

F/YR15/0290/F

**Applicant: Mr M Cooper  
James Development Co Ltd**

**Agent :**

**Land South East Of Orchard Lodge, Jobs Lane, March, Cambridgeshire**

**Erection of 20 x 2-storey dwellings comprising of 11 x 4-bed with detached garages and 9 x 4-bed with MIP annexes and integral garages**

**Reason for Committee:** This application is before committee due to the level of objection received from local residents.

## **1 EXECUTIVE SUMMARY**

This is a full application for a residential development of 20 x 2-storey dwellings in the Market Town of March.

The site benefits from extant planning permission for 10 dwellings (LPA ref: F/YR12/0249/F). The proposal is considered to be acceptable in principle as it would represent a sustainable residential extension within the urban area of the settlement of March (which would contribute to the delivery of housing envisaged by the Local Plan).

With regard to detailed considerations (such as highway matters; drainage/flood risk; amenity impacts and the impact upon the character and appearance of the area) the development would not lead to any unacceptable harm being evident.

Section 106 matters have been agreed in principle following a viability submission. Subject to securing the Planning Obligation and suitable planning conditions the development is considered acceptable.

## **2 SITE DESCRIPTION**

- 2.1 The site, with an area of 0.80 hectares, lies to the rear of Orchard Lodge with access served off an existing access off Jobs Lane. The site was the former extended garden area associated with Orchard Lodge and is now vacant, slightly overgrown with various trees within the site. Located along the eastern boundary of the site are residential 2-storey dwellings (within Saxon Way), to the north along Jobs Lane are a mix of bungalows, chalet bungalows and 2-storey houses. To the south and west of the site is open land.

## **3 PROPOSAL**

- 3.1 This application seeks full planning permission for the erection of 20 x 2-storey dwellings comprising of 11 x 4-bed with detached garages with detached garages and 9 x 4-bed with mobility impaired persons (MIP) annexes and integral garages.

- 3.2 The existing access into the site will be utilised which is located between Orchard Lodge and No.11 Jobs Lane with a footpath on both sides of the entrance road. The access road would serve all of the proposed dwellings together with the associated vehicles (refuse collection etc.).
- 3.3 There are 3 house types proposed with all having four bedrooms. The development will be finished in a mixture of bricks and horizontal timber boarding and traditional clay pantiles. Each dwelling benefits from parking via garaging and block paved driveways together with a small front garden and a larger rear garden area.
- 3.4 Full plans and associated documents for this application are available at:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=NMFZ5RHE01U00>

#### 4 SITE PLANNING HISTORY

F/YR12/0249/F	Erection of 3 x 2-storey 3-bed dwellings with detached single garages 6 x 2-storey 4-bed dwellings with detached double garages and 1 x 2-storey 4-bed dwelling with attached double garage	Granted 18/06/2013
F/YR11/0194/O	Erection of 5no dwellings	Refused 08/01/2011
F/YR09/0421/F	Alterations and extension to roof to front and rear elevation to form first-floor living accommodation to existing dwelling	Granted 18/08/2009
F/YR03/0428/F	Erection of 3/4-bed detached chalet bungalow with detached single garage	Granted 16/06/2003
F/YR01/1204/O	Erection of 2 detached bungalows with garages	Refused 16/01/2002

#### 5 CONSULTATIONS

- 5.1 **March Town Council:** Recommend approval.
- 5.2 **Archaeologist (CCC):** Do not object to development, but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition. The site lies in an area of high archaeological potential. An archaeological evaluation conducted in the proposed development area in 2014 revealed extensive evidence of Roman occupation. In addition, archaeological investigations to the immediate east revealed evidence of Iron Age and Roman occupation.
- 5.3 **Local Highways Authority (CCC):** Recommends approval subject to the conditions. As part of the works the applicant is proposing to upgrade this access to a 5.5m wide shared surface. The upgrade works will be an improvement and highway gain to the existing access onto Job's Lane. The existing arrangement is a

substandard private road with reduced visibility to both pedestrians and vehicles whereas the proposal gives 43 metres of clear visibility in both directions.

