
F/YR21/0811/O

Applicant: Mr Andy Hauptert

**Agent: Mr Ian Gowler
Gowler Architectural**

Land South Of, 107 Upwell Road, March, Cambridgeshire

Erect up to 8no. dwellings (outline application with all matters reserved)

Officer recommendation: Grant

Reason for Committee: Town Council comments and number of representations contrary to Officer recommendation.

1 EXECUTIVE SUMMARY

- 1.1 The application seeks Outline planning permission (with all matters reserved) for up to 6 dwellings.
- 1.2 The site lies adjacent to the built form of March comprising an area of enclosed agricultural land
- 1.3 The principle of developing this site is supported by Policy LP3 and LP4 which seeks to direct growth to the main Market Towns in the district.
- 1.4 The indicative access and layout of the development is considered acceptable having regard to the general character of the area.
- 1.5 The proposal is not considered to have a significant detrimental impact on the surrounding properties and raises no technical issues, albeit most technical matters would need to be considered at future reserved matters stages.
- 1.5 The application is recommended for approval subject to conditions.

2 SITE DESCRIPTION

- 2.1 The site comprises of 0.8Ha of enclosed agricultural land located to the rear of existing dwellings fronting Upwell Road, and adjacent (west) to an in-depth development of single storey dwellings known as Upwell Park. The site and hosts 2 agricultural-style buildings and is generally rural in character, extending into open countryside, other than at the access which is sandwiched between 2 dwellings.
- 2.2 The site lies in Flood Zone 1.

3 PROPOSAL

- 3.1 The application seeks Outline planning permission for the residential development of the site for up to 8 dwellings. All matters (access, layout, scale, appearance and landscaping) are reserved for future consideration,

but the applicant has provided an indicative scheme to show how the dwellings might be arranged within the site.

- 3.2 The plan denotes a central point of access (5m in width) from Upwell Road with a turning head at the far southern end of the private drive serving all 8 dwellings. A SuDS feature is proposed further south, but the main urban element of the development is indicated to sit almost level with the extent of development at Upwell Park.
- 3.3 Full plans, associated documents and consultee comments for this application can be found at: <https://www.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR09/0249/F	Erection of a 3-bed chalet bungalow with detached single garage and change of use of agricultural land to residential Land South Of 107 Upwell Road March	Granted 11.09.2009
F/YR01/0585/F	Continued use of hardstanding for storage of plant 107 Upwell Road March	Granted 08.08.2001
F/YR07/1030/RM (visibility splay only)	Erection of a 4-bed detached bungalow and detached single garage involving demolition of existing garage Land South Of 111 Upwell Road March	Approved 21.11.2007

5 CONSULTATIONS

March Town Council

- 5.1 *Recommend refusal unless all access/egress and flooding issues within the immediate vicinity are resolved*

Environment & Health Services (FDC)

- 5.2 *The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal as it is unlikely to have a detrimental effect on local air quality.*

Due to the close proximity of the proposal site to established residential properties I would recommend that a Construction Management Plan is submitted and approved before any work in connection with this proposal is commenced. I would also recommend that the unsuspected ground contamination condition is imposed in the event planning consent is granted.

Consequently, there are no objections to the approval of consent to this proposal, but I would request the following conditions are included in any consent (summarised): -

1. Construction management plan
2. Unsuspected ground contamination

[Following consideration of neighbour objection regarding proximity of access road to their property]

I have reviewed the application again and I acknowledge the concerns raised regarding the access road. Although we would not object, subject to the conditions already recommend, we would also recommend no gravel is used on the access road. We would welcome at the reserved matters stage that the access road is a tarmac/concrete type surface to reduce noise disturbance.

Cambridgeshire County Council Highways Authority

I refer to revised plan 470-PO1 E.

Although this is a reserved matters application there have been a number of discussions on the position and alignment of this access. The submitted plan represents a suitable access in terms of layout and position which would be appropriate for approval at a future reserved matters application.

The proposals will involve the removal of a street tree and I note the comments from FDC's Tree Officer. Please note that CCC policy on street trees is for two to be replaced for every one removed. I am not responsible for trees at CCC and am just passing this on to you for information and to be aware of it for the reserved matters application and for a possible planning condition to cover this.

I have no objections to planning permission being granted. I recommend standard conditions are attached to include provision of access and a scheme for parking and turning.

CCC Archaeology

- 5.3 *Our records indicate that the site lies in an area of archaeological potential, situated on the fen edge. Fen-edge locations such as these were frequently the focus of Prehistoric and Roman activity. This is evident from linear features visible as cropmarks to the south of the application area (Cambridgeshire Historic Environment Record reference 08982) and similar features (10998, 10999) to the north and north-west. To the south west of the application area is the March Sconce: a Civil War fieldwork, 250m south west of Eastwood Burial Ground, designated of national importance as a scheduled monument (National Heritage List for England reference 1015200). The Civil War-era earthworks are overlying earlier earthworks of an area of late medieval or early post-medieval settlement in this location. Archaeological investigations to the north west along Upwell Road have also identified evidence of post-medieval occupation (MCB18453).*

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by MHCLG (example condition wording provided)

FDC Tree Officer

- 5.4 *[With reference to the proposal to remove the street tree]
The tree is an early-mature Lime part of a linear group on both sides of the road.*

The trees are maintained by Cambridgeshire CC as pollards probably on a 2–3-year cycle. Whilst the trees as a group represent some amenity value it would not be practical to place a TPO as the trees require regular maintenance due to their management.

