surface water drainage works prior to construction of hard standing areas.
- 5.13. **Tree Officer**
No objections. Some loss of trees on site. The proposed boundary planting using mixed native species can achieve mitigation for the loss. Screening should be considered alongside the access. Tree/hedge protection conditions required for the retained trees.
- 5.14. **The March Society**
Welcome the need for an archaeological survey. Concern regarding tree felling to allow construction to take place. Lack of affordable housing prevents the project being considered 'inclusive and mixed'.
- 5.15. **Senior Planning Obligations Officer (FDC)**
"The applicant has provided several appraisals with various levels of provision as part of their viability submission all of which have been thoroughly reviewed and bench-marked against a range of factors including a profit, interest rates, external works & infrastructure costs, design & professional fees and Gross Development Value.
- Based on the evidence submitted it is accepted that there are viability issues preventing the delivery of Affordable Housing and S106 contributions.*
- In addition to my review of the submission Colum Fitzsimons of Cambridgeshire County Council has also reviewed all of the information that has been provided and reached the same conclusion. Simon Drummond-Hay of HDH Planning also confirmed that the evidence and methodology used for the industrial land value in the December draft of the Local Plan and CIL Viability Assessment was appropriate."*
- 5.16. **Cambridgeshire Fire & Rescue Service**
Request provision is made for fire hydrants to serve the site.
- 5.17. **Local Residents/Interested Parties:**
21 objections have been received from 20 separate properties on Dartford Road, Norwood Road, Wake Road, Southwell Close and Alfruda Close raising the following concerns regarding the development:
- Access to the site
 - Density of the proposed development
 - Design of the scheme (2-storey dwellings given single storey surroundings)
 - Flooding and drainage on the site

- Lack of infrastructure such as education places and space in GP surgery/dentists
- Inappropriate parking provision
- Traffic and highways impacts
- Devaluation of neighbouring property (not a material consideration)
- Light pollution
- Environmental impact
- Noise impacts
- Loss of trees
- Increase/return of anti-social behaviour with removal of the existing fence around the site
- Access to existing play facilities
- Impact on existing views
- Impact of construction phase
- Loss of privacy/light

One further response was received from Norwood Road stating no objection to the principle of the proposal but raising concern over similar issues (infrastructure provision, access and traffic impacts)

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

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 12: Conflict with an up-to-date plan should not usually be granted

Para 14: Conflicts with the neighbourhood plan where adverse impact outweighs benefits

Para 57: Viability Assessments should be publicly available

Para 91: Promote healthy and safe communities through layouts, routes through sites and public spaces etc.

Para 97: Existing open space should not be lost unless replacement or improvement in provision is proposed.

Para 117: Promote effective use of land

Para 118: Opportunities and benefits of the reuse of land

Para 119: Be proactive about bringing forward redevelopment sites

Para 121: Take a positive approach to alternative land uses

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

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

Para 175: Harm to habitats and biodiversity.

National Design Guide 2019

Context

Identity

Built Form

Movement

Nature

Homes and Buildings

Resources

Lifespan

National Planning Practice Guidance (NPPG)

Determining a Planning Application

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

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

March Neighbourhood Plan

H2 – Windfall Development

H3 – Local Housing Need

8. KEY ISSUES

- **Principle of Development**
- **Compliance with the March Neighbourhood Plan**
- **Access, Parking and Highway Safety**
- **Visual Impact**
- **Community Safety**
- **Flood Risk**
- **Biodiversity**
- **Residential Amenity**
- **Developer Contributions**

9. BACKGROUND

There is no application history on the site relevant to the current proposal. Pre-application advice was sought in 2019 for the construction of 52 dwellings on the land. The response to that enquiry indicated that the principle of residential development of the land was likely to be acceptable, but the details of the scheme would need to address impacts on the amenity of the properties flanking the access, privacy impacts relating to adjoining dwellings, and parking provision

10. ASSESSMENT

Principle of Development

- 10.1. Policy LP3 of the Fenland Local Plan (2014) sets out the settlement hierarchy within the District, setting out the scale of development appropriate to each level of the hierarchy. March is a Primary Market Town, one of four settlements within the highest level of the hierarchy where the majority of the development within the District is expected to take place over the plan period
- 10.2. The application site is located within flood zone 1, which is the lowest zone of flood risk where development is to be directed in the first instance. There are no other designations on the land that would indicate the principle of residential development is not acceptable and therefore the details of the proposal must be considered.