- 5.4 FDC Scientific Officer (Land Contamination):** Note and accept the submitted information and have no objections to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. An investigation has been undertaken to assess the risk to future site users from potential contamination. The investigation has shown that the soils on site are suitable for use. However given that there is made ground upon the site an unsuspected contamination condition should be imposed.
- 5.5 Police Architectural Liaison Officer:** No objection. The proposed site produces a non-permeable cul-de-sac. Statistically this type of development is less likely to be the subject of crime as visitors generally need a reason to be there. It therefore does not provide criminals the anonymity they seek to commit crime.
- 5.6 FDC Housing Strategy:** Affordable housing requirements have been identified as the provision of 5 affordable dwellings on site subject to viability.
- 5.7 Growth & Economy (CCC):** Pre-school contribution of £75,000; Primary school contribution of £166,667; no secondary school, libraries and lifelong learning or strategic waste contributions requested. Have acknowledged viability concerns and accept that no contribution can be sought.
- 5.8 Lead Local Flood Authority (CCC):** The applicant has demonstrated that surface water can be dealt with on site by using a combination of permeable paving and individual plot soakaways. The applicant has therefore met the minimum requirements of the NPPF and we have no objections in principle on flood risk grounds. We recommend a planning condition with regard to the detailed surface water drainage scheme to be submitted and agreed.
- 5.9 Anglian Water:** The sewerage system at present has available capacity for these flows. The surface water strategy is outside our jurisdiction for comment, however request that the agreed strategy is conditioned.
- 5.10 Middle Level Commissioners:** Will be commenting on the above application, however no further comments received.
- 5.11 Cambridgeshire Fire & Rescue Service:** Provision should be made for fire hydrants which may be secured via s106 agreement or planning condition.
- 5.12 FDC Transport Development Manager:** It is suggested that the S106 contribution from this site should be for new and additional seating on March Station including installation. All our rail strategy contributions are based on a figure of £714.28 per dwelling which for 20 dwellings would be £14,285.60.
- 5.13 Ecologist (PCC):** Satisfied that the ecological survey is up to date (Chris Vine's Survey Report September 2014). Recommend conditions for nesting birds, bats, reptiles & hedgehogs.
- 5.14 Local Residents/Interested Parties:** 8 letters/emails of objection or concerns received from 5 households which may be summarised as follows:

- Increase in the number of houses being considered will lead to more traffic noise, more light pollution, and a greater loss of privacy;
- Drainage and flooding concerns given the history of the site and impacts on adjoining land;
- Overshadowing impacts;
- Out of keeping with other houses within the area;
- Impact on peace and tranquillity;
- Dense overdevelopment;
- Garages for plots 5, 15, 17 and 19 are too small to be used for parking;
- Plots 2 and 7 are hemmed in by existing and proposed development;
- Comments over layout;
- Would prefer no social housing as part of the development;
- Landscaping should be managed to secure privacy;
- Detrimental impact on residential amenity;
- Inadequate parking provision proposed (including visitors and deliveries);
- Proposal is not in compliance with the Local Plan;
- Restrictions on construction noise and control over construction impacts;
- Loss of biodiversity at the site.

## **6 POLICY FRAMEWORK**

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

Paragraph 2: Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 32: Development should only be refused on transport grounds where the residual cumulative transport impacts are severe.

Paragraph 47: Supply of housing.

Paragraph 49: Applications for planning permission for housing are determined in accordance with the presumption in favour of sustainable development.

Paragraph 64: Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Paragraphs 100-104: Development and flood risk.

Paragraph 109: Minimising impacts on biodiversity.

Paragraph 128: Archaeological interests in a site.

Paragraphs 203-206: Planning conditions and obligations.

