
F/YR22/0214/VOC

**Applicant: Minster Property Group
Limited and This Land Limited**

**Agent : Mr Jake Stentiford
Surface Planning**

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

Variation of conditions 14 (landscaping/biodiversity matters) and 17 (list of approved plans) relating to planning permission F/YR19/1029/F (Erect 19 x 2-storey dwellings with garages Plots 13 & 14 only (comprising of 10 x 2-bed, 7 x 3-bed and 2 x 4-bed)) to facilitate delivery of the scheme for 100% affordable dwellings, erect an electrical substation and amend the accommodation schedule to 11 x 2-bed, 5 x 3-bed and 3 x 4-bed dwellings

Officer recommendation: Grant

Reason for Committee: Town Council comments contrary to Officer recommendation

1 EXECUTIVE SUMMARY

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| <p>1.1 There is extant permission for this site for the same quantum of development and the changes proposed by this submission are minor material amendments in the context of the approved scheme.</p> <p>1.2 The amendments are necessary to enable the housing development to come forward as a fully affordable scheme, and this Section 73 application proposes minor changes to the dwelling footprints and designs whilst adhering to the originally approved layout in terms of road layout and technical details.</p> <p>1.3 It remains the case that subject to appropriate conditions the scheme may be delivered in accordance with the relevant planning policy framework without detriment to the character of the area, residential amenity, flood risk and highway safety.</p> <p>1.4 The comments of the Town Council and local residents are noted; however, there are no material considerations prompted by the revisions shown that would warrant any other recommendation other than to grant.</p> |
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2 SITE DESCRIPTION

- 2.1 The site lies to the west of Hereward Hall which provides offices to Cambridgeshire County Council and shares a vehicular access onto County Road. The site measures 0.49ha and is almost rectangular in shape and is currently grassland with a permissive footpath linking the development of All

Saints Close to the south to the Robingoodfellows Lane open space/play park to the north.

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

3 PROPOSAL

- 3.1 This submission is made under Section 73 of the Town and Country Planning Act 1990 (as amended) and seeks to vary conditions 14 (landscaping/biodiversity matters) and 17 (list of approved plans) of planning permission F/YR19/1029/F.

- 3.2 New issues may arise after planning permission has been granted, which require modification of the approved proposals. Where these modifications are fundamental or substantial, a new planning application will need to be submitted. Where less substantial changes are proposed, there are options for amending a proposal that has planning permission, these being:

A non-material amendment (a Section 96A application)

A minor material amendment (a Section 73 application)

- 3.3 There is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.
- 3.4 The amendments proposed under this submission seek to amend the approved house types in respect of footprints and elevational treatments along with the removal of garages from the scheme; albeit the variations will continue to follow the approved site layout.
- 3.5 Whilst the amendments to the house types result in minor reconfigurations of the layout in the immediate vicinity of each unit, there are no changes affecting the overall layout of the scheme, including road geometry, parking, shared surfaces, and public realm, which all remain as previously approved.
- 3.6 It is further noted that the whilst the schedule of accommodation will remain as 19 units there will be some amendments to the level of accommodation provided as follows; albeit the quantum of development in terms of the number of units and the bedspaces remains consistent.

Dwelling type	Original Approval	Proposed scheme
2- bedroom houses	10 (total bedrooms 20)	11 (total bedrooms 22)
3- bedroom houses	7 (total bedrooms 21)	5 (total bedrooms 15)
4-bedroom houses	2 (total bedrooms 8)	3 (total bedrooms 12)
	Total bedrooms delivered across site = 49	Total bedrooms delivered across site = 49

3.7 In addition to the above an electrical substation is proposed to be located between Plots 18 and 19; this is 3 metres x 3 metres, with a maximum height of 2.75 metres, sited on a 4 metre x 4 metre hardstanding.

3.8 Full plans and associated documents for this application can be found at: <https://www.publicaccess.fenland.gov.uk/publicaccess/simpleSearchResults.do?action=firstPage>

4 SITE PLANNING HISTORY

F/YR19/1029/F	Erect 19 x 2-storey dwellings with garages Plots 13 & 14 only (comprising of 10 x 2-bed, 7 x 3-bed and 2 x 4-bed)	Granted 30.06.2020
19/0043/PREAPP	Development of 20 dwellings	Supportive, subject to amendments 22.05.2019
F/YR06/0792/F	Removal of Condition 04 of planning permission F/YR06/0178/RM (Erection of 57 houses) relating to first-floor windows in the southern elevation of Plot 1	Granted 17.08.2006
F/YR06/0178/RM	Erection of 57 houses comprising; 12 x 2-bed and 18 x 3-bed terraced, 8 x 2-bed and 2 x 3-bed semi-detached, 8 x 3-bed semi-detached with first-floor balcony, 3 x 2-bed detached and 6 x 3-bed detached with first-floor balcony and associated parking	Approved 09.06.2006
F/YR05/0891/O	Variation of Condition 02 of planning permission F/YR01/0427/O to extend the time period for 1 year for the submission of the Reserved Matters	Granted 19.10.2005
F/YR01/0427/O	Residential development to include 13% affordable housing and ancillary roads and infrastructure	Refused 06.03.2002 Allowed on Appeal 05.03.2003
F/YR01/0428/ REG3	Provision of new offices, access road and external works	05.12.2001

5 CONSULTATIONS

5.1 Town Council

'Concern was still expressed at the level of development in this area'; following further communication the Town Council clarify that 'All along, March Town Council has expressed concern at the level of development on this site in this particular area. Our concerns were not taken into account when planning permission was granted in 2019 so we have merely reiterated that our concerns still stand. Since the site had been granted planning permission, we were not aware that we could formally raise objections to what are relatively minor

amendments. However, if that option is open to us, please register our concern (over-development) as a formal objection.'

5.2 Wildlife Officer

'The proposed changes to the plans have no significant impact on the recommended conditions relating to biodiversity and as such I have no objection to this variation of conditions application'.

5.3 Senior Archaeologist (CCC)

'Our records indicate that the site lies in an area of high archaeological potential. Archaeological investigations immediately to the east in advance of construction of Hereward Hall revealed evidence of prehistoric activity, including a crouched burial (Cambridgeshire Historic Environment Record reference ECB928), as well as evidence of Roman (MCB15267), medieval and post-medieval (MCB15268) activity. Archaeological investigations at Norwood Road also revealed evidence of prehistoric (MCB18159), Roman (MCB18160) and postmedieval occupation (MCB18161). In addition, at Whitemoor Sidings archaeological investigations revealed evidence of Early Bronze Age occupation (MCB16673). To the north east is further evidence of prehistoric and Roman occupation (MCB9563, MCB9562, MCB9561, MCB11191, MCB9561, MCB17742, MCB11192, MCB17743) including, the Fen Causeway, a known Roman Road (MCB15033).

We have commented on this site previously. We would recommend that the same archaeological standard condition is placed on the development as was included on permission granted to prior associated application F/YR19/1029/F within the same bounds. Usage of the following worded condition is recommended:

Archaeology Condition

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that 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:

a) the statement of significance and research objectives;

b) The programme and methodology of 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 and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

5.4 **Local Residents/Interested Parties**

3 letters of objection have been received (2 x Robingoodfellows Lane and 1 x All Saints Close) in respect of this proposal; these may be summarised as follows:

Design, character and residential amenity

- Density, over development and visual impact
- Loss of view/outlook, overlooking/loss of privacy, proximity to property
- will visually impact houses and us to a point
- Will lose privacy in their garden and cause noise which will disturb their enjoyment of their garden

Flooding and Drainage

- *'Properties in Robingoodfellows Lane already suffer severe drainage problems when we have heavy rain. Those of us particularly properties next door to the park odd number properties (81&beyond) our front gardens flood as drains cannot cope. Lime Grove properties had to be pumped out due to flooding recently, it comes through to our back gardens and eventually away onto the wasteland at the back that you are proposing to build on, we need that land to soak up the excess water that we suffer from'.*
- More housing will make existing drainage and flooding problems worse
- *'The road dips outside our bungalow and excess rain flows directly onto our garden'.*
- Deeply worried about flooding
- Building work will disturb residents, especially shift workers and will create dust; impact on residents during build from inconsiderate contractors; working antisocial hours and removing trees and vegetation.

Other matters

- Affordable housing will not benefit people of March, young people in particular who desperately need housing are being priced out of their home town, as is a problem all over the country.
- Agricultural land
- Environmental and Wildlife Concerns: *'Wildlife loss of habitat for our birds and the foxes and Muntjac'.*
- Light Pollution: *'Light pollution we have lovely views at night of the skies watching stars on a clear night, lighting will cause us be unable to continue to do this'.*
- Noise, anti-social behaviour, smell: Recently moved due to antisocial behaviour as the area was quiet and not overlooked at the back. Feel that they will have to move in the long run due to feeling crowded and consider that the proposal will ruin the area.
- Local services/schools - unable to cope: *'There is not enough doctors and dentists in March to cope with more houses being built in the town'.*

- 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)

Para. 135 – LPAs should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)

7.2 National Design Guide 2019

Context C1 - Relationship with local and wider context;
Identity I1 - Respond to existing local character and identity
Built Form B2 - Appropriate building types and forms

7.3 Fenland Local Plan 2014

LP16 – Delivering and Protecting High Quality Environments across the District
LP19 – The Natural Environment

7.4 March Neighbourhood Plan 2017

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

8 KEY ISSUES

- **Principle of Development**
- **Implications of amendments proposed**
- **Other matters**

9 BACKGROUND

- 9.1 The original planning application was considered by Planning Committee in June 2020, against the backdrop of an extant reserved matters approval (part of the housing development at All Saints Close). Members resolved to grant planning permission.
- 9.2 The original application was granted unincumbered by any planning obligations as the scheme was found to be unviable.

10 ASSESSMENT

Principle of Development

- 10.1 The principle of development has been established by virtue of the earlier grant of consent. As such the evaluation of this scheme is restricted solely to the amendments proposed by the scheme. It should be noted that the quantum of development remains as per the earlier approval albeit there has been a redistribution of bedrooms across the 19 units scheme, i.e. an additional 2 - bedroom unit and 4-bedroom unit and a reduction of 2 x 3-bed units.

- 10.2 Given that these amendments relate solely to the design of dwellings with the consequences being lesser footprints for all units across the entire estate there are no impacts arising in respect of drainage, highways or other technical matters previously evaluated and found acceptable.

Implications of amendments proposed

- 10.3 The scheme maintains the original separation distances between existing and proposed units and fenestration details in terms of positioning and amount is largely consistent with the approved scheme and that now proposed. Accordingly, no additional or indeed significant impacts arise from the amendments proposed.
- 10.4 Additionally the scheme design ethos remains consistent across the two schemes albeit the overall ridge heights of the individual unit designs have been reduced across the development as a consequence of the amended designs.
- 10.5 It is further considered that the inclusion of the electrical substation is a minor material amendment in the context of the scheme, noting its form, scale and positioning within the estate.
- 10.6 It remains that case that the scheme is acceptable in terms of layout, impacts and character and there are no matters to reconcile in respect of Policies LP2 and LP16 and the scheme may still attract a favourable recommendation.