It is unlikely that County would object to their removal, but I consider that we should request replacement trees as part of the development proposal to at least maintain tree cover along the road by planting adjacent to the front boundary of the proposed dwelling.

Local Residents/Interested Parties

Objections

5.5 Objections received from 8 individuals at the following locations;

March

1 at Mills Gardens, March

2 at Darthill Road, March

4 at Upwell Road, March

Other

1 at Orton Goldhay, Peterborough

Raising the following concerns (summarised);

- Access
- Agricultural land
- Density/Over development
- Does not comply with policy
- Backfill
- Devaluing property
- Local services/schools - unable to cope
- Drainage – foul and surface water
- Flooding – also with particular reference to adjacent land flooding
- Environmental Concerns
- Outside DAB
- Proximity to property
- Impact on Trees (and vice versa)
- Wildlife Concerns
- Inaccurate reporting of watercourse proximity
- Access width should be widened (relying on demolition of existing dwelling) as per other developments
- Traffic or Highways
- Noise and vibration
- Loss of view/ outlook
- Light Pollution
- Overlooking/ Loss of privacy
- Odour nuisance/ air pollution
- Lack of accuracy with the drawings e.g., scale
- Alternative, more suitable sites are already available
- Council has a 5-year housing land supply
- Adverse impact on adjacent rear gardens
- Out of character/not in keep with area
- Loss of street tree to accommodate access

Support

5.6 29 letters of support received from 20 properties at the following locations;

March

Upwell Road x 13
Elm Road x 2
Knights End Road x 1
Percheron Drive x 2
Burrowmoor Road x 1
Orchard Close x 2
Horsemoor Road x 2
Creek Road x 2
The Causeway x 2
Foxglove Way 1

Other

Lochaline Street, London x 1

Raising the following matters (summarised);

- Will fit in well with the local area
- Similar developments on Upwell Road
- Will offer a variety of homes
- Located close to schools and the town centre
- Good design and layout
- Minimal impact to surroundings
- Would provide housing in need
- Would provide employment
- Would help the local economy
- Would provide extra security (to adjacent residents)
- The bottom part of the land left undeveloped is good for wildlife
- It is infill development
- Would be good if the developer could contribute toward repair of paths and roads and speed reduction measures in the area
- The site is of no commercial use for agriculture
- Will enable growth for the town
- No known flooding issues
- Shouldn't result in noise issues
- Good use of land

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

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

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

7.3 **National Design Guide 2019**

Context

Identity

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
- LP13: Infrastructure
- 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
- LP19: The Natural Environment

7.5 **March Neighbourhood Plan 2017 (MNP)**

H2 – Windfall Development

7.6 **Supplementary Planning Documents/ Guidance:**

- Delivering & Protecting High Quality Environments in Fenland SPD (2014)
- Cambridgeshire Flood & Water SPD (2016)

8 **KEY ISSUES**

- **Principle of Development**
- **Indicative Access**
- **Indicative Layout**
- **Flood Risk & Drainage**
- **Ecology & Biodiversity**
- **Residential Amenity**
- **Other Considerations**

9 **ASSESSMENT**

Principle of Development

- 9.1 Local Plan Policy LP3 defines March as a Market Town where (along with the other market towns) the majority of the district's new housing growth should take place. The site sits within the garden land of residential properties on the edge of March. Policy LP4 of the FLP accepts small-scale housing development such as this on the edge of market towns – subject to considerations under policy LP16. LP16 seeks to secure high quality environments having regard to impacts on matters such as visual amenity, local identity and character and residential amenity. These are considered separately below.
- 9.2 The March Neighbourhood Plan policy H2 allows for windfall development subject to meeting the provisions of the FLP as well as criteria summarised as;
- a) *Not resulting in unacceptable residential amenity impacts*
 - b) *No net loss of open space*
 - c) *The site being at low risk of flooding*
 - d) *Safe vehicular access*
 - e) *It delivers off-site infrastructure required to make it acceptable*
 - f) *It is of a high standard of design; and*

g) No loss of community facilities unless justified as per requirements of FLP policy LP6.

9.3 In respect of H2; Matters relating to amenity harm, safe access and design would be considered at reserved matters stage. It is considered that the development in all other respects complies with the aims of MNP policy H2.

9.4 Having regard to the above, it is concluded that the development is acceptable in principle.

Indicative Access

9.5 The development is proposed to be served via a new access formed from Upwell Road, with a 5m wide private drive shown to run between No's 105 and 107 to the main core of the development.