### **6.2 National Planning Policy Guidance (NPPG)**

Flood Risk and Coastal Change

Flood Zone and Flood Risk Tables

Housing and economic land availability assessment

Planning Obligations

Viability

### **6.3 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 Mitigating 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  
LP18 – The Historic Environment  
LP19 – The Natural Environment

Delivering and Protecting High Quality Environments in Fenland SPD (July 2014)  
Developer Contributions SPD (February 2015)

## **7 KEY ISSUES**

- **Principle of Development**
- **Highway Safety**
- **Landscape and Visual amenity**
- **Residential amenity**
- **Flood Risk and Drainage**
- **Ecology/Biodiversity**
- **Archaeology**
- **S106 Planning Contributions**
- **Health and wellbeing**
- **Economic Growth**

## **8 BACKGROUND**

- 8.1 The site benefits from an extant full planning permission for the erection of 10 dwellings which was granted planning permission on 18<sup>th</sup> June 2013 (the permission includes a requirement to commence the development within 3 years of that date).
- 8.2 The application site is situated within the ‘indicative urban area’ of March having regard to the Key Diagram for March within the adopted Fenland Local Plan (adopted May 2014). The location of the site is considered to be adjacent to an area which is identified as being within the south-west March ‘broad location for growth’.

## **9 ASSESSMENT**

### **Principle of Development**

- 9.1 Local Plan Policy LP3 defines March as a Market Town where the majority of the district’s new housing, employment growth, retail growth and wider service provision should take place.
- 9.2 The site is considered to satisfy the criteria set out in Local Plan Policy LP4 Part B inasmuch as it is within the urban area of March. It is therefore an appropriate site to deliver additional housing within the town (towards the 4,200 new homes target set out in Part A of Policy LP4).
- 9.3 Further criteria to be met by any such development are set out in Policy LP16 including that the development should, amongst other things, not adversely impact on the amenity of neighbouring users.

### **Highway safety**

- 9.4 The proposal provides adequate parking provision, with space for 3 vehicles per dwelling which includes either a detached garage or integral garage (measuring 3m by 7m as indicated in Appendix A of the Local Plan). It is acknowledged that the use of the garage parking space for plots 5, 15, 17 and 19 would necessitate the vehicles on the drive needing to be moved in order to gain access/egress. This is not considered to create highway safety concerns; it will be a convenience issue for future occupiers. Visitor car parking is not demarcated however the proposed access road is of a sufficient width to provide for such occasions. The same principle applies to delivery vehicles.
- 9.5 The Local Highways Authority raises no objection in this regard and also considers that the access road and visibility are of the required standards.

### **Landscape and Visual amenity**

- 9.6 Policy LP16 (d) seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area, enhancing its local setting and responds to and improves the character of the local built environment.
- 9.7 The site would have some impact on the visual amenity of the locality given the location within, but on the edge of, the urban area of the town. However further development is proposed and so this would, subject to the delivery of the broad location for growth, be a temporary effect.
- 9.8 The proposed development is considered to be in keeping with the general character of the area, indeed the scale and design of the proposed scheme is not too dissimilar to those dwellings found in Saxon Way to the east of the site. The indicative material finishes are similar to those found nearby and the precise finishes will be secured via planning condition.
- 9.9 There are a number of trees located within the site. The proposed scheme involves the retention of some of these trees together with re-planting some of the central trees to the western and eastern boundaries of the site. There is additional tree planting also proposed. The re-planted silver birches along the entrance road and along the eastern boundaries together with the additional tree planting will provide a visually attractive environment and will enhance biodiversity opportunities within the area.
- 9.10 Overall the proposal would not lead to any unacceptable impacts on the character and appearance of the area and as such the proposal accords with Policy LP16 of the Fenland Local Plan in this regard.

### **Residential amenity**

- 9.11 Policies LP2 and LP16 (e) seek to ensure that high levels of residential amenity is secured through development – for both existing and future occupiers.
- 9.12 The application site comprises around 0.80 of a hectare. The development (including the road) would therefore result in a density of development at around 25 dwellings per hectare. This is considered to be an acceptable density of development having regard to the character of the area and the location of the site.
- 9.13 The development is considered to provide sufficient private amenity areas for each dwelling.

