

AGENDA

PLANNING COMMITTEE

WEDNESDAY, 11 JUNE 2025

1.00 PM

**COUNCIL CHAMBER, FENLAND HALL,
COUNTY ROAD, MARCH, PE15 8NQ**

Committee Officer: Jo Goodrum
Tel: 01354 622424 (committee only)
e-mail: memberservices@fenland.gov.uk

- 1 To receive apologies for absence.
- 2 Previous Minutes (Pages 3 - 20)

To confirm and sign the minutes from the meeting of 14 May 2025.
- 3 To report additional items for consideration which the Chairman deems urgent by virtue of the special circumstances to be now specified
- 4 To receive Members declarations of any interests under the Local Code of Conduct or any interest under the Local Code of Conduct or any interest under the Code of Conduct on Planning Matters in respect of any item to be discussed at the meeting.
- 5 F/YR21/1013/F
Land West of 180 to 200 Elm Road, March
Hybrid Application: Full application to erect 37 x dwellings (six x two-storey two-bed, 18 x two-storey three-bed and 13 x two-storey four-bed) with associated parking, landscaping and a new access, and Outline application with matters committed in respect of access for the erection of up to two self-build dwellings (Pages 21 - 72)

To determine the application.

6 F/YR23/0477/O

Land East of Halfpenny Lane, Wisbech

Hybrid Application: Outline application with matters committed in respect of access to erect up to 250 x dwellings and Full application to erect 102 x dwellings (15No. 1-bed, 41No. 2-bed, 35No. 3-bed and 11No. 4-bed) with associated parking, landscaping and public open space, and the formation of a bund and an attenuation basin, involving the demolition of existing building (Pages 73 - 126)

To determine the application.

7 Items which the Chairman has under item 3 deemed urgent

CONFIDENTIAL - ITEMS COMPRISING EXEMPT INFORMATION

To exclude the public (including the press) from a meeting of a committee it is necessary for the following proposition to be moved and adopted: "that the public be excluded from the meeting for Items which involve the likely disclosure of exempt information as defined in the paragraphs XX of Part I of Schedule 12A of the Local Government Act 1972 (as amended) as indicated."

8 CONFIDENTIAL - Previous minutes (Pages 127 - 128)

To agree and sign the confidential minutes of the meeting of 14 May 2025.

Members: Councillor D Connor (Chairman), Councillor C Marks (Vice-Chairman), Councillor I Benney, Councillor Mrs J French, Councillor R Gerstner, Councillor N Meekins and Councillor E Sennitt Clough.

PLANNING COMMITTEE

WEDNESDAY, 14 MAY 2025 - 1.00 PM



PRESENT: Councillor D Connor (Chairman), Councillor C Marks (Vice-Chairman), Councillor I Benney, Councillor Mrs J French, Councillor R Gerstner, Councillor S Imafidon and Councillor E Sennitt Clough,

Officers in attendance: Matthew Leigh (Head of Planning), Gavin Taylor (Principal Development Officer), Richard Fitzjohn (Senior Planning Officer), Stephen Turnbull (Legal Officer) and Jo Goodrum (Member Services & Governance Officer)

P133/24 **F/YR24/0457/F**
LAND AT TREADING FIELD, TREADING DRAIN, TYDD ST GILES
INSTALLATION OF 49.9MW GROUND MOUNTED SOLAR PHOTOVOLTAIC
PANELS WITH ASSOCIATED BATTERY STORAGE, SUBSTATION AND
ANCILLARY PLANT AND INFRASTRUCTURE, AND ERECTION OF SECURITY
FENCING AND POLE MOUNTED CCTV CAMERAS

Richard Fitzjohn presented the report to members and drew their attention to the update report which had been circulated.

Members received a presentation, in accordance with the Public Participation Procedure, from Councillor Brenda Barber, Ward Councillor for Leverington and Wisbech Rural. Councillor Barber explained that in December 2024 she brought forward a motion to Full Council which was entitled Preservation of Fenland Landscape and Recognition of the Area of Fenland as a Critical Food Producing Area and, in her view, local farmland is some of the best and most versatile in the country according to Natural England and should be kept as farmland for food security, with the unique Fenland landscape recognised as such. She referred to the motion and explained that it was unanimously approved by members at Full Council and whilst it appears that Natural England has no objection to the proposal, the reasons why they have no objection as detailed in the officer's report is because they feel that there is no permanent loss of best and most versatile land, but, in her opinion, 42 years is a significant length of anyone's lifetime.

Councillor Barber added that there are also caveats including the fact that the company will need a commitment for the preparation of reinstatement, restoration and aftercare plans which would include returning the land to its former land quality. She made the point that the applicant has also stated that there is no permanent loss of agricultural land quality that is likely to occur provided that the appropriate soil management is employed and the development is undertaken to high standards, but questioned how assurances can be given that this will happen as due to the timescales the applicants' comments will need to be taken at face value.

Councillor Barber made the point that there is no proof that land of a poorer quality does not exist for the application and referred to Paragraph 174b and footnote 53 of the National Planning Policy Framework (NPPF) which states that planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and eco system services including economic and other benefits of the best and most versatile agricultural land and of trees and woodland. She questioned whether the application contributes and enhances the natural and local environment, with her role as a Councillor being to represent the views of her constituents and all of the submissions to planning from residents are not in favour of the proposed solar farm.

Councillor Barber added that the area where the proposal is to be situated is where local people walk their dogs and ride their horses and the area is the residents beautiful and natural Fenland landscape. She added that they are worried about larger vehicles using the smaller country roads, noise from the inverters, the battery storage units and the possibility of fires in those areas and local residents are also concerned with regards to the intrusion of 10ft high CCTV cameras along with the bright lights near their homes.

Councillor Barber advised the committee a similar solar farm was destroyed during a rainstorm in Anglesey in Wales and, as a matter of interest, a resident who lives near the application site has stated that the area is currently used for growing food and straw and the straw is sent to power stations in March and Sleaford and, therefore, in her view the land is already helping both to generate electricity and to provide food security and in turn national security. She stated that the solar panels might be necessary, however, questioned why the best agricultural land needs to be used to locate them on, with the biggest area of land in the proposal actually being located in Lincolnshire and South Holland District Council have just refused their element of the application.

Councillor Barber stated that at Full Council in December, every member present voted in favour of protecting the farmland from this sort of thing and she added that members of the Planning Committee cannot approve this application after making a pledge at Full Council by agreeing to the motion. She added that the committee should do the right thing by joining the decision of South Holland District Council by refusing the application.

Members asked Councillor Barber the following questions:

- Councillor Gerstner stated that 140 hectares of prime agricultural land will produce 1,100 tonnes of prime wheat and that in turn will produce 2 million loaves of bread.

Members received a presentation in accordance with the Public Participation Procedure, from representatives of Pathfinder Clean Energy (Pace) - Luke Shackleton, Development Manager, Callum Wright, Planning Manager, Ben Murphy, Planning Consultant specialising in renewable energy projects and Gill Eaton, his colleague.

Callum Wright explained that the Tydd St Giles project has undergone three years of active and ongoing development, and the project team have engaged with statutory consultees from the start which in turn formed a constructive dialogue with the Council resulting in scheme amendments and proactive conditions which reduced harm. He explained that this was complemented by an intensive site selection process which fed into a site justification document which was agreed by the planning officers and is set out in the officer's report, with the report highlighting that the Fenland region as a whole was selected based on grid capacity and formed the basis of the applicants search and there is a distinct need.

Callum Wright explained that it was noted that the district has a policy which supports the development of sustainable infrastructure, making the point that the point of connection is on site located within the red line and is connected via a mast to an existing 132 cable which will prevent the need to have lengthy cable route works and will enable project viability. He explained that there is a lack of prohibitive planning designations, and he added that sequential tests have been undertaken for flood risk and have used the lowest quality ALC available in accordance with the NPPF.

Callum Wright added that as well as bringing clean and green energy to Fenland there is a community benefits fund which will amount to £349,000 and will contribute to local community projects in the area. He expressed the opinion that the company creates the potential for and has the willingness to forge partnerships with academic institutions in the area to provide presentations and site visits once the site is operational and they can also present significant biodiversity enhancements and the creation of habitats along with a commitment to enhance the bridle ways which will pass through the site.

Callum Wright explained that he recognises the need for diversification within the rural economy to sustain UK food security along with recognising the need for energy security, which was highlighted in recent years by the spike in electricity prices following global turmoil such as the Ukraine War and it demonstrates how these two industries can support each other and in turn stabilize UK commodities. He explained that in 2024, UK Solar supported 20,000 jobs and contributed 1.9 billion in gross added value to the UK economy, and should the application be approved it will not only support employment via local contractors to deliver construction packages and agricultural contracting as well as offering national employment via the various roles that solar development brings such as finance, legal and technical.

Luke Shackleton advised that the UK solar energy industry as of 2024 saw 3,600 hectares under solar in conjunction with agricultural production, whilst 3,700 hectares were under solar with no agricultural production. He made the point that PACE is committed to the continuation of food production with design specifications enabling grazing alongside the solar and both planning and legal agreements incorporate decommissioning obligations to ensure the reinstatement of the land.

Gill Eaton explained that a site search has been undertaken in accordance with Government policy and they have worked closely to respond to community concerns, with the work having been undertaken with expert ecology teams and with officers throughout the application process. She made the point that the NPPF is clear that significant weight should be given to renewable energy and changing the energy system does mean changes to part of the local area and whilst she does appreciate that this causes concern the impacts have been fully considered, and the officers are in agreement that any impacts are outweighed by the benefits the application brings.

Gill Eaton expressed the view that it is an application that the team are proud to bring before the committee, and she encouraged members of the committee to support the proposal.

Members asked the following questions:

- Councillor Sennitt Clough stated that Councillor Barber had explained that South Holland District Council have not given the other application which falls under their jurisdiction planning consent and asked how that will impact the application site with regards to some of the statistical information which has formed part of their presentation? Callum Wright explained that the reason for refusal for the South Holland application was based on the use of agricultural land and the land contained within that portion of the site contains higher quality than those located within the Fenland area. He added that notwithstanding that point the use of the land has been shown to be necessary in meeting the Government's goals for solar generation and the amount of land needed across the UK to reach those goals is very small in the context of the whole country. Callum Wright expressed the opinion that in terms of the actual viability of the application both the South Holland application and the Fenland application stand alone in their own right. He explained that the South Holland application was determined under delegated powers, and he added that there is much less best and most versatile land (BMV) on this portion of the site.
- Councillor Sennitt Clough referred to the presentation screen and asked for the map to be displayed to understand the grade 1 land that falls in the Fenland application site. Ben Murphy explained that there is no Grade 1 land in any part of the site, and it is only BMV, with the site consisting of Grade 3A which is moderate and Grade 2 land which is considered good. He added that the Grade 2 land is almost entirely within the South Holland section of the site and the Fenland section is almost entirely Grade 3A.
- Councillor Gerstner stated that he has supported solar farms in the past and asked how many solar panels it will take to cover the area? Callum Wright explained that the estimated number of modules is between 80,000 to 90,000.
- Councillor Gerstner asked what the panels are made of? Callum Wright explained that they are predominantly made of silicon and reports appear to suggest that they are 96% recyclable.

- Councillor Gerstner asked where the solar panels are made? Callum Wright advised that most of the manufacturers are based in China.
- Councillor Marks referred to the size of the application site which is 140 hectares which by his calculation equates to 170 football pitches and is a significant area of glass which is of concern to him even considering the removal of a third of that size for roadways it is still a very large covering of glass. He added that he has concerns with regards to flooding due to a large expanse of ground which will be covered and questioned what would happen in a significant rainfall episode as he feels that the local rivers will be overwhelmed, with there being a run off rate of probably two or three litres per second for the fields and then suddenly there is going to be additional run off going into the local rivers and he asked whether these factors have been considered. Gill Eaton stated that a great deal of work was undertaken in the pre-application stage with the statutory consultees relative to flooding to address all of their considerations. She added that the officer's report is extensive in relation to flooding matters and there is a detailed submission which includes all aspects which are related to the flood assessment and drainage including comments back from the statutory consultees which confirm that. Callum Wright stated that they have met the policy requirements and have worked with the experts effectively, but should it be a contentious matter then he would be very proactive in allowing for additions to the conditions set out should the committee require that. Gill Eaton stated that the application is policy compliant and accords with the NPPF when considering flooding matters, with a great deal of time spent prior to the submission of the application to address many aspects relating to flooding by working with specialist consultants. Councillor Marks made the point that whilst many things are policy compliant when it comes to flooding policies they do not always work out the way that they should do.
- Councillor Marks stated that with regards to the size and scale of the proposed development he has concerns with regards to the migrating swans who may visit the site and he asked whether the solar panels will be bird proof? Ben Murphy explained that since the outset of the project the team have worked with a specialist ecologist who is very aware of the bird species in Fenland and the wider area with swans being a critical one and as a result the solar arrays have been specifically designed to avoid any impacts on swan flight paths. He explained that a glint and glare assessment has been undertaken as one of the surveys to ensure that there is no impact on birds and the team has also worked closely with both the County Council ecologist and the Council's own ecologist to ensure that there will not be any impact on swans and other protected species. Ben Murphy stated that the habitat creation and biodiversity net gain that will arise because of the development will significantly enhance the natural environment for those species.
- Councillor Marks asked how many people are likely to be employed on site during the operation of the solar farm over 40 years because at the current time there are farmers who farm their land who will encounter job losses. Luke Shackleton advised that on the site there will be agricultural contractors for things such as hedge trimming and topping when it is needed and there will be 2,000 sheep on the site which will require a number of farmers to look after them, with there being a couple of tractor drivers during the peak season as sheep farming is much more labour intensive. He made the point that from a day-to-day perspective the sheep farming will bring more employment and the agricultural contracting for maintaining the hedges will need to be maintained in a different way to comply with the habitat maintenance monitoring plans. Gill Eaton referred to the officer's report at 1.2, which refers to the economic sustainability benefits and in terms of the supporting the reliability of the grid in terms of local businesses, making the point that it is not about direct employment on site, but it is supporting the businesses in the local area.
- Councillor Marks stated that there had been a recent fire with solar panels being blamed as the cause and questioned what mitigation measures are in place to negate the fire risk associated with the batteries as he has concerns that the nearest fire station is 20 minutes away as during the summer months it will increase the risk of fire due to the glare from the solar panels. Gill Eaton explained that the officer's report summarises the assessment which has been undertaken with regards to fire risk, they have followed good practice and

have liaised with the local fire service and there have been no objections from the statutory consultees. She made the point that there are conditions which relate to the further information that has been submitted relating to fire and access considerations have been considered. Callum Wright added that they have engaged with the Cambridgeshire Fire and Rescue Service who have made comments on the proposal, and he is aware that there is an element of misinformation around fire safety and added that public safety should be the utmost concern. Callum Wright explained that they will be lithium iron batteries and the recent fires that have taken place used a different type of technology, which were consented prior to the lithium iron phosphate, and it was material called nickel magnesium cobalt but since that time, the technology has been updated. He explained that all consented projects since the updates to the National Fire Chief guidance have not had any incidents since, but any management plan will be followed as it is the highest priority for the company alone outside of planning.

- Councillor Marks stated that he works with wet lead and lithium batteries daily and whilst working with wet lead is easy, lithium batteries are a nightmare, as they need to be transported in a specific way. He made the point that he does have concerns over the technology as there have been car transporters which have suffered from fires when carrying cars with lithium batteries and should a fire take place on the application site then the fire service are not based in the locality to be able to deal with an emergency and he asked what safety measures are in place should an incident occur. Callum Wright stated that the conditions are in place to provide a management plan and an evacuation strategy which can be amended if required. He added that most of the measures in place are to do with the spacing between the containers and the provision of water on the site along with the multiple accesses. Callum Wright explained that each unit is self-contained and remotely monitored along with the reliance on statistics and made the point that there are preventative measure in place, adding that there are 4.7gw installed in the UK and the guidance is increasing and the only way that it can be achieved is by collaborating with locals and stakeholders in producing those management plans.
- Councillor Benney asked what the carbon footprint is of the application? Callum Wright stated that he does not have the facts and figures associated with the application but explained that members of the team have forecast that it is significantly less than the use of non-renewable energy sources such as fossil fuels. He added that there are some factors that are undeniable with regards to transporting materials but once the sites are operational there is a significant drop. Councillor Benney stated that he does not feel that is very reassuring that the carbon footprint of the site is not known.
- Councillor Benney questioned on how much of the industry is based on a Government subsidy because as a taxpayer he would like to know where his money is going and also how much of his tax money is propping up schemes which do not stack up on their own? Luke Shackleton explained that all renewable schemes are no longer subsidised as they are all commercial projects and subsidies came to an end in 2016. He added that is when PACE was established because prior to that all of the company's experience has come from building subsidy driven sites and as technology has moved forward and panels have become cheaper to produce it has made what was a subsidy required project now commercially viable to stand alone. Councillor Benney stated that he disagrees with the points which Luke Shackleton has made as from his own experience with his solar panels he believes that somebody is subsidizing his own electricity. He added that the panels for this application are being imported from China, and he questioned whether the shipping costs have been taken into consideration as the green issues appear to be high on the list of priorities being spoken about. Councillor Benney expressed the view that it appears to be an agenda which is being pushed very much on the committee and the numbers do not appear to stack up. He added that if PACE were a commercial market in a real commercial world without a Government subsidy then they would not be able to stand alone, and he added that he is surprised with the answer he has been provided. Callum Wright added that PACE does have a very extensive technical team and although are a smaller based company there is a team who are covering all of those factors. He stated that the team

before the committee are the development representatives and, therefore, he would rather not provide information which can prove to be harmful when people are misinformed. Callum Wright explained that they follow ethical guidelines and procurement who ensure that the right contractors are used, with the team present at the committee to explain the merits of the planning application. Gill Eaton made the point that the NPPF provides the over arching planning guidance to local authorities and is very clear that when determining planning applications for renewable energy the need is demonstrated, and significant weight should be given, with it being clear Government advice relative to the weight of all renewable energy projects.

- Councillor Benney made the point that the officer's presentation states that on balance it is considered that the identified benefits outweigh the harm which would result from the proposed development. He added that there are two sides to every argument and just because it states that it is policy in the NPPF it does not mean that there is not a counter policy which would outweigh that. Councillor Benney stated that he feels that there is just a small aspect of a policy being quoted to him when he knows that there is a totally different aspect to that policy. Gill Eaton stated that she fully understands that which is why the officer's report provides a balanced detailed assessment relative to the entirety of the NPPF.
- Councillor Benney stated that during the presentation it was pointed out that the site has been carefully selected, adding that East Anglia is the breadbasket of the country and has been known as that for many years. He asked the applicants why they had selected an agricultural area to be covered with solar farms as, in his opinion, there are other areas of land which are of far poorer quality in other parts of the British Isles where this could be located and why they chose to site it on a rural agricultural area and think that it is acceptable to locate it near to the residents who live here. Gill Eaton stated that she understands the concerns which have been raised and she explained that a very detailed technical exercise is undertaken with regards to site searching and considerations which relate to proximity to the National Grid, as well as all of the planning considerations which are relative to individual sites. She added that consideration is also given to the technical ability, screening, planning policy and the availability of a supportive landowner so that a scheme can be brought forwards. Gill Eaton explained that in relation to the site study area, a detailed site search is undertaken which included forensically analysing the availability of the land in the area, considering good practice and following Government policy in relation to methodology. She made the point that there are not set requirements to provide site search assessments, but the team have gone above and beyond and undertaken those and have also run through all the considerations relative to flood risk. Gill Eaton explained that they have provided the most compelling arguments as required by policy relative to agricultural land considerations, sequential tests relating to flooding and have avoided the other high designations such as national parks, areas of outstanding natural beauty, etc so they have set out in detail their full analysis in relation to the why here considerations. Councillor Benney acknowledged the response but feels there is natural beauty in Tydd St Giles and that the residents would support that. He expressed the view that Fenland has its own character and just because it does not have national park status does not mean it does not have value to its residents and he believes more consideration should have been given to this site.
- Councillor Mrs French stated that this site sits within North Level IDB area and the Board's Straight Reach Drain, Lady Nunn Drain and Treading Drain form boundaries of flow directly through the site and asked whether there would be any pumping stations on the site? Callum Wright responded that there were not. Councillor Mrs French expressed surprise at this answer as this is a very large area. Gill Eaton referred to the officer's report at Paragraph 5.15 which details there is no objections raised by the Internal Drainage Board. Councillor Mrs French expressed the view that the IDB might not have any objections but they do have several pumping stations. Gill Eaton responded that they have undertaken detailed assessments with the planning team since March 2024 in relation to all considerations raised and there has been no further information requested of them and

there are detailed planning conditions, with the officer's recommendation reflecting that decision.

- Councillor Connor referred to the mention of 2,000 sheep that may graze on the land at any one time and asked in the event of a fire or a flood what is the exit strategy, if there is one, to move the sheep off the land? Luke Shackleton responded that a grazing management plan has not been produced yet but animal welfare will be high on the agenda. Councillor Connor questioned what exit plan there is, these sheep will have to go through a gate or gates and animal welfare is a big concern for him. He feels that with sheep there will be long grass there, which if there is a fire would spread quickly and he does not think this has been thought about.
- Councillor Gerstner stated that he is an electronic engineer by trade and a good one, even though he says so himself, and whilst he is not an expert on solar panels the efficiency of a solar panel is only good when it is brand new, it drops off in its efficiency factor by 1% on average per year so the output from the solar panels is only as good as the efficiency factor and that does not take into account, as has been said, that they are produced in and shipped from China and they could be 12 months old before they are even used. He feels there is a cumulative effect of the efficiency factor that in 40 years' time, which is claimed to be the timescale for the solar panels to be on the land, they will probably have lost 40% of their efficiency factor and will be producing nowhere near the amount of electricity that they are claiming at the very beginning. Councillor Gerstner continued that the UK already has a lot of resilience in environmentally friendly electricity production and that is in offshore wind farms and on average solar panels efficiency factor is between 20-22% of output, with a wind turbine being between 30-40% of output so a wind turbine is double the output efficiency factor of solar panels and the resilience in UK energy security terms is very much complete as some days wind turbine energy is producing 80% of the country's electricity. He asked for an explanation of solar panels in comparison to wind turbines? Callum Wright responded that their models are based on a 40 year lifetime of the project, with the degradation figure being actually 0.4% over time and the development team make those models based on 25 years when the degradation starts, they do not start to degrade until they are fully commissioned and there will be regular maintenance checks on site to make sure that the efficiency of the panels is monitored. Gill Eaton added that the NPPF does not require applicants to demonstrate overall need, it is taken as a given that there is a need for renewable energy projects and that need carries significant weight in the planning balance.
- Councillor Gerstner stated that cumulative effect degrades that figure even more and asked if they agreed? Ben Murphy responded at present the percentage of agricultural land in the UK that is occupied by solar panels is about 0.08% and taking even the highest estimates to hit the UK's 2030 net zero targets that would need to increase to approximately 1% of all of the UK's agricultural land. He expressed the opinion that if the latest Government report is looked at relating to this, which is the Land Use Consultation published in February 2025, the Government predicts that there will be no net loss of food production arising as a result of the land use change from agriculture to solar because of innovations in the industry and the diversification of farming by introducing things like solar schemes are key to providing that economic boost to the farming industry to allow innovation and diversification. Gill Eaton added that the officer's report at paragraph 10.23 covers food production as well in terms of assessment and the planning balance.
- Councillor Imafidon referred to fire risks and asked if the solar battery storage units were self-contained units? Callum Wright responded in the affirmative. Councillor Imafidon asked if there were no fire prevention measures within those units? Ben Murphy responded that each one has a fire suppression system built in.
- Councillor Imafidon referred to the company being a clean energy and cradle to grave company and asked how long this company has been in operation? Callum Wright responded since 2017. Councillor Imafidon questioned whether they had decommissioned any units they have put together? Luke Shackleton responded that they have not decommissioned any units as of yet and the market as a whole has not seen any decommissioning as solar has only been around for 20 years so far. Gill Eaton added that

the planning system does have conditions that are very used to dealing with long term projects and that are relative to decommissioning so it is a standard part of the planning process to allow for those future decommissioning matters to be closely controlled by condition, which are enforceable.