Compliance with the March Neighbourhood Plan

- 10.3. As noted above, policies H2 and H3 of the March Neighbourhood Plan are applicable to the scheme.
- 10.4. Policy H2 states that residential proposals will be supported where they meet a range of criteria, comprising amenity levels, no net loss of open space, low flood risk, safe vehicular access, infrastructure provision design standards and no loss of community facilities. These matters are in general addressed under the specific headings in the following report. For those topics not addressed specifically elsewhere, there is no net loss of open space provision as a result of the proposal, and no loss of community facilities.
- 10.5. Policy H3 relates specifically to the provision of affordable dwellings, a topic which is addressed under its own heading at [10.37-10.40](#).

Access, Parking and Highway Safety

- 10.6. Policy LP15 of the Fenland Local Plan (2014) requires development to provide a well-designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport.
- 10.7. Appendix A of the Fenland Local Plan sets out the parking standards associated with development proposals, noting that for properties of up to three bedrooms, two parking spaces are required, and for properties of four bedrooms or more, provision of three spaces is required.
- 10.8. The proposed layout demonstrates that the minimum requirements for parking provision can be met by the development proposed, with two parking spaces per 2-3 bedroom property and 3-4 spaces for each of the five 4-bedroomed dwellings proposed.
- 10.9. The applicant has undertaken survey work to understand and identify the likely impact of the proposed scheme on the traffic using Norwood Road as a result of the development, and this has been assessed by both the Local Highways Authority in terms of the impacts on highway safety, and the County Council Transport Team in terms of the implications for transport strategy in the area.
- 10.10. The development of a site such as this is likely to have twofold traffic implications. First, these would be at the junction of the site access with Norwood Road where the traffic associated with the development seeks to join the highway network, and this is a matter of ensuring that an appropriately wide access with acceptable visibility splays can be provided to serve the development. The second issue relates to the implications on overall traffic

levels within the wider highway network, ensuring that the scheme does not result in unacceptable congestion elsewhere through an increase in vehicles, particularly at peak times. In particular for this proposal, the mini-roundabout at the junction of Wisbech Road and Norwood Road was considered as a key point where traffic from the development could result in unacceptable impacts on the highway network.

- 10.11. The Local Highways Authority has confirmed that they have no objection to the proposal, subject to the inclusion of standard planning conditions should permission be granted for the scheme (see proposed conditions listed in section 12).
- 10.12. The Transport Team have assessed the strategic implications of the scheme on the wider highways network, accepting that the proposed development would not have an unacceptable impact on the Wisbech Road/Norwood Road mini-roundabout. The Transport Team has noted an objection to the proposal in relation to the lack of investigation of walking links between the application site and the Infant School to the south.
- 10.13. This is not considered to constitute sufficient justification to refuse the application, as any link from the application site to the infant school would require those using it to cross the school field rather than entering the site via the front entrance. It would also be of limited use to those not residing within the development itself or on Southwell Close to the north as it would not then represent a shorter, safer route.
- 10.14. It is considered that the highway, traffic and parking implications of the proposal are acceptable, or can be made so through the use of appropriate planning conditions regarding construction details.

Visual Impact

- 10.15. Policy LP16 of the Fenland Local Plan (2014) requires development proposals to deliver and protect high quality environments throughout the district. Proposals must demonstrate they make a positive contribution to the local distinctiveness and character of the area, enhancing their local setting and both responding to and improving the character of the local built environment whilst not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area.
- 10.16. The scheme will be visible through its impacts on several viewpoints from the wider area, although there will be limited scope to view the development through its main access along Norwood Road due to the limited width of that access and the existing flanking properties, which are a combination of single and two-storey development that would obscure the majority of views of the properties proposed.
- 10.17. The main visual impacts of the scheme would be from the public open space to the north of the site, and from Wake Road to the east, with further views possible from the school to the south and from private land surrounding the site such as rear gardens of dwellings.
- 10.18. The scheme is for the construction of residential dwellings within an area dominated by residential development however, and as such the character of the proposal is not at odds with that of its surroundings.