9.6 Whilst access is not committed at this time, the LHA (Local Highways Authority) has sought some amendments to the indicative access arrangement on order to be satisfied that a suitable access could be achieved to serve the development. Those amendments generally focussed on the alignment of the main access road and geometry of the splays. The current plan shows that a street tree will need to be removed in order to achieve an appropriate access. Whilst the LHA has not objected to this in principle, their current policies do require that where a tree is removed, this is replaced with 2 trees in the vicinity, by way of mitigation and biodiversity enhancement. This matter would ultimately be determined and agreed through any future S278 process directly with the LHA, given that any re-planting would need to occur with the public highway.

9.7 Notwithstanding the above, it is concluded that it is likely that a satisfactory means of access to serve the development could be secured which could accord with policy LP15 of the FLP and H2(d) of the MNP.

9.8 It is noted some comments have referred to the possibility of road improvements being delivered or contributed to by the developer, or that the existing dwelling should be demolished to enable a wider access, as has been secured on other backland schemes. However, these requirements have not been identified/ requested by the LHA to make the development acceptable, notwithstanding that each case is to be determined on its own merits. As such, it would not be necessary or reasonable to secure contributions or requirements of this kind, should approval be forthcoming.

Indicative Layout

9.9 The indicative layout denotes 8 dwellings set around a private access road, with a drainage pond positioned further south. The extent of built form is denoted to finish approximately in-line with the Upwell Park development. The primary character of the area is of linear development fronting Upwell road, comprising a mixture of styles and generally, but not exclusively 1 or 1½ storeys.

9.10 Notwithstanding Upwell Park, other recent proposals for backland development have been approved in close proximity to the site, on the southern side of Upwell Road - F/YR19/0931/O and F/YR20/1138/O. In this regard, in the context of the site and surroundings, a further scheme of in-depth development, would not be out of character with the area, subject to final design.

- 9.11 Several contributors have expressed support for the proposal as they believe it will comprise bungalows. It is important to note that whilst the description in the application form states single-storey dwellings, matters of scale are not committed at this time, the details of which would be considered at future reserved matters stage.
- 9.12 Nonetheless, the indicative layout demonstrates that the site could adequately achieve the quantum of development proposed without significant harm to the character of the area.

Flood Risk & Drainage

- 9.13 The site lies in flood zone 1, comprises minor development and is not identified as having critical drainage issues – in which case, it is not necessary for the applicant to support the application with a flood risk assessment. However, whilst the application site itself does not identify any issues with flooding, the rear gardens of adjacent dwellings are identified as having potential risk for surface water flooding, according to the EA's latest surface water flood maps. Indeed, the adjacent neighbour (No.105) has provided evidence of their rear garden having been flooded in recent years, stating that ground levels here are lower than that of the application site, which has been verified by the case officer during their site visit. It is assumed therefore, that the application site currently drains, in part, to adjacent properties. Surface water flood risk concerns have therefore been raised by the residents of No.105, regarding the impact of the development on existing flood issues.
- 9.14 The application is in outline only, with detailed matters of layout to be considered at reserved matters stage. Nonetheless, the indicative layout denotes a SuDS feature at the far south of the site which is intended to drain into the drain along the southern boundary of the site, to carry away surface water from the development.
- 9.15 It is clear that surface water flooding already occurs to properties along Upwell Road and it is unlikely that the development would overcome these existing issues, neither is it incumbent on the developer to remedy this.
- 9.16 Section 4.3.15 of the adopted Cambridgeshire Flood and Water SPD sets out;

If an outline application is to be submitted for a major development, then an outline surface water drainage strategy should be submitted outlining initial proposals and quantifying the conceptual surface water management for the site as a whole. This should detail any strategic features, including their size and location. A detailed surface water drainage strategy should subsequently be submitted with each reserved matters application that comes forward and demonstrate how it complies with the outline surface water drainage strategy.

- 9.17 As the scheme is only minor development (less than 10 dwellings/ less than 1Ha in site area) it is not necessary to submit an outline drainage strategy in this instance. Nonetheless, it would be prudent to secure a drainage scheme at future reserved matters stages – to ensure that existing drainage issues are considered. Subject to a suitable surface water drainage strategy coming forward, it is likely that surface water arising from the development could be

managed in a sustainable way without exacerbating existing flooding issues. In some cases, structured drainage systems delivered through development can alleviate existing surface water flooding, for example by directing overland flows to attenuation areas, where greenfield does not.

- 9.18 In respect of foul drainage; it is assumed that the development will follow the drainage hierarchy under Part H of the Building Regulations and seek opportunities in the first instance to discharge to mains drain. Notwithstanding this, it is prudent to secure details of foul drainage management at reserved matters, to ensure if alternative means are required, that this is fully considered.