- Councillor Imafidon asked what is going to happen to the batteries and solar panels in 42 years time? Ben Murphy responded that the materials used are nearly entirely recyclable, with the solar arrays themselves being 96% recyclable and with the batteries there are British recycling facilities that deal with large scale batteries. He added that the construction methods used in solar panels are not intrusive so the land quality on the site does not degrade and the decommissioning process is straightforward, with the site left in a condition that can be used for agricultural purposes immediately once the farm itself has been decommissioned.
- Councillor Marks requested clarification on the comment that it is returned to agricultural use as if it has sheep on it it is already being used for agricultural use so is it being said this or it is able to be cropped properly thereafter. He finds it hard to believe that land that has been fallow for a period of time and has been covered is suddenly going to be prosperous and going to be growing crops fantastically again and it is not clear what agricultural means and what that land is expected to produce or yield after, especially with the amount of items that need to be removed from the land. Ben Murphy responded that the pilings that are used in the solar arrays are relatively shallow so it does not interfere with the soil itself and there have been a few studies that have shown that the soil quality improves over the lifetime of solar farms being in place. He expressed the view that the use of land for arable purposes following the decommissioning of the solar farm is expected. Gill Eaton added that there is commentary in the statutory consultees comments and there is condition 4 which relates to the management plans as well. Councillor Marks stated he find this astounding as around this area there is something called a Fen blow and there are people ploughing and pulling up clay from close proximity to the top, with it being said that over 40 years this is not going to make any difference to the land itself he finds that hard to believe.
- Councillor Mrs French referred to the company starting in 2017 and asked how many schemes such as this proposal have they undertaken? Luke Shackleton responded that they have brought about 8 projects forward and there are 4 going into construction this year, which are the first 4 coming through to construction. Councillor Mrs French requested clarification that they have not actually constructed any to date? Luke Shackleton responded that not as PACE but his colleagues who set up the company previously have.

Members asked questions of officers as follows:

- Councillor Benney asked how officers arrived at the balanced view that this gets a recommendation to approve and how fine was this balance? He feels that a lot of what he has heard today is based on consultants, with different consultants having different opinions, and if you wanted to build a garage near a house and it was building out into the open countryside, members would be told it is detrimental to the countryside. Councillor Benney expressed the view that this proposal is covering 172 football pitches with glass, ruining the soil underneath, damaging the local economy, damaging the local view of the people that live there. Richard Fitzjohn responded that in terms of national policy the NPPF has a significant presumption in favour of renewable energy so weighing that against the loss of BMV land is a consideration, however, the NPPF and planning practice guidance state that the BMV land should not be the predominant factor in assessing applications of this nature. He added that there is a preference for use of non-BMV land or using land which is of lower value but the NPPF is clear in the weight that is given to renewable energy, which is more important than BMV land. Richard Fitzjohn stated that he has also looked through various appeal decisions relating to the provision of renewable energy, solar farms in particular, which are on BMV land and the majority are allowed because of the need for renewable energy. He made the point that the Local Plan states the Council will support renewable energy developments, listing the impact on agricultural land as a consideration so there is nothing weighty in terms of policy that would suggest that this

application should be refused. Councillor Benney stated that his question has not been answered and asked again how much of a balance was there in coming to the recommendation? He further referred to mention of most of the appeals have been allowed but presumes that not all of them have. Matthew Leigh stated that officer's report clearly sets out the Local Planning Authority's position in relation to the application and case law is clear in that a Local Plan will have policies that pull in different direction and different weight is given to them. He continued that if they strictly stick to the design policy nothing would be approved because there would be harm on the character so this is what has happened with this recommendation, the Council has a policy that supports renewable energy and protects the character of the area, with the officer's report highlighting these different considerations. Matthew Leigh stated that case law is also clear that it is up to the decision maker to give weight to different material considerations that they see fit as long as it is not an unreasonable position so, for example, in something such as this application it cannot be ignored the Government's clear stance in the NPPF about the need for renewable energy but there is a balancing exercise. He advised that the Local Planning Authority have come to a recommendation that whilst it acknowledges there is harm in the development and conflict of policies the weight towards approval is pretty significant but that is officers balancing exercise and officers are confident in the recommendation. Councillor Benney reiterated that his question still has not been answered and asked where the pivot point would be to enable officers to recommend approval? Matthew Leigh responded that he is unable to provide a figure as that is not how planning works but officers are significantly secure in the recommendation that the benefits outweigh the harm.

- Councillor Gerstner referred to the NPPF expecting local planning authorities to protect and enhance valued landscapes and sites of biodiversity and recognise the character and beauty of the countryside and the benefits of best and most versatile farmland in their policies and decisions and asked if he was correct in this statement? Richard Fitzjohn responded that he was correct and the officer's report gives consideration to those matters. Councillor Gerstner expressed the view that much more weight should have been given to the NPPF in this matter. Matthew Leigh responded that he believes that paragraph is a high level generalised position within the NPPF and it goes on to give significant weight to renewable energy. He added that the officer's report highlights the concerns, but officers are confident in the recommendation and the weighing exercises they have undertaken and it is the gift of committee as decision makers to give the weight as members see fit as long as it is reasonable.

Members made comments, asked questions and received responses as follows:

- Councillor Gerstner stated that members have heard the applicant and comments from officers and the committee and he is concerned on the amount of agricultural land being taken up by thousands of solar panels, it may not be materialistic but they are made and shipped from China, are not carbon neutral and there is plenty of CO² involved. He disagrees with the applicant about the recycling of the solar panels and lithium batteries, with lithium not being the safest or easiest product to produce, it is mined predominantly in Africa, it is not easily recyclable along with cobalt and other materials that go into those batteries. Councillor Gerstner stated that he agrees with the applicant that there has been very few instances of fires, making the point that the Council approved recently a battery storage unit in Whittlesey and the applicant had put into place water facilities and consulted with fire authorities, recognising that there is an element of risk and as the applicant said each unit would have its own fire precaution mitigation placed within it so they are trying to keep within the framework of rules and regulations. He questioned the need for these solar panels and them being prioritised over prime agricultural land, reiterating that in the UK there is sufficient resilience in environmentally friendly production of electricity, which does not mean there could not be more but at certain times there is more than enough because they switch wind turbines off and, in his view, the need for this does not outweigh the harm that can be done to the environment and prime agricultural land, with 60% of food already being imported into this country. Councillor Gerstner expressed the opinion that the statistic

the applicant came up with of 0.08% is very small but feels it is the cumulative effect and that wind turbines, good, bad or indifferent, are much more efficient than solar panels.

- Councillor Benney expressed the opinion that the whole green energy business is fudging figures, with Britain producing less than 2% of the world's emissions and if 2050 is reached and the country has 50% of emissions it makes no difference, China is building power stations every month and this Country has just stopped the Drax power station using British coal or imported coal and it is now considered green energy as wood pellets are being used imported on a ship with a very high carbon footprint. He feels this is driven by a political agenda and the argument is based on bad evidence, with the country rushing the wrong way into this, which, in his view, is not the answer and that tidal is better than solar and wind. Councillor Benney stated that there are 2-3 days in the Country when it is sufficient in green energy but that is in the middle of Summer when people drink cold drinks instead of using the kettle, they do not have the heating on and the rest of the time fossil fuels are still needed and, in his opinion, the Country is turning its back on them at a time when there is not the technology, with this proposal not being the right technology to fill the gap of coal, gas and oil. He expressed the opinion that he has very little faith in the reports but also feels this is prime agricultural land, with this area being the bread basket of the Country and whilst it is marked as not being Grade 1 agricultural land you cannot get the yields in the north as the land is not as good, this is wasting good agricultural land and it will take years for nitrogen levels to be good enough to turn it back into good agricultural land, he does not know that this technology is solid and sound and whilst it does produce electricity he does not believe this is the answer. Councillor Benney expressed the view that this proposal is in totally the wrong place, it is a very rural area and it would be a blot on the landscape, the people that live there should be listened to and he would not want this near him and he will not be supporting the application.
- Councillor Marks agreed with the comments of Councillor Benney and feels it will be a blot on the landscape. He stated that he tried to visit a solar farm and was told you just drive down the road and it is there on the left you cannot miss it and the size of this there is no way that you will miss it and would probably see it from Wisbech and, in his view, something is being imposed on good agricultural land that could quite easily go somewhere else and by going somewhere else it would not take up the valuable food land and production that exists here. Councillor Marks made the point that the views of residents also need to be taken into account, what is it going to do to their lives during construction, there will be thousands of lorries going in and out of the site, there will be sheep on the site, there is a fire risk and should that suddenly ignite that could go on for miles. He expressed concern that this proposal has just not been thought about and he fully supports what South Holland have already said in turning it down and he will not be supporting it.
- Councillor Mrs French stated that she agrees with the comments of Councillors Benney and Marks but added that there is going to be massive light pollution and she does not understand the Environmental Team not discussing light pollution. She expressed concern that this company does not have a track record of constructing a solar farm and she will not be supporting the application.
- Councillor Gerstner questioned why there are not 20,000 solar panels put on roofs of houses or industrial buildings instead of using prime agricultural land and requested that this proposal be located elsewhere.
- Matthew Leigh stated that the NPPF does not delineate or break down or give different values to different types of renewable energy so having a personal opinion on whether one may or may not be more valuable or more effective is a moot point for determination of this application because the value that should be given to renewable energy is the same irrespective of the form of energy production. He continued that whether or not committee considers the Country to be energy safe the NPPF does not and the NPPF says the applicant is not required to show a need for renewable energy.
- Councillor Benney stated, in giving reasons for refusing the application, that this is a balance, which is clearly stated in the officer's report, and planning is subjective. He expressed the view that the loss of agricultural land here in a very rural community is not

acceptable and he has concerns over safety, with the site being too far away from the fire service and this would affect residents and wildlife. Councillor Benney expressed the opinion that this is not the right place for this development due to the loss of the land and for the people that have to live there, with the construction traffic bringing a detrimental quality of life to the people who live in Tydd St Giles and the surrounding area.

- Councillor Marks stated that drainage also needs to be mentioned as by covering an area the size of 140 football pitches there would be a concern that it is going to overwhelm any dykes, ditches or pumping stations nearby. He expressed the opinion that he does not believe what is being said about the economic benefits with labour because you grow x number of acres of crops which would go into mills and all that is going to be there with this proposal is window cleaning and cutting a bit of grass so he does not see this bringing economic benefit longer term. Councillor Marks expressed the view that 40 years is a long time, there is no guarantee in what happens in 40 years regarding recycling, the company may get brought out or go bankrupt, with there being no consistency of knowing what the company are like going forward and there does not seem to be any bond mentioned as to what happens in 40 years regarding that and taxpayers may have to pick up any bill.
- Councillor Connor referred to the animal welfare issue, which is important to him, as animals will perish in a few minutes if there was one small spark on dry grass that created a fire.
- Councillor Mrs French stated that Councillors Mark's comments regarding drainage is a must to be included in the reason as when you read the full report it is not just when the dykes are full it is also when they are dry which can cause problems as well. She requested that light pollution also be included.
- The Legal Officer reminded members to be mindful that any reasons for refusal will need to be supported by evidence, for example if fire risk is added to the reasons for refusal the report from officers as a result of consultation indicates there is no fire risk provided that the appropriate conditions are satisfied so if the proposal goes to appeal the committee needs to satisfy the Inspector that the Fire Rescue Authority is wrong and incorrect. Councillor Connor stated that he was happy, if this goes to appeal, to represent the Council at any hearing and put the committee viewpoint across.
- Councillor Benney made the point that you only need to look at the internet, Tesla's catch fire every day of the week and they are small scale batteries to what is being proposed here. He added that he knows NPPF overrules the Local Plan but referred to LP3, building in the open countryside, with the minute that a spade is put in the ground it is building in the open countryside and this is good agricultural land, it is attractive with its own natural beauty and, in his view, this proposal is going to destroy that natural beauty.
- Councillor Gerstner asked if a sequential test is required in respect of the use of agricultural land and necessary for this particular application? Matthew Leigh queried what the question was as there is not a requirement to demonstrate a need and there has been a process that has been provided by the applicant to show that there has been consideration on location. Councillor Gerstner stated a sequential test to prove that a greenfield site is needed over a brownfield site. Richard Fitzjohn responded that in terms of the size and scale of a development such as this it would be clear that there would not be brownfield land of that size to accommodate this development. Matthew Leigh added that there is an inference that there is not a need here for two reasons, with there being a lot of protection about specific areas including green belt and Fenland does not benefit from any of that protection and it would be unlikely to find a brownfield site that was appropriate for redevelopment of this scale where it would not be considered that there would not be a better form of redevelopment.
- Matthew Leigh stated he has noted what he considers to be the 7 issues that have been raised and have been put forward as forming the reasons for refusal, making the point that harm needs to be demonstrated for every reason and members have given opinions which is not the same as demonstrating harm. He referred to the 7 reasons that had been given:
 - loss of agricultural land – the Council supports that there is harm in that in policy but it is a balancing exercise and does have some planning merit.

- conditions requiring the land to be put back in the future – this cannot be required, that is how the planning system deals with solar farms and having a refusal reason based on this would result in a cost claim because it is accepted through the planning system at the moment.
- Councillor Marks interjected that members are giving a number of reasons why and it is a whole picture and not highlights and whilst some may not be relevant the Inspector needs to get the committee's feeling of what they are saying. Matthew Leigh stated that reasons for refusal, whether it is 1 or 10, need to stand up on their own interrogation as they are what the Council has determined an application on and concerns that may weigh against a scheme are not reasons for refusal, they are part of the consideration of the planning balancing exercise but they do not form a reason for refusal. He feels that the suggested reasons do not correlate together and would have to form their own reason for refusal and the Council would have to be able to defend this, making the point that he is trying to protect the Council by giving his professional opinion.
- Councillor Benney stated that if the reasons need strengthening then Tydd St Giles as an agricultural area is an area of outstanding natural beauty and that beauty is in the 'eye of the beholder' and if committee considers this to be an area of outstanding beauty this would not be allowed in Regents Park or the Peak District or Sycamore Gap so why is this area being sold short. He expressed the belief that this would be very harmful to the rural setting of Tydd St Giles
- Matthew Leigh continued referring to the 7 reasons for refusal:
 - flooding – as can be seen by the elevations there is still ground below the solar panels and conditions in relation to flooding can be imposed.
 - fire risk – consultation has been made with the Fire Service who have no issues and there is no Government stance against this otherwise the Council would not be able to support applications such as this and having concerns in relation to fire does not evidence harm.
 - limited economic benefits – that is something that weighs against the scheme rather than being a reason for refusal because it is being said the benefits are limited and, therefore, he thinks that is not giving any value to the scheme, it is not a reason to say this is not acceptable or unacceptable.
 - area of outstanding natural beauty – he does not think this area can be classed as this as they are set by Government but what he can accept is what Councillor Benney mentioned earlier is about the impact on the character of the area and if the impact on the character of the area outweighs the benefits of the energy that is within committee's gift to recommend this, with the officer's report acknowledging that there is impact.

Matthew Leigh expressed the view that members have only raised two issues that have true planning merit, which are the loss of valuable agricultural land and the impact on the character of the area and they could be put together as one reason for refusal if members wanted and where it would be said that the benefits of the harm do not overcome the benefits of the energy. He feels the other matters in his professional opinion would put the Council in a very difficult position at appeal and it is better to have one very good reason for refusal than 6 or 7 weak reasons.

- Councillor Benney asked that before the Decision Notice is issued can the committee look at the reasons and leave it to officers to write the reasons up based on what has been said? Matthew Leigh responded as always when committee overturn officers and it is written up for refusal the reasons for refusal are drafted based on the recommendation and when the vote is taken committee is currently voting on 7 points that he has noted and they would have to bring forward between 1-7 reasons for refusal that dealt with them as this is what the committee has determined whether or not he thinks any of them have merit is out of his gift once the decision has been made. Councillor Benney asked if he was happy with what members have come up with and is there anything that he could suggest to members that would strengthen the case in terms of wording to safeguard the Council? Matthew Leigh responded that case law is very clear that when it comes to a refusal members have to

bring forward the reasons and that is why he can be a lot more helpful when members are looking to approve applications rather than when they are looking to refuse. He reiterated that the officer's report only raises, in his professional view, two real issues with the scheme, which members have raised and discussed, loss of agricultural land and impact on the character of the area and they would be the only concerns that officers have. Matthew Leigh continued that a number of concerns that members have raised officers have looked at and statutory consultees have either said it is acceptable or it can be dealt with through conditions, with case law being clear that it should not be refused if conditions can be imposed. He stated to meet Councillor Benney's suggestion would mean deferring the application and for officers to bring back a report that dealt solely with those 7 items with a level of detail. Councillor Benney clarified that the advice is that committee go for two solid reasons and he is happy to accept that and rely on officer's professional advice to steer the committee in the right direction.

- Councillor Connor stated that he prefers the two solid reasons, which are material considerations. He asked to see a copy of the Decision Notice before it is issued.

Proposed by Councillor Benney, seconded by Councillor Marks and agreed that the application be REFUSED against the officer's recommendation.

Members did not support officer's recommendation to grant planning permission as they feel the application would result in the loss of Best and Most Versatile agricultural land and would cause harm to the character and appearance of the area, which would outweigh the contribution that the proposed development would make towards addressing climate change.

**P134/24 F/YR22/0844/O
LAND TO THE EAST OF STOW LANE, WISBECH
HYBRID APPLICATION: 1. OUTLINE APPLICATION WITH MATTERS
COMMITTED IN RESPECT OF ACCESS TO ERECT UP TO 200 X DWELLINGS
AND ASSOCIATED INFRASTRUCTURE AND 2. FULL APPLICATION TO ERECT
100 X DWELLINGS WITH ASSOCIATED PARKING, LANDSCAPING, PUBLIC
OPEN SPACE AND A NEW ACCESS OFF SANDY LANE**

Gavin Taylor presented the report to members and drew their attention to the update report which had been circulated.

Members received a presentation, in accordance with the Public Participation Procedure, from Andrew Hodgson and Lee Russell from Seagate Homes. Mr Hodgson stated that in 20 years of bringing planning applications forward for residential development in Fenland, this application has proved to be one of the most complicated schemes he has had to deal with. He added that the site is an allocated site in the Fenland Local Plan but it marries up to the adjacent site and there was the need to make sure that before it came forward to committee that there was confidence that it would work alongside the Prosperity scheme which will come before the committee in due course.

Mr Hodgson stated that he has worked with his highways team to ensure that all of the footpaths, highways and all of the off-site contributions are dealt with. He explained that the Broad Concept Plan did not give him much to consider and accepts that it is a historical piece of work and, therefore, it meant that he needed to begin from scratch.

Mr Hodgson added that as there are different landowners developing the site out there were different requirements needed in terms of adding the school and employment uses and as he is not developing all of it, Seagate took the emphasis on developing the first phase and he is delivering the safeguarded school land which is highlighted in green and can be seen on the presentation screen. He confirmed that it is a safeguarded 2.3 hectares and a two forms of entry school site and when the prosperity scheme located next door comes forward then the commercial schemes and other aspects which are on the Broad Concept Plan will be delivered and there has

been good planning and communication to ensure that both elements fit well together.

Mr Hodgson explained that the scheme is for 300 units with 100 units coming forward in the first phase, with the biodiversity on the site being a complicated issue and the first phase which is where the biodiversity is has led him to being able to find a site just up the road and only 700 metres away east of Broad End Road, which will be enhanced as an offset. He stated that there were only 5 public objections to the scheme which, in his opinion, is excellent considering the amount of time that the application has been in progress, with the proposal appearing to be fairly well received when the public consultation was undertaken in 2022 and there are no statutory objections to the scheme which, in his view, is down to his team along with that of officers and he is confident that the application before the committee is a very good scheme.

Members asked the following questions:

- Councillor Mrs French stated that she has not seen any reference made with regards to the Internal Drainage Boards (IDB) and she asked whether any in-depth communication has taken place? Mr Hodgson stated that he has spoken to them and engaged with them directly and as a result they came back to him with a requirement for an improvement to one of their drains to make it more efficient and he added that his team is undertaking those works for the IDB.
- Councillor Sennitt Clough stated that she is slightly disappointed that the affordable unit provision is unlikely to be viable for a housing provider to take on the stock. She asked Mr Hodgson to clarify within the first 100 units, how many of them are 1 and 2 bedroomed properties? Mr Hodgson explained that he cannot provide that answer, but the 5% of affordable housing is to be spread across the whole of the scheme and there are no flats.
- Councillor Marks stated there is the mention of 2 Oak trees with Tree Preservation Orders (TPOs) which are going to be removed, and he asked whether the design must include their removal? Mr Hodgson stated that unfortunately they do need to be removed, adding that with any scheme he does he always tries to preserve any trees with TPOs, but in this case one of the trees is exactly where the access needs to go and the other one is right in the middle of where the first phase layout needs to go. He added that all of the other trees with TPOs are being retained and there is also going to be a comprehensive replanting scheme which includes Oak trees.
- Councillor Imafidon referred to the footpath which Mr Hodgson has stated is going to be retained, but there appears to be a planned roadway which will split the footpath, and he questioned how the maintenance is going to take place? Mr Hodgson stated that the footpath being referred to will need to have a crossing place which will have to be a controlled crossing because it subdivides the site from east to west and it cannot be circumvented to get to phase 2 without crossing over the footpath.
- Councillor Imafidon asked what sort of crossing it is likely to be? Lee Russell stated that when you come along the spine road in phase 1 there is a road and a footpath each side at that point, with a cycle way on one side that will cross the existing footpath route. He added that officers have added a condition of a construction management plan for that particular position as and when that crossing is introduced the existing footpath route for public safety. Mr Hodgson added that the type of crossing point will be decided through conditions, but it will be a formalised crossing point. He added that he will do his utmost to retain any foliage, but ultimately there are no TPO trees and, therefore, if a couple need to be removed to create the corridor then that will need to happen.
- Councillor Connor stated that how will a management plan be incorporated to include the SuDs system? Lee Russell explained that the SuDs basin is likely to be adopted by Anglian Water as will all the drainage on the site. He added that a management company will look after all of the green areas and the majority of the landscaping over the public footpath will all be retained and will fall to the responsibility of the management company.
- Councillor Connor asked whether any discussions have taken place with Anglian Water to date? Lee Russell explained that the Civil Engineer has discussed the proposals with Anglian Water along with the IDB and until the Section 104 technical pack is submitted for

approval there will still be small outstanding aspects from the drainage strategy which they will comment on, but it will be put forward for adoption. He stated that if there is any aspect that they do not like or an element that they asked to be changed then there will proactive work undertaken as he does not want the responsibility to fall to a management company.