- 10.19. Public representations received in relation to the scheme have been received stating that the proposal for two-storey development is at odds with the character of the surroundings, and it is noted that Wake Road and Laburnum Grove are single-storey developments. The remaining streets adjoining the site however are either 2-storey dwellings or a mixture of both 2-storey and single-storey properties, including Norwalde Street, Southwell Close, and Norwood Road. 2-storey development is also prevalent in the wider area. Consequently, it is also considered that the scale of the proposed development as mainly 2-storey dwellings is in keeping with the character of the area.
- 10.20. The application indicates that materials of construction are to be a combination of brick, render and timber cladding, all of which are present to a greater or lesser degree in the area and therefore a condition requiring details to be agreed would be appropriate to control these to ensure that appropriate materials are used in relation to the various different parts of the site.
- 10.21. The site layout is designed so that the eastern boundary adjacent to the open space is overlooked by the dwelling frontages giving good supervision of the area as well as presenting a suitable street scene when viewed from the direction of Wake Road. To the north, the properties back onto that area of open space, however whilst this is not ideal from a visual impact point of view, the applicant has included a landscaping area to ensure that a softer, more natural boundary will be created forming part of the visual setting of the development.

Community Safety

- 10.22. Policy LP17 addresses the Community Safety impacts of a proposal, noting that factors such as mixtures of uses, sizes and tenures will be encouraged, alongside provision of appropriate street and footpath networks, lighting and landscaping to facilitate supervision of public and private areas and to not encourage anti-social behaviour.
- 10.23. The main focus of responses in relation to the proposal relate to likely increases in anti-social behaviour. These concerns are a result of previous such behaviour on the land prior to the erection of the wire mesh fencing along its eastern boundary. Concerns have been expressed by the residents that with the proposal to remove this fencing, the scheme would result in anti-social behaviour returning to the area, particularly if the scheme presented itself as a shortcut route to/from the Town Centre.
- 10.24. The comments of the Cambridgeshire Constabulary are noted in this regard in respect of the scheme, in particular the need for an external lighting plan, and the overall lack of objection to the proposals. It is clear that in any consideration of the potential for anti-social behaviour on the site, the nature of the site as a residential development would be fundamentally different to the previous use of the land. The layout provides natural surveillance of the roads and footways from the proposed dwellings, and even provides some surveillance of the open spaces to the north and east, where the previously empty land would have limited such opportunities and could have encouraged anti-social behaviour.
- 10.25. In light of the specific response from the Cambridgeshire Constabulary in respect of the community safety merits of the proposal, and their lack of objection on those grounds, it is considered that the scheme does not justify refusal on the grounds of community safety impacts. In light of the request of the Cambridgeshire Constabulary, it is considered appropriate to require an external

lighting plan of the scheme by means of a condition should consent be granted for the proposal.

Flood Risk

- 10.26. Policy LP14 of the Fenland Local Plan and paragraphs 155-165 of the National Planning Policy Framework set out the approach to developing land in relation to flood risk, with both documents steering development in the first instance towards land at a lower risk of flooding. This is achieved by means of requiring development proposals to undertake a sequential test to determine if there is land available for development at a lower risk of flooding than the application site, and only resorting to development in those higher flood risk areas if it can be demonstrated that there are no reasonably available sites at a lower risk of flooding.
- 10.27. The application site is located within Flood Zone 1, and is therefore a site to which development would be directed in the first instance, and there are therefore no in principle concerns with regard to flood risk.
- 10.28. The scheme proposed for the site has been subject to consultation with both the Lead Local Flood Authority and Anglian Water, with neither body raising any objection to the proposals following detailed discussions. The scheme is to incorporate an attenuation basin for surface water, and the Lead Local Flood Authority has requested a condition requiring detailed design and management arrangements of the surface water drainage scheme to be agreed by condition should consent be granted.
- 10.29. On that basis, there is considered to be no justification for refusal of the scheme on flood risk grounds.