Ecology & Biodiversity

- 9.19 The site comprises an area of grassland that appears to have been carefully managed, evident by the lack of overgrowth and the perimeter fencing employed around the site. Surrounding the site, particularly along its western and southern boundaries, is dense vegetation and scrubland and regard is had to the findings of the ecology report submitted in support of the adjacent permission F/YR20/1138/O whereby the unmanaged perimeters of the site were found to have potential for biodiversity habitat and opportunities to enhance existing biodiversity – in particular bird and bat foraging as well as ground mammals and invertebrates, but fundamentally that development of the site would not result in significant loss to biodiversity.
- 9.20 Given the development does not propose to develop within the unmanaged areas and only within the managed grassland area – in particular the northern part other than for the SuDS feature, it is considered disproportionate to require a full ecological habitats assessment – with the findings of the adjacent ecology survey a reliable source of information at this stage. Furthermore, based on the construction of the existing barns on site, they are unlikely to support habitat for protected species e.g., sheet steel roof and lack of open voids.
- 9.21 As such, it is considered reasonable to require a scheme for Biodiversity protection, mitigation and enhancement (including timeframes for implementation) supported by an ecological assessment at future reserved matters stages, rather than at this time. This would ensure that any future detailed scheme would have full regard to the latest ecological appraisal of the site and incorporates appropriate measures to protect and enhance known biodiversity in and around the site which would accord with the aims of Policy LP16(b) and LP19 of the FLP.
- 9.22 Concerns have also been raised regarding the potential impact of the access road on existing trees along the boundary. In this regard, a tree impact assessment and method statement could be secured at reserved matters, to identify any trees which could be affected by the layout of the development and how they will be safeguarded during construction.
- 9.23 It is also noted that concerns have been raised regarding the loss of the street tree through the development – with concerns over loss to biodiversity, the loss the tree will make to combating pollution and the visual impact to the streetscene. As noted above, the County Council's policy is to replace any tree removed through development with 2 trees elsewhere, to mitigate the biodiversity loss, which in turn would also assist with any carbon sequestering otherwise lost through the existing tree. In respect of

streetscape value, the Council's tree Officer has considered the proposal and raises no objection, subject to a replacement tree in the street. Again, this would be secured through agreement with the LHA, in respect of the specific positioning and type of tree.

Residential amenity

- 9.24 Whilst no detail of the specific arrangement of dwellings, their orientation or window positions are committed at this time, due to their in-depth position, it is likely that a scheme could come forward which would not result in any severe overlooking, overshadowing or with overbearing impacts on neighbouring properties, albeit that the impact of the development on the amenity of the host dwelling No.107 and No.105 adjacent would require careful consideration at reserved matters stage, given that the access runs immediately between them. The Council's Environmental Health team have been consulted on this specific point and has advised that road surfacing would be a key consideration in this regard, to ensure that road noise is kept to a minimum. This would be a matter to be considered at reserved matters, but at this stage the Council's EH team has no objection in principle to the proposed arrangement.
- 9.25 Due to the low number of units, it is unlikely that the LHA would adopt the access road and indeed the indicative plan denotes the driveway being a private road. In this regard, future occupiers would be expected to present their wheeled bins for collection at the edge of the public highway unless an agreement is secured to construct the road to accommodate the Council's refuse vehicles - with an indemnity agreement against any damage caused to the road by the Council's refuse lorries.
- 9.26 The indicative layout denotes that occupiers could be required to wheel their bins as far as 115m (Plot 4) which far exceeds the recommended 30m carrying distance as set out in the RECAP guidance and supported by LP16(f) and Policy DM4 of the associated design SPD. This has implications in respect of securing 'lifetime' homes that reflect changing lifestyles or circumstances (see LP2 (bullet 3), LP5 (Part C) and LP16(k), with some future occupants finding themselves being unable to present their bins for collection over time due to personal circumstances and unreasonable carrying distances.
- 9.27 Therefore, in order for the scheme to be acceptable in this regard, the aforementioned construction and indemnity agreement would be required. This could be reasonably secured through planning conditions and through the submission of satisfactory reserved matters detail relating to access and layout which could accommodate a refuse vehicle.
- 9.28 Concerns have also been raised regarding noise, odour and pollution from the development. In this respect, the Council's Environmental Health (EH) team has recommended a Construction Management Plan (CMP) is secured, to ensure that construction activities have regard to local amenity, through various control measures e.g., dust suppression, hours of operations etc. Officers have had regard to the proposals put forward by the EH team and have set out a list of reasonable requirements for the CMP as set out in conditions below.
- 9.29 It is considered that the operational phase of the development (the occupancy) would not result in significant pollution issues given its relatively

low-level residential nature. Likewise, with light pollution, any streetlighting would be a matter to be secured at reserved matters or through subsequent planning conditions and would be considered at that time.

- 9.30 Concerns have also been raised regarding the potential impact of the access road on existing trees along the boundary. In this regard, a tree impact assessment and method statement could be secured at reserved matters, to identify any trees which could be affected by the layout of the development and how they will be safeguarded during construction.

Other Considerations

- 9.31 Residents and contributors have raised a number of observations and concerns, most of which have been addressed above. The following however also require attention;

Loss of Agricultural Land

- 9.32 Development of the site would lead to a loss of agricultural land. However, given the overall size of the site, this is not considered to be a significant loss of productive land and therefore is not a matter that could be sustained if refused on this basis.

Devaluing property

- 9.33 The planning system does not exist to protect private interests such as value of land or property and as such no weight can be afforded to this concern.

Local services/schools - unable to cope

- 9.34 Given the scale of the development and the expectation that March will accommodate substantial growth in the future, the development is not anticipated to place any strain on existing services.