- Councillor Connor stated that he notes that the condition is for binder course for the spine road and he does not welcome that. He added that he would like to see some negotiations take place with officers that the road needs to be brought up to an adoptable standard. Councillor Connor added that, if approved, ideally he would want to see the 100 dwellings built but then hypothetically 10% should be left unoccupied until the road is brought up to an adoptable standard. Lee Russell stated that on the spine road aspect it will come down to the County Council and their acceptance that construction traffic will be going to Phase 2 over a finished road and generally they do not allow that. He explained that Phase 1 is a sort of circular link road and just prior to completion of the dwellings on Phase 1, the road can all be surfaced and put onto maintenance because construction traffic will not be going into Phase 1 anymore. Lee Russell made the point that he believes that the County Council will not allow that while construction traffic is going off it on the spine road and he added that a conversation will need to take place when the school comes forward but at the current time whilst he would be willing to accept the point made by Councillor Connor he does not believe that the County Council would be in agreement.
- Councillor Connor stated that he has had discussions with Nigel Eggar at the County Council and, in his opinion, he would be happy to enter negotiations with regards to that proposal. He added that he is looking for some comfort because members have seen so many unfinished roads on developments. Mr Hodgson stated that sometimes in developments there are separate construction access road but on this occasion, they have to use the spine road to get to the south of the site and if it is laid to tarmac it would end up with abortive cost as it would be ruined and ripped up by the construction traffic but he can do the Phase 1 road up to that level.
- Councillor Connor stated that it is the Phase 1 road that he would like to see and not the Phase 2 as it is not clear as to when that will come forward. Mr Hodgson stated that he was referring to the spine road and he explained that it cannot be brought up to an optimal standard while Phase 2 is being constructed as it will get ruined. Councillor Connor stated that it does not give him much comfort.
- Councillor Imafidon questioned whether any works are being undertaken in Stow Lane because currently it is not complete and whilst it is not all located within the development, the part that leads to Meadowgate Lane lends itself to being a footpath. He added that on the other side which leads into Stow Gardens and to the area adjacent to the construction site he does not think that the roads are adopted at all because there are no tarmacked surfaces and he questioned whether any works are planned. Lee Russell stated that there is a 90 degree bend when you come from Stow Lane onto Sandy Lane and they are making the radius more acceptable from a highways perspective and then the improvement works and footpath addition will go up to the junction near to Stow Lane.
- Councillor Connor referred to the officer report where it details the garage sizes being 5.4 metres and the general length required by the Council is a 7 metre length and he questioned why there is a difference as, in his opinion, people do use their garages for other uses such as storage but in this case it appears that residents are being encouraged to store their bicycles outside albeit undercover. Mr Hodgson state that 7 metres is not industry standard and whilst he appreciates that many cars in Fenland are large, the industry standard is what has been used in this case. He explained that the garages will be built to industry standard and all of the properties will have storage sheds or facilities to store cycles in, and residents will still be able to have a car in the garage, and they will have facilities provided for cycle storage.
- Councillor Gerstner asked whether the properties would have some form of environmentally friendly enhancement in order to produce electricity such as solar panels? Lee Russell explained that in his general construction specification there are normally between 2 and 10 solar panels on the roofs which is dependent on what is required to meet the SAP

calculations and in his developments solar panels are added to every house that his team constructs.

Members asked questions, made comments and received responses as follows:

- Councillor Mrs French stated that when taking into consideration the date that the application was first submitted to the current date, it is evident just how much work has taken place on the application and, in her view, it is a good design, and she will support the proposal.
- Councillor Gertsner stated that the affordable housing element being only 5% does cause him concern and whilst he appreciates that there has been a viability study undertaken, he would like an explanation as to why the figure is so low. Gavin Taylor stated that viability is a known constraint throughout the district and with this application in particular the Broad Concept Plan identifies that it is likely that initial phases of the allocation as a whole are likely to be constrained through viability and there are several reasons for that. He explained that the developer needs to pay the landowner enough money in order for them to be encouraged to release the land in the first place. Gavin Taylor added that there are a few infrastructure costs required to unlock what is an area of undeveloped land which would include utilities and there are also a number of direct delivery requirements in terms of highways, realignment of roads and through the viability process, the developer has brought forward a package which differs somewhat from the package set out in 2022 when the application was first submitted. He made the point that in 2022, the proposed package, in his view, exceeded what would have been expected through the Council's own in-house viability that was undertaken and the HDH viability for sites such as Wisbech would have indicated that £2,000 per dwelling should be received and no affordable dwellings. Gavin Taylor added that this is now different, and officers have been able to secure £2,000 per dwelling, 5% affordable housing provision plus the other contributions. He added that whilst it is disappointing when viability issues are not as the Council would like or hope for with certain applications, when considering this scheme and taking into consideration its location, the constraints and expectations have fallen short of the full number of contributions, however, officers are content that it is justified in this case.
- Councillor Gerstner asked officers to clarify where the monies actually go from the Section 106 contributions which are earmarked for the bus service? The Highways Officer explained that the Section 106 monies would come to the County Council and then would be passed to the bus company who is serving that particular area at the time. Councillor Gerstner added that as it is quite a substantial amount of money, is it money which is phased in over a period of time and is it released to the local bus company in a phased way? Gavin Taylor added that the information as to when that payment is actually due is not yet known as the number of occupations across that site is not yet known and that information is needed in order to yield the demand for the bus to make it a viable option. He added that it would be something that was in operation sometime after the first 100 occupations because the general average of users would be low and that will be something that is looked at through the Section 106 negotiations in terms of when the phasing is going to occur and when the payment would need to occur. Gavin Taylor added that consideration also needs to be given to the fact that there is an adjacent scheme which is coming forward almost simultaneously which is committing 300 dwellings in detail and if approved then there is the expectation of twin track development commencing at the same time and that would need to be factored into when the demand for a bus service would come on stream. He made the point that it is important to secure alternative travel modes, because in terms of car users it will have an impact in terms of cars on the highway network and it is, therefore, necessary to try and offer and incorporate alternative transport means which is why there has been a heavy emphasis on pedestrian cycle routes. Gavin Taylor added that by including a bus service, it is hoped that car usage will reduce because of the impacts on the wider highway network and as to when the bus contribution will need to be paid to the provider will be a matter of discussion at that point because the bus provider would need to be comfortable that it is a viable option for them to operate at that time depending on occupations.

- Councillor Gerstner asked the Highways Officers if they could explain that once a contribution is given to the bus company how can it be sure that those funds are used to provide a service in the local area and not passed to services operating in Cambridge or Peterborough? The Highways Officer stated that strict conditions are added to the bus company that they are to deliver an improved service, they are not allowed just to spend the money as they want to, and it must be used to provide an improved service in this part of Wisbech.
- Councillor Sennitt Clough referred to 10.55 of the officer's report where it refers to the housing mix and how that can be influenced in terms of the future reserved matters and the conditions securing that detail. She added that she did not want that element to be forgotten by members as there has been a great deal of discussion with regards to the size of houses.

Proposed by Councillor Mrs French, seconded by Councillor Gerstner and agreed to APPROVE the application as per the officer's recommendation with delegation given to officers to finalise the conditions in consultation with the Chairman.

P135/24 ENFORCEMENT - HOOKS DROVE, MURROW

Matthew Leigh presented the report to members.

Members asked questions, made comments and received responses.

Members agreed the recommendations in the report.

(Members resolved to exclude the public for this item of business on the grounds that it involves the disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12a of the Local Government Act 1972)

4.10 pm

Chairman

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F/YR21/1013/F

Applicant: Innerspace Homes Group Ltd

**Agent : Mr Edward Durrant
Pegasus Group**

Land West Of 180 To 200, Elm Road, March, Cambridgeshire

Hybrid Application: Full application to erect 37 x dwellings (six x two-storey two-bed, 18 x two-storey three-bed and 13 x two-storey four-bed) with associated parking, landscaping, and a new access, and Outline application with matters committed in respect of access for the erection of up to two self-build dwellings.

Officer recommendation: Grant

Reason for Committee: Number of neighbour representations contrary to officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 The application site is mainly comprised of grassland and is located on the northern edge of March, approximately 1.7 kilometres from the town centre.
- 1.2 This is a hybrid planning application seeking full planning permission for 37No. two-storey dwellings with associated works; and outline planning permission for the up to two self-build dwellings.
- 1.3 The application includes a Section 106 Heads of Terms which agrees to the provision of eight affordable dwellings, provision of a bus stop, an infrastructure contribution of £2,000 per plot (£78,000 total) and submission of an Ecological Design Strategy.
- 1.4 The application has undergone several amendments to address matters raised by the Local Planning Authority and consultees, mainly comprising a reduction in the quantum of development and amendments to the housing mix, highway details, proposed finished ground levels and surface water drainage scheme.
- 1.5 The principle of development is acceptable and it is considered that the proposal would have acceptable impacts in respect of affordable housing provision; flood risk and drainage; the character and appearance of the area; residential amenity; transport, highways and parking; minerals safeguarding and waste management; infrastructure and contributions; and biodiversity.
- 1.6 The proposed housing mix fails to accord with policy LP3 of the Local Plan and this weighs against the application. However, due to the low number of dwellings concerned and the proposed affordable housing mix contributing towards a significant unmet need, this conflict should be afforded limited weight in the overall planning balance.
- 1.7 Having regard to national and local planning policies, and subject to the

completion of a Section 106 legal agreement, the proposed development would broadly accord with the development plan and amount to sustainable development when considered as a whole. There are no material considerations of sufficient weight to indicate that a decision should be made other than in accordance with the development plan.

1.8 It is therefore recommended that planning permission is granted.

2 SITE DESCRIPTION

- 2.1 The application site is located on the northern edge of March, approximately 1.7 kilometres from the town centre. The application site has an existing cross-over style vehicular access from Elm Road, which crosses a culverted ditch located adjacent to the existing public footway on Elm Road. No buildings or structures occupy the site. The site is mainly comprised of grassland, with a granular access track extending into the site from the existing access from Elm Road. There is a very modest rise in ground levels from east to west across the site.
- 2.2 There is a railway track located outside of, but adjacent to, the north-western boundary of the application site. There are existing residential properties located adjacent to the eastern boundary of the application site, along Elm Road.

3 PROPOSAL

- 3.1 This is a hybrid planning application seeking:
- Full planning permission for the erection of 37No. two-storey dwellings (6No. two-bed, 18No. three-bed and 13No. four-bed) with associated parking, landscaping and a new access; and
 - Outline planning permission, with matters committed in respect of access, for the erection of up to two dwellings.
- 3.2 The application includes the provision of eight affordable dwellings, comprising 6No. two-bedroom Affordable Rented dwellings and 2No. three-bedroom Shared Ownership dwellings.
- 3.3 The application includes a Section 106 Heads of Terms which agrees to the provision of eight affordable dwellings, provision of a bus shelter, an infrastructure contribution of £2,000 per plot (£78,000 total) and submission of an Ecological Design Strategy.
- 3.4 Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

- 4.1 No relevant planning history.

5 CONSULTATIONS

5.1 March Town Council

No objection, although has continued concerns regarding flooding / drainage.

5.2 Lead Local Flood Authority

Supportive of the proposed development, based on the following documents:

- Flood Risk Assessment and Drainage Strategy, Ridge and Partners LLP, Ref: 5013107-RDG-XX-XX-DOC-C-0550 Rev 9.0, Dated: 10 May 2024
- Email from Anglian Water Pre-Development Engineer 10 August 2023 • Draft Proposed Drainage Strategy Correspondence with Innerspace Homes dated 6 February
- Proposed Drainage Strategy, Ridge and Partners LLP, Ref: 5013107-RDG-XX-ST-DR-C-0501 Rev P09, Dated: 5 May 2025

Considers that the details demonstrate that surface water from the proposed development can be managed through the use of a basin, geocellular crates and permeable paving, restricting surface water discharge to 2l/s through a pumped system, with an overflow from this in the event of pump failure. Proposals will discharge to an Anglian Water public surface water sewer who have confirmed they have capacity to accept the proposed discharge rate.

Considers that surface water from the two self-build plots can be managed through the use of permeable paving, restricting surface water discharge to 0.5 l/s to the existing drainage ditch bordering the site. Whilst this rate is above the greenfield Qbar, acknowledge that reducing this discharge rate further isn't practicable when considering risk of blockages. Additionally, as the greenfield discharge from the main site area will no longer be discharging to the drainage ditch, overall proposals reduce the total discharge and should provide betterment to existing drainage conditions.

Considers that water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

Recommend planning conditions to secure:- a detailed surface water drainage scheme; measures to mitigate surface water run-off during construction; and a survey and report of the surface water drainage system following completion.

5.3 Middle Level Commissioners

Objects to the proposed development. Raise the following summarised issues of concern:

- All surface and ground water discharges within the application site must be attenuated to current volumes and/or 1 in 1 year greenfield rates of run off, where practicable.
- Groundwater Monitoring is required.
- Whilst it would be nice for the problems relating to the watercourse to the west of Elm Road to be resolved, it may be considered unreasonable to insist that this is undertaken as part of the development and therefore resolution of this problem will have to be dealt with by other means.
- Is concerned that adding another point of discharge will exacerbate the current situation. In addition, there may be concerns about the maintenance and cleansing of the new section of sewer given it will only receive a small discharge.

- In view of the high ground water level it is considered that lining/tanking of any devices must be installed.
- It is extremely difficult to attenuate two dwellings down to greenfield rates of run off without actually increasing flood risk due to lack of suitable maintenance.
- The Board is opposed to the use of pumps as a long term solution to surface water disposal as they are not sustainable and prone to problems or power outages during rainfall events.
- The raising of ground levels is a matter for the planning authority but concern is expressed about the potential detrimental effects on overland flows and rates of run off.
- A higher urban creep allowance, than specified within the application, would be more appropriate.
- Any design needs to meet the Boards requirements, which may be different to and more demanding than those of other statutory consultees.
- Raise concerns with the use of orifice plates within the main site as they can be removed to reduce on site flooding or ease maintenance.
- Potential use of fertilisers and other chemicals linked to the sites previous use could adversely impact the Boards system.
- Permeable paving is unlikely to be maintained properly and has a limited life.
- Has significant concerns about the use of a pumped discharge including sustainability, carbon footprint, and the tendency for pumps to burn out and fail during extreme events.
- There is an expectation that maintenance arrangements for SuDS are secured through the use of planning conditions.
- The Board require further detail on how both the on and off site water level and flood risk management systems serving the site will be maintained in perpetuity.
- Recommend that appropriate access is provided and measures undertaken to ensure that unhindered entry is readily available to carry out both routine maintenance and in case of emergency.
- During a significant flood event, the downstream systems may take 5-10 days to return to normal, during which time discharges of any kind may not be possible with half drain times becoming unachievable.
- During a major breach or overtopping event, it may take significantly longer for the local drainage systems to return to a serviceable condition.

- The floodplain shown on the Environment Agency's mapping does not show the backing up of flood water within the watercourses that serve the area. In the absence of any evidence, it is difficult to be conclusive but this could extend up to the properties in the site.

5.4 Housing Strategy and Enabling Officer

Policy LP5 of the Fenland Local Plan (2014) seeks 25% affordable housing on developments where 10 or more homes will be provided.

The Fenland Viability Report (2020) indicates that 20% affordable housing is likely to be the maximum level of provision that can be achieved through planning obligations. Consequently, while the Council aims to deliver policy compliant 25% affordable Housing provision on qualifying schemes where possible, it is acknowledged that a reduced percentage of affordable housing via planning obligations to a maximum of 20%, will be achievable in most instances.

The current tenure split we would expect to see delivered for affordable housing in Fenland is 70% affordable rented tenure and 30% shared ownership.

Where affordable housing is due, the policy indicates that the affordable housing will be provided on site unless there are exceptional circumstances which necessitate provision on another site or the payment of a financial contribution.

5.5 NHS East of England Ambulance Service

To make this development acceptable, requests a capital contribution of £12,099 (based on 37No. dwellings) towards the provision Emergency Ambulance Service Infrastructure to support the population growth from this development.

5.6 Cambridgeshire County Council Ecology Officer

The findings of the Update Ecological Impact Assessment are similar to those provided in an earlier ecological assessment, which showed significant loss in biodiversity units and requirement for a reptile translocation scheme.

Recommends planning conditions to secure the following:

1. Construction Environment Management Plan
2. Ecological Design Strategy (to cover both on-site and off-site mitigation / compensation)
3. Scheme delivered in accordance with the mitigation / compensation measures set out in the Ecological Impact Assessment
4. Update of surveys (should they become out-dated)

5.7 Peterborough City Council Wildlife Officer

The application scheme is acceptable, subject to conditions to secure the following:

1. Construction Environment Management Plan
2. Ecological Design Strategy (to cover both on-site and off-site mitigation / compensation)
3. Scheme delivered in accordance with the mitigation / compensation measures set out in the Ecological Impact Assessment
4. Update of surveys (should they become out-dated)

5. Landscaping to comprise locally native species, unless otherwise agreed
6. Provision of bird and bat boxes

Although the Ecological Impact Assessment has provided suitable evidence and methodology that the legal material concerns for the Local Planning Authority will not suffer extensive negative impact, there still remains some concerns surrounding:

1. The amount and quality of the translocation habitat for the reptile population.
2. The 38.76% loss in biodiversity units the current landscaping scheme represents.

The proposals include significant amounts of enhancements for wildlife which, as stated in the previous consultation, is highly welcomed, there still remains the fact that this proposal represents a significant loss of overall habitat.

It is noted that the population estimates for reptiles within the site is likely understated by the survey due to the sub-optimal period for survey. An absence results from that survey likely would not have been accepted due to the timings. Any translocation methodology and critically receptor habitat design must reflect this, and within the EDS justification for the total area of receptor habitat must be given as based of an inflated total reptile population estimate.

The recommended conditions aim to protect the potential ecological constraints that are present and ensure that the proposed development will result in a no net loss of biodiversity as a minimum.

5.8 Natural England

Has no comments to make on this application nor the amendments.

Natural England has not assessed this application for impacts on protected species. Refer to Natural England Standing Advice.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes.

5.9 Local Highway Authority Development Management

The effect of the proposed development upon the public highway would likely be mitigated by planning conditions to secure:- details of arrangements for future management and maintenance of the proposed streets; vehicular accesses where they crosses the public highway to be laid out and constructed in accordance with Cambridgeshire County Council's construction specification; access and hardstanding to be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway; installation and use of wheel cleaning equipment.

The self-build access has been altered to demonstrate a crossover arrangement. This addresses previous concerns.

Notes that the applicant has not confirmed that the Town, District or Mayoral Authority will maintain the shelter. Understands that the shelter may not now form part of the proposed bus stop infrastructure, which the Local Highway Authority's Transport Assessment Team has confirmed is acceptable. The relevant condition shall therefore require amending to omit reference to a shelter.

Accepts that the proposed junction radii are required given the modular construction system being proposed for the development.

5.10 Local Highway Authority Transport Assessment

No objection, subject to conditions to secure:- installation of a new bus stop on Elm Road adjacent to the site; and widening of the footway fronting the site to two metres.

Accepts the provision of a bus stop without a bus shelter if Fenland District Council, March Town Council and Cambridgeshire and Peterborough Combined Authority do not agree to take on the maintenance of a bus shelter.

Notes that there are some elements of the Transport Statement are unacceptable (count data, accident data and capacity assessment). However, the development does not require a Transport Statement, as determined by the Cambridgeshire County Councils Transport Assessment Requirements.

The footway leading from the site south into March is of insufficient width, but this is an existing issue. Given the length of footway that would require widening, and the amount of street lights and telegraph poles that would need relocating, it is not possible for this development to widen the footway.

5.11 Cambridgeshire Constabulary Designing Out Crime Team

Supports the application.

The site layout provides opportunity for natural surveillance across the development. Permeability is limited to essential areas/routes only, away from access to rear of properties. The proposed arrangement should encourage residents and visitors to use the green space which should further promote health and wellbeing and territoriality. The overall layout of the development is good.

Provides comments in relation to parking, access, lighting and cycle / bin storage.

5.12 CCC Minerals and Waste Planning Authority

The proposed development is located within the Consultation Area for the safeguarded waste management area known as the National Track Recycling Centre depot (Whitemoor), as identified under Policy 16 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

Are satisfied that Policy 16 has been adequately addressed, subject to there being no objections from Network Rail or Environmental Health in respect of the proximity to the National Track Recycling Centre (Whitemoor).

5.13 NHS Cambridgeshire and Peterborough Integrated Care System

The proposed development is likely to have an impact on the services of the 3 x GP Practices operating within the vicinity of the application: Cornerstone Practice, Mercheford Practice and Riverside Practice. None of these practices have capacity to take on additional patients and this development of number of dwellings would see an increase patient pressure of circa 88 new residents.

Requests a contribution of £31,809.68 to mitigate the impacts of the proposal, to fund a project which increases clinical capacity at one of the GP Practices in the vicinity of the development, or any project at an alternative premises in the vicinity of the Practices/development which increases primary healthcare capacity.

5.14 Anglian Water

Wastewater Treatment - March Water Recycling Centre is within the acceptance parameters and can accommodate the flows from the proposed growth.

Used Water Network - The sewerage system at present has available capacity for the flows.

Surface Water Disposal - Confirm that surface water to be discharged into Anglian Water surface water sewer at maximum rate of 2ls is acceptable to Anglian Water. We require these documents to be listed as approved plans/documents if permission is granted.

5.15 Cambridgeshire Fire & Rescue Service

Requests that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.

Access and facilities for the Fire Service should also be provided in accordance with Building Regulations.

5.16 Network Rail

The railway line is proposed for reopening. Therefore, the railway line must be considered as if it was carrying trains.

- 1) The User Worked Crossing (UWC) remains available in the middle of the site. There is a high probability that the UWC will be closed when the line has reopened. However, leaving the UWC open next to housing gives a far greater risk of trespass, which is unacceptable. The developer should consider providing alternative access to the land west of the railway.
- 2) To protect the railway and reduce risk to trespass, advises the developer to fund a fencing upgrade alongside the line.

Provides generic comments in relation to environmental pollution, proximity of development to Network Rail infrastructure, maintenance access, safe operation of lifting equipment, artificial lighting and glare, biodiversity impacts, construction activities, structural collapse of temporary works (i.e. scaffolding), ground vibration, electromagnetic compatibility / frequency and asset protection.

5.17 FDC Environmental Health

Having addressed environmental impacts associated with noise, air climate, contamination and health and wellbeing, supports the proposal which seeks to build quality sustainable living homes. As such, has no objections to the proposed scheme, subject to the following measures to mitigate against environmental and human health impacts being carried out at a subsequent planning stage:

- *Precise details of heating, thermal provision and electric vehicle provision.*
- *Compliance with the noise mitigation measures specified within the Noise Impact Assessment.*
- *Contamination investigation and remediation measures.*
- *A Construction Management Plan.*

5.18 FDC Tree Officer

No objections to the assessment of the trees within the Arboricultural Impact Assessment or the proposed removals to facilitate the development.

The submitted Landscape Strategy includes both native and decorative trees that are considered appropriate to the proposed development. There is a lack of screen planting on the east boundary with the new developments along Elm Road, which may be possible to address by the use of smaller decorative trees.

5.19 FDC Environmental Services

Requests clarification of the extent of the public highway/private areas, for shared collection point/indemnity/road surface suitability purposes.

5.20 Environment Agency

Have no comment to make on the application.

5.21 CCC Growth and Development

Seeks the following contributions to mitigate impacts from the proposed development:

- Early Years education – No mitigation required.
- Primary education - £279,056
- Secondary education – No mitigation required.
- Libraries - £9,828
- Strategic waste – N/A
- Monitoring fee - £150

5.22 District Councillor

No comments received.

5.23 Local Residents/Interested Parties

Objections have been received from occupiers of 33 properties in March, raising concerns relating to the following summarised issues:

- The location is not allocated or suitable / sustainable for residential development.
- Impacts of affordable housing on existing neighbouring properties.

- Transport, highway and parking impacts:- Concerns regarding access, road conditions, additional traffic and congestion, vehicle speeds and inadequate footway width on Elm Road. Temporary loss of access during construction of new access. Inadequate parking provision.
- Civil issue relating to access of a neighbouring property.
- Biodiversity impacts.
- Arboricultural impacts.
- Pollution/amenity impacts - noise, light and air.
- Flooding and drainage – There are existing surface water and foul drainage issues within the area. There are existing capacity issues with the ditch along the front of the site, which will not cope with additional water. There have been recent incidences of significant flooding within the area which have impacted neighbouring properties. Adding more houses will increase flooding. Existing sewage odour issues. Concerns regarding SuDS maintenance.
- Residential amenity impacts:- Proximity to properties. Loss of privacy. Loss of view / outlook. Noise impacts on proposed properties from railway line. Construction impacts. Loss of light. Mental and physical health impacts on residents of existing neighbouring properties. Raising ground levels.
- Proximity to rail network.
- Visual amenity impacts.
- Impact on property values.
- Anti-social behaviour
- Density / overdevelopment.
- Inadequate infrastructure / services.
- Loss of available agricultural land.
- Waste.
- Proposal does not comply with policy.
- Lack of meaningful public consultation.
- The proximity of the proposed bus stop to existing residential properties would result in security, vandalism and privacy issues.

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), the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and the March Neighbourhood Plan (2017).