- 9.14 Local residents have concerns with regard to overlooking. The window to window distance is approximately, at the shortest distance from non-bathroom windows, 22 metres which is considered sufficient to not cause any unacceptable overlooking impacts.
- 9.15 With regard to overshadowing the proposal need not create any unacceptable impacts in this regard. Clearly there will be some impact upon the amenity space of the properties to the east but, given the distances involved, the impacts are considered to be acceptable.
- 9.16 Concerns are also raised with regard to impacts from noise and light pollution. Such impacts would result from the extant scheme and from the intended growth nearby. A planning condition which restricts the hours of construction (to avoid Saturday afternoons, Sundays and Bank Holidays) would though ensure that the impacts upon residential amenity are managed appropriately.

### **Flood Risk and Drainage**

- 9.17 The site lies within Flood Zone 1 (low risk) and therefore no flood risk assessment is required. An outline drainage scheme has been submitted with the application and the LLFA have raised no objections to this proposal however consider that a detailed scheme should be secured via planning condition. The proposal would therefore be designed in order to mitigate its own impacts and no harm to other sites would be planned. The proposal is therefore considered to be in accordance with Policy LP14 of the Local Plan.

### **Ecology/Biodiversity**

- 9.18 An extended Phase 1 Habitat Survey was undertaken prior to the extant planning permission was given (July 2012) which confirmed that the site does not provide any significant habitat to protected species. In order to clear the undergrowth so that the preliminary archaeological investigation could take place, a protected species scoping survey was also carried out (September 2014), which again confirmed a similar situation.
- 9.19 The Council's Ecologist is satisfied that the survey is up to date and recommends planning conditions to secure the recommendations set out in the survey, bat roosting features, bird nest boxes and permeable fencing to allow the movement of wildlife through the site. Accordingly the proposal satisfies Policy LP19 in this regard.

### **Archaeology**

- 9.20 A preliminary archaeological investigation has been carried out on the site. Cambridgeshire County Council (CCC) has acknowledged that historic finds were located at the site. Further site assessment has been sought by CCC and this can be secured by condition. Subject to this the proposal is considered to be in compliance with Policy LP18 of the Local Plan.

### **S106 Planning Contributions**

- 9.21 Policy LP5 of the Local Plan seeks, subject to viability considerations, 25% affordable housing on all development sites on which 10 or more dwellings are proposed. Therefore, in order to comply with Policy LP5, this development this should provide 5 dwellings. Further contributions have also been sought with regard to education (pre-school and Primary School), open space and a rail contribution.

- 9.22 During the course of the application a viability assessment of the scheme has been considered by the Council's S106 Officers. The assessment has identified that in order for the development to be viable no S106 contributions may be sought from the development.
- 9.23 Notwithstanding this the developer is prepared to offer Plot 6 (a 4-bed detached dwelling) to either the Council or a Registered Social Landlord (RSL) in order for this to be utilised as a rented property. Unusually the property would be gifted to the Council or RSL. Legal advice is being sought in relation to the mechanism for this to take place. The developer is also intending to provide a public open space contribution (£17,600) which is the amount required by Policy LP16 (g) of the Local Plan and the Developer Contributions SPD.
- 9.24 For viability reasons the proposal is therefore unable to comply with Policies LP5 and LP13 of the Local Plan insomuch as it is unable to provide all of the infrastructure which would be necessary. The NPPG identifies that viability concerns need to be taken into account and that a flexible approach needs to be adopted. In this case it is considered that bringing forward the development now is sufficient to outweigh the deficiency in infrastructure which this development cannot provide at this time.