Inaccurate reporting of watercourse proximity/ scaled drawings

- 9.35 Whilst the plans submitted are only indicative, the plans are nonetheless considered to be to scale based on latest Ordnance Survey mapping and are sufficient to enable an accurate assessment of the proposal.

Council has a 5-year housing land supply/ Alternative, more suitable sites are already available

- 9.36 The district has an identified need to deliver housing through the plan period up to 2031 which is achieved through larger allocated sites and unallocated (windfall) sites and as set out through Spatial Strategy policy of the Fenland Local Plan. The proposal accords with the spatial strategy which allows for windfall sites. As such, the application site cannot be discounted.

It is infill development

- 9.37 The development would not comprise infill development when considered against the definition as set out in the Glossary to the FLP or the definition as set out in the Planning Portal.

10 CONCLUSIONS

- 10.1 The development would provide up to 8 dwellings in a sustainable location, with good access to services, facilities, employment and sustainable modes of transport. Whilst the scheme is recognised as backland development, given approval of recent similar schemes in the vicinity, the proposal would not result in the introduction of an uncharacteristic form of development.

10.2 The scheme raises no technical issues and is not anticipated to result in any severe harm to residential amenity or in highways terms, subject to an appropriate scheme coming forward at reserved matters stages.

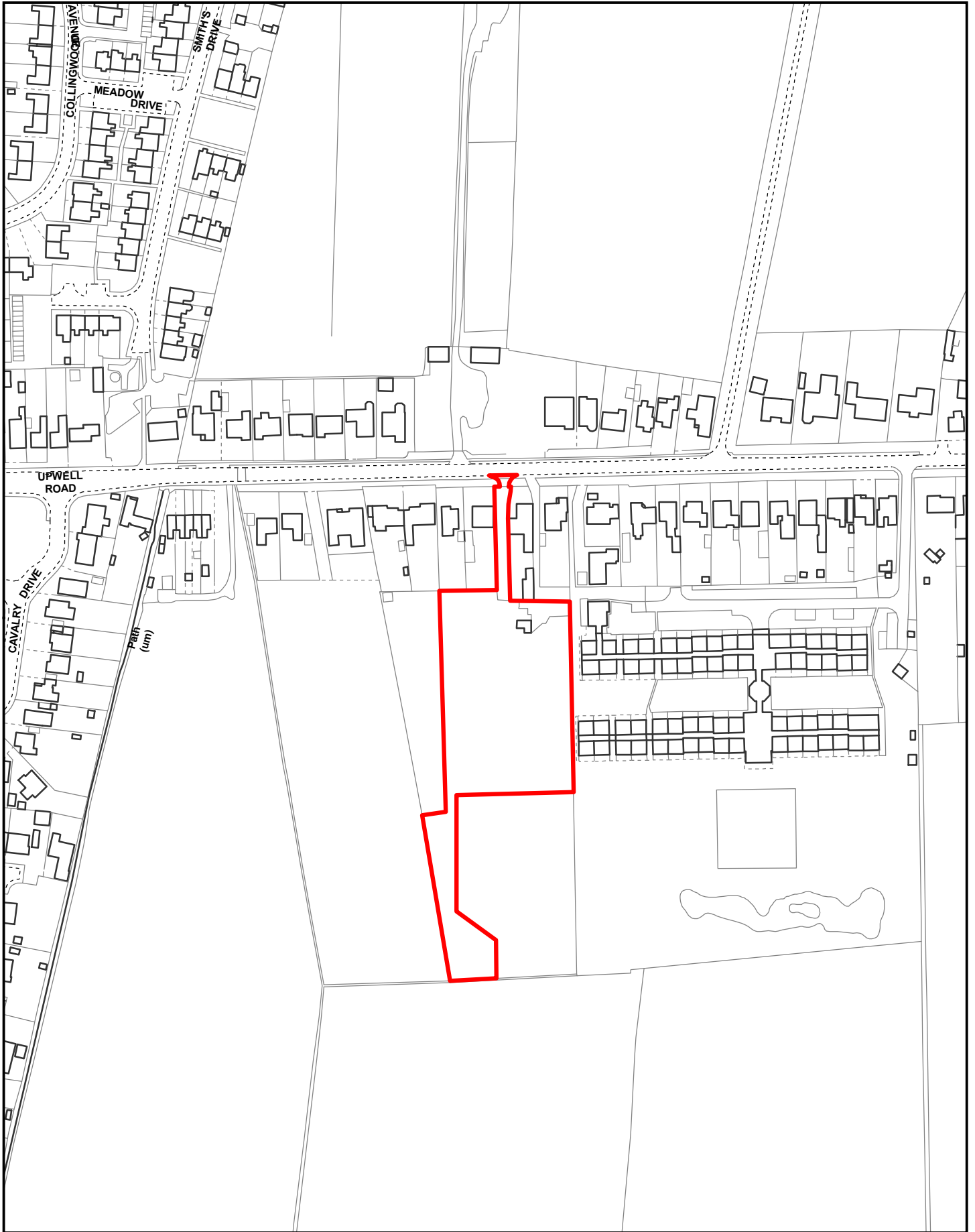
11 RECOMMENDATION

11.1 Grant subject to the following conditions;

1	<p>Approval of the details of:</p> <ul style="list-style-type: none"> i. the layout of the site ii. the scale of the building(s); iii. the external appearance of the building(s); iv. the means of access thereto; v. the landscaping <p>(hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority prior to the commencement of development.</p> <p>Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.</p>
2	<p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 92 of the Town and Country Planning Act 1990.</p>
3	<p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4	<p>The residential elements of the development shall not exceed 8 dwellings (Use Class C3).</p> <p>Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
5	<p>The reserved matters submission shall also include as a minimum, a Phase 1 Habitat survey for the site and an ecology report including a proposed scheme of biodiversity protection, mitigation and enhancement measures, including a timeframe for implementation.</p> <p>The approved mitigation measures shall be implemented fully in accordance with the details approved.</p> <p>Reason - In the interests of protecting and enhancing biodiversity in and around the site in accordance with policy LP16(b) and LP19 of the Fenland Local Plan, 2014.</p>
6	<p>Notwithstanding condition 5, the details required as part of condition 1 shall also include;</p> <ul style="list-style-type: none"> i) Details of the finished floor level of all buildings and associated external