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 6 – Building a strong, competitive economy

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed and beautiful places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2021

7.4 March Neighbourhood Plan 2017

H2 – Windfall Development

H3 – Local Housing Need

7.5 Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

LP9 – March

LP13 – Supporting and Managing the Impact of a Growing District

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP19 – The Natural Environment

7.6 Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021

Policy 5 – Minerals Safeguarding Areas

Policy 16 – Consultation Areas

7.7 Delivering and Protecting High Quality Environments in Fenland SPD 2014

7.8 Developer Contributions SPD 2015

7.9 Cambridgeshire Flood and Water SPD 2016

7.10 Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy

LP2: Spatial Strategy for the Location of Residential Development

LP4: Securing Fenland's Future

LP5: Health and Wellbeing

LP7: Design

LP8: Amenity Provision

LP11: Community Safety

LP12: Meeting Housing Needs

LP13: Custom and Self Build

LP19: Strategic Infrastructure

LP20: Accessibility and Transport
LP22: Parking Provision
LP24: Natural Environment
LP25: Biodiversity Net Gain
LP27: Trees and Planting
LP28: Landscape
LP31: Open Space and Recreational Facilities
LP32: Flood and Water Management
LP34: Air Quality

8 KEY ISSUES

- Principle of development
- Housing mix
- Affordable housing provision
- Flood risk and drainage
- Character and appearance of the area
- Residential amenity
- Transport, highways and parking
- Minerals safeguarding area and waste management area
- Infrastructure and contributions
- Biodiversity
- Biodiversity Net Gain (BNG)

9 ASSESSMENT

Principle of development

- 9.1 The proposed development is for 39 dwellings and associated works on an unallocated site on the edge of March. As such, it would comprise a windfall development on the edge of one of the district's primary market towns.
- 9.2 Although the Council can demonstrate an adequate five-year housing land supply, National Planning Practice Guidance states that the standard method for calculating local housing need provides a minimum number. This is echoed within the National Planning Policy Framework (paragraphs 61, 76 and 77). As such, an adequate five-year housing land supply should not be considered a ceiling for housing provision within the district. This view is consistent with an Appeal Decision (reference: APP/D0515/W/23/3327578), for 110 dwellings at Upwell Road in March, which was received by the Local Planning Authority on 31st January 2024.
- 9.3 Policy H2 of the March Neighbourhood Plan 2017 (the Neighbourhood Plan) supports proposals for windfall development, where they meet criteria a) – g) of the policy and the provisions of the Fenland Local Plan.
- 9.4 The proposal is compliant with criteria a) - g) of policy H2 of the Neighbourhood Plan for the following reasons:
- a) The proposal will not result in unacceptable impact on levels of light, privacy and private amenity space for the occupants of the proposed dwellings, as discussed further within the 'Residential Amenity' section of this report.
 - b) The proposal will not result in a loss of formal or informal open space.
 - c) The site is located within Flood Zone 1 and is at low risk of flooding from all sources, including rivers and sea, surface water and groundwater and reservoirs. The Lead Local Flood Authority have no objection in principle to

the proposed development and state that surface water from the main site proposals can be managed through the use of a combination of sustainable drainage systems, prior to being discharged into an Anglian Water public surface water sewer which has available capacity to accept the flows; and surface water from the self-build plots can be managed through the use of permeable paving, prior to being discharged into an adjacent ditch. Therefore, it is considered that the proposed development would not create flooding problems on or off-site.

- d) The Local Highway Authority (LHA) have no objections to the proposed development. The LHA Development Management team consider both of the proposed vehicular accesses to be acceptable and the LHA Transport Assessment team consider the impacts on the road network to be acceptable taking account of the proposed highway mitigation works. Therefore, it is considered that the proposal includes a safe vehicular access and will not result in severe impacts on the road network taking account of any mitigation proposed.
- e) Subject to a Section 106 Agreement and planning conditions to secure the proposed on and off-site infrastructure, as specified within the proposed plans and the agreed Heads of Terms, the proposal provides all on and off-site infrastructure required to make the development acceptable.
- f) The proposal is of a high standard of design, as discussed further within the 'Character and appearance of the area' section of this report.
- g) The proposal will not result in a loss of community facilities or services.

9.5 Policy LP3 of the Fenland Local Plan 2014 (the Local Plan) states that the focus for the majority of growth is in and around the four market towns. In addition, policy LP4 Part B of the Local Plan supports the principle of housing development for small scale housing proposals on the edge of market towns.

9.6 The Council's 'Guidance and Clarification Note about Policy LP4 Part B' states: *'For proposals for fewer than 250 dwellings (small scale sites) which are either in or adjacent to a market town and not within a Strategic Allocation or Broad Location, the reader is referred in the first instance to the criteria in Policy LP16 - Delivering and Protecting High Quality Environments across the District. Under Policy LP4 Part B any site for between 1 to 249 dwellings may be considered as having potential for development.'*

9.7 The proposed development accords with the strategy for windfall development set out within policy H2 of the Neighbourhood Plan, the spatial strategy set out within policy LP3 of the Local Plan, and the criteria for assessing housing development proposals set out within policy LP4 of the Local Plan. The principle of development is therefore acceptable, in accordance with those policies.

9.8 Consideration of the proposed development against the relevant criteria of policy LP16 of the Local Plan is discussed within the assessment of other key issues within this report.

Housing mix

9.9 Policy H3 of the Neighbourhood Plan requires all housing proposals to contribute towards meeting local housing need, which includes starter homes, family homes, executive homes and self build homes; and mixed tenure that will result in a diverse community, where this is reasonably achievable.

Policy LP3 of the Local Plan states that development should provide a scale and mix of housing types that will meet the identified need for Fenland (as informed by an up-to-date Cambridge Sub Region Housing Market Assessment (SHMA)) and a range of new job opportunities in order to secure balanced communities.

- 9.10 The latest SHMA suggests the following mix of homes size by tenure as a strategic mix for Fenland for the 2020-2040 period.

Size	Market	Affordable homes to buy	Affordable homes to rent
1 bedroom	0-10%	20-25%	35-45%
2 bedrooms	20-30%	35-45%	35-45%
3 bedrooms	40-50%	25-35%	10-20%
4+ bedrooms	20-30%	5-10%	0-10%

- 9.11 The application proposes the following housing mix for the 37 dwellings seeking full planning permission:
- 6No. two-bedroom dwellings (16%)
 - 18No. three-bedroom dwellings (49%)
 - 13No. four-bedroom dwellings (35%)
- 9.12 Details of the housing mix for the two dwellings seeking outline planning permission are not being committed as part of this application. Therefore, it is necessary to append a planning condition requiring a housing mix for the outline element of the application to be agreed with the Local Planning Authority.
- 9.13 The proposed housing mix does not accord with the suggested housing mix specified within the SHMA, as it contains no one-bedroom, an underprovision of two-bedroom dwellings and an overprovision of four-bedroom dwellings. However, it is acknowledged that the proposed affordable housing mix (6No. two-bedroom and 2No. three-bedroom dwellings) would contribute towards meeting a significant unmet need for two-bedroom and three-bedroom affordable dwellings in March.
- 9.14 The proposed housing mix fails to accord with policy LP3 of the Local Plan and this weighs against the application. However, this must be balanced against the proposed affordable housing mix and the contribution towards a significant unmet need. Therefore, on balance it is not considered that the application should be refused planning permission based on the proposed housing mix.

Affordable housing provision

- 9.15 Policy H3 of the Neighbourhood Plan requires that proposals of more than 10 dwellings provide a minimum of 25% as affordable dwellings (rounded to the nearest whole dwelling), unless it can be demonstrated on the basis of an accurate viability assessment that meeting the full 25% is unviable. In such cases, a lesser negotiated amount will be acceptable.
- 9.16 Policy LP5 of the Local Plan states that, on sites of 10 or more dwellings, the Council will seek the provision of 25% as affordable dwellings (rounded to the nearest whole dwelling).

- 9.17 Notwithstanding policy H3 of the Neighbourhood Plan and policy LP5 of the Local Plan, the Council's Local Plan & CIL Viability Assessment (HDH, December 2019) sets out expectations of viability for sites across the district. For sites south of the A47 highway, the conclusions advise that schemes should be able to achieve 20% affordable housing. Whilst this is lower than set out in policy LP5 of the Local Plan, it is a material consideration which the Council has previously given significant weight to, and which has been used to set the viability expectations for many other developments in the district.
- 9.18 Policy LP5 of the Local Plan also states that affordable housing shall be provided on-site, unless the developer can demonstrate exceptional circumstances which necessitate provision on another site, or the payment of a financial contribution (of broadly equivalent value) to the Council to enable some housing need to be met elsewhere.
- 9.19 The proposed development includes the provision of eight affordable dwellings, which equates to 20% of the dwellings across the development in accordance with the Council's Local Plan & CIL Viability Assessment.
- 9.20 The affordable housing would comprise six two-bedroom Affordable Rented units (plots 5-10) and two three-bedroom Shared Ownership units (plots 32-33), which provides a housing tenure split of 70% Affordable Rented tenure and 30% Shared Ownership tenure in accordance with policy LP5 of the Local Plan.
- 9.21 It is therefore considered that the proposed development would provide an acceptable level and type of affordable housing provision, or a financial contribution (of broadly equivalent value) in lieu of affordable housing provision, in accordance with the Council's current affordable housing requirements.

Flood risk and drainage

- 9.22 The application site is located within Flood Zone 1 and within an area at low risk of flooding from all sources. The existing ground levels within the application site fall gradually from west to east across the site, with the highest point being circa 4.40 metres Above Ordnance Datum and the lowest point being circa 3.0 metres Above Ordnance Datum. There is an ordinary watercourse located on the west side of Elm Road, along the frontage of the application site and existing properties, which is partly open and partly culverted to provide access to properties and land on the west side of Elm Road. There is an existing Anglian Water surface water sewer connection located on Elm Road, approximately 185 metres to the south of the main site access. There is an existing Anglian Water foul water sewer connection located on Elm Road, approximately 65 metres to the south of the main access site.
- 9.23 Paragraph 181 of the National Planning Policy Framework states that, when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.
- 9.24 Paragraph 182 of the National Planning Policy Framework states that applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. In addition, paragraph 182 states that sustainable drainage systems provided as part of proposals for major development should:- a) take account of advice from the Lead Local Flood

Authority; b) have appropriate proposed minimum operational standards; and c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development.

- 9.25 Criterion c) of Policy H2 of the Neighbourhood Plan requires windfall developments to be located on sites at low risk of flooding (i.e. not within land designated Flood Zone 2 or 3 by the Environment Agency) and to not create flooding and surface water run-off problems on or off-site.
- 9.26 Policy LP14 of the Local Plan requires that all development proposals adopt a sequential approach to flood risk from all forms of flooding. Furthermore, it requires major development proposals to be accompanied by a Flood Risk Assessment and a Drainage Strategy demonstrating that suitable consideration has been given to surface water drainage, appropriate arrangements for attenuating surface water run-off can be accommodated within the site, and issues of ownership and maintenance are addressed. In addition, policy LP14 of the Local Plan states that the use of Sustainable Drainage Systems (SuDS) will be required to ensure that runoff from the site (post development) is to greenfield runoff rates for all previously undeveloped sites, which should include sufficient area within the site to accommodate SuDS for the short term management of surface water drainage.
- 9.27 Policy LP16 of the Local Plan requires proposals for all new development to demonstrate that the site is suitable for its proposed use with layout and drainage taking account of ground conditions, with no significant surface water impacts.
- 9.28 Figure 6.8 of the Cambridgeshire Flood and Water SPD provides a surface water drainage hierarchy, which is consistent with the surface water drainage hierarchy contained within National Planning Practice Guidance (NPPG). Figure 6.8 of the Cambridgeshire Flood and Water SPD states that rainwater shall discharge to the following, listed in order of priority:
1. To ground in an adequate soakaway or some other adequate infiltration system; or where that is not reasonably practicable
 2. A watercourse; or where that is not reasonably practicable
 3. A surface water sewer, highway drain or other drainage system; or where that is not reasonably practicable
 4. A combined sewer.
- 9.29 Local and national planning policies and guidance steer new development towards areas with the lowest risk of flooding from all sources, through the application of a sequential test and an exception test (where necessary). Due to the application site being located within Flood Zone 1 and within an area at low risk of flooding from all sources, the application passes the sequential test and the exception test is not necessary.
- 9.30 The application states that infiltration testing has been carried out on the site which confirms that infiltration is not a viable means of surface water disposal. In addition, the application indicates that the applicant has been unable to establish a feasible connection to a nearby watercourse to serve the proposed development as a whole. The application therefore proposes to discharge surface water from the proposed development via a combination of disposal to an existing watercourse and existing surface water sewer.
- 9.31 The application proposes to discharge surface water from the main area of the application site, accommodating the 37No. dwellings seeking full planning

permission, into a nearby Anglian Water surface water sewer via a pumped system with a piped connection running south of the site underneath Elm Road. In addition, the application proposes to discharge surface water from the two self-build plots via a new outfall into the existing watercourse on the west side of Elm Road. A range of sustainable drainage features are also proposed within the application site to provide attenuation and restrict discharge rates.

9.32 In accordance with paragraph 182 of the National Planning Policy Framework, the Local Planning Authority has taken account of advice from the Lead Local Flood Authority who are supportive of the proposed development. However, consultation responses from the Middle Level Commissioners, March Town Council and local residents have raised concerns in respect of flood risk and drainage impacts due to previous flooding events in the immediate area.

9.33 The Middle Level Commissioners have objected to the proposed development due to concerns that it would exacerbate the flooding experienced in the immediate area and detrimentally affect water level and flood risk management systems. A site meeting was attended by the applicant, the Middle Level Commissioners, the Lead Local Flood Authority and the case officer in March 2025, for the purpose of establishing the Middle Level Commissioners specific concerns. Following the site meeting, the Middle Level Commissioners provided their most recent consultation response on 1st April 2025, which included their outstanding issues of concern. The applicants' drainage consultant subsequently submitted a response to the Middle Level Commissioners' issues of concern; however, the Middle Level Commissioners have not provided any further comments following re-consultation on this information. The main issues of concern raised by the Middle Level Commissioners are summarised and addressed under the relevant headings (a-g) below.

a) Surface water and groundwater discharge rates must be attenuated to current volumes and / or 1 in 1 year greenfield run-off rates, where practicable.

9.34 The application proposes a 2.0 litres per second (l/s) peak discharge rate from the main part of the site accommodating 37No. proposed dwellings. Whilst this is 0.5l/s above the 1 in 1 year greenfield estimate, and 0.3l/s above the mean annual flood flow (QBAR), it satisfies the requirements of the LLFA and complies with the Anglian Water approved discharge rate. Furthermore, the 2.0l/s discharge rate would provide a betterment to 1-in-30 year and 1-in-100 year greenfield estimates.

9.35 The application proposes a 0.5l/s discharge rate for the two self-build plots, which is acceptable to the LLFA. The application states that it is not viable to attenuate surface water from the self-build dwellings to greenfield runoff rates due to the greenfield runoff rates being very low given the small site area, however the drainage scheme has been designed to provide the minimum practicable outflow rate. The Cambridgeshire Flood and Water SPD makes allowance for a reduced level of attenuation prior to discharge to a watercourse where a strategy in partnership with the Lead Local Flood Authority demonstrates that no increase in flood risk would occur to the site or elsewhere. The Lead Local Flood Authority has agreed the 0.5 l/s discharge rate for the two self-build plots, as the greenfield discharge from the main site area would no longer be discharging to the drainage ditch and the proposed development would reduce the total discharge, providing a betterment to existing drainage conditions.

- 9.36 It would not be practicable to reduce the above discharge rates further without resulting in detrimental drainage implications, such as reducing the effectiveness attenuation within the site, which could increase flood risk.
- 9.37 With consideration given to these factors, it is considered that the proposed discharge rates are acceptable.
- b) Groundwater monitoring is required.
- 9.38 Infiltration is not a viable means of surface water disposal on the site. The application does not propose to dispose of water via infiltration and the proposed surface water attenuation systems are proposed to be lined with an impermeable membrane to prevent groundwater ingress. Therefore, it is not considered to be necessary to require any groundwater monitoring at this stage.
- c) Existing maintenance and capacity issues relating to the existing watercourse and pipes on the west side of Elm Road.
- 9.39 With the exception of the two self-build plots which would discharge surface water into the existing watercourse on the west side of Elm Road, the application proposes to discharge surface water directly into an Anglian Water surface water sewer. The proposed development would not have any significant impacts on the existing watercourse and pipes on the west side of Elm Road and it is considered that the proposed development would result in a betterment in terms of reducing surface water entering them. Therefore, it is not considered to be reasonable or necessary to require the proposed development to resolve existing maintenance or capacity issues relating to the existing watercourse and pipes.
- d) Concerns regarding sustainability of pumped systems and detrimental impacts on overland flows and run-off rates from raising ground levels
- 9.40 The application proposes a pumped surface water drainage system, in order to mitigate the need for significant raising of ground levels within the site. By contrast, a gravity system would not be a viable option in this case as it would require significant raising of ground levels within the site which would result in unacceptable residential amenity and visual amenity issues. Cambridgeshire County Council's Surface Water Planning Guidance accepts pumped systems where they are the only viable option and the LLFA considers a pumped solution to be acceptable on this basis. Therefore, a pumped system is considered to be acceptable in this instance.
- e) A higher percentage of urban creep would be more appropriate.
- 9.41 The application includes a 10% urban creep allowance which is the maximum urban creep allowance specified within Cambridgeshire County Council's Surface Water Planning Guidance. Therefore it is considered that an appropriate urban creep allowance has been considered.
- f) Contamination risks
- 9.42 Due to potential land contamination resulting from the sites previous use, which could impact the water quality, it is considered necessary to append a planning condition requiring a contamination investigation to be carried out prior to construction of the proposed development. Therefore, it is considered that

adequate contamination risks and impacts on water quality could be secured by a planning condition.

g) Management and maintenance of drainage features.

- 9.43 Cambridgeshire County Council's Surface Water Planning Guidance supports the use of permeable paving as a sustainable drainage feature. Full details of management, maintenance and adoption of the on-site drainage features, including permeable paving, would need to be agreed with the Local Planning Authority as part of the requirements of the recommended condition relating to surface water drainage design. The application states that the on-site drainage management systems will be maintained in perpetuity by a management company / property owners (as applicable) and the new surface water drainage system within the highway will be offered for adoption and become an Anglian Water asset. Maintenance of nearby watercourses are the responsibility of riparian landowners / the Internal Drainage Board (as applicable).
- 9.44 With consideration given to these factors, it is considered that adequate management and maintenance of drainage features can be secured by a planning condition.

Conclusion

- 9.45 With consideration given to the submitted drainage strategy and the recommendation of the Lead Local Flood Authority (the statutory consultee for surface water on major planning applications), it is considered that an acceptable detailed surface water drainage strategy could be reasonably secured by a planning condition prior to commencement of any development.
- 9.46 Consideration as to whether other relevant consents would be granted by the Middle Level Commissioners is a matter which is outside of the scope of this planning application.
- 9.47 The application proposes to discharge foul water into a main foul sewer, which is the most sustainable form of foul water disposal. Anglian Water state that the sewerage system has available capacity for the flows from the proposed development. The proposed development foul water drainage arrangements are therefore considered acceptable.
- 9.48 It is therefore considered that the proposed development would have acceptable flood risk and drainage impacts, with appropriate minimum operational standards and maintenance arrangements to ensure an acceptable standard of operation for the lifetime of the development, in accordance with policy H2 of the Neighbourhood Plan, policies LP13, LP14 and LP16 of the Local Plan, paragraphs 181 and 182 of the National Planning Policy Framework, and guidance contained within the Cambridgeshire Flood and Water SPD and National Planning Practice Guidance.

Character and appearance of the area

- 9.49 Policy LP16 of the Local Plan requires that development proposals make a positive contribution to the local distinctiveness and character of the area, enhance its local setting, respond to and improve the character of the local built environment, reinforces local identity and not adversely impact, either in design or scale terms,

on the street scene, settlement pattern or the landscape character of the surrounding area.

- 9.50 The existing character and appearance of the area is mixed. Residential properties bordering the application site comprising varying heights (one, two and three-storey), varying external materials / finishes (red / buff / multi / painted bricks, render, pantiles and slate), and varying roof forms (hip and gable). There are commercial buildings located a short distance to the south of the application site and there is open countryside located immediately beyond the railway track to the north-west of the application site.
- 9.51 The application site predominantly comprises grassland and contains a small area of hardstanding. The application site is located to the rear of existing residential properties along Elm Road and Marwick Road which, in addition to surrounding soft landscaping features, provide partial screening of the application site from Elm Road. With consideration given to the ground levels of the application site and the level of screening from surrounding built form and soft landscaping features, public views of the application site are most prominent through gaps between dwellings along Elm Road (with the most significant gap comprising that which is within the location of the proposed access).
- 9.52 Notwithstanding the site being reasonably well contained and screened by adjacent built form, the application site is located on a settlement edge adjacent to countryside and therefore is visually sensitive in respect of any views through to it. The proposed development would have a density of 21 dwellings per hectare, which is sensitive to its edge of settlement location and would not result in an overdevelopment of the site. The application is accompanied by a Landscape and Visual Impact Assessment (LVIA) which states that the application site is well contained in views from the surrounding landscape and is of medium-low landscape value. With consideration given to the appearance of the application site, and its physical and visual relationship with existing built form along Elm Road and Marwick Road, these statements within the LVIA are agreed with. The LVIA does identify some adverse landscape and visual impacts which would arise from the proposed development, however it identifies that the only long-term substantial impact would be the impacts on views from existing residential properties. It is important to note, in this respect, that the impact of the proposed development on private views is not a material planning consideration.
- 9.53 The layout of the proposed development has been sensitively designed to ensure that the proposed dwellings are well separated from each other and from the boundary of the application site; further limiting its visual prominence and ensuring that there is sufficient space for high quality soft landscaping. The proposed development would retain the majority of existing trees within the application site and would provide soft landscaping enhancements in the form of new native hedgerow and trees, providing a high quality and coherent landscaping scheme which would aid assimilation of the development into the surrounding landscape.
- 9.54 The proposed dwellings seeking full planning permission comprise:
- 5No. detached, two-storey dwellings with pitched roofs and parapets (approximately 9.2 metres high, 10.4 metres wide and 7.8 metres deep).
 - 6No. detached, two-storey dwellings with M-shaped roofs and parapets (approximately 7.8 metres high, 7.8 metres wide and 11 metres deep).

- 11No. pairs of semi-detached, two-storey dwellings with M-shaped roof and parapets (approximately 8.4 metres high, 9.8 metres wide (combined) and 11.6 metres deep).
- 2No. pairs of semi-detached, two-storey dwellings with M-shaped roofs and parapets (approximately 9.2 metres high, 10.4 metres wide (combined) and 7.8 metres deep).

- 9.55 The proposed development would provide a contemporary designed dwellings with prominent fenestration features. The proposed dwellings are varied in scale, design, materials and elevational details, which would contribute positively to the existing mixed character of the local built environment; however, they also adhere to a coherent and distinctive overall design approach which is of a high quality in its own right. With consideration given to the quality design of the proposed dwellings, their locations to the rear of existing dwellings along Elm Road, and the level of containment and screening from nearby built form, it is considered that the proposed dwellings would not adversely impact, in design or scale terms, on the street scene, settlement pattern or landscape character of the surrounding area.
- 9.56 Detailed matters of the appearance, landscaping, layout, scale of the two proposed self-build dwellings is not a matter for consideration under this planning application. However, the proposed self-build plots provide sufficient space to accommodate two self-build dwellings, and their locations would be sympathetic to the linear form of the existing dwellings fronting Elm Road along the frontage of the site, demonstrating that two self-build dwellings could be accommodated within the application site with acceptable impacts on the character and appearance of the area.
- 9.57 It is therefore considered that the proposed development would make a positive contribution to the local distinctiveness and character of the area, enhance its local setting, respond to and improve the character of the local built environment, reinforce local identity and not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area, in accordance with policy LP16 of the Local Plan.