#### **Health and wellbeing**

- 9.25 In accordance with Policy LP2 of the Local Plan development proposals should positively contribute to creating a healthy, safe and equitable living environment. In doing so development proposals, amongst other things, should create sufficient and the right mix of homes to meet people's needs, and in the right location. The scheme will deliver housing in a sustainable location with access to services, facilities and public transport links. S106 matters are as reported above.

#### **Economic Growth**

- 9.26 The proposal will boost the supply of housing as sought by Government through the NPPF. The development would provide a degree of local employment during construction of a site which is considered sustainable.

## **10 CONCLUSIONS**

- 10.1 The development would represent a sustainable form of residential development owing to the location of the development being within the urban area of a Market Town. The proposal has also been assessed against the detailed policy considerations and the proposal would satisfy the policy tests in those regards. Although the development, for viability reasons, could not be required to provide any Section 106 contributions/obligations the developer has proposed to provide a (gifted) house for affordable rent purposes and a policy compliant contribution towards public open space.
- 10.2 Subject to the conditions and other requirements set out below the proposal is therefore considered to be compliant with the Local Plan and accordingly it is considered an acceptable form of development.



## 11 RECOMMENDATION

### GRANT subject to:

**i) Completion of a Planning Obligation**

**ii) Conditions listed below**

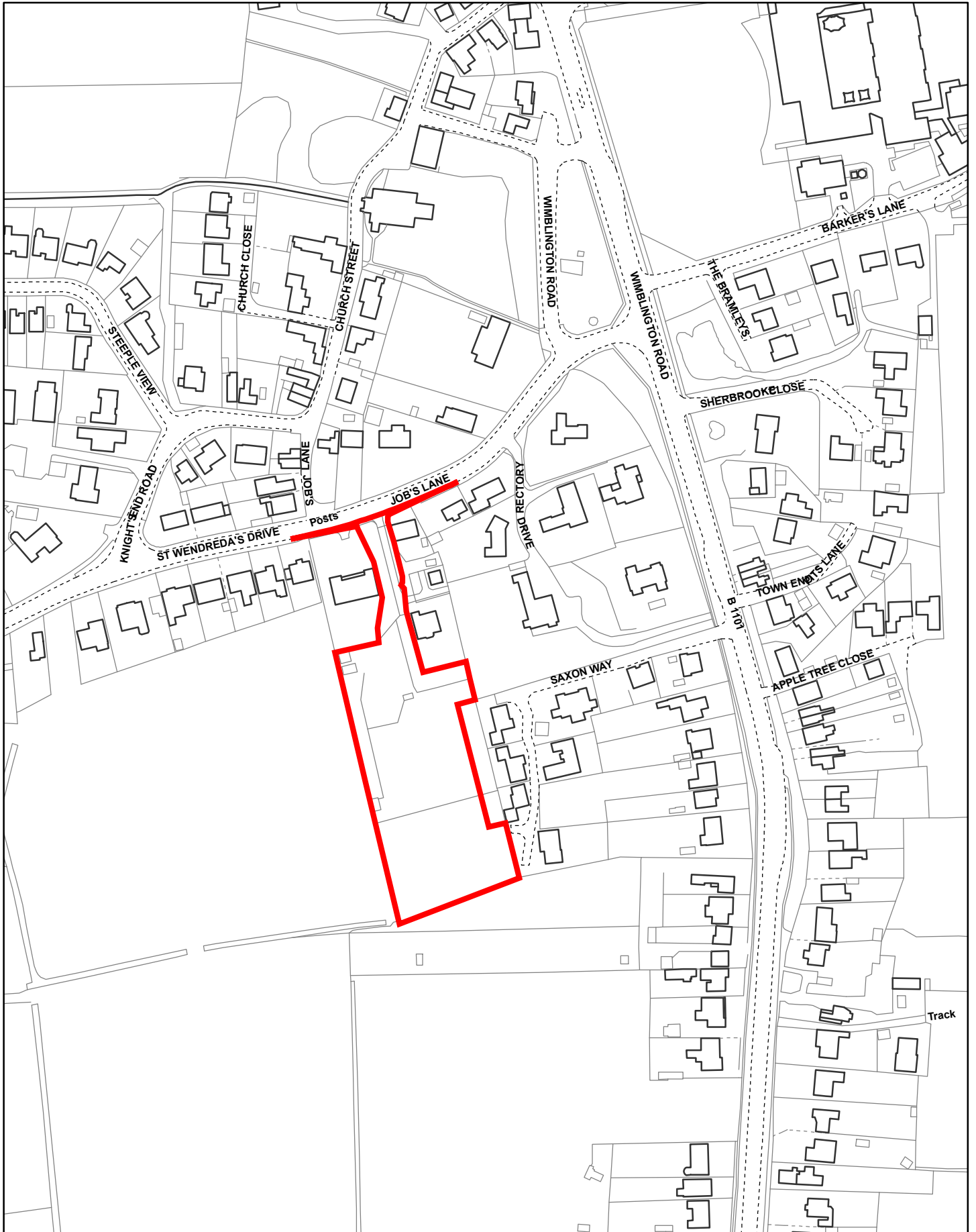
1.	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2.	<p>A satisfactory scheme of external finishes shall be submitted to and approved in writing by the Local Planning Authority before any development commences on the site, and the work executed in accordance with the approved scheme.</p> <p>Reason To safeguard the visual amenities of the area and in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
3.	<p>No 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>Reason – To secure the provision of the investigation and recording of archaeological remains and the reporting and dissemination of the results in accordance with Policy LP19 of the Fenland Local Plan Adopted May 2014.</p>
4.	<p>Notwithstanding the provisions of the Town &amp; Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:</p> <ul style="list-style-type: none"><li>i) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D);</li><li>ii) alterations including the installation of replacement or additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);</li><li>iii) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C);</li><li>iv) the erection of any walls, fences or other means of enclosure to all boundaries forward of the front elevation of any dwelling (as detailed in Schedule 2, Part 2, Class A).</li></ul> <p>Reason: To prevent overlooking of neighbouring properties, in the interest of the protection of residential and visual amenity and in accordance with Policy LP16 of the Fenland Local Plan Adopted May 2014.</p>