Consultation responses received

- 10.7 The Town Council previously raised concern regarding the level of development however there were no policy grounds, or indeed justification, to withhold planning permission and the Committee granted planning permission in accordance with Officer recommendation. There are no material changes in circumstance that would warrant refusal of the revised proposals. This was conveyed to the Town Council who nonetheless have asked that this application be reported to the Planning Committee.
- 10.8 As noted above the scheme proposal retains a similar design ethos and proposes the same quantum of development. Comments made regarding overlooking, loss of privacy have been previously assessed and no significant impacts were considered; the current scheme proposes inconsequential changes and as such remains acceptable.
- 10.9 As noted above the layout of the site remains as per the original approval in terms of road layout, servicing and its impacts similarly will remain consistent. Matters of flood risk and drainage have been previously considered and it was previously conditioned that a detailed surface water drainage strategy should be submitted and agreed prior to any works commencing above ground. This scheme would be based on the agreed Surface Water Drainage Strategy document which formed part of the original approval and the additional technical details required by virtue of the earlier approval would again be conditioned.
- 10.10 A Construction Management Plan condition was imposed on the original application which required the submission of details regarding access, hours of operation, road survey, delivery times. The satisfactory discharge of such a condition, which would be reimposed on any decision issued in respect of this scheme, would address matters raised by neighbouring occupiers with regard to the construction phase.

- 10.11 In addition, an external lighting condition formed part of the original decision notice and again this would be reimposed.
- 10.12 Comments made regarding the success or otherwise of affordable housing being provided for local people is an unsubstantiated opinion and is not material to the consideration of the current scheme. It is clear however that Policy LP5 of the FLP seeks to deliver affordable housing within the district and that the delivery of this scheme as 100% affordable housing will be of benefit to those seeking this housing product.
- 10.13 There is nothing to suggest that the development will represent issues in terms of noise, anti-social behaviour or smell.
- 10.14 Comments raised relating to local services and schools being unable to cope are acknowledged however again it is noted that the site benefits from an extant approval for the same quantum of development and as such the scheme as proposed has no additional impacts to those previously considered.

Other Matters

- 10.15 With regard to the decision, it should be noted that the issue of a permission under section 73 results in a new planning permission as such the earlier conditions imposed under the original consent will be brought forward to the new planning permission and amended as required by the alternative details submitted. The conditions to be imposed as part of this approval essentially mirror those imposed on F/YR19/1029/F, excepting that the plan schedule will reference the updated house-type and site layout and landscape masterplan.
- 10.16 As required by section 100ZA(5) of the Town and Country Planning Act 1990 planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).
- 10.17 The applicant has been consulted on the proposed conditions and has confirmed their agreement to them in writing. Therefore, should the application be approved and the consent granted with the proposed conditions after 1st October 2018, it is considered that the requirements of section 100ZA(5) have been met.

The proposed conditions are as follows:

- (3) Archaeology
- (4) Construction management
- (5) Surface water drainage scheme
- (11) Tree Protection
- (13) Updated badger survey

11 CONCLUSIONS

- 11.1 There is extant consent relating to this site for the same quantum of development and the changes proposed by this submission are minor material amendments in the context of the approved scheme.

- 11.2 The amendments detailed are necessary to enable the housing development to come forward as a fully affordable scheme, and this Section 73 application proposes minor changes to the dwelling footprints and designs whilst adhering to the originally approved layout in terms of road layout and technical details.
- 11.3 It remains the case that subject to appropriate conditions the scheme may be delivered in accordance with the relevant planning policy framework without detriment to the character of the area, residential amenity, flood risk and highway safety.
- 11.4 Whilst the comments of the Town Council and local residents are noted, there are no material considerations prompted by the revisions proposed that would warrant any other recommendation other than to grant.

12 RECOMMENDATION: Grant

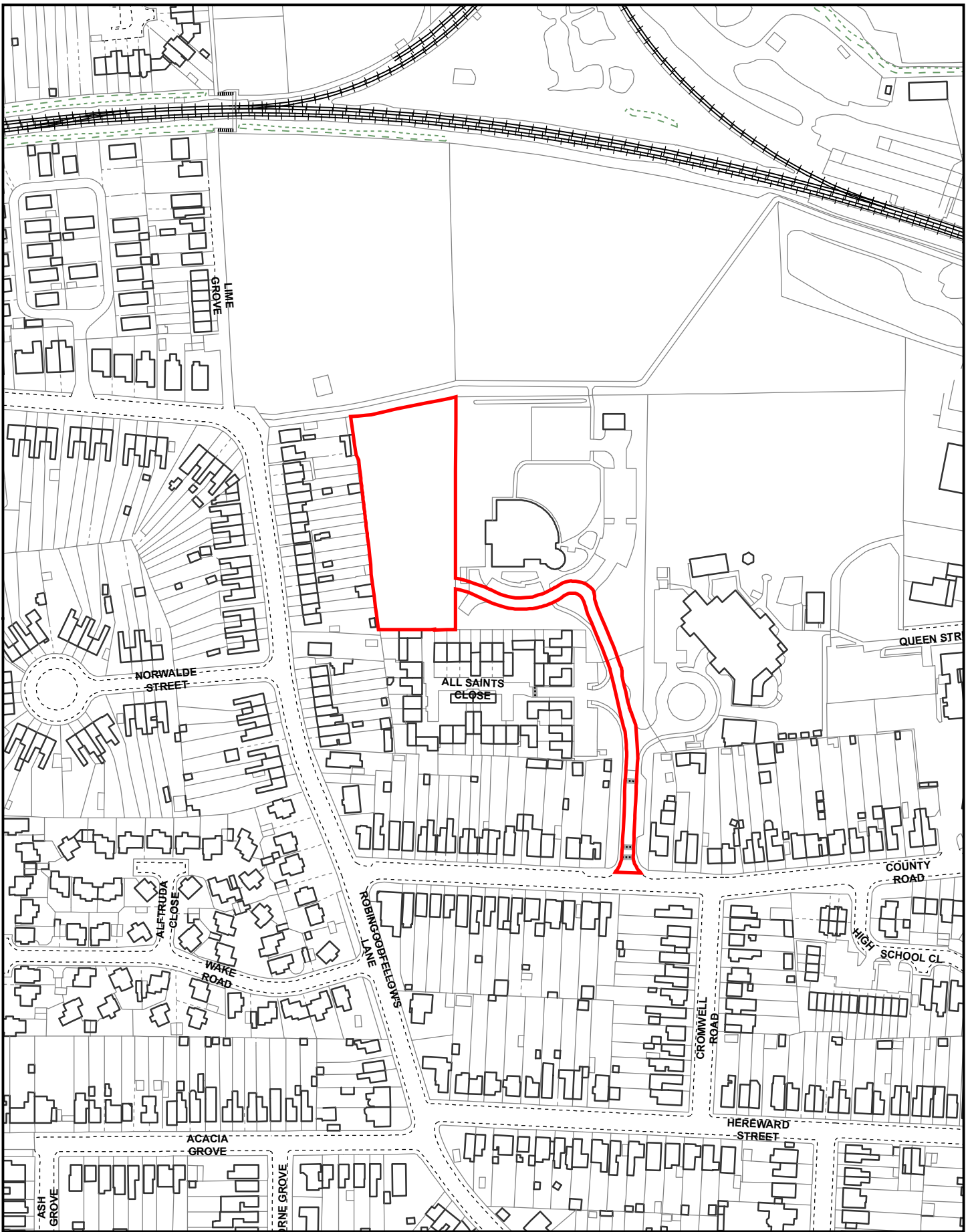
Conditions

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Vehicle turning and parking spaces as shown on drawing number 101-528/001E shall be provided prior to the occupation of its related dwelling and shall be retained thereafter.</p> <p>Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety and to ensure compliance with Policies LP15 of the Fenland Local Plan 2014.</p>
3	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that 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 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 and digital archives. <p>Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.</p>

	<p>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (2021).</p>
4	<p>No development shall take place, including any works of demolition, until a Construction Management Plan or Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:</p> <ul style="list-style-type: none"> o An appropriate construction access; o Adequate turning and off loading facilities for delivery/construction vehicles; o An adequate parking area clear of the highway for those employed in developing the site; o Method of prevention of mud being carried onto the highway; o Construction traffic routes o Protection of public rights of way o A before and after road condition survey o Hours of operation o Delivery times <p>Reason: In the interests of safe operation of the highway in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
5	<p>No above ground works shall commence until a detailed surface water drainage scheme for the site, based on the agreed Surface Water Drainage Strategy prepared by MLM Group (619775-MLM-ZZ-XX-DR-C-0110) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.</p> <p>Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with Policy LP14 of the Fenland Local Plan 2014.</p>
6	<p>Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff subcatchments, 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 paragraph 169 of the National Planning Policy Framework.</p>
7	<p>Prior to the occupation of the first dwelling/use hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. (The streets shall thereafter be</p>

	<p>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 1980 or a Private Management and Maintenance Company has been established).</p> <p>Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014.</p>
8	<p>No development other than groundworks and foundations shall take place until full details of the materials to be used in the development hereby approved for the walls and roofs are submitted to and approved in writing by the Local Planning Authority. The details submitted for approval shall include the name of the manufacturer, the product type, colour and reference number. The development shall then be carried out in accordance with the approved details and retained in perpetuity thereafter.</p> <p>Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, adopted May 2014.</p>
9	<p>All means of enclosure (as shown on Drawing 101-528/014) denoted as close boarded fencing (CB) shall be designed to allow hedgehogs to be able to pass through the fencing. This may be achieved by either raising the fencing approximately 13cm (5in) above the ground level, or alternatively by creating small (13cm x 13cm) gaps at regular intervals along the fence line.</p> <p>Reason: To ensure that protected species are suitably accommodated on the site in accordance with Policy LP19 of the Fenland Local Plan (2014)</p>
10	<p>All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased (except those contained in enclosed rear gardens to individual dwellings) shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
11	<p>Prior to the commencement of any works or storage of materials on the site all trees and hedges that are to be retained shall be protected as per Arboricultural Impact Assessment & Tree Protection Plan Drawing No. 6958-D-AIA with all tree protection measures to be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.</p> <p>Reason: To ensure that retained trees are adequately protected in accordance with Policies LP16 and LP19 of the Fenland Local Plan, adopted May 2014.</p>