Residential amenity

- 9.58 Paragraph 135 of the National Planning Policy Framework (NPPF) states that planning decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 9.59 Policy LP2 of the Local Plan states that development proposals should positively contribute to creating a healthy, safe and equitable living environment by promoting high levels of residential amenity and avoiding adverse impacts. In addition, policy LP16 of the Local Plan requires that development proposals do not adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy and loss of light.
- 9.60 During the course of this planning application, the Local Planning Authority raised concerns regarding the impacts of significantly raising ground levels (which was previously proposed as part of an earlier drainage strategy for the development). The concerns raised by the Local Planning Authority, in part, related to the residential amenity impacts of the proposed development in respect of overlooking / loss of privacy, to existing residential properties located along Elm Road, which

would result from significant raising of ground levels. Amendments were subsequently made to the application (including the proposed drainage strategy), which has removed the necessity for the proposed development to include significantly raised ground levels. The proposed ground levels are now considered to be acceptable and would not result in any significant overlooking / loss of privacy to neighbouring properties.

- 9.61 The proposed dwellings have separation distances of circa 10 metres or greater from the boundaries of existing residential properties along Elm Road. In addition, the proposed dwellings have separation distances of circa 20 metres or greater from the windows of these existing residential properties. With consideration given to their height, scale, design and separation distances from existing residential properties, it is considered that the proposed dwellings would not result in any significant loss of privacy, loss of light, loss of outlook, or any other significant adverse amenity impacts to existing residential properties.
- 9.62 Due to the nature of the proposed use (residential), and its layout in relation to neighbouring properties, the proposed development would not result in any significant adverse residential amenity impacts in terms of noise or air pollution impacts. In order to ensure acceptable residential amenity impacts in terms of light pollution, it is considered necessary to append a planning condition requiring an external lighting scheme to be agreed with the Local Planning Authority.
- 9.63 It is acknowledged that construction of the proposed development would result in additional noise and disturbance to existing neighbouring properties during the construction period. However, such impacts would be temporary and could be mitigated to acceptable levels by appending a condition requiring a Construction Environment Management Plan to be agreed by the Local Planning Authority.
- 9.64 Concern has been raised within a representation received from a neighbouring property regarding impacts of affordable housing on existing neighbouring properties. However, there is no evidence which indicates that the provision of affordable housing on the site would result in any significant adverse impacts to the amenity of neighbouring users. Furthermore, paragraph 71 of the National Planning Policy Framework states that mixed tenure sites can provide a range of benefits, including creating diverse communities and local planning authorities should support their development through their policies and decisions.
- 9.65 The proposed development would provide acceptable internal living and external amenity space, and acceptable levels of natural light, privacy, outlook, noise and natural surveillance; positively contributing to providing a healthy, safe and equitable living environment by promoting high levels of residential amenity.
- 9.66 It is therefore considered that the proposed development would not cause any significant adverse impacts to the amenity of neighbouring users, and it would provide a high standard of residential amenity to future occupiers of the proposed dwellings, in accordance with policies LP2 and LP16 of the Local Plan and paragraph 135 of the NPPF.

Transport, highways and parking

- 9.67 Policy LP15 of the Local Plan requires all development proposals to:
- Provide well designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users

of public transport by providing a network of pedestrian and cycle routes and green corridors including habitat connectivity (linking to existing routes where opportunities exist) that give easy access and permeability to adjacent areas; and

- Provide well designed car and cycle parking appropriate to the amount of development proposed, ensuring it meets the Council's defined parking standards as set out in Appendix A.

- 9.68 The proposed development would create a new vehicular access to the main site, replacing an existing vehicular access, between No's.188 / 190 Elm Road and No. 194 Elm Road. This access would be six metres in width, with a full junction arrangement connecting to Elm Road, and would provide access to 37 dwellings.
- 9.69 The proposed development would also create a new crossover style vehicular access to the north of No.200 Elm Road, which would be 5 metres in width, and would provide access solely for the two proposed self-build dwellings.
- 9.70 The LHA Development Management Team (LHA) has confirmed that the proposed accesses are acceptable and has stated that the effect of the proposed development upon the public highway would likely be mitigated by specified planning conditions requiring:
- Details of arrangements for management and maintenance of the proposed streets to be agreed by the Local Planning Authority;
 - The proposed vehicular accesses, where they cross the public highway, to be constructed in accordance with Cambridgeshire County Council (CCC) construction specification; and
 - The access and all hardstanding within the site to be constructed with adequate drainage measures to prevent surface water run-off on the public highway;
 - Wheel cleaning equipment to be installed within the site and operated [for the duration of construction of the development].
- 9.71 The application demonstrates that vehicles, including large refuse vehicles and fire appliances, would be able to adequately manoeuvre within the site. However, the LHA states that the site will not be considered for adoption as it does not comply with CCC requirements. Therefore, it is considered necessary to append the recommended condition requiring details of arrangements for management and maintenance of the proposed streets to be agreed by the Local Planning Authority.
- 9.72 In the interests of ensuring adequate highway safety, it is also considered necessary to append the recommended conditions relating to the provision of adequate drainage measures, and the provision and operation of wheel cleaning measures. However, it is not considered necessary to append the condition requiring construction of the vehicular accesses to be constructed in accordance with CCC construction specification as these works would be covered by a separate Section 278 Agreement which would need to be agreed by the Local Highway Authority.
- 9.73 The Highway Authority Transport Assessment Team (TA Team) notes that some elements of the applicants' Transport Statement accompanying the application are unacceptable (count data, accident data and capacity assessment); however, they go on to acknowledge that a Transport Statement is not a requirement for the number of dwellings proposed. There is no evidence to suggest that the proposed

development would have any severe impacts on the road network and the TA Team have not raised any concerns in relation to impacts on the road network.

- 9.74 In addition, the TA Team states that the existing footway leading south, from the application site, is of insufficient width. However, they acknowledge that this is an existing issue which is not caused by the proposed development and state that it is not possible for the proposed development to widen this existing footway due to its length and the amount of street lights and telegraph poles that would need relocating.
- 9.75 The TA Team have no objections to the proposed development, subject to a new bus stop being installed on Elm Road and the entire footway fronting the site to be widened to two metres. With consideration given to the recommendation of the TA Team, and in the interests of ensuring adequate highway safety and promoting sustainable forms of travel, it is considered necessary to secure these mitigation works via a planning condition. On the basis that Fenland District Council, March Town Council and Cambridgeshire and Peterborough Combined Authority have not agreed to take on the maintenance of a bus shelter, the TA Team accepts the provision of a new bus stop without a shelter.
- 9.76 The proposed development would provide an acceptable level of car parking provision, in accordance with the Council's parking standards specified within Appendix A of the Local Plan.
- 9.77 It is therefore considered that, subject to the mitigation works requested by the LHA and TA teams being secured by planning conditions, the proposed development would have acceptable transport and highway impacts, and would provide acceptable car and cycle parking provision, in accordance with policy LP15 and Appendix A of the Local Plan.

Minerals safeguarding area and waste management area

Mineral safeguarding area

- 9.78 The proposed development is located within a Mineral Safeguarding Area for sand and gravel.
- 9.79 Policy LP5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) requires the proposed development to demonstrate that:
- (i) the mineral can be extracted where practicable prior to development taking place; or
 - (j) the mineral concerned is demonstrated to not be of current or future value; or
 - (k) the development will not prejudice future extraction of the mineral; or
 - (l) there is an overriding need for the development (where prior extraction is not feasible).
- 9.80 A minerals and waste assessment was submitted during the course of the application. The assessment provides various reasons for any substantial level of prior extraction not being feasible, however it states that some incidental extraction as part of the groundworks may be possible and could form the basis of a material management plan. CCC Minerals and Waste Planning Authority (MWPA) has stated that they broadly agree with the applicant's assessment. On this basis, subject to a planning condition requiring a material management plan in order to secure extraction of the mineral where practicable prior to development taking

place, it is considered that the proposed development complies with criterion (i) of policy LP5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

Waste Management Area

- 9.81 The proposed development is located within the Consultation Area (CA) for the safeguarded waste management area known as the National Track Recycling Centre depot (Whitemoor) as identified under Policy 16 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).
- 9.82 Policy 16 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan states that development within a CA will only be permitted where it is demonstrated that the development will not prejudice the existing or future use of the waste management area for which the CA has been designated; and will not result in unacceptable amenity issues or adverse impacts to human health for the occupiers or users of such new development, due to the ongoing or future use of the area for which the CA has been designated.
- 9.83 CCC MWPA has stated that, subject to no objections being raised by Network Rail or the Environmental Health Officer in respect of the proximity of the proposed development to the National Track Recycling Centre (Whitemoor), they are satisfied that Policy 16 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan has been adequately addressed.
- 9.84 The application is accompanied by a Noise Impact Assessment which demonstrates that the proposed dwellings would achieve acceptable noise levels, subject to specified mitigation measures. The Council's Environmental Health Officer has stated that the application has addressed environmental impacts associated with noise and that they support the proposal. Furthermore, neither the Council's Environmental Health Officer or Network Rail raise any objections in respect of the proximity of the proposed development to the National Track Recycling Centre (Whitemoor).
- 9.85 With consideration given to the proposed dwellings achieving acceptable noise levels, and the consultation responses received from CCC MWPA, Network Rail and the Council's Environmental Health Officer, it is considered that the proposed development would not prejudice the existing or future use of the waste management area for which the CA has been designated; and would not result in unacceptable amenity issues or adverse impacts to human health for the occupiers or users of such new development, in accordance with Policy LP16 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

Infrastructure and contributions

- 9.86 Policy LP13 of the Local Plan sets out that planning permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the requirements arising from the proposed development. Conditions or a planning obligation are likely to be required for many proposals to ensure that new development meets this principle. Developers will either make direct provision or will contribute towards the provision of local and strategic infrastructure required by the development either alone or cumulatively with other developments. Where a planning obligation is required, in order to meet the above principles of infrastructure provision, this will be negotiated on a site-by-site basis.

This will be required in addition to the affordable housing requirement as set out in policy LP5 of the Local Plan.

- 9.87 Statutory tests set out in the Community Infrastructure Regulations 2010 (Regulation 122) requires that Section 106 planning obligations must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonable related in scale and kind to the development. Section 106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.
- 9.88 Having regard to the scale and nature of the proposal, and further to consultation with statutory bodies to establish infrastructure requirement, in summary, the following is sought through this development:
- Affordable Housing (See 'Affordable housing provision' section of this report);
 - Highway mitigation (See 'Transport, highways and parking' section of this report);
 - Education, healthcare and infrastructure contributions (See below).
- 9.89 The Council's Local Plan & CIL Viability Assessment (HDH, December 2019) sets out that, in addition to providing 20% affordable housing provision for sites south of the A47 highway, schemes should be able to provide £2,000 per dwelling. The Heads of Terms accompanying the planning application includes agreement to pay an infrastructure contribution of £2,000 per dwelling, which would total up to £78,000.
- 9.90 Requests for financial contributions totalling £332,793.68 have been received from Cambridgeshire County Council Growth and Development Team (£288,884) NHS Cambridgeshire and Peterborough Integrated Care System (£31,809.68) and East of England Ambulance Service (£12,099).
- 9.91 It is acknowledged that the proposed financial contributions fall significantly short of the education and healthcare contributions requested from Cambridgeshire County Council and the NHS, resulting in the proposed development creating an additional burden on existing infrastructure. However, viability is a material consideration in decision making and the Council's Local Plan & CIL Viability Assessment confirms that the district has issues regarding viability. The Council's current viability position has resulted in other sites, that have been granted planning permission, providing limited financial contributions.
- 9.92 In this case, the proposed development would provide acceptable infrastructure and contributions, in the context of the viability position set out within the Council's Local Plan & CIL Viability Assessment. The proposed infrastructure and contributions are considered necessary to make the development acceptable and would meet the tests of CIL regulations in that they are, i) necessary to make the development acceptable in planning terms; ii) directly related to the development; and, iii) fairly and reasonably related in scale and kind to the development.
- 9.93 Allocation of the proposed financial contributions towards specific infrastructure projects is a matter which can be dealt with as part of a Section 106 legal agreement.

Biodiversity

- 9.94 Policy LP16 of the Local Plan requires development proposals to protect and enhance biodiversity on and surrounding the proposal site, taking into account locally designated sites and the special protection given to internationally and nationally designated sites, in accordance with policy LP19 of the Local Plan.
- 9.95 Policy LP19 of the Local Plan states that the Council will conserve, enhance and promote the biodiversity interest of the natural environment throughout Fenland and, through the processes of development delivery (including the use of planning obligations), will ensure opportunities are taken to incorporate beneficial features for biodiversity in new developments.
- 9.96 The application site comprises mainly grassland habitats, with some bare ground and small areas of scrub and trees. There are also ditches located adjacent to part of the eastern boundary of the site. There are multiple records of two reptile species (common lizard and grass snake) within close proximity to the site and the site contains suitable habitat for reptiles. In addition, survey work has confirmed the presence of common lizard within the site. There are three international statutory designations within 10 kilometres of the application site, comprising Nene Washes Ramsar, Special Area of Conservation and Special Protection Area. There is one local statutory designation within 3 kilometres of the application site, comprising Ring's End Local Nature Reserve. There are four non-statutory designations within 2 kilometres of the application site, comprising Whitemoor Marshalling Yard County Wildlife Site, Norwood Nature Reserve County Wildlife Site, Whitemoor Pit and Nature Reserve County Wildlife Site and Graysmoor Pit County Wildlife Site.
- 9.97 The application is accompanied by a Preliminary Ecological Appraisal (PEA) and an Ecological Impact Assessment (EclA). The ecological assessments have been informed by a Phase 1 Habitat survey and a UK Habitat Classification survey of the site and adjacent habitats. In addition, separate reptile surveys have been carried out.
- 9.98 The EclA concludes that there would be no significant adverse effects on any of the nearby designated sites, subject to a CEMP condition; however the proposed development would have more localised impacts on biodiversity. The EclA includes mitigation measures to safeguard badgers, nesting birds, Great Crested Newts and reptiles. This includes a reptile translocation and displacement scheme which will need to be completed prior to any works on site. In addition, the EclA specifies ecological enhancement measures, such as bird and bat boxes and hedgehog holes, to be incorporated into the proposed development. However, notwithstanding the identified mitigation and enhancement measures, the EclA identifies that the proposed development would result in a significant loss in biodiversity habitat units which arise mainly from the loss of neutral grassland habitats.
- 9.99 Cambridgeshire County Council Ecology Advisory Service recommends that the identified habitat losses can be mitigated by appending conditions requiring the following:
1. Construction Environment Management Plan
 2. Ecological Design Strategy (to cover both on-site and off-site mitigation / compensation)
 3. Scheme delivered in accordance with the mitigation / compensation measures set out in the Ecological Impact Assessment
 4. Update of surveys (should they become out-dated)

- 9.100 It is considered necessary to append the above conditions in order to protect biodiversity on and surrounding the site, with the reptile translocation and displacement scheme forming part of the Ecological Design Strategy. In addition, in accordance with the recommendations within the EclA, it is considered necessary to append conditions requiring off-site biodiversity enhancements, and Landscape and Ecological Management Plan and a lighting strategy.
- 9.101 With consideration given to the recommendations of the PEA and EclA, and the recommendations of Cambridgeshire County Council Ecology advisory service, it is considered that adequate protection and enhancement of biodiversity could be secured via planning conditions, in broad accordance with policies LP16 and LP19 of the Local Plan and the National Planning Policy Framework.

Biodiversity Net Gain (BNG)

- 9.102 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 9.103 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one of the exemptions applies and a Biodiversity Gain Condition is not required because the application was submitted prior to the requirement for statutory net gain coming into force.

Other matters

Trees

- 9.104 The application is accompanied by an Arboricultural Impact Assessment (AIA) which indicates that one individual tree (Category B – Moderate quality) and one group of trees (Category C – Low quality) would require removal to accommodate the proposed development. In addition, it indicates that the partial removal of two other groups of trees (Category C – Low quality) would be required. The AIA recommends that the loss of trees can be readily mitigated and the retained trees can be adequately protected.
- 9.105 The Council's Trees Consultant has no objections to the AIA assessment or the proposed tree removals. Furthermore, they consider the proposed new landscaping to be appropriate to the proposed development, though comment on the lack of screen planting on the east boundary.
- 9.106 With consideration given to the assessment and impacts on existing trees specified within the AIA, and the recommendation of the Council's Trees Consultant, the loss of existing trees would not result in any significant arboricultural harm which could not be mitigated through the provision of new landscaping. Although the loss of trees results in a very limited level of conflict with policy LP16 of the Local Plan, due to the lack of any significant identified harm, this conflict carries very limited weight in the overall planning balance and does not warrant refusing planning permission on this basis.

Crime and security

- 9.107 Concerns have been raised within representations from local residents regarding anti-social behaviour, vandalism and security impacts resulting from the proposed development. However, there is no evidence indicating that the proposed development would result in such impacts and Cambridgeshire Constabulary Designing Out Crime Officer is supportive of the proposed development. It is therefore considered that the proposed development would not result in any significant crime or security impacts.

Lack of meaningful public consultation

- 9.108 Appropriate public consultation has been carried out in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's Statement of Community Involvement.

Impacts on rail network

- 9.109 Network Rail has stated that the railway line located adjacent to the application site is proposed for reopening and, therefore, must be considered as if it was carrying trains.
- 9.110 There is a User-Worked Crossing (UWC) located along the north-west boundary of the application site, which is proposed to be retained as a farmers' access between the application site and adjacent agricultural land. Network Rail states that there is a high probability that the UWC would be closed should the line reopen and leaving it open next to housing would result in an unacceptable risk of trespass. To address this issue, Network Rail states that the developer should consider providing alternative access to the land west of the railway and advises that the developer funds a fencing upgrade alongside the line.
- 9.111 The adjacent railway line is not currently in use and there are no confirmed plans for it to reopen, though it is acknowledged that this is proposed. The UWC provides access to private land and does not serve a Public Right of Way. Therefore, it is highly unlikely that the proposed development would result in any additional use of the UWC beyond the existing situation. On this basis, it is considered that the requests from Network Rail would not be reasonable or necessary and therefore would not meet the relevant tests for planning conditions or planning obligations as set out within paragraphs 57 and 58 of the NPPF. Notwithstanding this, there appears to be an existing alternative access to the agricultural land to the west and Network Rail would be able to upgrade fencing adjacent to the railway line within their own land should they considered it necessary to do so.
- 9.112 The proposed development includes a 3-metre buffer between the proposed development and the boundary adjoining Network Rail land, in accordance with the recommendations of Network Rail.
- 9.113 It is recommended that a condition is appended to any grant of planning permission requiring a Construction Environmental Management Plan (CEMP) to be agreed with the Local Planning Authority in order to mitigate environmental and amenity impacts during the construction phase of the proposed development. Due to it being possible that the railway line could be reopened during prior to, or during, construction of the proposed development, it is considered reasonable to

expect that the CEMP addresses potential environmental pollution impacts (such as noise, vibration and dust) to the railway.

- 9.114 It is also recommended that a condition is appended to any grant of planning permission requiring an external lighting scheme to be agreed with the Local Planning Authority, in order to mitigate levels of light pollution from the site.
- 9.115 Other recommendations of Network Rail, relating to operation of mobile cranes, construction activities, collapse of temporary structural works, ground induced vibration, electromagnetic compatibility and frequency risk assessments, glint and glare, and agreements relating to asset protection, could be appended as an informative on any grant of planning permission.

Loss of available agricultural land

- 9.116 National and local planning policies and guidance indicate that careful consideration should be given to loss of Best and Most Versatile (BMV) agricultural land, however they do not prohibit loss of BMV land. The appropriateness of utilising BMV land is a matter of planning judgement on a case-by-case basis.
- 9.117 Natural England's East Region Agricultural Land Classification Map classifies the application site as Grade 2 (Very Good) agricultural land. However, the land is not in active use for agricultural and, due to its size and characteristics, is unlikely to provide any significant contribution to agriculture and food security in the future.
- 9.118 With consideration given to these factors, it is considered that the proposed development would not result in any significant harm from the loss of BMV agricultural land.

Heating, thermal provision and electric vehicle provision

- 9.119 The Council's Environmental Health department has requested a planning condition to secure details of heating, thermal provision and electric vehicle provision. However, it is not considered necessary to require these details to be agreed as part of this planning application as they are matters which would be controlled through Building Regulations requirements.

Issues raised within representations that are not material planning considerations

- 9.120 Representations have raised concerns regarding civil issues and impacts on property values of neighbouring properties. These concerns are not material planning considerations and therefore are not relevant to the determination of this planning application.

10 CONCLUSIONS

- 10.1 Policy LP1 of the Local Plan and paragraph 11 of the National Planning Policy Framework require decisions to apply a presumption in favour of sustainable development, which means approving development proposals that accord with an up-to-date development plan.
- 10.2 Subject to the satisfactory completion of a Section 106 legal agreement, and the recommended conditions specified within Section 11 of this report, it is considered that:

- The principle of development is acceptable, in accordance with the strategy for windfall development set out within policy H2 of the Neighbourhood Plan, the spatial strategy set out within policy LP3 of the Local Plan, and the criteria for assessing housing development proposals set out within policy LP4 of the Local Plan.
- The proposed housing mix fails to accord with policy LP3 of the Local Plan and this weighs against the application. However, due to the low number of dwellings concerned and the proposed affordable housing mix contributing towards a significant unmet need, this conflict should be afforded limited weight in the overall planning balance.
- The proposed development would provide an acceptable level and type of affordable housing provision, or a financial contribution (of broadly equivalent value) in lieu of affordable housing provision, in accordance with the Council's current affordable housing requirements.
- The proposed development would have acceptable flood risk and drainage impacts, in accordance with policy H2 of the Neighbourhood Plan, policies LP13, LP14 and LP16 of the Local Plan, the provisions of the National Planning Policy Framework, and guidance contained within the Cambridgeshire Flood and Water SPD and National Planning Practice Guidance.
- The proposed development would result in some localised landscape character and residential amenity impacts, as it would create additional built form in an edge of settlement location and near to existing residential properties; however, these impacts would not result in any significant harm to the character and appearance of the area or the residential amenity of neighbouring properties, in accordance with policy LP16 of the Local Plan.
- The proposed development would have acceptable transport and highway impacts, and would provide an acceptable level of parking provision, in accordance with policy LP15 and Appendix A of the Local Plan.
- The proposed development would have acceptable minerals safeguarding and waste management impacts, in accordance with policies 5 and 16 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and policy LP16 of the Local Plan.
- The proposed development would result in an additional burden on existing education and healthcare infrastructure. However, the proposed development would provide acceptable infrastructure and contributions, in the context of the viability position set out within the Council's Local Plan & CIL Viability Assessment.
- The proposed development would have acceptable biodiversity impacts, in accordance with policies LP16 and LP19 of the Local Plan.

10.3 Having regard to national and local planning policies, and subject to the completion of a Section 106 legal agreement, it is considered that the proposed development would, on balance, accord with the development plan taken as a whole and amount to sustainable development. There are no material considerations of

sufficient weight to indicate that a decision should be made other than in accordance with the development plan. It is therefore recommended that planning permission is granted.