	<p>ground levels taken from an adjacent datum point,</p> <ul style="list-style-type: none"> ii) A surface water drainage scheme and its future management and maintenance arrangements, which follows the principles as set out in the adopted Cambridgeshire Flood and Water SPD (2016). iii) A foul water drainage scheme and its future management and maintenance arrangements iv) Street lighting details and its future management and maintenance arrangements v) Future management and maintenance arrangements for all roads serving the development vi) A Refuse Collection Strategy having regard to the RECAP guidance as detailed within the Cambridgeshire and Peterborough Waste and Minerals Local Plan, 2017. <p>The development shall be implemented in accordance with the approved details.</p> <p>Reason: In the interests of protecting visual and residential amenity and in order to secure appropriate drainage means and refuse arrangements in accordance with Policies LP14, LP16 and LP17 of the Fenland Local Plan, 2014.</p>
7	<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> <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 timetable for the field investigation as part of the development programme; d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material <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>
8	<p>Prior to the commencement of development including any demolition, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include the following detail;</p> <ul style="list-style-type: none"> i) Measures to control dust, particularly, during dry or windy weather conditions. ii) Measures to prevent the egress of mud and detritus onto the highway iii) Times when work will take place iv) Locations of any construction compounds, staff parking and construction hoarding <p>The development shall be carried out in accordance with the approved CMP.</p> <p>Reason: In the interests of residential amenity protection and highway safety in accordance with policies LP15 and LP16 of the Fenland Local Plan, 2014.</p>

9	<p>Prior to the first occupation of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply and access arrangements for the fire and rescue service shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be; implemented, made available for use and the Local Planning Authority notified in writing of its completion, all prior to the occupation of the first dwelling.</p> <p>Reason: In the interests of the safety of the occupiers in accordance with policy LP2 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>
10	<p>If, during development, contamination not previously identified is found to be present at the site:</p> <ul style="list-style-type: none"> (i) it shall be reported to the Local Planning Authority within 1 working day; (ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been carried out and a remediation strategy has been submitted to and approved in writing by the Local Planning Authority detailing how this unsuspected contamination will be dealt with; (iii) the remediation strategy shall be implemented as approved; (iv) no occupation of any part of the development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until: <ul style="list-style-type: none"> a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority; b. if required by the Local Planning Authority, any proposals for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the Local Planning Authority. (v) the long-term monitoring and maintenance plan shall be implemented as approved. <p>Reason: To control pollution of land or water in the interests of the environment and public safety in accordance with LP2 and LP16 of the Fenland Local Plan 2014.</p>
11	Approved plans and documents.