5.	<p>Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:</p> <p>a) enter, turn and leave the site in forward gear b) park clear of the public highway</p> <p>The area shall be levelled, surfaced and drained and thereafter retained for that specific use.</p> <p>Reason: In the interests of satisfactory development and highway safety and in accordance with Policy LP15 of the Fenland Local Plan Adopted May 2014.</p>
6.	<p>Prior to the first occupation of the development visibility splays shall be provided at the access intersection with Jobs Lane. Minimum dimensions to secure the required splays shall be 2.4m, measured along the centre line of the proposed access from its junction with the channel line of the highway carriageway, and 43m, measured along the channel line of the highway carriageway from the centre line of the proposed access. The splays shall be thereafter maintained free from any obstruction exceeding 0.6m above the level of the highway carriageway.</p> <p>Reason: In the interests of highway safety and in accordance with Policy LP15 of the Fenland Local Plan Adopted May 2014.</p>
7.	<p>Prior to the first occupation of the development visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the highway boundary. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the highway carriageway.</p> <p>Reason: In the interests of highway safety and in accordance with Policy LP15 of the Fenland Local Plan Adopted May 2014.</p>
8.	<p>A 1.8m wide footway shall be provided either side of the proposed access on Jobs Lane in accordance with the Drawing No 1092-15 Rev A. Prior to commencement of development the details of the footway construction and any associated drainage shall be to the specification of the County Council and shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and completed prior to first occupation of the development.</p> <p>Reason - In the interests of highway safety and in accordance with Policy LP15 of the Fenland Local Plan Adopted May 2014.</p>
9.	<p>The access shall be constructed with adequate 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 prior to commencement of development.</p> <p>Reason: To prevent surface water discharging to the highway and in accordance with Policy LP15 of the Fenland Local Plan Adopted May 2014.</p>
10.	<p>Prior to the commencement of the development hereby approved adequate temporary facilities (details of which shall have previously been submitted to</p>