11 RECOMMENDATION

11.1 Members are recommended to APPROVE the application in accordance with the following terms;

1. The Committee delegates authority to finalise the terms and completion of the Section 106 legal agreement and planning conditions to the Head of Planning; and,
2. Following the completion of the Section 106, application F/YR21/1013/F be approved subject to the draft planning conditions set out Appendix 1; or,
3. The Committee delegates authority to refuse the application in the event that the Applicant does not agree any necessary extensions to the determination period to enable the completion of the Section 106 legal agreement, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

Appendix 1 – Proposed Draft Conditions to include the following;

Full Application	
1	<p>Commencement</p> <p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Detailed surface water drainage scheme</p> <p>No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan. The scheme shall be based upon the principles within the agreed Proposed Drainage Strategy prepared by Ridge and Partners LLP (ref: 5013107-RDG-XX-ST-DR-C-0501 Rev P09) dated 5 May 2025 and shall also include:</p> <p>a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events, including pump failure modelling results;</p> <p>b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;</p> <p>c) Detailed drawings of the entire proposed surface water drainage system,</p>

	<p>attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);</p> <p>d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);</p> <p>e) Site Investigation and test results to confirm infiltration rates;</p> <p>f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;</p> <p>g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;</p> <p>h) Full details of the maintenance/adoption of the surface water drainage system;</p> <p>i) Measures taken to prevent pollution of the receiving groundwater and/or surface water.</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 and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts, in accordance with Policies LP14 and LP16 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
3	<p>Construction drainage</p> <p>No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to, and approved in writing by, the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason: To ensure surface water is managed appropriately during the construction phase of the development so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself, recognising that initial works to prepare the site could bring about unacceptable impacts, in accordance with Policies LP14 and LP16 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
4	<p>Drainage completion survey</p> <p>Upon completion of the surface water drainage system, including any</p>

	<p>attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to, and approved in writing by, the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to, and approved in writing by, the Local Planning Authority.</p> <p>Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development, in accordance with Policies LP14 and LP16 of the Fenland Local Plan 2014.</p>
5	<p><i>Foul Drainage</i></p> <p>Prior to the commencement of development, a scheme and timetable for the provision and implementation of foul water drainage shall be submitted to, and approved in writing by, the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme and thereafter retained in perpetuity.</p> <p>Reason: To prevent environmental and amenity problems arising from flooding and to provide a satisfactory means of sanitation, in accordance with Policies LP2, LP14 and LP16 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
6	<p><i>Contamination investigation</i></p> <p>No development approved by this permission shall be commenced prior to an investigative contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraph (a) and the results of will help decide if the following stages are necessary.</p> <p>(a) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs (c), (d) and (e).</p> <p>(b) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.</p>

	<p>(c) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.</p> <p>(d) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.</p> <p>Reason: To control pollution of land and water in the interests of the environment and public safety, in accordance with Policy LP16 of the Fenland Local Plan 2014 and the National Planning Policy Framework. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
7	<p>Construction Environmental Management Plan</p> <p>Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing by, the Local Planning Authority. The CEMP shall include, but shall not be limited to, mitigation measures for noise, dust and lighting during the construction phase. The CEMP shall be adhered to at all times.</p> <p>Reason: To mitigate environmental and amenity impacts during the construction phase of the proposed development, in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
8	<p>Sand and gravel extraction</p> <p>As part of the Construction Environmental Management Plan (CEMP) required by Condition 10, the following matters shall also be addressed:</p> <ul style="list-style-type: none"> a) A list of opportunities where incidental extraction of sand and gravel may occur because of groundworks which are required for the development. b) An estimate of the likely quantity of materials that can be extracted. c) If possible, an estimation of the mineral resources within the site. d) Where mineral is found, demonstrate how any materials extracted will be put to best use. <p>The development shall be carried out in accordance with the details within the CEMP.</p> <p>Reason: To ensure materials are extracted where practicable prior to development taking place, in accordance with the proposed development compiles with Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.</p>
9	<p>Arboricultural Method Statement</p> <p>No development shall take place until a detailed Arboricultural Method Statement (AMS) has been submitted to, and approved in writing by, the Local Planning Authority. The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will be protected at all</p>

	<p>stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary to implement the permission will be required, as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas, and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed AMS.</p> <p>Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies LP16 and LP19 of the Fenland Local Plan 2014. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.</p>
10	<p>CEMP: Biodiversity</p> <p>No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP: Biodiversity shall include the following:</p> <ul style="list-style-type: none"> a) Summary of potentially damaging activities. b) Identification of “biodiversity protection zones”. c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site. d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To ensure biodiversity is protected and enhanced, in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
11	<p>Landscape and Ecological Management Plan</p> <p>Prior to development proceeding above slab level, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The content of the LEMP shall include the following:</p> <ul style="list-style-type: none"> a) Description and evaluation of features to be managed.

	<p>b) Ecological trends and constraints on site that might influence management.</p> <p>c) Aims and objectives of management.</p> <p>d) Appropriate management options for achieving aims and objectives (including biodiversity net gain).</p> <p>e) A scheme of biodiversity enhancements</p> <p>f) Prescriptions for management actions</p> <p>g) Preparation of the work schedule (including an annual work plan capable of being rolled forward over a 30-year period and BNG audit)</p> <p>h) Details of the body or organisation responsible for implementation of the plan</p> <p>i) Ongoing monitoring and remedial measures</p> <p>The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the development with the management body/bodies responsible for its delivery.</p> <p>The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.</p> <p>A 5 yearly report shall be submitted to the LPA confirming the progress of the LEMP and results of any monitoring work.</p> <p>The LEMP shall be implemented in accordance with the approved details and all features shall be retained in the manner thereafter in perpetuity.</p> <p>Reason: To ensure the visual impacts of the development are appropriately managed and that biodiversity is protected and enhanced, in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
12	<p><i>Compliance with Ecological Impact Assessments</i></p> <p>The development shall only be carried out in accordance with all of the recommendations for mitigation and compensation set out in the Ecological Impact Assessment and Updated Ecological Impact Assessment, unless otherwise approved in writing by the Local Planning Authority or varied by a European Protected Species licence subsequently issued by Natural England.</p> <p>Reason: To ensure biodiversity is protected and enhanced, in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
13	<p><i>Update of surveys</i></p> <p>If the development hereby approved does not commence within 12 months from the date of the planning consent, the approved ecological measures secured through other conditions shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of breeding birds, Great Crested Newts and Reptiles, and ii) identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will</p>

	<p>be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.</p> <p>Reason: To ensure biodiversity is protected and enhanced, in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
14	<p><i>Bus stop provision</i></p> <p>Prior to first occupation of the development hereby approved, a detailed scheme for a new bus stop on Elm Road shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the bus stop shall be completed in full accordance with the approved scheme prior to first occupation of the development hereby approved.</p> <p>Reason: To encourage sustainable modes of travel, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
15	<p><i>Footway widening</i></p> <p>Prior to first occupation of the development hereby approved, a detailed scheme for widening of the existing footway fronting the site on Elm Road shall be submitted to, and approved in writing by, the Local Planning Authority. The footway widening shall be completed in full accordance with the approved scheme prior to first occupation of the development hereby approved.</p> <p>Reason: To encourage sustainable and safe modes of travel, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
16	<p><i>Management and maintenance of streets</i></p> <p>No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to, and approved in writing by, the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into 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, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
17	<p><i>Wheel cleaning equipment</i></p> <p>Development shall not commence until fully operational wheel cleaning equipment has been installed within the site. All vehicles leaving the site shall pass through the wheel cleaning equipment which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The wheel cleaning equipment shall be retained on site in full working order for the duration of the development.</p> <p>Reason: In the interests of highway safety, in accordance with Policy LP15 of</p>

	the Fenland Local Plan 2014.
18	<p>Parking and turning</p> <p>Prior to the first occupation of each dwelling, the proposed on-site parking/turning area for that dwelling shall be laid out in accordance with the approved plans, surfaced in a bound material and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).</p> <p>Reason: In the interests of highway safety, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
19	<p>Access drainage</p> <p>The approved access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.</p> <p>Reason: To prevent surface water discharging to the highway, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
20	<p>Cycle storage details</p> <p>Prior to works proceeding above slab level, full details of a scheme for cycle storage for each dwelling shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of each respective dwelling.</p> <p>Reason: In the interests of security, the convenience of cyclists at the premises, and to encourage sustainable forms of transport in accordance with Policies LP15 and LP16 of the Fenland Local Plan 2014.</p>
21	<p>Materials</p> <p>No development above slab level for any dwelling or garage shall take place until full details of the materials to be used for the exterior walls and roofs for the dwellings and garages have been submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The development shall be carried out in accordance with the approved details unless minor variations are otherwise first agreed in writing by the Local Planning Authority.</p> <p>Reason: To safeguard the character and appearance of the area, in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
22	<p>Fire hydrants</p> <p>No development above slab level shall take place until details for the provision of fire hydrants has been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented before any dwelling is occupied or in agreed phases.</p> <p>Reason: To ensure a satisfactory form of development and ensure public safety, in accordance with Policy LP16 of the Fenland Local Plan 2014 and</p>

	the National Planning Policy Framework.
23	<p>External Lighting</p> <p>A scheme for external lighting including management and maintenance details shall be submitted to, and approved in writing by, the Local Planning Authority prior to development proceeding above slab level.</p> <p>The scheme shall be accompanied by a technical report prepared by a qualified competent person setting out;</p> <ul style="list-style-type: none"> i) the specification of lights and lighting structures, ii) locations and heights of all lighting, iii) the light levels to be achieved over the intended area and at the development site boundaries and the surrounding area. <p>The approved scheme shall be implemented on site prior to first occupation of the development, or in agreed phases and thereafter retained and maintained as such thereafter.</p> <p>Reason: To safeguard the residential amenity and security of neighbouring occupiers, to preserve the character and appearance of the area, to safeguard the adjacent railway from unacceptable glare, and to protect nocturnal biodiversity, in accordance with policies LP2, LP16, LP17 and LP19 of the Fenland Local Plan 2014.</p>
24	<p>Hard landscaping scheme</p> <p>Prior to commencement of development above slab level, a scheme for the hard landscaping of the site shall be submitted to, and approved in writing by, the Local Planning Authority. The hard landscaping works shall be carried out in accordance with the approved scheme.</p> <p>Reason: In to preserve and enhance the character and appearance of the area, in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
25	<p>Refuse collection strategy</p> <p>Prior to the first occupation of the development hereby approved a refuse collection strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The approved refuse collection strategy shall be implemented in accordance with the agreed details in full and thereafter be retained in perpetuity unless otherwise agreed in writing.</p> <p>Reason: To ensure a satisfactory form of refuse collection, in accordance with Policy LP16 of the Fenland Local Plan 2014 and Policy 14 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.</p>
26	<p>Boundary treatments</p> <p>Prior to first occupation of the development hereby approved, all boundary treatments shall be erected in accordance with drawing no. DBML-02 Rev F.</p> <p>Reason: In order to preserve and enhance the character and appearance of the area and provide high levels of residential amenity, in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
27	Noise mitigation

	<p>The proposed development shall be constructed in accordance with the mitigation measures specified within the Noise Assessment (Report reference RP01-21123, Revision 1).</p> <p>Reason: Reason: In to provide high levels of residential amenity, in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
28	<p><i>Soft landscaping implementation</i></p> <p>All soft landscape planting, seeding or turfing, and soil preparation 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), in accordance with drawing no. CSA/5176/105 Rev D. 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.</p> <p>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: In order to preserve and enhance the character and appearance of the area, and to aid mitigation of the visual and environmental impacts of the development, in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
29	<p><i>Construction hours</i></p> <p>Construction hours and deliveries, with the exception of internal fit-out, shall be limited to the following hours:- 07:30-18:00 each day Monday-Friday, 07:30-13:00 on Saturdays and none on Sundays or Bank / Public Holidays.</p> <p>Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
30	<p><i>Approved plans</i></p>

Outline Application	
1	<p><i>Reserved Matters</i></p> <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 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><i>Reserved matters timing</i></p> <p>Application for approval of the first Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this</p>

	<p>permission. Application for approval of the last Reserved Matters shall be made to the Local Planning Authority before the expiration of 5 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>Commencement</p> <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>Housing mix</p> <p>As part of any Reserved Matters application/s, details of the self-build dwelling sizes (by number of bedrooms) shall be submitted to, and approved in writing by, the Local Planning Authority.</p> <p>Reason: In order to ensure that an appropriate housing mix is provided for the proposed development taking into account the objective of creating a sustainable, mixed community, in accordance with Policy LP3 of the Fenland Local Plan and the National Planning Policy Framework.</p>
5	<p>Detailed surface water drainage scheme</p> <p>No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan. The scheme shall be based upon the principles within the agreed Proposed Drainage Strategy prepared by Ridge and Partners LLP (ref: 5013107-RDG-XX-ST-DR-C-0501 Rev P09) dated 5 May 2025 and shall also include:</p> <p>a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events, including pump failure modelling results;</p> <p>b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;</p> <p>c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);</p> <p>d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);</p> <p>e) Site Investigation and test results to confirm infiltration rates;</p>

	<p>f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;</p> <p>g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;</p> <p>h) Full details of the maintenance/adoption of the surface water drainage system;</p> <p>i) Measures taken to prevent pollution of the receiving groundwater and/or surface water.</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 and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts, in accordance with Policies LP14 and LP16 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
6	<p>Construction drainage</p> <p>No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to, and approved in writing by, the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason: To ensure surface water is managed appropriately during the construction phase of the development so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself, recognising that initial works to prepare the site could bring about unacceptable impacts, in accordance with Policies LP14 and LP16 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
7	<p>Drainage completion survey</p> <p>Upon completion of the surface water drainage system, a survey and report from an independent surveyor shall be submitted to, and approved in writing by, the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to, and approved in writing</p>

	<p>by, the Local Planning Authority.</p> <p>Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development, in accordance with Policies LP14 and LP16 of the Fenland Local Plan 2014.</p>
8	<p><i>Foul Drainage</i></p> <p>Prior to the commencement of development, a scheme and timetable for the provision and implementation of foul water drainage shall be submitted to, and approved in writing by, the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme and thereafter retained in perpetuity.</p> <p>Reason: To prevent environmental and amenity problems arising from flooding and to provide a satisfactory means of sanitation, in accordance with Policies LP2, LP14 and LP16 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
9	<p><i>Contamination investigation</i></p> <p>No development approved by this permission shall be commenced prior to an investigative contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraph (a) and the results of will help decide if the following stages are necessary.</p> <p>(a) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs (c), (d) and (e).</p> <p>(b) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.</p> <p>(c) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.</p> <p>(d) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.</p> <p>Reason: To control pollution of land and water in the interests of the</p>

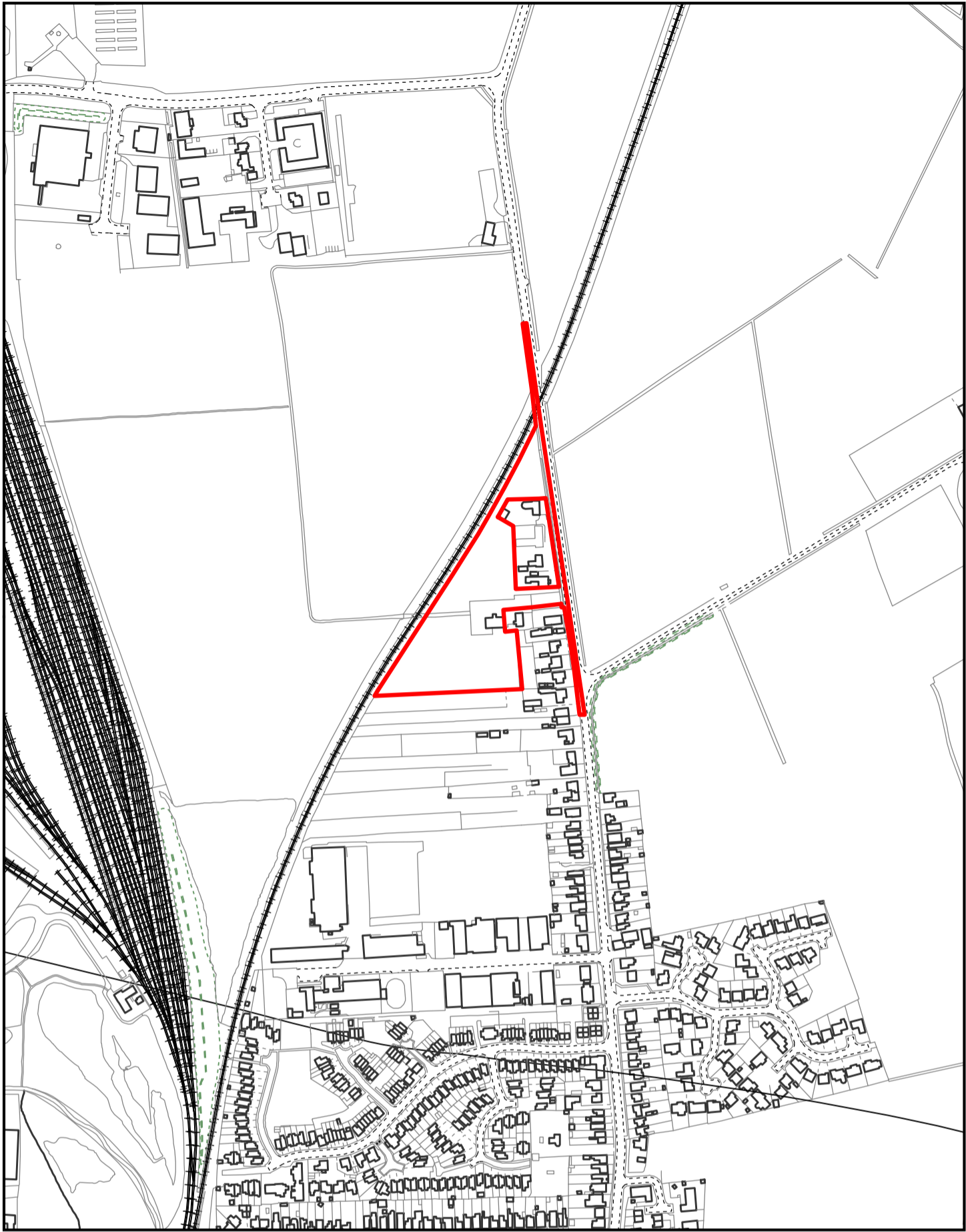
	<p>environment and public safety, in accordance with Policy LP16 of the Fenland Local Plan 2014 and the National Planning Policy Framework. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
10	<p>Construction Environmental Management Plan</p> <p>Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing by, the Local Planning Authority. The CEMP shall include, but shall not be limited to, mitigation measures for noise, dust and lighting during the construction phase. The CEMP shall be adhered to at all times.</p> <p>Reason: To mitigate environmental and amenity impacts during the construction phase of the proposed development, in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
11	<p>Sand and gravel extraction</p> <p>As part of the Construction Environmental Management Plan (CEMP) required by Condition 12, the following matters shall also be addressed:</p> <ul style="list-style-type: none"> a) A list of opportunities where incidental extraction of sand and gravel may occur because of groundworks which are required for the development. b) An estimate of the likely quantity of materials that can be extracted. c) If possible, an estimation of the mineral resources within the site. d) Where mineral is found, demonstrate how any materials extracted will be put to best use. <p>The development shall be carried out in accordance with the details within the CEMP.</p> <p>Reason: To ensure materials are extracted where practicable prior to development taking place, in accordance with the proposed development compiles with Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.</p>
12	<p>Arboricultural Method Statement</p> <p>No development shall take place until a detailed Arboricultural Method Statement (AMS) has been submitted to, and approved in writing by, the Local Planning Authority. The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary to implement the permission will be required, as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas, and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed AMS.</p> <p>Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies LP16 and LP19 of the Fenland Local Plan 2014. The condition is pre-commencement in order to ensure that the protection measures are</p>

	implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.
13	<p>CEMP: Biodiversity</p> <p>No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP: Biodiversity shall include the following:</p> <ul style="list-style-type: none"> a) Summary of potentially damaging activities. b) Identification of “biodiversity protection zones”. c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site. d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To ensure biodiversity is protected and enhanced, in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
14	<p>Landscape and Ecological Management Plan</p> <p>Prior to development proceeding above slab level, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The content of the LEMP shall include the following:</p> <ul style="list-style-type: none"> a) Description and evaluation of features to be managed. b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options for achieving aims and objectives (including biodiversity net gain). e) A scheme of biodiversity enhancements f) Prescriptions for management actions g) Preparation of the work schedule (including an annual work plan capable of being rolled forward over a 30-year period and BNG audit) h) Details of the body or organisation responsible for implementation of the plan i) Ongoing monitoring and remedial measures <p>The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the</p>

	<p>development with the management body/bodies responsible for its delivery.</p> <p>The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.</p> <p>A 5 yearly report shall be submitted to the LPA confirming the progress of the LEMP and results of any monitoring work.</p> <p>The LEMP shall be implemented in accordance with the approved details and all features shall be retained in the manner thereafter in perpetuity.</p> <p>Reason: To ensure the visual impacts of the development are appropriately managed and that biodiversity is protected and enhanced, in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
15	<p><i>Compliance with Ecological Impact Assessments</i></p> <p>The development shall only be carried out in accordance with all of the recommendations for mitigation and compensation set out in the Ecological Impact Assessment and Updated Ecological Impact Assessment, unless otherwise approved in writing by the Local Planning Authority or varied by a European Protected Species licence subsequently issued by Natural England.</p> <p>Reason: To ensure biodiversity is protected and enhanced, in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
16	<p><i>Update of surveys</i></p> <p>If the development hereby approved does not commence within 12 months from the date of the planning consent, the approved ecological measures secured through other conditions shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of breeding birds, Great Crested Newts and Reptiles, and ii) identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.</p> <p>Reason: To ensure biodiversity is protected and enhanced, in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
17	<p><i>Wheel cleaning equipment</i></p> <p>Development shall not commence until fully operational wheel cleaning equipment has been installed within the site. All vehicles leaving the site shall pass through the wheel cleaning equipment which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The</p>

	<p>wheel cleaning equipment shall be retained on site in full working order for the duration of the development.</p> <p>Reason: In the interests of highway safety, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
18	<p>Access drainage</p> <p>The approved access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.</p> <p>Reason: To prevent surface water discharging to the highway, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
19	<p>Cycle storage details</p> <p>Prior to works proceeding above slab level, full details of a scheme for cycle storage for each dwelling shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of each respective dwelling.</p> <p>Reason: In the interests of security, the convenience of cyclists at the premises, and to encourage sustainable forms of transport in accordance with Policies LP15 and LP16 of the Fenland Local Plan 2014.</p>
20	<p>External Lighting</p> <p>A scheme for external lighting including management and maintenance details shall be submitted to, and approved in writing by, the Local Planning Authority prior to development proceeding above slab level.</p> <p>The scheme shall be accompanied by a technical report prepared by a qualified competent person setting out;</p> <ul style="list-style-type: none"> i) the specification of lights and lighting structures, ii) locations and heights of all lighting, iii) the light levels to be achieved over the intended area and at the development site boundaries and the surrounding area. <p>The approved scheme shall be implemented on site prior to first occupation of the development, or in agreed phases and thereafter retained and maintained as such thereafter.</p> <p>Reason: To safeguard the residential amenity and security of neighbouring occupiers, to preserve the character and appearance of the area, to safeguard the adjacent railway from unacceptable glare, and to protect nocturnal biodiversity, in accordance with policies LP2, LP16, LP17 and LP19 of the Fenland Local Plan 2014.</p>
21	<p>Noise mitigation</p> <p>The proposed development shall be constructed in accordance with the mitigation measures specified within the Noise Assessment (Report reference RP01-21123, Revision 1).</p> <p>Reason: Reason: In to provide high levels of residential amenity, in</p>

	accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.
22	<p>Construction hours</p> <p>Construction hours and deliveries, with the exception of internal fit-out, shall be limited to the following hours:- 07:30-18:00 each day Monday-Friday, 07:30-13:00 on Saturdays and none on Sundays or Bank / Public Holidays.</p> <p>Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
23	Approved plans



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Romsey T:01794 367703

[illegible]

Project	Land at Elm Road, March		
Drawing	Site layout		
Client	Innerspace Homes		
Job no.	INN200732	Date	21.10.24
Umg no.	SLWS	revision	K
Author	Checked	Scale	1:500 at A0
Status	PLANNING	Office	
Client ref.			

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F/YR23/0477/O

**Applicant: Mr L Russell
Seagate Homes**

Agent :

Land East Of Halfpenny Lane, Wisbech, Cambridgeshire

Hybrid Application: Outline application with matters committed in respect of access to erect of up to 250 x dwellings, and Full application to erect 102 x dwellings (15No. 1-bed, 41No. 2-bed, 35No. 3-bed and 11No. 4-bed) with associated parking, landscaping and public open space, and the formation of a bund and an attenuation basin, involving the demolition of existing building

Officer recommendation: Grant

Reason for Committee: Town Council recommendation, and number of neighbour representations, contrary to officer recommendation.