12	<p>Prior to the first occupation of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and made available for use prior to the occupation of the first dwelling.</p> <p>Reason: In the interests of the safety of the occupiers and to ensure there are available public water mains in the area to provide for a suitable water supply in accordance with infrastructure requirements within Policy LP13 of the Fenland Local Plan 2014.</p>
13	<p>Prior to the commencement of any development at the site an updated badger survey shall be submitted to and approved in writing by the Local Planning Authority. Any mitigation required shall be fully incorporated into the development.</p> <p>Reason: To ensure that protected species are suitably safeguarded on the site in accordance with Policy LP19 of the Fenland Local Plan (2014).</p>
14	<p>The development shall be undertaken strictly in accordance with the recommendations of the Landscape Masterplan Drawing (Drawing No. JS014_001A), Site Clearance Method Statement, Tree Survey/ Protection Plan Drawing No. 6958-D-AIA including:</p> <p>(i) The bird and bat boxes shall be installed concurrently with their related dwelling and retained in perpetuity thereafter. (ii) Site clearance works shall be undertaken in accordance with the recommendations of the Site Clearance Method Statement.</p> <p>Reason: To ensure that protected species are suitably safeguarded and to enhance biodiversity on the site in accordance with Policy LP19 of the Fenland Local Plan (2014).</p>
15	<p>Within 3-months of the commencement of development hereby approved, a scheme for the provision of external lighting relating to all dwellings and common areas within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity. The external lighting shall be carefully designed to be baffled downwards away from the retained boundary trees and hedgerows.</p> <p>Reason - In order to ensure that the site meets the crime prevention guidelines in accordance with Policy LP17 of the Fenland Local Plan 2014 and is not detrimental to on site biodiversity in accordance with Policy LP18 of the Fenland Local Plan (2014).</p>
16	<p>The proposed footway link shall be constructed in accordance with the details shown on drawing number 101-528/014 prior to first occupation of the development hereby approved and thereafter retained in perpetuity.</p> <p>Reason: To ensure that the site is accessible from the existing footpath to the north in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
17	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>



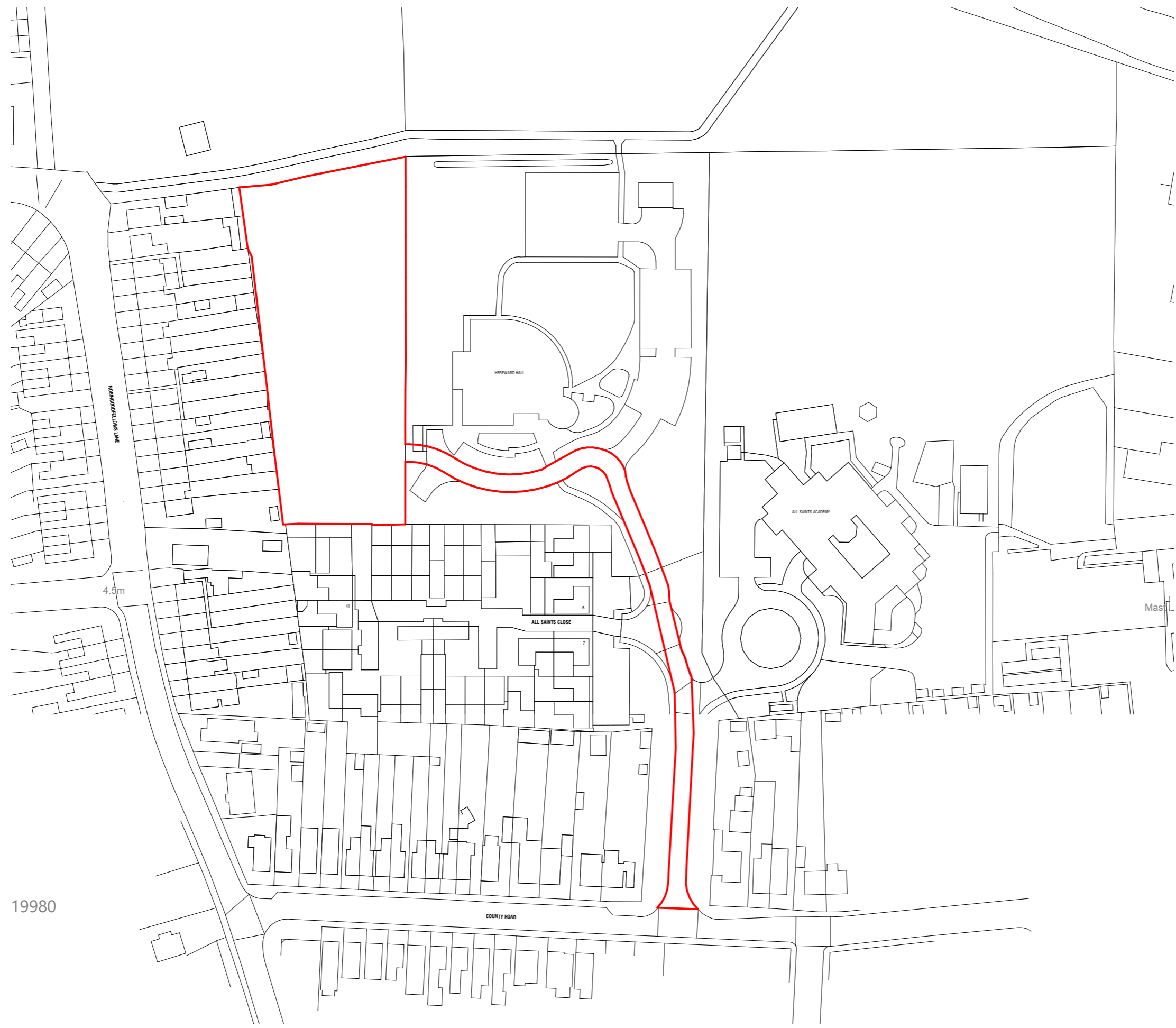
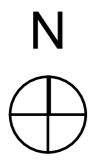
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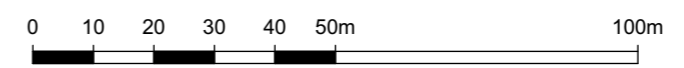




19980



Project:	A development at Herewood Hall, March
Status:	Planning
Client:	Minster Property Group
Sheet title:	Location Plan
Scale:	1:1250@A3
Date:	12.11.2021
Drawn:	CAW
Checked:	LBU
Ref:	101-528/012A



- A Mix amended, footprints and paths updated. 27/09/21 CAW JER
- B Door & path positions updated re changes to internal layouts. 03/11/21 CAW LBU
- C Roof amended on detached 3 bed types. 11/11/21 CAW LBU
- D Do Not Scale note removed. 07/02/22 CAW JER/LBU
- E Substation added to rear of plot 19. Plots 15-18 driveways adjusted to fit. 17/05/22 CAW GDW/LBU



ACCOMMODATION SCHEDULE								
100-528 - Herewood Hall, March								
HOUSE TYPE	Beds	NUMBER	SQM	SQM Total	SQFT	SQFT total	%	sub %
2b4p house	2	11	72.00	792.00	775.01	8525.09	57.9%	57.9%
3b5p house	3	3	84.00	252.00	904.18	2712.53	15.8%	
3b5p house - detached	3	2	84.00	168.00	904.18	1808.35	10.5%	26.3%
4b6p house - detached	4	3	102.00	306.00	1097.93	3293.78	15.8%	15.8%
TOTALS:		19		1518		16339.75	100.0%	100.0%
Total Site Area:		0.612				Hectares		
Total Site Area:		1.512				Acres		
Site Density:		31.05				DPH		



Project: A development at Herewood Hall, March

Status: Planning

Client: Minster Property Group

Sheet title: Site Layout

Scale: 1:250@A1

Date: 13.08.2021

Drawn: JPH

Checked: YNM

Ref: **101-528/001E**

London | Birmingham | Leicester
 0203 327 0388 | 0123 309 0071 | 0116 204 5800
 rg-p.co.uk · design@rg-p.co.uk

Notes:
 All designs should be constructed in strict accordance with building regulations.
 In addition any materials, components and fixings in/or connected to a facade should be non-combustible if the top storey of the building is above 11m.
 All dimensions to be checked on site.
 This drawing is the copyright of the Architect, and not to be reproduced without their permission.
 Ordnance Survey map information reproduced with permission of HMSSO Crown Copyright reserved.
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- A 'to be removed' added to garage note in key. 14/02/22 CAW JER/LBU
- B Substation added to rear of plot 19. Plots 15-18 driveways adjusted to fit. 17/05/22 CAW GDW/LBU



KEY

Generally paths repositioned to new door positions and minor amendments to on plot parking.
 Specific:
 - Plot 1 changed from 3 bed to 4 bed
 - Plot 10 changed from 3 bed to 2 bed

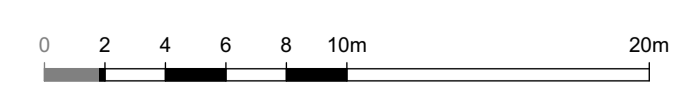


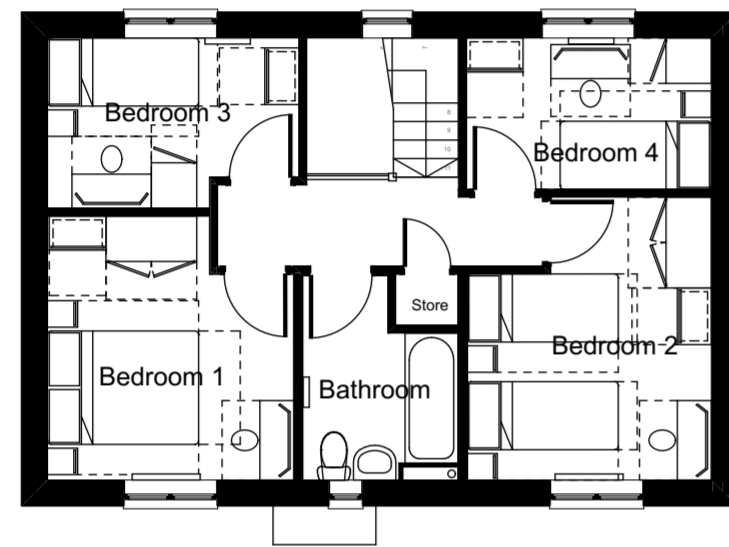
Plot footprint from previously approved site layout.
 Garage from previously approved site layout to be removed.