Biodiversity

- 10.30. Policy LP19 of the Fenland Local Plan (2014) states that the Council will conserve, enhance and promote the biodiversity and geological interest of the natural environment throughout Fenland, protecting designated sites, refusing permission for developments that cause demonstrable harm to a protected habitat or species, and ensure opportunities are taken to incorporate beneficial features into new developments.
- 10.31. The applicant has undertaken a range of surveys of the site in relation to protected species, including specific surveys in relation to reptiles and bats. Several recommendations are made in relation to the development of the scheme on the site, including the incorporation of bird and bat boxes within the development, alongside a minimum of two hedgehog domes and reptile refuges such as log piles.
- 10.32. The proposal includes the removal of several of the trees on the site, although the most significant specimen, a London Plane Tree in the south west corner is to be retained as part of the scheme. The proposed removals have been assessed by the Local Planning Authority's Tree Officer who has indicated that the proposals are acceptable, and their recommendations for protection of the retained trees during the construction phase of the development can be appropriately accommodated through a condition, should permission be granted. Similarly the applicant has provided detailed landscaping plans, however these will need to be amended in light of the changes made to plots 4 and 5 and therefore it would be appropriate to secure those details along with any management proposals for the landscaping of the site as part of a condition.

Residential Amenity

- 10.33. Policy LP2 of the Fenland Local Plan (2014) requires development proposals to promote high levels of residential amenity, and policy LP16 requires development proposals to demonstrate that they do not adversely impact on the amenity of neighbouring users whilst providing sufficient amenity space for the proposal, with the guideline for non-flat development being one third of the plot area.
- 10.34. The application site adjoins other residential developments at several points around its boundary, including properties off Laburnum Grove, Norwood Road, and Norwalde Street. In the majority of cases, the orientation of the dwellings and the limitation of first floor openings on side elevations to only those serving bathrooms that could be required to be obscure-glazed, has ensured that any impacts on neighbouring properties are within acceptable limits. This is achieved through separation distances where properties do not look directly into adjacent land, and ensuring that in most cases any overlooking is at an oblique angle from the windows concerned. The north western corner of the development as originally proposed however did exhibit some unacceptable overlooking of adjacent land, and the applicant has, at the request of the Local Planning Authority, amended the design of plots 4 and 5 to show single-storey dwellings in this location to ensure privacy impacts remain within acceptable limits.
- 10.35. The plots indicated within the development all show that they are capable of meeting the guideline level of a minimum of one-third plot space provided for private amenity set out within policy LP16 of the Fenland Local Plan. The applicant has also ensured that the layout of the scheme provides appropriate protection of privacy and amenity in relation to internal separation distances between the proposed dwellings, which includes a reduction in the proposed number of dwellings on the site since the original pre-application enquiry.
- 10.36. The scheme is therefore considered to be acceptable in terms of its impacts in relation to residential amenity levels.

Developer Contributions

- 10.37. Policy LP13 notes that development should be supported by and have good access to infrastructure, noting that developer contributions will be sought where infrastructure requirements are not directly provided for by the development.

	Contribution	Project	Indexation Date	Trigger
Early Years	£82,368	New early years provision at planned new schools	1Q2019	50% prior to first occupation AND 50% prior to 50% occupation of development
Primary	£164,736	One of two x new primary schools	1Q2019	
Secondary	£0	Not applicable		
Libraries	£9,828	March Library	1Q2019	100% prior to occupation of 50% of the development

Strategic Waste	£0
Monitoring Fee	£150
Total	£257,082

- 10.38. The proposal was accompanied by a Viability Assessment regarding the provision of developer contributions as part of the scheme on the site, and this assessment was reviewed by the Senior Planning Obligations Officer at FDC and their counterpart at Cambridgeshire County Council.
- 10.39. The review included amending the values provided for the land and the build costs of the development in line with the most recent draft of the forthcoming Local Plan. The result of this review was that it was demonstrated that viability issues were present that prevented the delivery of Developer Contributions (including affordable housing) in relation to the scheme.
- 10.40. The lack of any such agreement does not therefore justify the refusal of the scheme.