1 EXECUTIVE SUMMARY

- 1.1 The application site comprises approximately 13.5 hectares of predominantly flat agricultural land, located on the southern edge of Wisbech. The application site forms part of the South Wisbech Broad Location for Growth, as designated within the Fenland Local Plan 2014, and the Council has approved a Broad Concept Plan for the site.
- 1.2 The application is a hybrid application seeking full planning permission for 102No. dwellings, a new access, culverting of watercourses, associated parking, landscaping and public open space, a bund and an attenuation basin; and outline planning permission for up to 250No. dwellings. The proposal also includes demolition of an existing building and the provision of off-site highway improvements and bus stop upgrades.
- 1.3 The proposed development would provide 13.92% affordable housing (equating to 49No. affordable dwellings) and an infrastructure contribution of £2,000 per plot (which would not meet the full amount of infrastructure contributions requested by consultees). However, the proposed infrastructure contributions, in addition to proposed off-site highway improvements, are sufficient to ensure that the proposed development would have acceptable highway safety and transport impacts. It is acknowledged that the proposed financial contributions fall significantly short of the requested education and healthcare contributions, which would result in the proposed development creating an additional burden on existing infrastructure. However, an independent financial viability review of the proposed development has been carried out which confirms that a greater level of financial contributions and affordable housing provision than that which proposed would result in the proposed development being financially unviable to deliver.
- 1.4 Although the proposed development would result in a high magnitude of change of land use, from agricultural to residential, it is important to acknowledge in this regard that the principle of altering the character and appearance of the

application site has already been considered acceptable through the sites allocation as a Broad Location for Growth and the approval of a Broad Concept Plan.

1.5 Having regard to all relevant planning policies and material planning considerations, and subject to the completion of a Section 106 legal agreement, it is considered that the proposed development would amount to sustainable development and would broadly accord with the development plan as a whole. There are no material considerations of sufficient weight to indicate that a decision should be made other than in accordance with the development plan.

1.6 The application is therefore recommended for approval.

2 SITE DESCRIPTION

2.1 The application site comprises approximately 13.5 hectares of predominantly flat agricultural land, located on the southern edge of Wisbech. The application site is accessed via the northern extent of Halfpenny Lane, which is an unclassified road located within the application site and adjoining New Drove. There are a number of watercourses running through the application site, including an Internal Drainage Board watercourse which is located in a north-south direction along Halfpenny Lane. The application site also contains a number of trees and a derelict brick building. The application site is located within Flood Zone 1 (low risk of flooding from rivers and sea) and is generally at low risk of flooding from all other sources, having regard to the Environment Agency's latest flood maps. The application site forms part of the South Wisbech Broad Location for Growth, as designated within the Fenland Local Plan 2014, and the Council has approved a Broad Concept Plan for the site.

2.2 There are residential properties adjacent to the north and east boundaries of the application site, which are located along Redwing Drive, Kingfisher Drive and Elm Low Road. The A47 is located adjacent to the south boundary of the application site. Agricultural land is located adjacent to the west boundary of the application site.

3 PROPOSAL

- 3.1 This is a hybrid planning application seeking:
- Full planning permission for the erection of 102No. dwellings (15No. 1-bed, 41No. 2-bed, 35No. 3-bed and 11No. 4-bed), a new access, culverting of watercourses, associated parking, landscaping and public open space, a bund and an attenuation basin; and
 - Outline planning permission, with matters committed in respect of access, for the erection of up to 250 dwellings.
- 3.2 The proposal also includes demolition of an existing building and the provision of off-site highway improvements and bus stop upgrades.
- 3.3 The full element of the application comprises Phase 1, and the outline element of the application comprises Phase 2, of the proposed development.
- 3.4 The application includes a Section 106 Heads of Terms and draft Section 106 Agreement which agrees to the provision of 49No. affordable dwellings (comprising 26No. Affordable Rented and 23No. Shared Ownership), an on-site public open

space scheme, and an infrastructure contribution of £2,000 per plot (£704,000 total).

- 3.5 Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

- 4.1 F/YR15/1125/SC - Screening Opinion and Scoping Opinion: Residential and associated development - Environmental Statement Required 27 Jan 2016

5 CONSULTATIONS (Latest comments summarised)

5.1 Wisbech Town Council

Object due to overdevelopment of the site, inadequate access arrangements and insufficient community infrastructure.

5.2 Local Highway Authority (Development Management team)

No objection in principle. However, the following comments require attention to make the development acceptable in highway terms:

Access - The access strategy to the site is acceptable but is subject to agreement from the Internal Drainage Board as their drain will need to be culverted for a long length to facilitate access. The culvert structure will not be adopted by the County Council. The off-site infrastructure as shown on the drawing 3509.SK210 P11 is accepted and agreed.

Layout (Full application) - The accessibility plan which has been submitted shows an internal looped cycle route, but this is in conflict with the highways layout plan which does not include a cycle route on the road which serves plots 87-102. To avoid any ambiguity, recommends that the accessibility plan and site layout are amended to match each other.

Layout (Outline application) – No objection to the indicative proposals.

5.3 Local Highway Authority (Transport Assessment team)

Pedestrian and Cycle Accessibility

There is a live planning application for the expansion of the Thomas Clarkson Academy [Planning application ref: F/YR24/0857/F for a new secondary school]. To facilitate the school expansion, the school has been requested to deliver a toucan crossing in the vicinity of the western spur of New Drove [on Weasenham Lane].

The additional trips crossing Weasenham Lane generated together by both the proposed development and the school expansion would require a controlled crossing for safety. The proposed development would also benefit from the toucan crossing, improving safety for residents traveling to schools, the town centre, and bus stops.

Therefore, should the school expansion attain approval and the toucan crossing be delivered, the cost of delivering the toucan crossing should be shared between the school and this development.

Requests that the proposed development:

- Provides a contribution of £150,000 towards the delivery of a toucan crossing [on Weasenham Lane] in the vicinity of the western spur of New Drove, and deliver the access works shown on drawing no. 8/3088-CCL-XX-XX-DR-C-210A-P02 [in the event of the toucan crossing being delivered, which is dependent on planning application F/YR24/0857/F being approved]; or
- Delivers the access works [and alternative crossing] set out on drawing no. 8/3088-CCL-XX-XX-DR-C-210-P01 [in the event of the toucan crossing not being delivered].

In addition, requests that the proposed development:

- Provides a contribution of £100,000 towards Cambridgeshire's Local Cycling and Walking Infrastructure Plan (LCWIP) active travel infrastructure improvements within Wisbech, to enhance accessibility of the site by sustainable travel modes and ensure the development does not have a severe impact on the capacity of the surrounding highway network.
- Provides a contribution of £390,000 towards bus service enhancements, to enhance accessibility of the site by sustainable travel modes and reduce the impact of the development on the surrounding highway network.
- Provides upgrades to the Weasenham Lane 'Boleness Road' bus stops (including Real Time Passenger Information infrastructure, if the developer can provide an additional contribution £21,000 towards maintenance of the RTPi infrastructure).
- Provides a Travel Plan, inclusive of bus vouchers and / or active travel vouchers.

The proposed development will have an impact on the capacity of the following junctions:- Freedom Bridge roundabout; B198 Cromwell Road/Redmoor Lane/A47 roundabout; A47/March Road roundabout; and A47/Elm High Road roundabout. Consider that the LCWIP contribution and bus service enhancements contribution would suitably mitigate the proposed developments impacts at these junctions.

No objection, subject to the above being secured by planning conditions / a Section 106 agreement.

5.4 Active Travel England

Assuming that the Local Highway Authority is recommending planning obligations / conditions to secure the proposed infrastructure, travel plan and LCWIP contribution; has no objection and supports the application subject to planning conditions securing provision of bus stop upgrades on Weasenham Lane, agreement of an Internal Design Code, and provision of cycle parking facilities.

5.5 National Highways

Recommends conditions are attached to any grant of planning permission requiring a Travel Plan identifying measures to reduce trip generation and remedial measures to be implemented should trip generation targets within the Travel Plan not be achieved.

5.6 CCC Historic Environment Team

An archaeological historic building record has been undertaken for the building to be demolished. This identified the building in question as an open-topped ("scotch") kiln, bearing close physical resemblance to the 'Norfolk' regional variants, despite there being no documentary or cartographic evidence for clay extraction or 'official' usage for brickworks on this site. It appears to be an example of localised industrial processes, responding to the rapid expansion of Wisbech in the 19th century, and supported by excellent transport links provided by the Wisbech Canal and tramway close by to the east. Its usage for this purpose seems to have been short-lived, and in the early 20th century it was roofed in timber and used for storage of fruit from the orchards that grew up immediately surrounding the site.

The significance of the building has suffered due to its degree of preservation, having lost the attached timber firing sheds, that to the south side being almost totally collapsed and on the north side removed entirely. It also exhibits later alterations associated with its use as a store, including the crude insertion of a window at the west end. Whilst its later usage adds a degree of local interest, given the importance of the fruit industry in relation to the development of Wisbech, this is not considered sufficient to off-set the loss of historic fabric which has occurred, and it is not considered that this particular example would be likely to meet the tests for national listing, were it to be submitted for assessment.

Further to the above, sub-surface archaeological investigation of the whole site, comprising geophysical survey and a trial trench evaluation, has also been completed prior to determination as requested. These investigations identified primarily ditched features of medieval and post-medieval date, identified as enclosures and field boundaries, as well as a probable palaeochannel which may have been associated with the former route of the River Great Ouse before it was diverted in the medieval period.

Together these investigations provide the requisite information needed to make an informed judgement regarding the impacts of the development proposal on the historic environment. Whilst there will inevitably be some degree of harm occasioned by the loss of the historic kiln building, which is an asset type which has suffered high rates of attrition both regionally and nationally, its degree of preservation is not such that warrants retention, or would be likely to meet the criteria for national listing, when compared with other surviving examples. Therefore, consider that it would not be proportionate to uphold an objection to its removal, although given its local significance would welcome consideration by the developer as to how the upstanding brick masonry part of the structure might be consolidated and retained within open space for the Outline part of the development, once plans for this part of the scheme are further developed.

No further archaeological requirements and no objection on archaeological grounds to development proceeding as proposed.

5.7 CCC Ecology

Adequate surveys have been completed to determine the ecological impact of the scheme and set out how the scheme will deliver adequate mitigation / compensation and biodiversity net gains.

The proposal is acceptable on ecology grounds, providing that the biodiversity compensation / mitigation measures and enhancements recommended within the Phase 2 Ecology Survey report and Preliminary Ecological Appraisal are secured via planning conditions.

Recommend planning conditions to secure the following:

1. Site-wide

- a. Ecological Design Strategy, to include a BNG strategy.
- b. Construction Ecological Management Plan (CEcMP).

2. Phase / parcel:

- a. Updated ecology surveys.
- b. Detailed lighting scheme sensitively designed for wildlife, demonstrating delivery of EDS.
- c. Detailed landscape and biodiversity enhancement scheme, demonstrating compliance with site-wide Ecological Design Strategy and Construction Ecological Management Plan, delivery of Biodiversity Net Gain, and delivery of biodiversity enhancement through detailed design (e.g. highways and building design).

5.8 Wildlife Trust

Recommends that a BNG Assessment is submitted and considers that the development appears to include very little green infrastructure and natural greenspace.

There is a significant need to provide high quality natural and other greenspaces in Wisbech to address the biodiversity and climate crises, help improve quality of life and health outcomes, and help to attract inward investment. It is essential that major new developments play their role and do not exacerbate the current deficits in green infrastructure within the town.

However, loss of biodiversity and provision of accessible natural greenspace could be delivered through the creation of a natural open space on the land to the west of Halfpenny Lane.

5.9 NHS Property Services and Cambridgeshire and Peterborough Integrated Care System

The Health Impact Assessment does not consider the impact of the proposed development on the primary care estate and the provision of GP services in the locality.

The GP practices within the Wisbech Primary Care Network (Trinity Surgery, Clarkson Surgery, North Brink Practice and Parson Drove Surgery) collectively do not have the capacity to absorb the population associated with the proposed development. The development would therefore have an impact on the primary

healthcare provision in the area and its implications, if unmitigated, would be unsustainable.

GP Practices within the Wisbech Primary Care Network have the potential to be re-developed or expanded to mitigate the incoming population associated with the development.

Requests a contribution of £360,407 to create additional floorspace at GP Practices within the Wisbech Primary Care Network.

5.10 NHS East of England Ambulance Service

Requests a contribution of £130,963 to create additional ambulance services to absorb the additional patient demand generated by this development on emergency ambulance health services.

Supports the central open space and would welcome orchards, trees or meadow flower areas within the communal garden. Makes recommendations for soft and hard landscaping to support physical, health, mental health, wellbeing and community cohesion.

5.11 CCC Development and Policy Team

Request the following contributions to mitigate the impacts of the proposed development on education and libraries:

- Early Years - £98,574 for the full application + the following table contribution for the outline application:

Contribution per dwelling	Market and Intermediate				Affordable Rent				Project cost/place
	1	2	3	4+	1	2	3	4+	
Early Years	0	655	1,309	2,292	0	2,619	3,928	4,583	18,187

- Primary School – N/A
- Secondary School - £225,429 for the full application + the following table calculation for the outline application:

Contribution per dwelling	Market and Intermediate				Affordable Rent				Project cost/place
	1	2	3	4+	1	2	3	4+	
Early Years	0	0	3,954	7,909	0	0	10,545	23,727	26,363

- Libraries - £52,097

5.12 Lead Local Flood Authority

No objection in principle to the proposed development.

The following documents demonstrate that surface water from the proposed development can be managed through the use of tanked permeable paving and an attenuation basin with settlement forebay areas discharging via flow control into the existing watercourse and restricting surface water discharge to greenfield equivalents.

- Civil Engineering Response to LLFA Comments, Clancy, Ref: 3088, Rev: P01, Dated: 10th February 2025
- Ditch Sections (all sheets), BHA, Ref: 3509, Rev: P2, Dated: 31st January 2023
- Phase 1 Drainage Strategy, Clancy, Ref: 3088, Rev: P01, Dated: 2nd January 2025

- Surface Water Drainage Maintenance & Management Plan, BHA, Ref: 3509, Rev: 1, Dated: 31st January 2023
- Flood Risk Assessment and Drainage Strategy, BHA, Ref: 3509, Rev: 1, Dated: 31st January 2023

The applicant has provided maintenance and management strategy outlining practices and adoption details of the surface water drainage system.

Recommend planning conditions to secure:- a detailed surface water drainage scheme; measures to mitigate surface water run-off during construction; and a survey and report of the surface water drainage system following completion.

5.13 Middle Level Commissioners

The Hundred of Wisbech IDB object as the proposal does not meet their requirements or current guidance.

Requests completion of a hydraulic study of its system. In the absence of any hydraulic modelling, it is difficult to be conclusive but it is considered that whilst these systems may be adequate for its current use it is becoming apparent that it is unlikely that they will be suitable to accommodate flows from this and other developments in the area as the impacts of climate change occur.

Raise the following summarised concerns relating to on-site water level and flood risk management systems:

- Detrimental effects of surface water run-off and overland flows from the site adversely impacting neighbouring properties or other locations which may be affected by the proposed ground raising/re-shaping operations.
- Access by routine maintenance machinery to the on-site water level and flood risk management systems, particularly to the attenuation basins.
- Adverse impacts and the additional costs associated with the proximity of the existing water main and the proposed hedge, footpath, foul sewer etc to the Boards system.
- Currently the Board has an exemption that enables it to dispose of wet dredging's on agricultural land within its 9.0m wide maintenance access strip. However, a change of land use would require an alternative arrangement and agreement with the land owner(s) for increased costs associated with the disposal of wet dredging's to a suitable waste management tip in perpetuity.
- The proposed attenuation basins are too small and in the wrong location.
- Piecemeal development being proposed in various locations within the district which is resulting in many small and isolated attenuation systems which will be difficult to maintain and will be a future liability for the parties concerned, the failure of which could potentially increase flood risk. One larger but readily maintainable attenuation basin rather than several smaller ponds serving individual phases would be viewed more favourably by the Board.
- The shape and size of the attenuation basin must be installed to the correct dimensions and be in a suitable working condition before any other works to form the site depot, highways or buildings commences on site.
- Management and maintenance of the associated water level and flood risk management systems serving the site.

Also raises concerns regarding biodiversity impacts.

5.14 Environmental Health

No objections.

Accepts the submitted details relating to air quality, contamination and noise impacts.

Requests a Construction Environmental Management Plan, piling details (if necessary), and Phase II contamination investigation, a light impact assessment and noise mitigation measures.

5.15 Housing Strategy and Enabling Officer

Policy LP5 of the Fenland Local Plan (2014) seeks 25% affordable housing on developments where 10 or more homes will be provided.

The Fenland Viability Report (2020) indicates that 20% affordable housing is likely to be the maximum level of provision that can be achieved through planning obligations. Consequently, while the Council aims to deliver policy compliant 25% affordable housing provision on qualifying schemes where possible, it is acknowledged that a reduced percentage of affordable housing via planning obligations to a maximum of 20% will be achievable in most instances.

The current tenure split expected for affordable housing in Fenland is 70% affordable rented tenure and 30% shared ownership. However, following consideration of the viability issues, agrees to an alternative tenure split.

5.16 CCC Definitive Map Team

Public Byway 21, Wisbech runs along the southern boundary of the development for approximately 96 metres.

Whilst the Definitive Map Team has no objection to this proposal, the Byway must remain open and unobstructed at all times.

5.17 Cambridgeshire Constabulary Designing Out Crime Officer

Considers the area to be of low to medium risk to the vulnerability to crime.

Provides recommendations for external lighting, boundary treatments, cycle storage, parking, landscaping and public open spaces.

5.18 Anglian Water

The foul drainage from this development is in the catchment of West Walton Water Recycling Centre that will have available capacity for flows from the proposed development.

The sewerage system at present has available capacity for flows from the propose development.

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. The application indicates that the method of surface water drainage is via SuDS.

The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals.

5.19 Cambridgeshire Fire and Rescue Service

Requests that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.

Access and facilities for the Fire Service should also be provided in accordance with Building Regulations.

5.20 Councillor Sam Hoy

Objects to the application.

The application goes into some of the drain and the field already floods.

[Previously raised concerns regarding the phasing of upgrading the access on Halfpenny Lane and requested a condition that the developer must upgrade Halfpenny Lane first or at least before no more than 10 houses are built. Also, previously requested that Section 106 contributions are distributed towards upgrading Elme Hall roundabout (as proposed in the Wisbech Access Study) rather than affordable housing].

5.21 Councillor Dal Roy

Objects to the application.

There are inadequate roads to serve the development. Improvements to the access roads and Elme Hall roundabout are needed to improve traffic flow. The Elme Hall roundabout is already at capacity so additional road users would add to this problem.

Drains would not be able to cope with the extra run off.

Overdevelopment of this scale would further add to issues in Elm.

Once drainage and roads have been improved a possible smaller amount of housing would be more sustainable.

5.22 Councillor Matthew Summers

Supports the full application, although echoes Councillor Hoy's concerns and hopes that the upfront improvements to the access road can be a condition.

However, objects to the outline application because it doesn't show adequate consideration of existing properties, particularly impacting open field views and light. Would hope to similar arrangements as they have provisioned to separate

the road from the proposed development. However, acknowledges that is the right kind of location for meeting the districts housing need.

5.23 Local Residents/Interested Parties

Objections have been received from occupiers of 28 properties, raising concerns relating to the following summarised issues:

- Location of the proposed development.
- Residential amenity impacts (including loss of privacy, loss of outlook, loss of open views, loss of light, noise pollution and air pollution).
- Damage to neighbouring properties.
- Property value impacts.
- Biodiversity impacts.
- Environmental impacts.
- Flood risk and drainage impacts.
- Traffic impacts.
- Highway safety impacts.
- Visual amenity impacts.
- Antisocial behaviour impacts.
- Security impacts.
- Infrastructure impacts (capacity of doctors surgeries, dentists, schools etc, levels of affordable housing and Section 106 contributions).
- Loss of arable agricultural land.
- Overdevelopment.

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) and the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 6 – Building a strong, competitive economy

Chapter 7 – Ensuring the vitality of town centres

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 10 - Supporting high quality communications

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 - Conserving and enhancing the historic environment

Chapter 17 – Facilitating the sustainable use of minerals

National Planning Practice Guidance (NPPG)

National Design Guide 2021

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
- LP7 – Urban Extensions
- LP8 – Wisbech
- LP13 – Supporting and Managing the Impact of a Growing District
- LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland
- LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland
- LP16 – Delivering and Protecting High Quality Environments across the District
- LP17 – Community Safety
- LP18 – The Historic Environment
- LP19 – The Natural Environment

Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021

Delivering and Protecting High Quality Environments in Fenland SPD 2014

Developer Contributions SPD 2015

Cambridgeshire Flood and Water SPD 2016

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

- LP1: Settlement Hierarchy
- LP2: Spatial Strategy for the Location of Residential Development
- LP4: Securing Fenland's Future
- LP5: Health and Wellbeing
- LP6: Renewable and Low Carbon Energy Infrastructure
- LP7: Design
- LP8: Amenity Provision
- LP11: Community Safety
- LP12: Meeting Housing Needs
- LP13: Custom and Self Build
- LP19: Strategic Infrastructure
- LP20: Accessibility and Transport
- LP21: Public Rights of Way
- LP22: Parking Provision
- LP23: Historic Environment
- LP24: Natural Environment
- LP26: Carbon Sinks and Carbon Sequestration

LP27: Trees and Planting
LP28: Landscape
LP29: Green Infrastructure
LP31: Open Space and Recreational Facilities
LP32: Flood and Water Management
LP33: Development on Land Affected by Contamination
LP34: Air Quality
LP36: Residential Site Allocations for Wisbech

8 KEY ISSUES

- **Principle of development**
- **Character and appearance of the area**
- **Highway safety and transport**
- **Housing mix**
- **Affordable housing provision**
- **Residential amenity**
- **Flood risk and drainage**
- **Archaeology and historic environment**
- **Biodiversity**
- **Biodiversity Net Gain (BNG)**
- **Infrastructure and contributions**

9 BACKGROUND

Environmental Impact Assessment (EIA)

- 9.1 The Local Planning Authority have previously issued a Screening Opinion for residential and retail development of the application site in January 2016, determining that an Environmental Statement was required (ref: F/YR15/1125/SC). This Screening Opinion was issued on the basis of a red line boundary of the application site and a description of the proposed development, without the benefit of any technical assessments or views of technical consultees.
- 9.2 During the course of this planning application, a new Screening Opinion specific to the proposed development has been carried out under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. This Screening Opinion has been carried out with consideration given to the information contained within the detailed assessments accompanying the planning application and the views of technical consultees. On the basis of the technical assessments and the consultation responses relating to this planning application, it is considered that proposed development would not have significant environmental effects in the context of EIA development and therefore an Environmental Statement is not required.

South Wisbech Broad Location for Growth (Fenland Local Plan 2014)

- 9.3 The application site comprises part of the South Wisbech Broad Location for Growth, where a new urban extension to Wisbech (mainly for business purposes, though including potential for residential development in the eastern half of 'very approximately, around 100' dwellings) is supported by Policy LP8 of the Fenland Local Plan 2014.

- 9.4 On 29th April 2015, Fenland District Council approved a Broad Concept Plan for the South Wisbech Broad Location for Growth. The Broad Concept Plan includes 54 hectares of employment land and around 350 dwellings. The application site comprises Phase 2 of the Broad Concept Plan.

Residential site allocation LP36.01 (Emerging Local Plan)

- 9.5 The application site comprises part of a residential site allocation for 316 dwellings within the Emerging Local Plan.

10 ASSESSMENT

Principle of Development

Broad Location for Growth

- 10.1 Policy LP8 of the Fenland Local Plan 2014 (the Local Plan) designates the South Wisbech Broad Location for Growth broadly to the north of the A47, south-east of New Drove, north and south of Newbridge Lane, and along Cromwell Road between Newbridge Lane and the A47/B198 roundabout.
- 10.2 Policy LP8 of the Local Plan support a new urban extension within the South Wisbech Broad Location for Growth, provided:
- All transport implications can be overcome (which is very likely to require improved east-west road links to relieve pressure on Weasenham Lane, with the arrangements for delivering such improved east-west links being agreed as part of the broad concept plan for the broad location);
 - Existing areas of high quality woodland, including mature orchards, be retained and enhanced to serve as multifunctional public open space areas with amenity, biodiversity and community food value;
 - Noise mitigation and screening measures be provided along the A47, and between the residential and business areas as appropriate.
- 10.3 Policy LP7 of the Local Plan requires urban extensions (i.e. the broad or specific locations for growth identified in Policies LP8-11 of the Local Plan) to be planned and implemented in a coordinated way, through an agreed overarching Broad Concept Plan (BCP), that is linked to the timely delivery of key infrastructure. Policy LP7 specifies that a BCP approved by Planning Committee is an informal 'in principle' approval to which subsequent planning applications would be expected to adhere to.
- 10.4 In addition, policy LP7 of the Local Plan states that, whilst phasing may be agreed, the Council will need to be satisfied that the key aspects of the BCP will be delivered. Therefore, prior to any planning permission being granted, appropriate safeguards must be demonstrably in place to prevent cherry-picking of profitable elements of the urban extension being built first and the provision of appropriate infrastructure either delayed or never materialising.