Project:	A development at Herewood Hall, March
Status:	Planning
Client:	Minster Property Group
Sheet title:	Site Layout Comparison to Approved Layout
Scale:	1:250@A1
Date:	07.02.2022
Drawn:	CAW
Checked:	LBU
Ref:	101-528/013B

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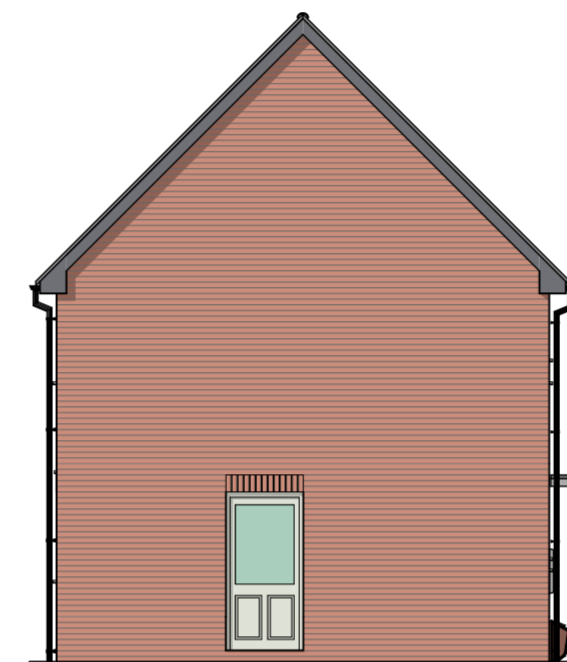




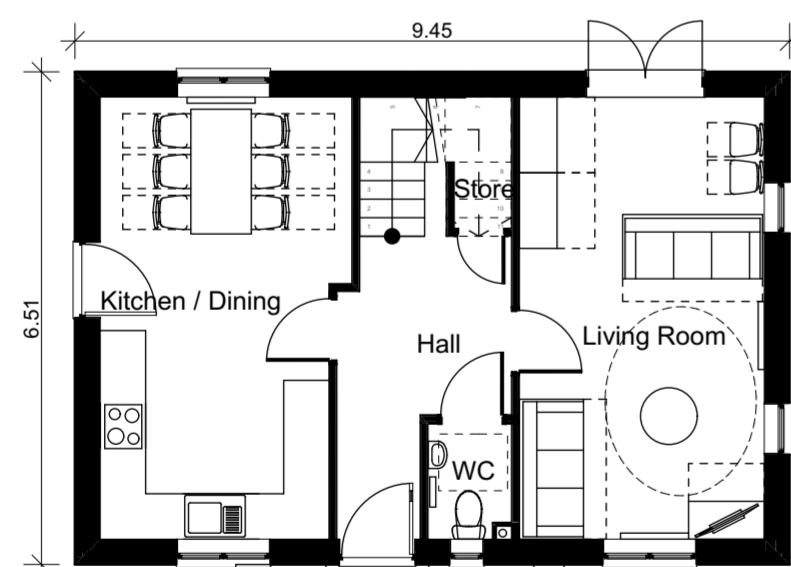
First Floor Plan



Front Elevation



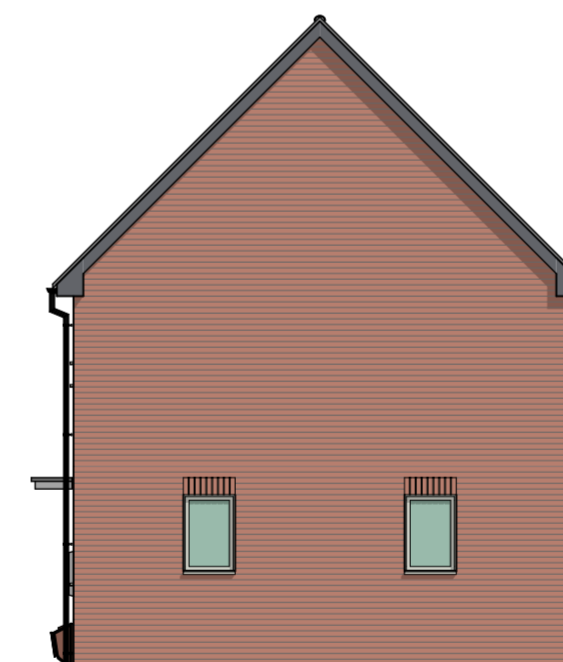
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

Plot 01



Project: A development at Herewood Hall, March

Status: Planning

Client: Minster Property Group

Sheet title: 4B6P House Type - Detached - Plot 1

Scale: 1:100@A2

Date: 26.10.2021

Drawn: CAW

Checked: LBU

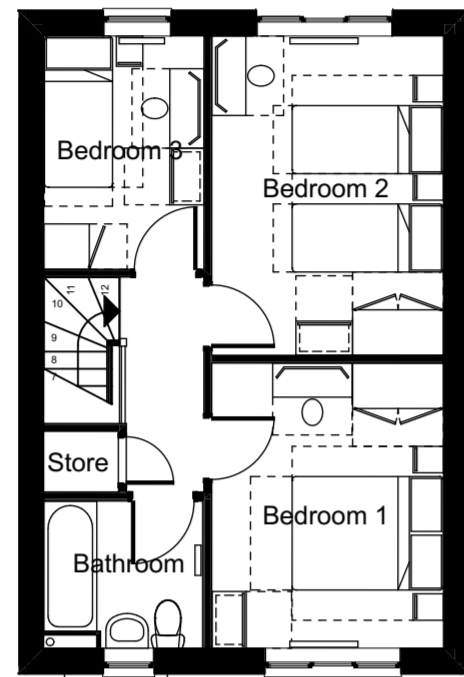
Ref: 101-528/009C

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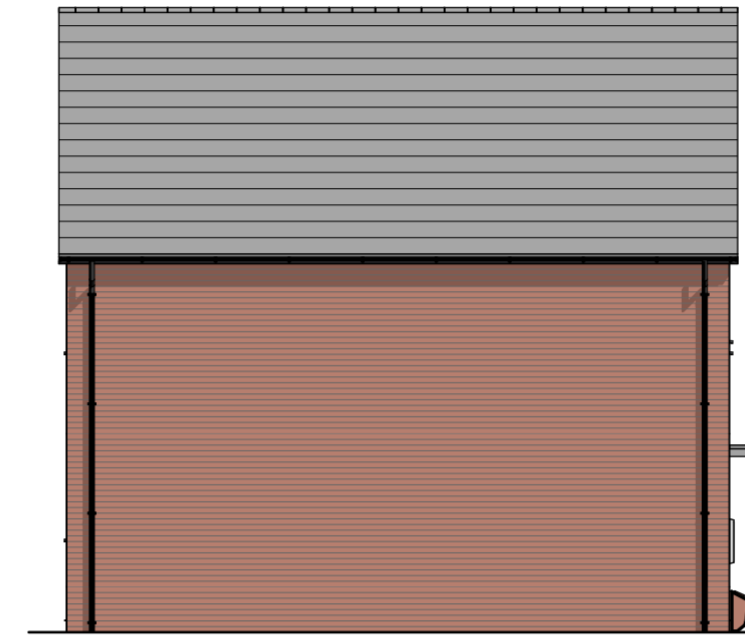
Revision:	Date:	Drawn:	Check:
A Internal layout amended & elevations updated to suit.	26/10/21	CAW	LBU
B Materials updated.	20/12/21	CAW	GDW/LBU
C Materials updated.	05/01/22	CAW	JER/LBU
D Do Not Scale note removed.	07/02/22	CAW	JER/LBU



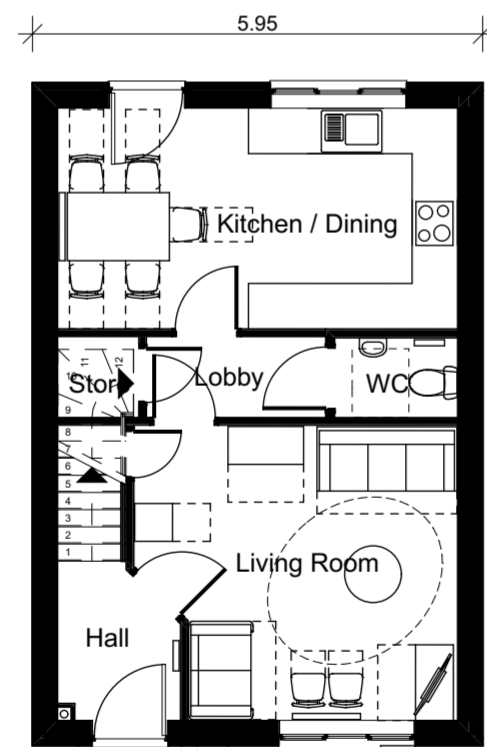
First Floor Plan



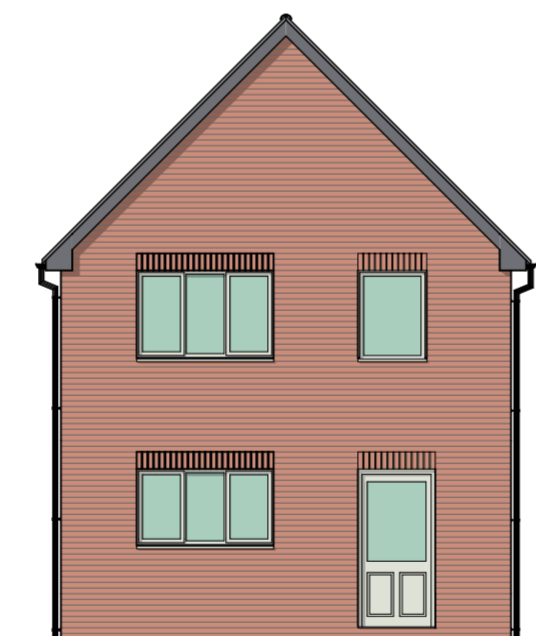
Front Elevation



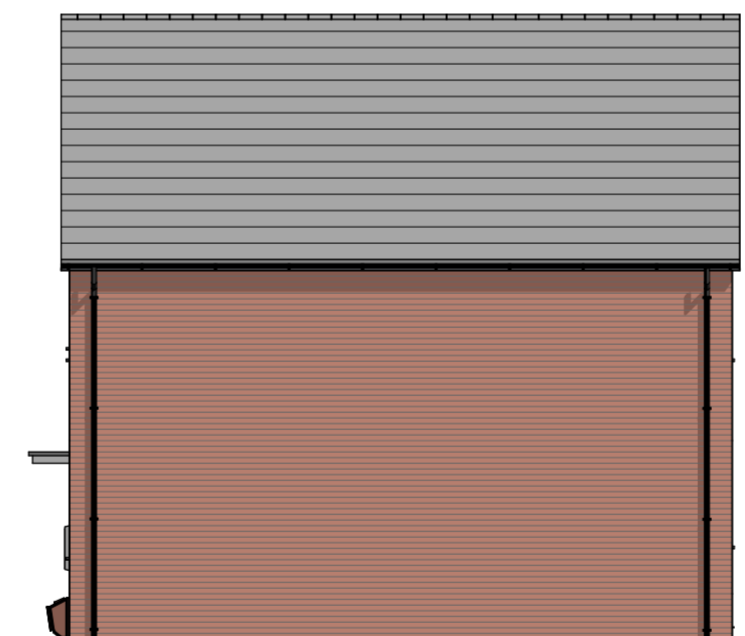
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