11. CONCLUSIONS

- 11.1. The proposal is for the residential development of the land, which is a backland site located within a largely residential area within the Town of March, and is also adjacent to an Infant School. It is located on land within Flood Zone 1 and is therefore a location where residential development would be directed and encouraged on the basis of the policies in the development plan. The development proposed is mainly 2-storey, which is appropriate to its surroundings, although materials of construction will need to be controlled to ensure they are appropriate to their setting.
- 11.2. Some alterations are required in relation to the detailed design of the road layout and construction, however these can be accommodated through a planning condition, and an objection from the County Highways Transport Team relates to lack of provision of walking routes to the nearby school from the site and does not justify refusal of the scheme.
- 11.3. The detailed design of the properties has been amended to address concerns about the impact of the proposal on the residential amenity and privacy of the neighbouring properties. The dwellings proposed as part of the scheme satisfy the relevant policies in terms of their own amenity standards.
- 11.4. Concerns have been raised by the public that the proposal would result in a rise in anti-social behaviour due to the removal of a wire mesh fence along the eastern boundary of the site, however the scheme has been examined the Cambridgeshire Constabulary with regard to Community Safety and no concerns have been identified with the scheme which does provide natural supervision of the open, accessible areas of land adjoining the site.
- 11.5. Remaining issues can be adequately controlled by means of planning conditions relating to mitigation for impacts on protected species, landscaping, tree protection etc.

12. RECOMMENDATION

Grant planning permission subject to conditions

<u>General</u>	
1	<p><u>Start Date</u></p> <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>
<u>Highways</u>	
2	<p><u>Management and maintenance of roads</u></p> <p>No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 198.</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 2014.</p> <p>A pre-commencement condition is necessary in order to ensure that a suitable strategy is in place for the management and maintenance of the roads before they are constructed on the site.</p>
3	<p><u>Highway details</u></p> <p>No development shall commence on site until such time as detailed plans of the Roads, footways, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All such works shall be carried out strictly in accordance with the details on the approved plans.</p> <p>Reason In order to ensure that adequate vehicular and pedestrian access is provided in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p> <p>A pre-commencement condition is necessary in order to ensure that all such works are properly planned and specified and to ensure that all necessary allowances are made for their construction when development commences.</p>
4	<p><u>Temporary facilities</u></p> <p>No development shall commence on site until such time as adequate temporary facilities (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) have 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</p> <p>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> <p>A pre-commencement condition is necessary in order to ensure that adequate facilities are available to service the development site at the time of commencement and throughout.</p>
5	<p><u>Roadways to binder course</u></p> <p>Prior to the first occupation of any dwelling the roads, footways and cycleways shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved in writing by the Local Planning Authority in consultation with the Highway Authority.</p> <p>Reason</p> <p>In order to ensure that adequate vehicular and pedestrian access is provided in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
6	<p><u>Access to dwellings</u></p> <p>The dwellings shall not be occupied until the means of vehicular access has been laid out and constructed in accordance with the approved plans.</p> <p>Reason</p> <p>In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
7	<p><u>Parking provision</u></p> <p>Prior to the occupation of each of the dwellings hereby approved, the proposed parking serving that dwelling shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.</p> <p>Reason</p> <p>To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
8	<p><u>Visibility splays</u></p> <p>Prior to first occupation of the development hereby approved, visibility splays serving the site access along Norwood Road shall be provided as shown on the approved plan and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.</p> <p>Reason</p> <p>In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014</p>
9	<p><u>Access Drainage</u></p> <p>The vehicular accesses to each plot shall be constructed with adequate</p>

	<p>drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.</p> <p>Reason To prevent surface water discharging to the highway in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
	<u>Flooding, flood risk & drainage</u>
<u>10</u>	<p><u>Surface Water Drainage Scheme</u></p> <p>No above ground works shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy prepared by MLM Consulting Engineers Limited (ref MLM-ZZ-XX-RP-C-0003-NR) dated 25th June 2020 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 a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.</p> <p>A pre-commencement condition is necessary in order to ensure that surface water drainage is adequately dealt with and thereafter retained in perpetuity.</p>
<u>11</u>	<p><u>Surface Water Drainage Maintenance</u></p> <p>Prior to the first occupation of any of the dwellings hereby permitted, details of the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall 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>
<u>12</u>	<p><u>Construction of hard standing areas</u></p> <p>No hard-standing areas, including parking, footways and cycleways, shall be constructed until the works agreed under condition 2 (Surface Water Drainage) have been carried out unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason To prevent environmental and amenity problems arising from flooding.</p>
	<u>Landscaping</u>

13 **Landscape Details (Full)**

No development shall take place 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) proposed finished levels
- b) means of enclosure
- c) car parking layout
- d) vehicle and pedestrian access and circulation areas
- e) existing trees, hedges or other soft features to be retained
- f) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife (including the bat and bird boxes, hedgehog domes and reptile habitat identified in the ecological surveys undertaken in respect of the development)
- g) details of siting and timing of all construction activities to avoid harm to all nature conservation features
- h) location of service runs
- i) management and maintenance details

The approved hard landscaping 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.