	<p>and agreed in writing with the Local Planning Authority) shall 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 - 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 Adopted May 2014.</p>
11.	<p>No works shall commence on site until such time as detailed plans of the Roads, footways, areas of hardstanding including levels and construction of such infrastructure has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure satisfactory development of the site and a satisfactory Standard of highway design and construction in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
12.	<p>No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed road within the development have been submitted to and approved in writing by the Local Planning Authority. The road shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under 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 and in accordance with Policy LP15 of the Fenland Local Plan Adopted May 2014.</p>
13	<p>Prior to the first occupation of any dwelling the road(s) and footway(s) and cycleway(s) 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.</p> <p>Reason: In the interest of highway safety and satisfactory development in accordance with Policy LP15 of the Fenland Local Plan, 2014.</p>
14.	<p>Prior to commencement of development a detailed surface water drainage scheme for the site, based on the agreed 'Sustainable Drainage Strategy' dated April 2015 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and thereafter retained in perpetuity.</p> <p>Reason - To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity and in accordance with Policy LP14 of the Fenland Local Plan Adopted May 2014.</p>
15.	<p>Prior to commencement of development full details of both hard and soft landscape works shall be 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:-</p>

	<p>a) all mitigation measures as outlined in the recommendations of the Protected Species Scoping Survey dated September 2014.</p> <p>b) means of enclosures</p> <p>c) existing trees, hedges or other soft features to be retained</p> <p>d) existing trees, hedges or other soft features to be removed</p> <p>e) a method statement showing details of, and timings for the replanting of the trees detailed on drawing no. 1092-14 dated 21 November 2014.</p> <p>f) planting plans, including specifications of species, sizes, planting centres number and percentage mix</p> <p>g) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife</p> <p>h) details of siting and timing of all construction activities to avoid harm to all nature conservation features</p> <p>i) full details of tree root protection areas of trees to be retained and a tree shadow plan of all retained trees</p> <p>j) location of service runs</p> <p>k) management and maintenance details</p> <p>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 and in accordance with Policy LP16 of the Fenland Local Plan Adopted May 2014.</p>
16.	<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 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 BS5837:2012.</p> <p>Reason – To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development and in accordance with Policy LP16 of the Local Plan Adopted May 2014.</p>
17.	<p>All vegetation clearance at the site shall only take place outside the bird breeding season of March to September inclusive. If this is not possible, a nesting bird survey must be undertaken by an experienced ornithologist 24-48 hours prior to clearance and the report submitted to the Local Planning Authority.</p>

	Reason - To ensure compliance with Section 1 of the Wildlife and Countryside Act with respect to nesting birds and to provide biodiversity mitigation in line with the aims of Planning Policy Statement 9 Biodiversity and Geological Conservation and in accordance with Policy LP19 of the Local Plan.
18.	<p>Should development not commence before 30 September 2016, then a new Protected Species Survey must be carried out and submitted to the Local Planning Authority prior to the commencement of any development on the site.</p> <p>Reason: To ensure compliance with the Habitats Regulations 2010 and all other general legislation which underpins nature conservation.</p>
19.	<p>Prior to the commencement of the development hereby approved details of a range of bird nest boxes, bat roosting features and permeable fencing to allow the movement of wildlife through the site shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the numbers, designs and location within the site. The agreed details shall then be implemented and retained in perpetuity.</p> <p>Reason: To protect the habitats of protected species in accordance with Policy LP19 of the Fenland Local Plan (Adopted May 2014).</p>
20.	<p>If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, a Method Statement detailing how this unsuspected contamination shall be dealt with.</p> <p>Reason: To ensure that the development complies with approved details in the interests of the protection of human health and the environment in accordance with Policy LP16 of the Fenland Local Plan.</p>
21.	<p>Construction work shall not take place outside the following hours:</p> <p>Monday to Friday 07.30-19.00 hrs Saturdays 07.30-13.00hrs.</p> <p>There shall be no such work on Sundays or Public Holidays</p> <p>Reason: To prevent harm being caused to the amenity of the area in accordance with the provisions of Policies LP2 and LP16 of the Fenland Local Plan (Adopted May 2014).</p>
22.	Approved Plans
	<p>Informative:</p> <p>The applicant is advised that to discharge condition No. 12 the Local Planning Authority requires a copy of a completed agreement between the Applicant and the Local Highway Authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.</p>