Plot 02



Project: A development at Herewood Hall, March

Status: Planning

Client: Minster Property Group

Sheet title: 3B5P House Type - Detached

Scale: 1:100@A2

Date: 27.09.2021

Drawn: CAW

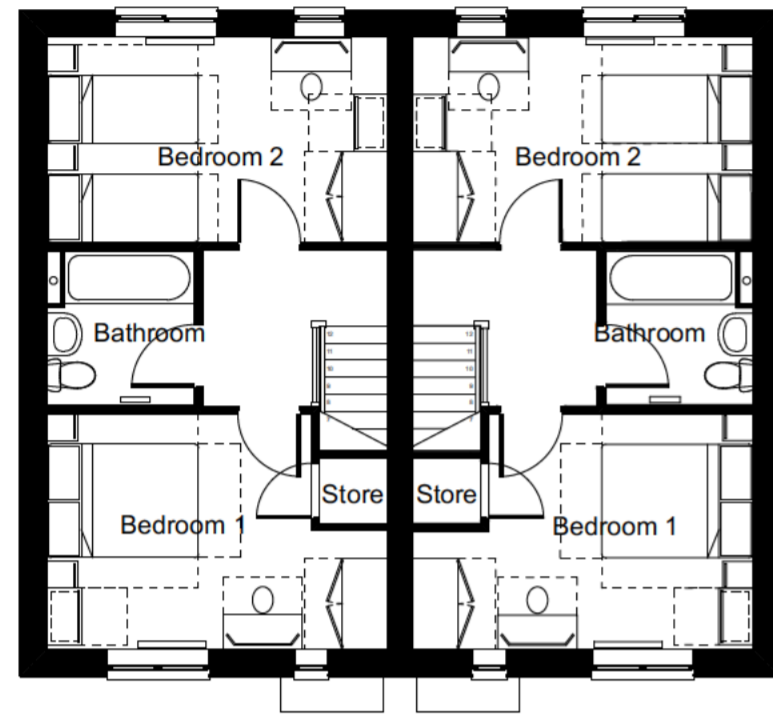
Checked: JER

Ref: **101-528/006D**

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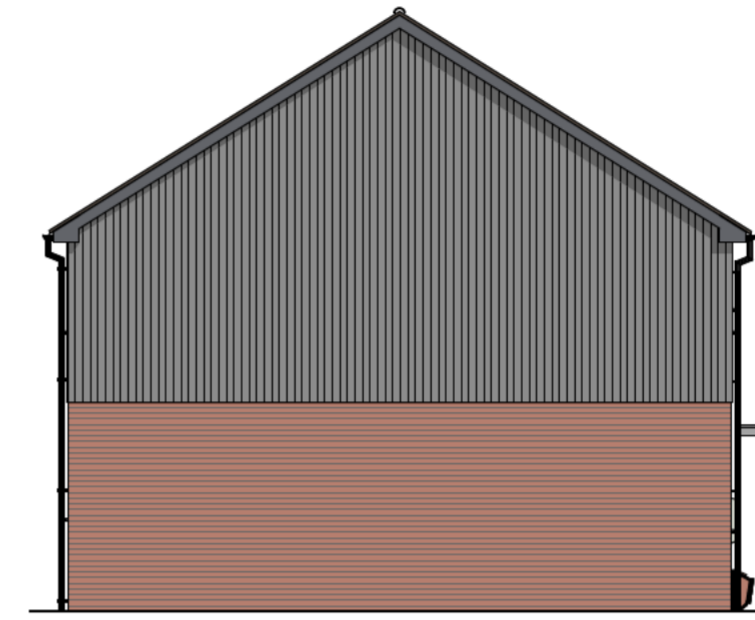
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First Floor Plan

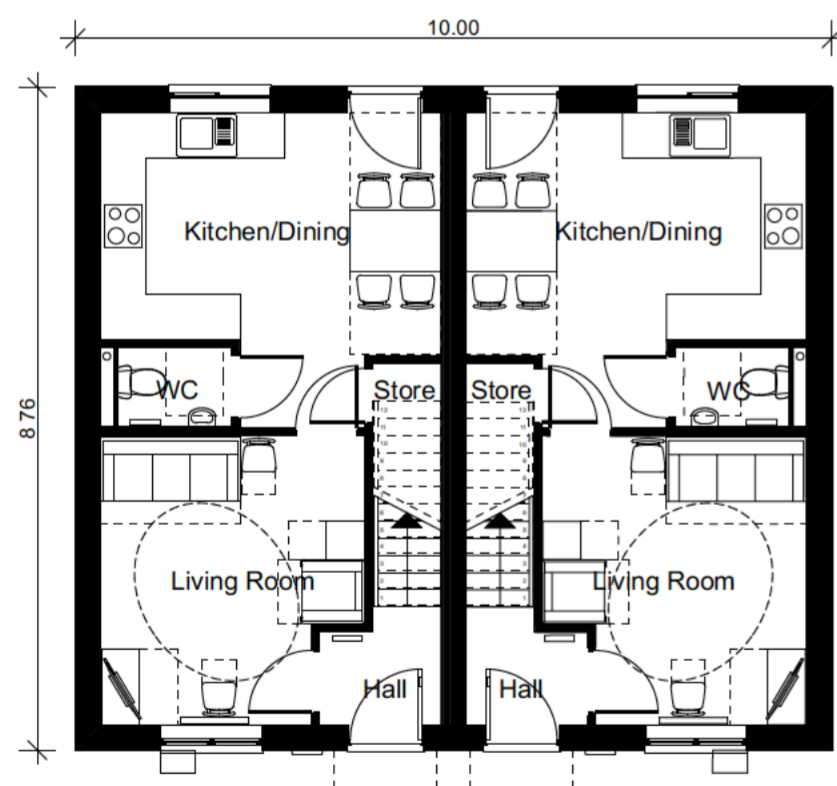


Front Elevation



Side Elevation

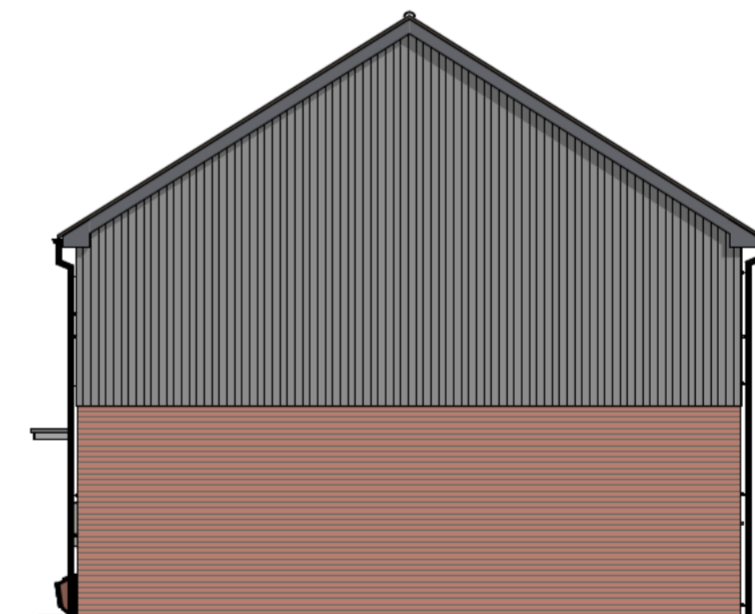
Plots 03-04, 07-08



Ground Floor Plan



Rear Elevation



Side Elevation



Project: A development at Herewood Hall, March

Status: Planning

Client: Minster Property Group

Sheet title: 2B4P House Type - Weatherboard

Scale: 1:100@A2

Date: 27.09.2021

Drawn: CAW

Checked: JER

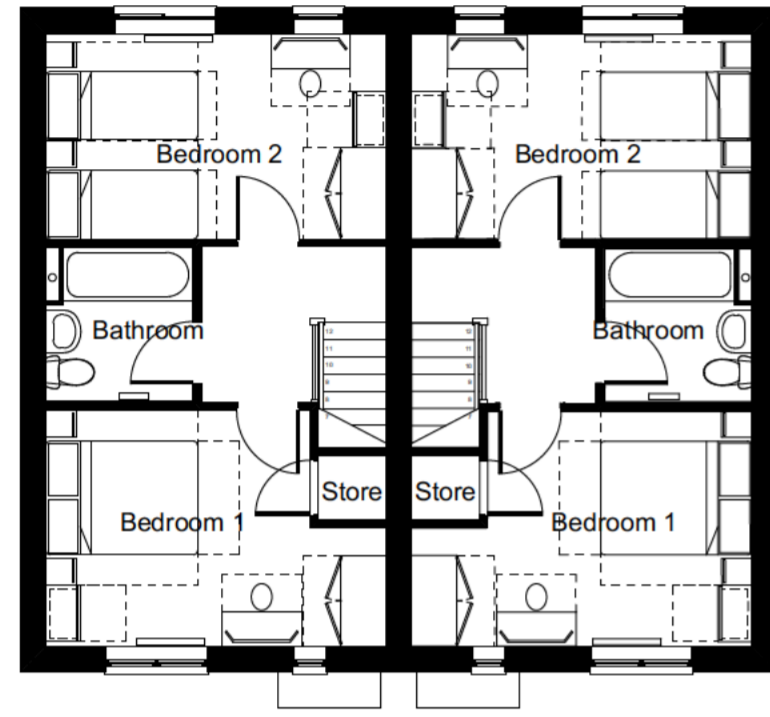
Ref: 101-528/002A

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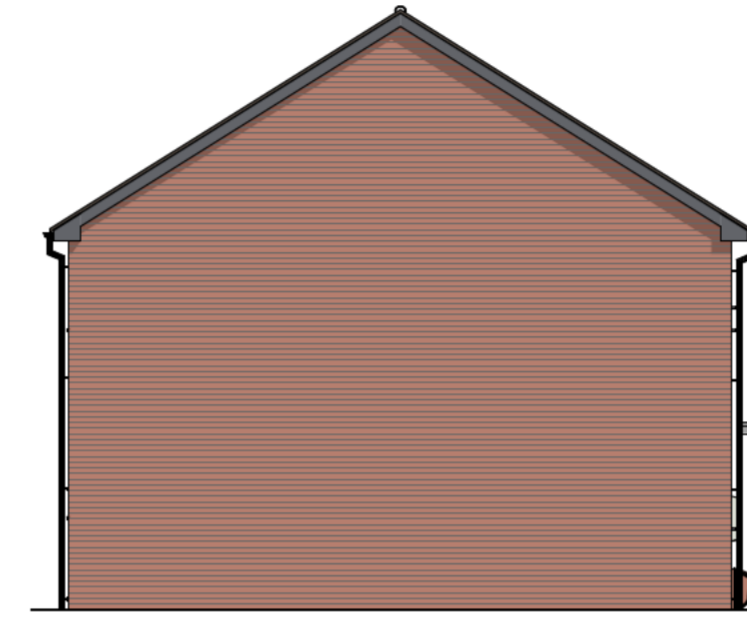
- A Amended to 2 bed, kitchen rear house type. 26/10/21 CAW LBU
- B Plot numbers amended. 20/12/21 CAW GDW/LBU
- C Materials updated. 05/01/22 CAW JER/LBU
- D Do Not Scale note removed. 07/02/22 CAW JER/LBU