A pre-commencement condition is necessary in order to ensure that adequate provision is made on the site for the proposed landscaping prior to the setting out of the scheme.

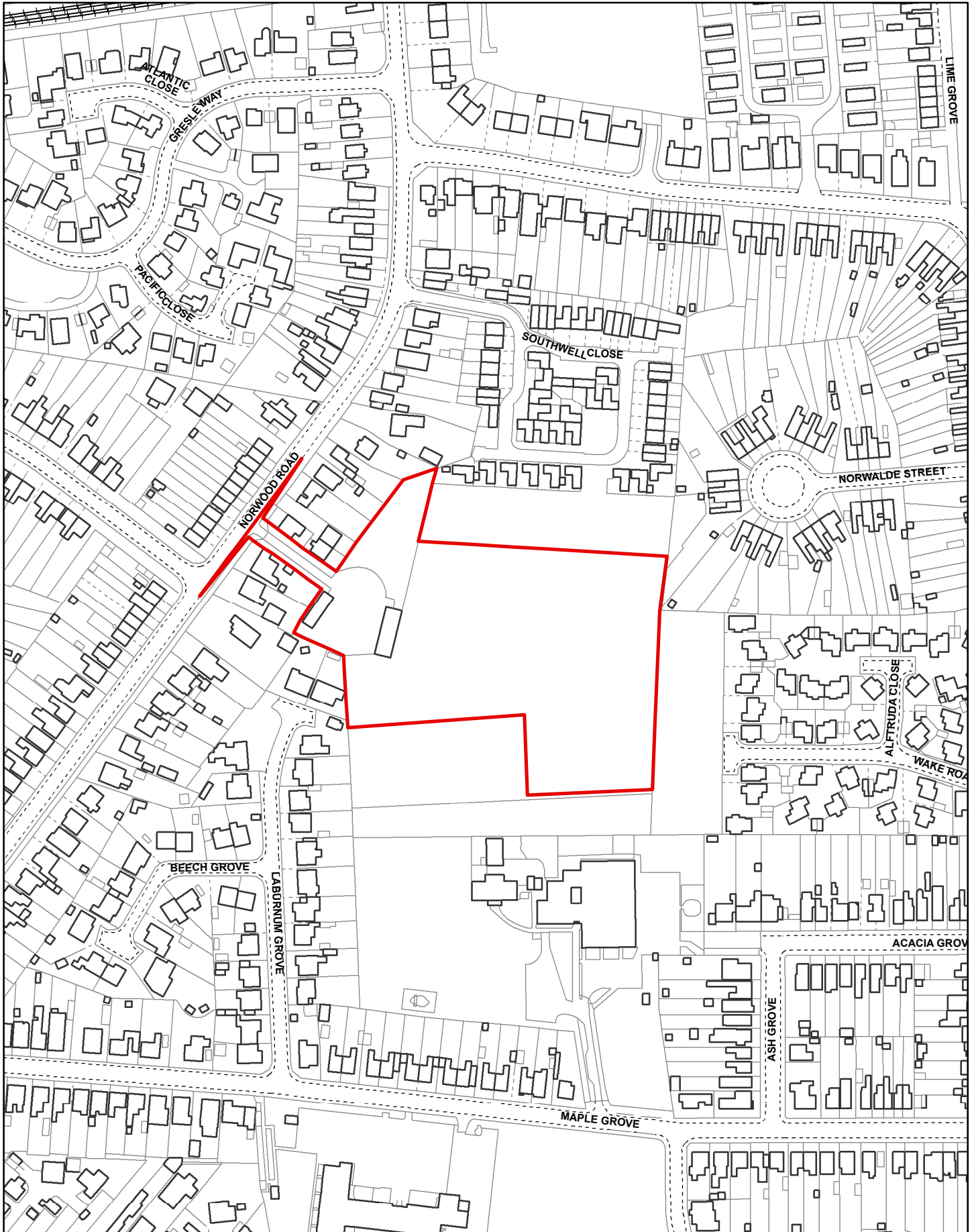
14 **Tree Protection**

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

	<p>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> <p>A pre-commencement condition is necessary in order to ensure that retained trees are adequately protected throughout the development of the site.</p>
	<u>Investigative</u>
<u>15</u>	<p><u>Programme of archaeological work</u></p> <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>The written scheme of investigation shall include:</p> <ul style="list-style-type: none"> a) the statement of significance and research objectives; 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 c) The programme for the analysis, publication & dissemination, and deposition of resulting material. Part (c) of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI. <p>Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.</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> <p>This is a pre-commencement condition because archaeological investigations will be required to be carried out before development commences to ensure important findings can be recorded.</p>
<u>16</u>	<p><u>Contaminated Land</u></p> <p>Prior to the commencement of the development hereby approved a scheme and timetable to deal with the presence of asbestos and other</p>

	<p>contamination of land and/or groundwater identified under the Phase 2 Ground Investigation and Generic Risk Assessment Report referenced CON111-NORW-001, dated 14 December 2018 and submitted alongside the application shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme and timetable shall then be implemented on site. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:</p> <ul style="list-style-type: none"> • An asbestos management plan, which shall include measures for establishing the extent of asbestos present on the site, and its removal and disposal from the site, along with an appropriate timetable for that removal. • A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority. • The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority. <p>If during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the above scheme.