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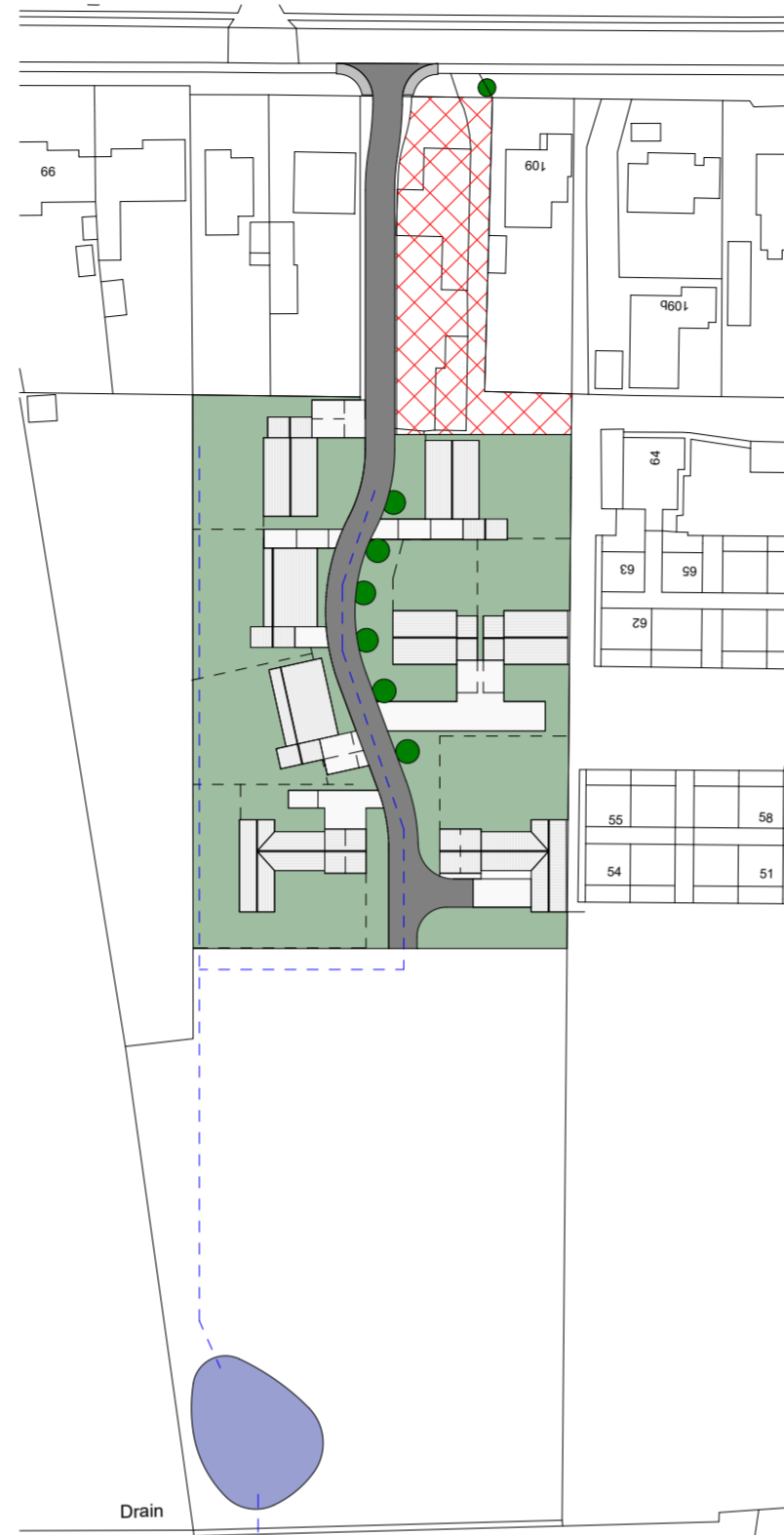
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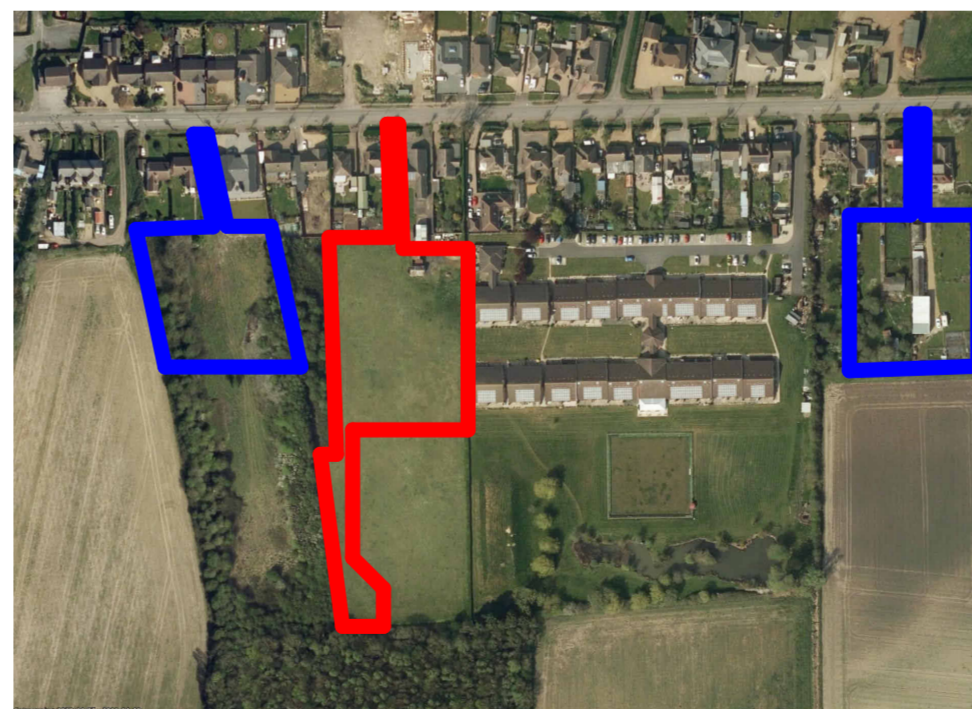


Indicative Site Plan
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Indicative Surfacewater
1 : 1250