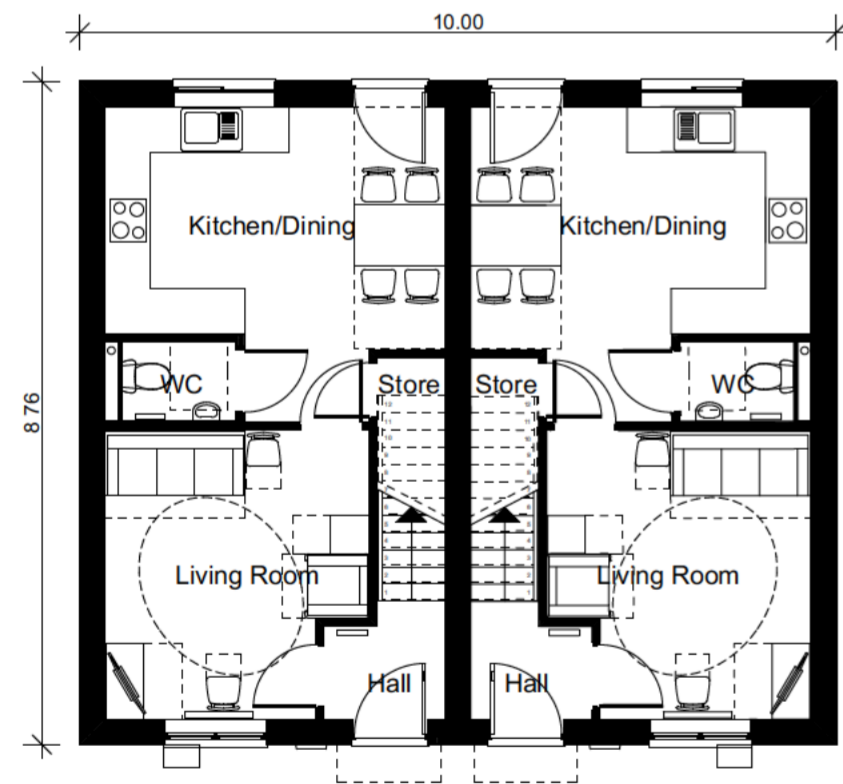
First Floor Plan



Front Elevation



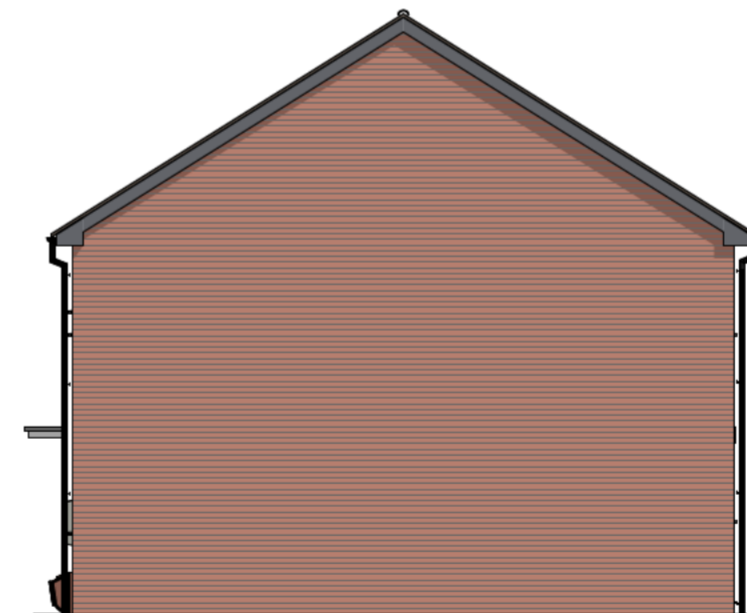
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

Plots 05-06, 15-16, 17-18



Project: A development at Herewood Hall, March

Status: Planning

Client: Minster Property Group

Sheet title: 2B4P House Type - Brick

Scale: 1:100@A2

Date: 27.09.2021

Drawn: CAW

Checked: JER

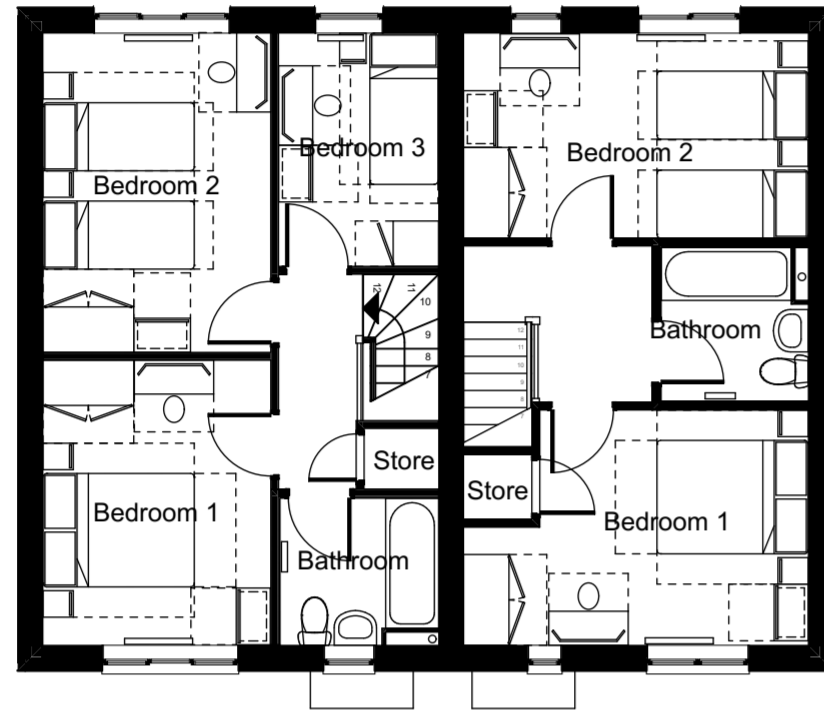
Ref: 101-528/004D

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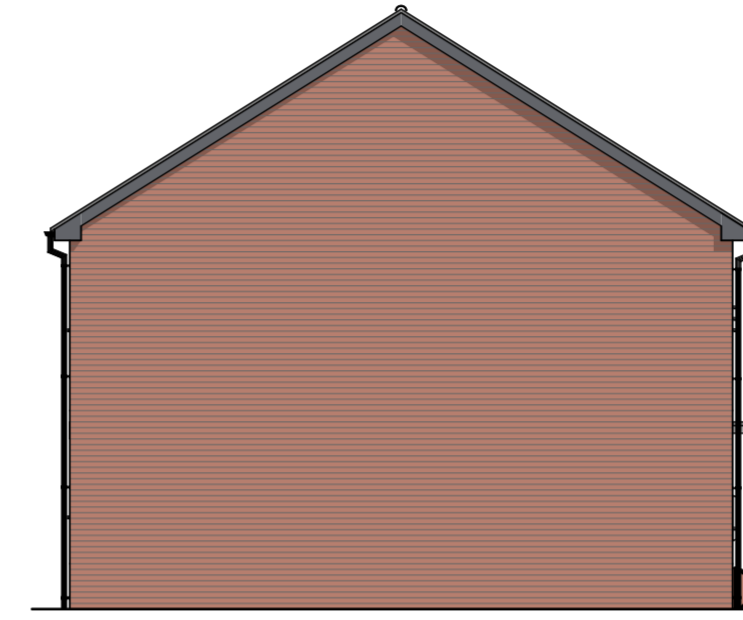
- A Internal layout amended & elevations updated to suit, side window added to plot 10. 26/10/21 CAW LBU
- B Materials updated. 20/12/21 CAW GDW/LBU
- C Materials updated. 05/01/22 CAW JER/LBU
- D Do Not Scale note removed. 07/02/22 CAW JER/LBU



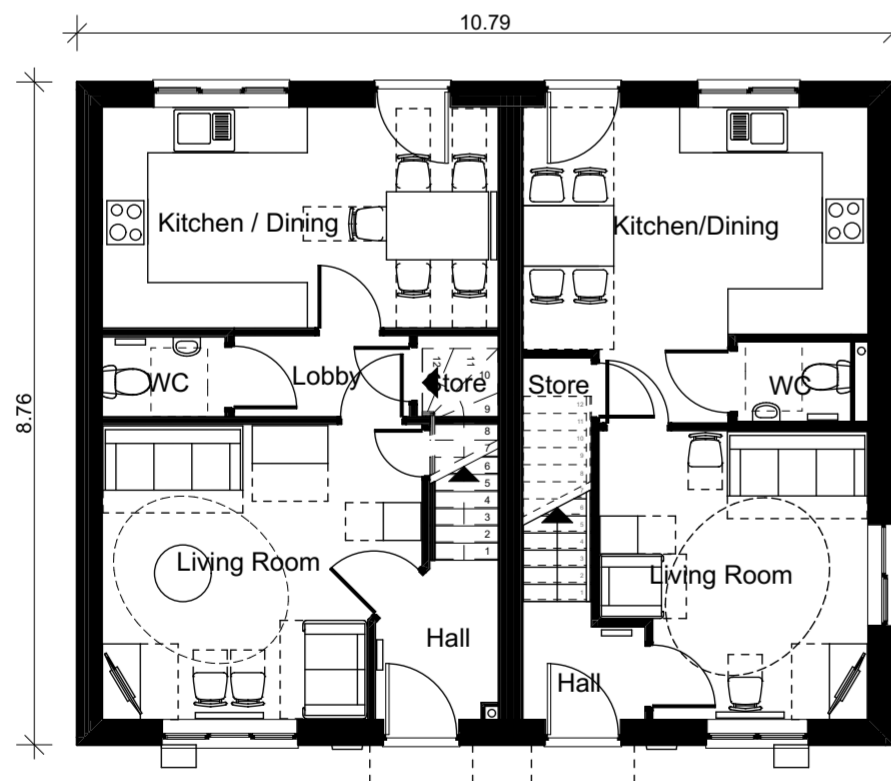
First Floor Plan



Front Elevation



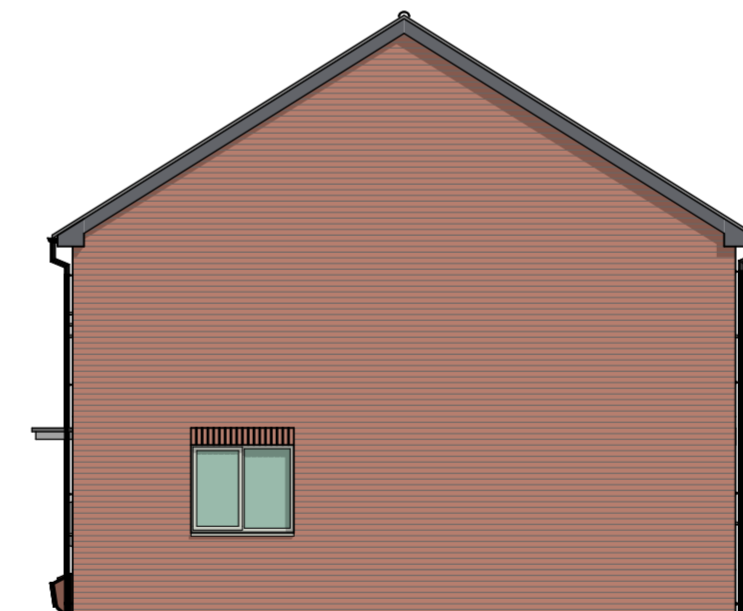
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