</p> <p>Reason To control pollution of land or water in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 178 and 179, and Policy LP16 of the Fenland Local Plan 2014.</p> <p>A pre-commencement condition is necessary in order to ensure that the appropriate investigations are undertaken prior to any groundworks taking place.</p>
	<p><u>Control of appearance/future development/construction</u></p>
<p><u>17</u></p>	<p><u>Details of Materials</u></p> <p>No development other than groundworks and foundations shall take place until a schedule showing the full details of the materials to be used in each of the plots forming part of 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.</p> <p>Reason</p>

	To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, adopted May 2014.
<u>18</u>	<p><u>External Lighting</u></p> <p>Prior to any above-ground works taking place in relation to the development hereby approved, a scheme for the provision of external lighting serving the individual dwellings and shared private roadways/footways shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of any dwellings and retained thereafter in perpetuity.</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.</p>
<u>19</u>	<p><u>Construction Environmental Management Plan</u></p> <p>Prior to any work commencing on the site 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. The CEMP shall be adhered to at all times during all phases.</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>
<u>20</u>	<p><u>Fire Hydrants</u></p> <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>
<u>21</u>	<u>Approved plans</u>



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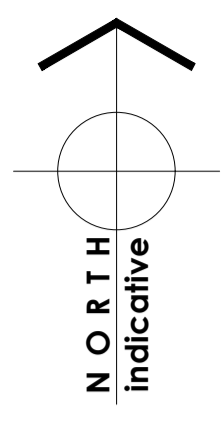
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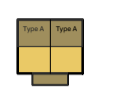
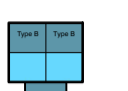
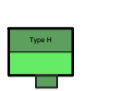
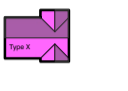

