

**APPLICATION NO: F/YR15/0726/F**

**DESCRIPTION: Erection of 9 dwellings comprising 2 x 1-bed flats, 2 x 3-storey 3-bed, 3 x 2-storey 3-bed and 2 x 2-storey 2-bed dwellings**

**SITE LOCATION: Land South of Creek Road fronting Lambs Place, March, Cambridgeshire**

**UPDATES**

A further letter of objection from the occupier of no 32 Nene Parade referring to the following:

- The proposals will be intrusive, are over-development and parking is insufficient likely to impact on their right of way to their garage on lambs place.
- Concern regarding the communal bin store.
- Lamb's place together with the footpath, is inadequate in width to serve such a development and is likely to lead to accidents.
- The objector currently provides rough maintenance when pot-wholes occur, will the council adopt the driveway and maintain it?
- Concern of three storey accommodation overlooking conservatory and kitchen of No. 32 Nene Parade and resulting loss of views.

In response the separation distance from the rear of No. 32 to the nearest element (two-storey plot 5) is a minimum of 21 metres considered to be acceptable as regards impact of overlooking between two-storey rear facades. There are no three-storey elements directly facing the rear aspects of houses on Nene Parade. Concerns regarding overdevelopment are addressed in the main report. The proposed driveway is private and will not be adopted as it does not conform to adoptable standards. The maintenance of the road will be the responsibility of the landowners and occupiers.

A further response from Cambridgeshire County Council updating the Section 106 contribution requests has been received and is as follows:

- Early years places expansion at Westwood Primary School is now £23,077, (the previous request was £19,854 towards the Maple Grove Community Preschool Expansion project).
- Primary school places expansion at Westwood Primary School is now £33,334, (previously this was £41,710, towards the Westwood primary school expansion).

An additional refusal reason is recommended as follows:

- Policy LP5 of the Fenland Local Plan 2014 requires all housing developments of 5 or more dwellings to provide affordable housing. As such this proposal would generate the need for an off-site contribution towards Affordable Housing for the District. Policy LP13 also requires developments to have good access to infrastructure. Where necessary, development will be required to make contributions by planning obligations. The applicant has failed to complete a Section 106 Agreement to secure these contributions. As such the proposal fails to meet with the requirements of Policy LP5 and LP13 of the Fenland Local Plan, adopted 2014.

Whilst the applicant may have indicated a willingness to provide the required affordable provision and education contributions in accordance with Policies LP5 and LP13 of the Fenland Local Plan 2014, no such planning obligation has been provided. This reason for refusal would allow the matter of a planning obligation to be addressed should any appeal be submitted.

**Resolution: Remains as Refusal with additional refusal reason.**