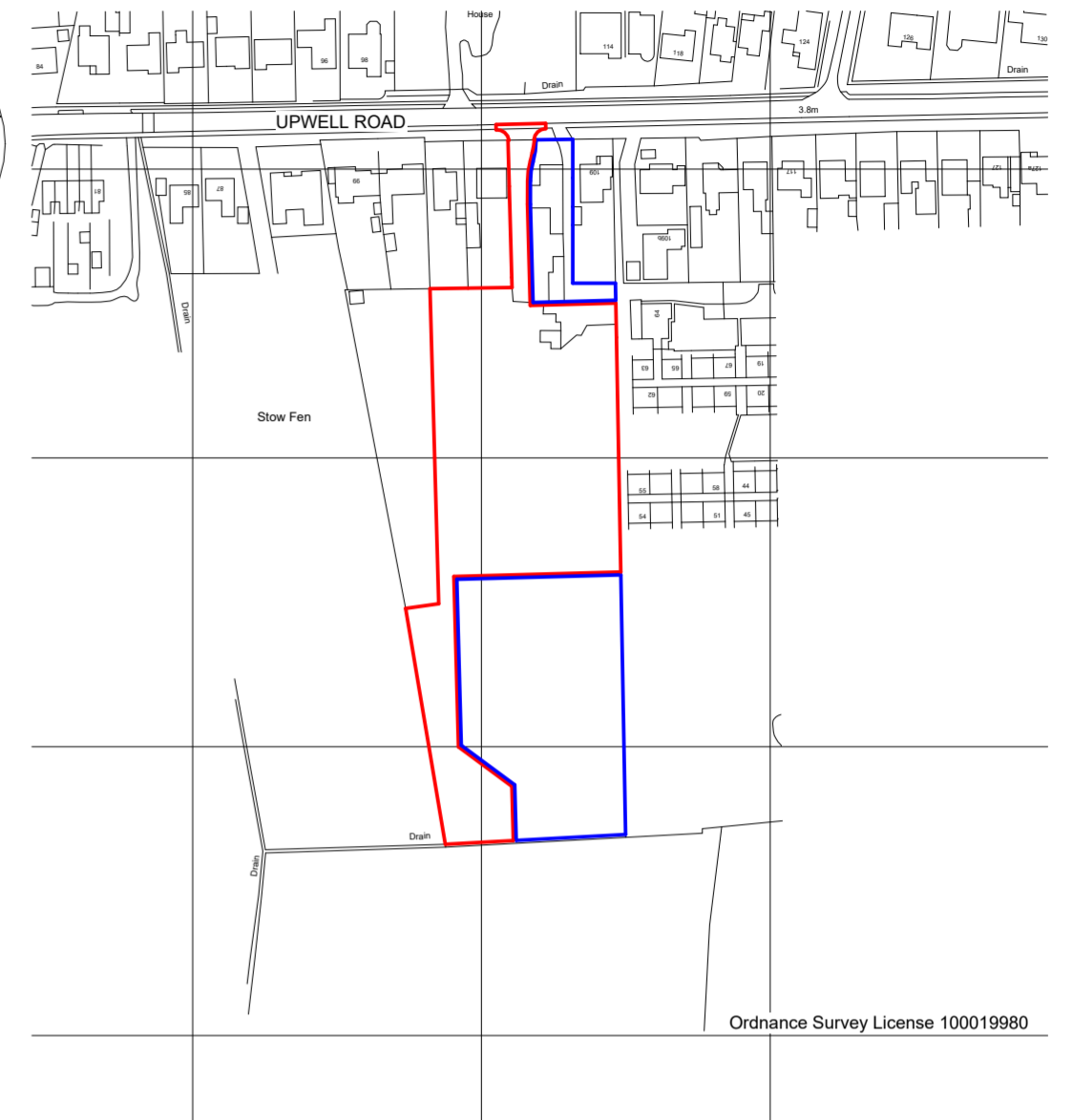
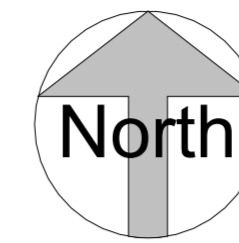
SURFACEWATER DRAINAGE STRATEGY
Above shows indicative drainage layout subject to detailed design and Middle Level Approval.
Drainage to West of site to allow for drainage of land if required.
Attenuation pond provide to North West (lowest) part of site and flow restricted outfall to the existing ditch



Blue indicates developments recently approved
Red indicates proposed development

Aerial View of Existing Development

Notes
Any discrepancies to be brought to attention of Author as soon as possible.
All dimensions shown in "mm" unless otherwise shown.
Unless stated otherwise, this drawing has been assessed for risks and nothing is deemed to be outside of normal good safe working practice that would be covered by a contractors Construction Phase Health and Safety Plan.



Location Plan
1 : 2500

E	Access amended	26-10-21
D	Entrance Amended	05-10-21
C	Tree removed footpath entrance	23-09-21
B	Entrance radius amended, road width amended	27-08-21
A	Indicative Site Plan Wording	13-07-21

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Proposed Development to Rear of 107 Upwell Road, March for Mr Andy Haupert

Planning Drawing

date	scale	drawing no.	rev
17-06-21	As indicated @ A2	470 - P01	E