 **Fenland**
CAMBRIDGESHIRE
Fenland District Council



Block Plan
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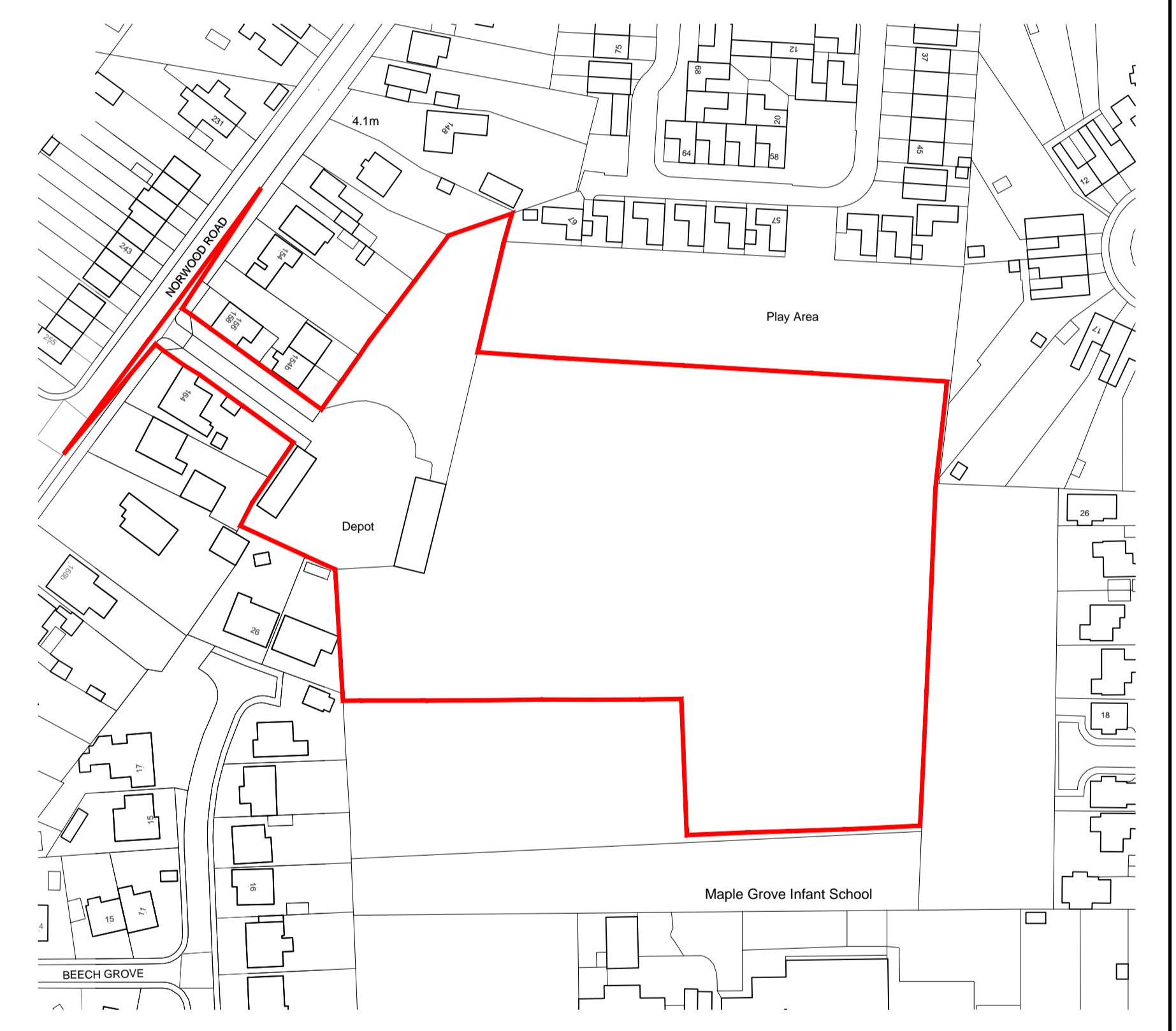


House type Key

-  Type A - 2 bed house
-  Type B - 3 bed house
-  Type H - 4 bed house
-  Type X - 2 bed bungalow
-  Garage



Key Plan
 scale 1:1250



Location Plan
 scale 1:1250

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 mmr UNLESS OTHERWISE STATED.

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Development Summary			
Plot no.	Type	sqft	Quantity (nr.)
1, 2, 8, 9, 12-17, 26-29, 33-36, 45-48	2 bed house	905	22
4, 5	2 bed bungalow	1547	2
3, 6, 7, 10, 11, 19, 20, 22-25, 30-32, 38-42, 44, 50	3 bed house	1147	23
18, 21, 37, 43, 49	4 bed house	1547	5
		Total	50 dwellings
Site Area	1.78 Ha		
Density	29.2 dwellings per hectare		

Revisions		
Suffix	Date	Amendments
A	Sept 19	Full visibility splay shown
B	Mar 20	Plots 4 & 5 amended and Bin collection points added.
C	May 20	Plots 4 & 5 moved 300mm Southward
D	03.07.20	Plots 4 & 5 changed to bungalows
E	22.09.20	General amendments following planning officers comments

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 50 Dwellings
 Norwood Road March
 for This Land Ltd**

Drawing Title
**Planning Drawing
 Block Plan and Location Plan**

Date	Scale	Drwn	Dwg. No.	Rev.
Aug 2019	1:500@A1	PD	CCC-813-P01	E