Plots 09-10



Project: A development at Herewood Hall, March

Status: Planning

Client: Minster Property Group

Sheet title: 2B4P/3B5P House Type

Scale: 1:100@A2

Date: 27.09.2021

Drawn: CAW

Checked: JER

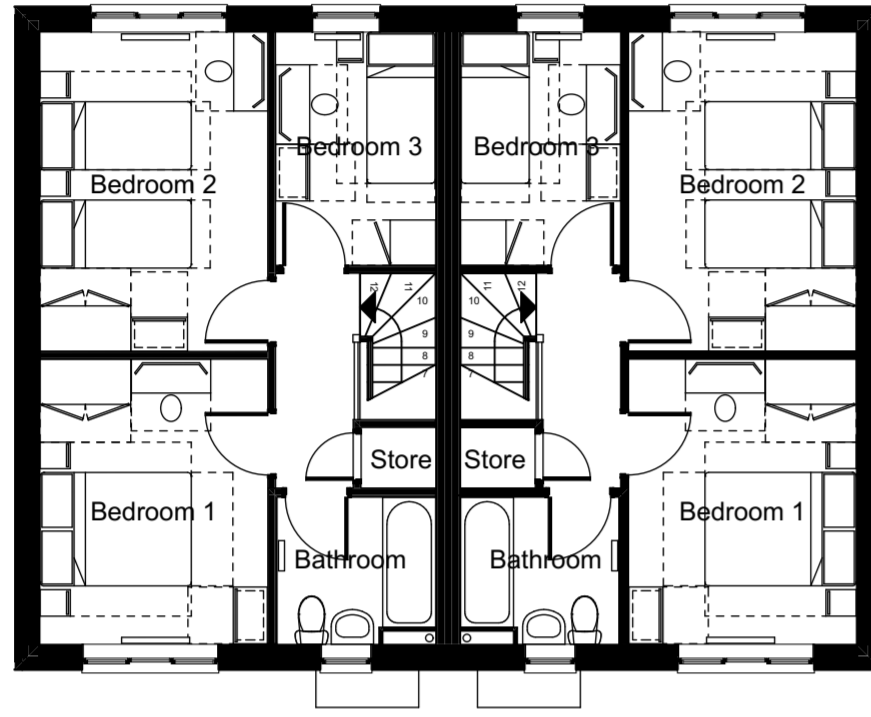
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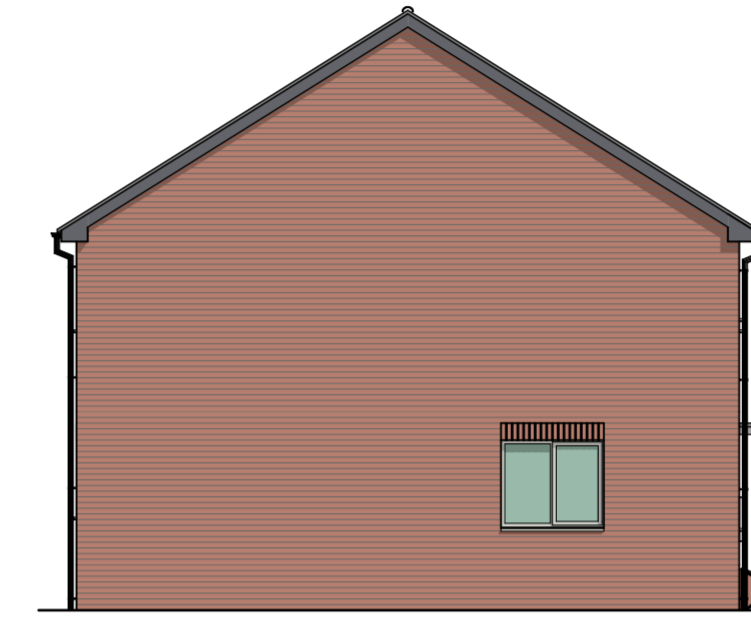
Revision:	Date:	Drawn:	Check:
A Internal layout amended & elevations updated to suit.	26/10/21	CAW	LBU
B Materials updated.	20/12/21	CAW	GDW/LBU
C Materials updated.	05/01/22	CAW	JER/LBU
D Do Not Scale note removed.	07/02/22	CAW	JER/LBU



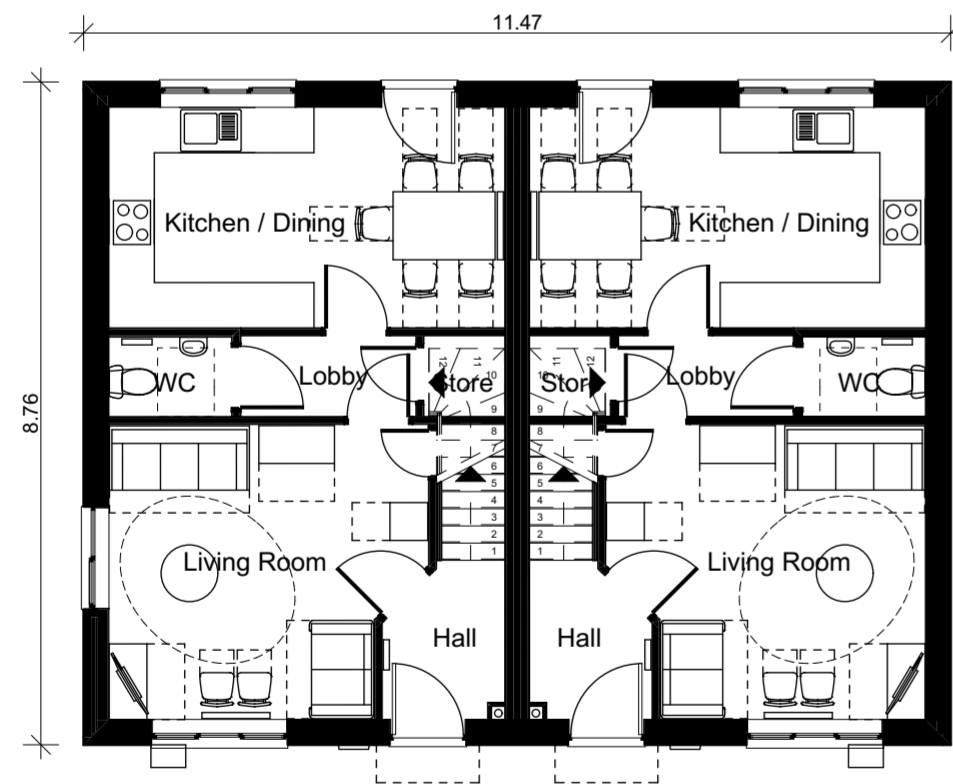
First Floor Plan



Front Elevation



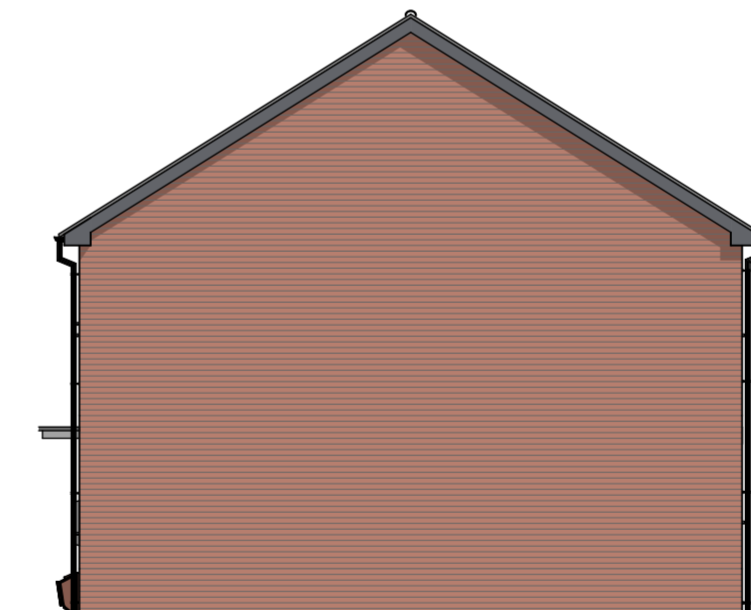
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