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Scale = 1:2,500







Image 01 - Plots 19 (Bwd) & 20 (Kdw)



Image 02 - Plots 19 (Bwd) & 20 (Kdw)



Image 03 - Plots 11 (Kdw) & 12 (Ajd)



Image 04 - Plots 8 (Ajd), 9 & 10 (Kdw)



**Note**  
 To satisfy Lifetimes Homes external and approach criteria, each home to have:  
 1 - One parking space of minimum dimensions 4800x3300mm with a firm surface and no gradient exceeding 1:60 or crossfall exceeding 1:40  
 2 - MIP parking provision adjacent to front entrance with approach path minimum 900mm wide  
 3 - Front door approach to have max. gradients as follows:

Gradient	Max Length (m)	Gradient	Max Length (m)
1:12	2m	1:17	7m
1:13	3m	1:18	8m
1:14	4m	1:19	9m
1:15	5m	1:20	10m

4 - All entrances to have "dusk to dawn" lighting with MIP compliant thresholds and minimum clear opening widths of 800mm with 300mm clear ribs to opening pull side. All main entrances to provide cover of minimum depth 600mm and be served by level threshold of min. dimensions 1200x1200mm

- Key**
- Wall mounted water butt denoted thus: [Symbol]
  - Slatted timber composting bin on compacted gravel base denoted thus: [Symbol]
  - 900mm high 100x100 treated bollards linked by galvanised chain denoted thus: [Symbol]
  - Additional tree planting 10-12cm stem Betula Pendula denoted thus: [Symbol]
  - Connection point to existing public foul sewer denoted thus: [Symbol]
  - Treated bollards with linking galvanised chains denoted thus: [Symbol]
  - Position of Air Sourced Heat Pump denoted thus: [Symbol]
  - Bicycle parking denoted thus: [Symbol]

- Schedule of House Types**
- Plot 1 - Type Kdw - Opp
  - Plot 2 - Type Kdw - Opp
  - Plot 3 - Type Bwd - Opp
  - Plot 4 - Type Kdw - Opp
  - Plot 5 - Type Bwd - Opp
  - Plot 6 - Type Kdw - Opp
  - Plot 7 - Type Bwd - As
  - Plot 8 - Type Ajd - As
  - Plot 9 - Type Kdw - Opp
  - Plot 10 - Type Kdw - Opp
  - Plot 11 - Type Kdw - As
  - Plot 12 - Type Ajd - Opp
  - Plot 13 - Type Ajd - Opp
  - Plot 14 - Type Kdw - As
  - Plot 15 - Type Bwd - As
  - Plot 16 - Type Kdw - As
  - Plot 17 - Type Bwd - As
  - Plot 18 - Type Kdw - As
  - Plot 19 - Type Bwd - As
  - Plot 20 - Type Kdw - As

**House Type Analysis**

3No Type Ajd  
 4 Bedroom + MIP Annex  
 GIA - 223.41sqm 2404.76sqft

6 No Type Bwd  
 4 Bedroom + MIP Annex  
 GIA - 178.46sqm 1920.93sqft

11 No Type Kdw - 4 Bedroom  
 GIA - 123.07sqm 1324.71sqft

**Site Statistics**  
 0.797 Hectares - 25.1 homes/hectare  
 1.969 Acres - 10.1 homes/acre