Plots 11-12



Project: A development at Herewood Hall, March

Status: Planning

Client: Minster Property Group

Sheet title: 3B5P House Type

Scale: 1:100@A2

Date: 27.09.2021

Drawn: CAW

Checked: JER

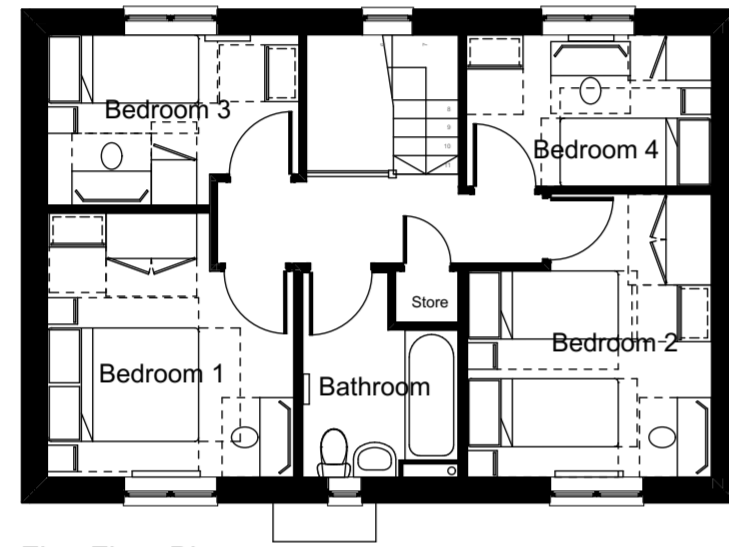
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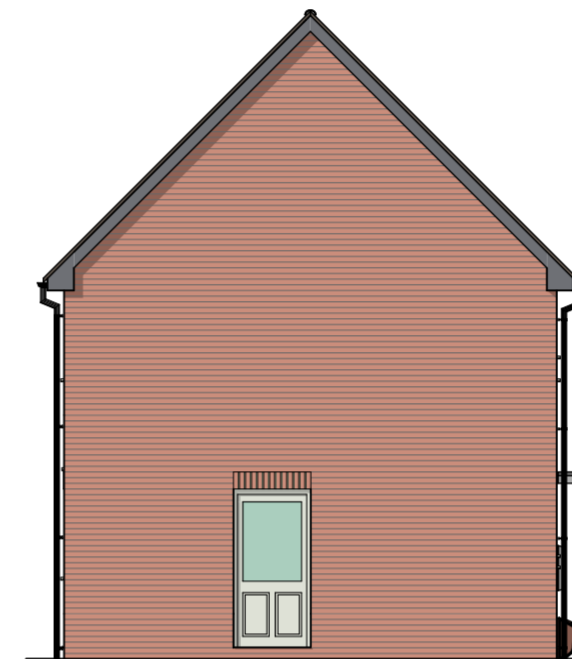
- A Bedrooms amended and WC repositioned. 22/10/21 CAW LBU
- B Materials updated. 20/12/21 CAW GDW/LBU
- C Materials updated. 05/01/22 CAW JER/LBU
- D Do Not Scale note removed. 07/02/22 CAW JER/LBU



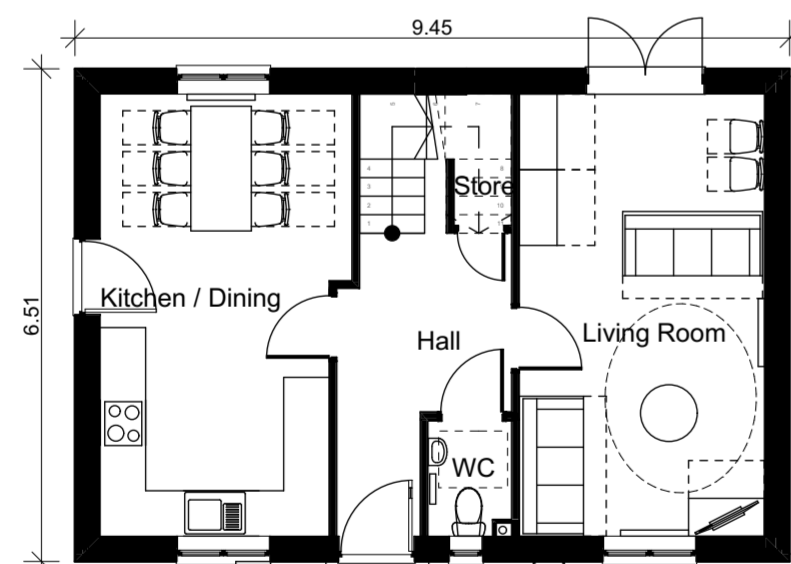
First Floor Plan



Front Elevation



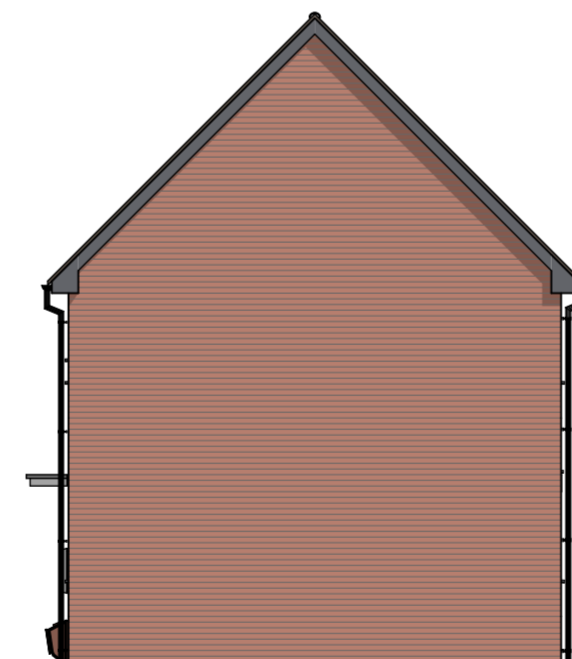
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

Plots 13 (mirrored), 14



Project: A development at Herewood Hall, March

Status: Planning

Client: Minster Property Group

Sheet title: 4B6P House Type - Detached

Scale: 1:100@A2

Date: 27.09.2021

Drawn: CAW

Checked: JER

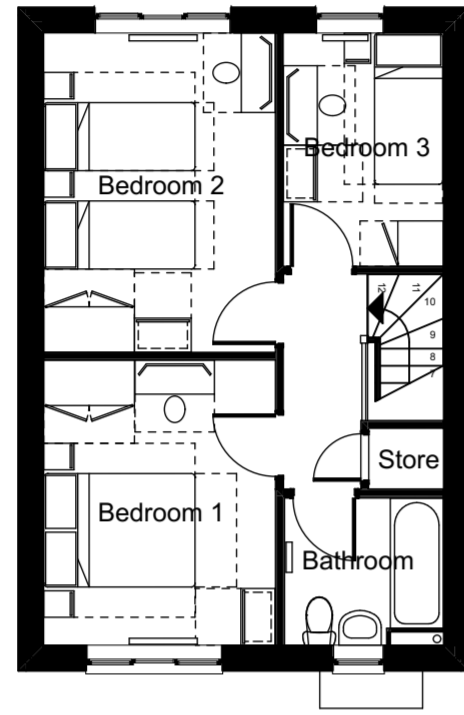
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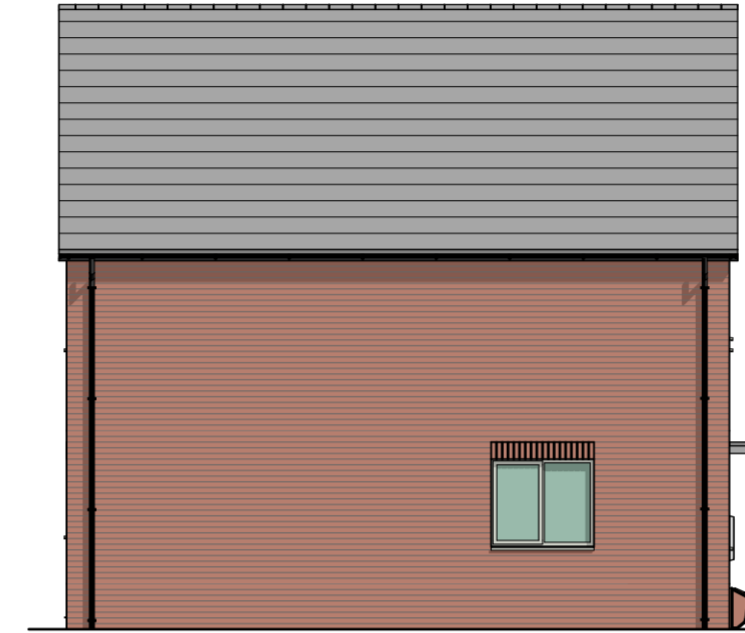
Revision:	Date:	Drawn:	Check:
A	Materials updated.	20/12/21	CAW GDW/LBU
B	Materials updated.	05/01/22	CAW JER/LBU
C	Do Not Scale note removed.	07/02/22	CAW JER/LBU



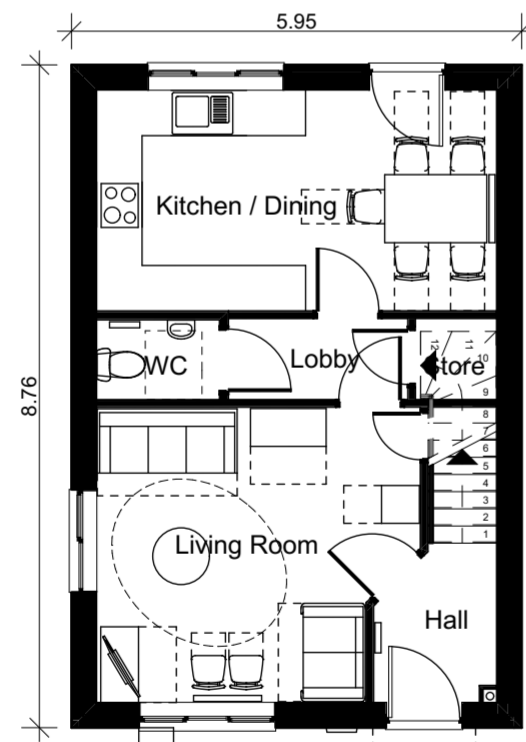
First Floor Plan



Front Elevation



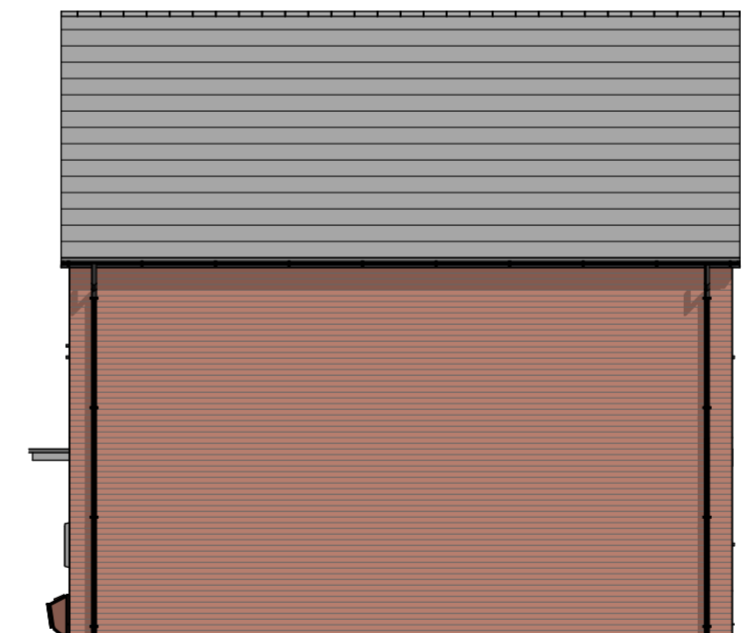
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

Plot 19



Project: A development at Herewood Hall, March

Status: Planning

Client: Minster Property Group

Sheet title: 3B5P House Type - Detached - Plot 19

Scale: 1:100@A2

Date: 26.10.2021

Drawn: CAW

Checked: LBU

Ref: **101-528/010C**

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