The BCP

- 10.5 The BCP sets out proposals on 217 acres of land, comprising the South Wisbech Broad Location for Growth, for:
- Around 350 homes to the east of the site
 - Around 54 hectares of employment land
 - A new East – West road from Cromwell Road/New Bridge Lane in the west, along the site to link Newbridge Lane with Boleness Road. This road will facilitate access into the whole of the South West Wisbech site but will also offer improved access for the whole of Wisbech
 - A new roundabout on A47
 - New junctions or upgrades to existing junctions
 - The retention and enhancement of some areas of existing high quality woodland and mature orchards which can serve as multifunctional public open space areas
 - The location of pedestrian and cycle ways within the proposed development and linking to existing facilities elsewhere such as to the town centre.
- 10.5 The BCP indicates that the 350 homes to the east of the site would be served by an access road running along Halfpenny Lane and connecting to New Drove.
- 10.6 The BCP indicates landscape buffers along the A47.

Alignment with the BCP

- 10.7 The application site does not comprise any of the employment land within the BCP and would not prejudice the full delivery of Phase 1 of the BCP. Employment development has been delivered within part of Phase 1 on the east side of Cromwell Road. There is also a planning application currently pending consideration for further employment development within part of Phase 1 on the west side of Cromwell Road.
- 10.8 The proposed development would provide up to 352 dwellings within the eastern area of the South Wisbech Broad Location for Growth. This accords with the BCP in terms of acceptable quantum of development (around 350 dwellings).
- 10.9 The proposed development includes a new primary access road running along Halfpenny Lane and connecting to New Drove. This accords with the BCP in terms of access.
- 10.10 The area of the application site adjacent to the A47 forms part of the outline planning application, however it is indicatively shown to accommodate a landscape buffer including a bund. This accords with the BCP in terms of landscape buffers along the A47.
- 10.11 Although the proposed development would result in some tree removals which could be mitigated by a high quality soft landscaping scheme, it would not result in the loss of high quality woodland or mature orchards. This accords with the BCP in terms of retaining high quality woodland and mature orchards.
- 10.12 Two potential pedestrian / cycle links are indicated within the area of the outline planning application, however these are not committed details. The application indicates that the existing Halfpenny Lane would be used as a footway and cycleway adjacent to the western boundary of the site and providing connectivity

between the A47 and New Drove. The application also proposes new footways and cycle routes within the proposed development, which would link to New Drove and the wider area. This accords with the BCP in terms of providing new pedestrian and cycle routes within the proposed development and linking to existing facilities.

- 10.13 A new east-west road (linking Cromwell Road/New Bridge Lane with Boleness Road) and a new roundabout on the A47, have not been delivered to date. However, those highway network improvements are more intrinsically linked with the areas of land within Phases 1 and 3 of the BCP. This planning application has demonstrated that the proposed development would have acceptable impacts on the highway network in terms of access and junction capacity without the delivery of a new east-west road and new/upgraded junctions.
- 10.14 The South Wisbech Broad Location for Growth is formed of multiple land ownerships and there is therefore no guarantee that a holistic phased development of the entire BCP would be achievable. However, the application demonstrates that the proposed development can be delivered without any significant impacts on the delivery of the wider BCP.
- 10.15 For the reasons set out above, it is considered that the proposed development broadly aligns with the visions of the BCP. It is therefore considered that the principle of development is acceptable, in accordance with policies LP7 and LP8 of the Local Plan and the BCP.

Character and appearance of the area

- 10.16 Policy LP16 of the Local Plan requires that development proposals make a positive contribution to the local distinctiveness and character of the area, enhance its local setting, respond to and improve the character of the local built environment, reinforces local identity and not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area.
- 10.17 Notwithstanding the protection to the character and appearance of the area which is afforded by policies within the Local Plan, it is inevitable that some of the district's landscape will alter within the plan period in order to meet the Council's growth aspirations including housing delivery requirements and therefore that some character harm will occur. Therefore, although it is acknowledged that the proposed development would result in a high magnitude of change of land use, from agricultural to residential, it is important to acknowledge in this regard that the principle of altering the character and appearance of the application site, from open agricultural fields to a major-scale residential development with a new access along Halfpenny Lane, has already been considered acceptable through the sites allocation as a Broad Location for Growth and the approval of the BCP.
- 10.18 The application site is not subject to any statutory or non-statutory landscape designations and does not contain any rare, valued landscape features. The character and appearance of the application site is typical of the local countryside, comprising predominantly flat agricultural fields, and is not of any significant landscape importance. Due to the flat topography, the presence of adjacent built form, and the opportunities for significant soft landscape screening (including landscape bunds), the application site is not considered to be of high sensitivity to the proposed development. The proposed development would be located adjacent

to existing residential development to the north and east and, aided by its confinement by the A47 to the south, would appear as a natural urban extension on the edge of the town.

- 10.19 The layout for Phase 1 of the proposed development (seeking full planning permission) includes the siting of two-storey dwellings and single-storey bungalows along the north and east boundaries of the site. The scale and storey heights of these proposed dwellings would relate sympathetically to existing neighbouring dwellings located on Elm Low Road, Heron Road and Redwing Drive which are predominantly two-storey dwellings and single-storey bungalows. The proposed development also includes some 2.5-storey dwellings which are rare within the surrounding area; however these dwellings are proposed to be sited more centrally within the site and would therefore form part of the prevailing character of the new development which would extend into the outline area of the application site. Details of layout for Phase 2 of the proposed development (seeking outline planning permission) are reserved at this stage.
- 10.20 The soft landscaping masterplan for Phase 1 of the proposed development includes the provision of a new landscaped bund located towards the western edge of the site, new areas of public open space, a new attenuation basin, new tree and hedgerow planting, and retention of an existing watercourse providing a green corridor through the site. The soft landscaping masterplan demonstrates that a high quality soft landscaping could be achieved, which would mitigate the proposed tree removals and provide an overall soft landscape enhancement. A detailed soft landscaping scheme for Phase 1 could be secured by a planning condition. The public open space is located in a relatively central location, particularly with consideration given to the outline element of the application within the southern area of the site. The public open space is also located adjacent to the main spine road and one of the two secondary roads, where it is highly accessible from both of these roads and would contribute positively to the character and appearance of the proposed development. The hard landscaping for Phase 1 of the proposed development include the provision of a main spine road running through the site, with two secondary roads branching off. The main spine road and secondary roads provide direct access to frontage dwellings located along them, with the secondary roads also including a modest provision of private drives and parking courts. The proposed hard and soft landscaping details are considered to be of a high quality and would aid assimilation of the development into the surrounding area. Details of landscaping for Phase 2 of the proposed development are reserved at this stage, however the application provides indicative details showing a bund along the south boundary of the site adjacent to the A47. A high quality soft landscaping scheme for Phase 2 of the proposed development could be secured as part of any future application seeking approval of the reserved matters.
- 10.21 Phase 1 of the proposed development would provide a mix of high quality, traditionally designed dwellings. The proposed dwellings are varied in scale, design and materials, which would contribute positively to the existing mixed character of the local built environment. With consideration given to the high quality design of the proposed dwellings, and their sensitive scale and layout in relation to existing built form within the locality, it is considered that the proposed dwellings would not adversely impact, in design or scale terms, on the street scene, settlement pattern or landscape character of the surrounding area.

- 10.22 Detailed matters of the appearance, landscaping, layout, scale of Phase 2 of the proposed development are not matters for consideration under this planning application. However, with consideration given to the South Wisbech Broad Concept Plan, it is considered that the application site contains sufficient space to accommodate up to 250 dwellings within the Phase 2 area with acceptable impacts on the character and appearance of the area.
- 10.23 With consideration given to the South Wisbech Broad Concept Plan, it is considered that the proposed development would have acceptable impacts on the character and appearance of the area, in accordance with policy LP16 of the Local Plan.

Transport, highways and parking

- 10.24 Policy LP15 of the Local Plan requires all development proposals to:
- Provide well designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport by providing a network of pedestrian and cycle routes and green corridors including habitat connectivity (linking to existing routes where opportunities exist) that give easy access and permeability to adjacent areas; and
 - Provide well designed car and cycle parking appropriate to the amount of development proposed, ensuring it meets the Council's defined parking standards as set out in Appendix A.
- 10.25 The application is accompanied by two highway layout plans, providing alternative schemes for new crossing facilities on Weasenham Lane. One option includes a toucan crossing to the west of New Drove and the other option includes a crossing with a pedestrian refuge island to the east of New Drove. Both of the highway layout plans include proposals to culvert a substantial length of the existing watercourse which is orientated north-south along Halfpenny Lane, in order to provide a new road and footway access connecting the proposed development with New Drove. This accords with the broad access location indicated within the South Wisbech Broad Concept Plan. Following completion of the proposed new access road, the existing Halfpenny Lane would become a footway / cycleway.
- 10.26 Both of the highway layout plans also include proposals for the provision of new footways, and widening of some existing footways, on New Drove and Weasenham Lane, in addition to bus stop upgrades on Weasenham Lane. The proposed footways would provide a safe and convenient pedestrian route following the desire line between the proposed development and Weasenham Lane.
- 10.27 The Local Highway Authority Development Management team considers the proposed access strategy to be acceptable, but states that this is subject to agreement from the Internal Drainage Board as their drain will need to be culverted to facilitate the access. Obtaining permission to culvert the watercourse to facilitate the access is a civil matter between the developer and the Internal Drainage Board, which falls outside of the scope for determination of this application. With consideration given to the recommendations of the Local Highway Authority, it is considered that the application proposes a well-designed, safe and convenient access, in accordance with policy LP15 of the Local Plan.
- 10.28 The Local Highway Authority Development Management Team states that the proposed culvert structure would not be adopted by Cambridgeshire County

Council. Details of future management and maintenance of this could be secured by a condition.

- 10.29 The Local Highway Authority Development Management Team also states that the accessibility plan or highways layout plan should be amended so that the internal cycle route matches on both plans, to avoid ambiguity. This discrepancy could be adequately resolved via a planning condition.
- 10.30 The two alternative highway layout plans accompanying the application were submitted by the applicant following a request from the Local Highway Authority Transport Assessment Team. The reasoning for their request for alternative highway layout plans is due to them considering it necessary for a toucan crossing to be provided on Weasenham Lane in an event of the planning application F/YR24/0857/F (for development of a new secondary school) being approved; but considering an alternative pedestrian refuge island crossing in a different location to be acceptable in an event of planning application F/YR24/0857/F not being approved. The Transport Assessment Team considers that the additional trips crossing Weasenham Lane generated together by both the proposed development and the school expansion would require a controlled crossing for safety; and that the proposed development would also benefit from the toucan crossing, improving safety for residents traveling to schools, the town centre, and bus stops.
- 10.31 The Transport Assessment Team therefore requests that the proposed development provides either:
- a) A contribution of £150,000 towards the delivery of a toucan crossing [on Weasenham Lane] in the vicinity of the western spur of New Drove, and deliver the access works shown on drawing no. 8/3088-CCL-XX-XX-DR-C-210A-P02 [in the event of the toucan crossing being delivered, which is dependent on planning application F/YR24/0857/F being approved]; or
 - b) Delivers the access works [and alternative crossing] set out on drawing no. 8/3088-CCL-XX-XX-DR-C-210-P01 [in the event of the toucan crossing not being delivered].
- 10.32 In addition to the provision of a crossing on Weasenham Lane, the Transport Assessment Team considers that contributions of £100,000 towards Cambridgeshire's LCWIP (for active travel infrastructure improvements within Wisbech) and £390,000 towards bus service enhancements are necessary to enhance accessibility of the site by sustainable travel modes and ensure that the proposed development does not have a severe impact on the capacity of the surrounding highway network.
- 10.33 The Transport Assessment Team states that the requested contributions towards the LCWIP and bus service enhancements would suitably mitigate the proposed developments impacts on the capacity of nearby junctions. In addition, they consider that upgrades to the Weasenham Lane 'Boleness Road' bus stops and a Travel Plan are necessary to mitigate the impacts of the proposed development.
- 10.34 With consideration given to the recommendations of the Local Highway Authority, it is considered that the proposed highway works and requested contributions are necessary to ensure that the proposed development has acceptable impacts on highway safety and the local transport network.
- 10.35 The car parking standards set out within Appendix A of the Local Plan specify that dwellings with up to three bedrooms should have two car parking spaces and

dwelling with four bedrooms or more should have three car parking spaces. A garage can count as a parking space provided the size exceeds 7 metres x 3 metres. The proposed external car parking spaces comply with the parking space size standards set out within Manual for Streets. With the exception of Plot 100 (which complies with the car parking standards through the provision of two external car parking spaces and one 7 metres x 3 metres garage space) all other plots include an adequate level of external car parking provision. The proposed development would provide an acceptable level of car parking provision for Phase 1 of the proposed development, in accordance with the Council's parking standards specified within Appendix A of the Local Plan. Car parking provision for Phase 2 of the proposed development would be a matter for consideration as part of any subsequent Reserved Matters application should planning permission be approved.

- 10.36 It is therefore considered that, subject to the mitigation works requested by the Local Highway Authority Development Management and Transport Assessment teams being secured by planning conditions / a Section 106 agreement, the proposed development would have acceptable transport and highway impacts, and would provide acceptable car and cycle parking provision, in accordance with policy LP15 and Appendix A of the Local Plan.

Housing mix

- 10.37 Policy LP3 of the Local Plan states that development should provide a scale and mix of housing types that will meet the identified need for Fenland (as informed by an up-to-date Cambridge Sub Region Housing Market Assessment (SHMA)) and a range of new job opportunities in order to secure balanced communities.
- 10.38 The latest SHMA data (Housing Needs of Specific Groups, GL Hearn, October 2021) suggests the following mix of homes size by tenure as a strategic mix for Fenland for the 2020-2040 period:

Size	Market	Affordable homes to buy	Affordable homes to rent
1 bedroom	0-10%	20-25%	35-45%
2 bedrooms	20-30%	35-45%	35-45%
3 bedrooms	40-50%	25-35%	10-20%
4+ bedrooms	20-30%	5-10%	0-10%

- 10.39 The application proposes the following housing mix for the 102 dwellings seeking full planning permission:
- 15No. one-bedroom dwellings (15%)
 - 41No. two-bedroom dwellings (40%)
 - 35No. three-bedroom dwellings (34%)
 - 11No. four-bedroom dwellings (11%)
- 10.40 The proposed market housing mix for the full element of the application does not fully accord with the strategic mix for Fenland specified within the latest SHMA. However, it would secure a good number of smaller, more affordable dwellings – a specific area identified as being in need within the GL Hearn report. The affordable housing mix for the full element of the application is unknown at this stage and

would be secured through the Affordable Housing Scheme requirement of the Section 106.

- 10.41 Furthermore, the overall housing mix is unknown at this stage as details of the housing mix for the (up to) 250 dwellings seeking outline planning permission has not been committed as part of this application. Therefore, it is necessary to append a planning condition requiring a housing mix for the outline element of the application to be agreed with the Local Planning Authority. This could ensure that the overall scheme provides an acceptable affordable housing mix that will meet the identified need, in accordance with policy LP3 of the Local Plan.

Affordable housing provision

- 10.43 Policy LP5 of the Local Plan states that, on sites of 10 or more dwellings, the Council will seek the provision of 25% as affordable dwellings (rounded to the nearest whole dwelling). In addition, it states that the Council will expect to secure affordable housing on the basis of the above targets, but will negotiate with developers if an accurate viability assessment indicates these cannot be met in full.
- 10.44 Notwithstanding policy LP5 of the Local Plan, the Council's Local Plan & CIL Viability Assessment (HDH, December 2019) sets out expectations of viability for sites across the district. The conclusions advise that schemes north of the A47 highway are unlikely to be able to achieve any affordable housing provision. This is a material consideration which the Council has previously given significant weight to and which has been used to set the viability expectations for many other developments in the district.
- 10.45 The proposed development includes the provision of 49No. affordable dwellings, which equates to 13.92% of the dwellings across the development. This follows an independent viability review of the applicants' viability assessments which concluded that the proposed development would be viable with developer contributions of £2,000 per plot and 13.92% affordable housing provision.
- 10.46 The affordable housing would comprise 26No. Affordable Rented dwellings and 23No. Shared Ownership dwellings which, following consideration of the viability issues, has been agreed by the Council's Housing Strategy and Enabling Officer.
- 10.47 With consideration given to the financial viability conclusions relating to the proposed development, it is therefore considered that the proposed development would provide an acceptable level and type of affordable housing provision, in accordance with policy LP5 of the Local Plan.

Residential amenity

- 10.48 Paragraph 135 of the National Planning Policy Framework (NPPF) states that planning decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 10.49 Policy LP2 of the Local Plan states that development proposals should positively contribute to creating a healthy, safe and equitable living environment by promoting high levels of residential amenity and avoiding adverse impacts. In addition, policy LP16 of the Local Plan requires that development proposals do not

adversely impact on the amenity of neighbouring users such as noise, light pollution, loss of privacy and loss of light.

- 10.50 Due to the nature of the proposed use (residential) and its proximity to neighbouring residential properties, it is considered that the proposed development would not result in any significant adverse residential amenity impacts to neighbouring properties in terms of noise or air pollution impacts. In order to ensure acceptable residential amenity impacts in terms of light pollution, it is considered necessary to append a planning condition requiring an external lighting scheme to be agreed with the Local Planning Authority.
- 10.51 The application commits full details of the 102No. dwellings comprising Phase 1 of the proposed development. With consideration given to the height, scale, design and layout of the proposed dwellings within Phase 1, in addition to their orientation and proximity relative to existing neighbouring properties, it is considered that Phase 1 of the proposed development would not result in any significant loss of privacy, outlook or light to existing neighbouring properties. In addition, Phase 1 would provide acceptable internal living and external amenity space, and acceptable levels of natural light, privacy, outlook, noise and natural surveillance; positively contributing to providing a healthy, safe and equitable living environment by promoting high levels of residential amenity.
- 10.52 In respect of the outline element comprising Phase 2 of the proposed development, detailed matters of appearance, landscaping, layout and scale are reserved. With consideration given to the substantial area of the site within which Phase 2 of the proposed development would be accommodated, it is considered that an acceptable scheme of up to 250 dwellings could be achieved at Reserved Matters stage with sufficient space, and separation distances from existing neighbouring properties, to ensure a high standard of residential amenity is achieved for future occupiers of the proposed dwellings and to prevent any significant impacts upon the residential amenity of existing neighbouring properties.
- 10.53 Although neighbour and District Councillor concerns regarding loss of open views are acknowledged, loss of views is not a material planning consideration and therefore such impacts do not weigh against the application.
- 10.54 It is acknowledged that construction of the proposed development would result in additional noise and disturbance to existing neighbouring properties during the construction period. However, such impacts would be temporary and could be mitigated to acceptable levels by appending a condition requiring a Construction Environment Management Plan (CEMP) to be agreed by the Local Planning Authority. Due to the major scale of the proposed development and proximity to neighbouring properties, it is considered necessary to append a planning condition requiring a CEMP to mitigate noise, light, air pollution and other potential nuisances which could impact the residential amenity of nearby properties during the construction phase.
- 10.55 It is therefore considered that the proposed development would not cause any significant adverse impacts to the amenity of neighbouring users, and it would provide a high standard of residential amenity to future occupiers of the proposed dwellings, in accordance with policies LP2 and LP16 of the Local Plan and paragraph 135 of the National Planning Policy Framework.

Flood risk and drainage

- 10.56 The application site is located within Flood Zone 1 (low risk of flooding from rivers and sea) and is generally at low risk of flooding from all other sources, having regard to the Environment Agency's latest flood maps.
- 10.57 Paragraph 181 of the National Planning Policy Framework states that, when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.
- 10.58 Paragraph 182 of the National Planning Policy Framework states that applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. In addition, paragraph 182 states that sustainable drainage systems provided as part of proposals for major development should:- a) take account of advice from the Lead Local Flood Authority; b) have appropriate proposed minimum operational standards; and c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development.
- 10.59 Policy LP14 of the Local Plan requires that all development proposals adopt a sequential approach to flood risk from all forms of flooding. Furthermore, it requires major development proposals to be accompanied by a Flood Risk Assessment and a Drainage Strategy demonstrating that suitable consideration has been given to surface water drainage, appropriate arrangements for attenuating surface water run-off can be accommodated within the site, and issues of ownership and maintenance are addressed. In addition, policy LP14 of the Local Plan states that the use of Sustainable Drainage Systems (SuDS) will be required to ensure that runoff from the site (post development) is to greenfield runoff rates for all previously undeveloped sites, which should include sufficient area within the site to accommodate SuDS for the short term management of surface water drainage.
- 10.60 Policy LP16 of the Local Plan requires proposals for all new development to demonstrate that the site is suitable for its proposed use with layout and drainage taking account of ground conditions, with no significant surface water impacts.
- 10.61 Figure 6.8 of the Cambridgeshire Flood and Water SPD provides a surface water drainage hierarchy, which is consistent with the surface water drainage hierarchy contained within National Planning Practice Guidance (NPPG). Figure 6.8 of the Cambridgeshire Flood and Water SPD states that rainwater shall discharge to the following, listed in order of priority:
1. To ground in an adequate soakaway or some other adequate infiltration system; or where that is not reasonably practicable
 2. A watercourse; or where that is not reasonably practicable
 3. A surface water sewer, highway drain or other drainage system; or where that is not reasonably practicable
 4. A combined sewer.
- 10.62 Local and national planning policies and guidance steer new development towards areas with the lowest risk of flooding from all sources, through the application of a sequential test and an exception test (where necessary). Due to the application site being located within Flood Zone 1 and being at low risk of flooding from all other sources, the application passes the sequential test and the exception test is not necessary.

- 10.63 The application is accompanied by a Flood Risk Assessment and Drainage Strategy which states that infiltration would be an unfeasible means of surface water disposal due prevailing ground conditions. The application therefore proposes to discharge surface water from the proposed development into the existing watercourse network within the application site. The application therefore demonstrates that it follows the surface water drainage hierarchy set out within the Cambridgeshire Flood and Water SPD.
- 10.64 The proposed development includes the culverting of a substantial length of the existing watercourse along Halfpenny Lane, to facilitate the proposed new primary access road serving the site from New Drove. In addition, the proposed development includes the culverting of smaller sections of existing watercourses within the application site to facilitate crossings for secondary roads and provide general permeability through the site.
- 10.65 A large attenuation basin is also proposed towards the southern extent of Phase 1 of the proposed development. The application proposes to direct surface water from Phase 1 of the proposed development into attenuation basin, which includes a headwall connection and flow control measures to facilitate discharge of surface water into the existing watercourse network at greenfield run-off rate.
- 10.66 The Lead Local Flood Authority states that the application demonstrates that surface water from the proposed development can be managed through the proposed measures and has no objection in principle to the proposed development. In accordance with paragraph 182 of the National Planning Policy Framework, the Local Planning Authority has taken account of advice from the Lead Local Flood Authority. With consideration given to this advice, and in the interests of ensuring acceptable flood risk and drainage impacts, it is considered necessary to append the planning conditions recommended by the Lead Local Flood Authority to secure a detailed surface water drainage scheme; measures to mitigate surface water run-off during construction; and a survey and report of the surface water drainage system following completion.
- 10.67 Consultation responses from the Middle Level Commissioners, District Councillors and local residents have raised concerns in respect of flood risk and drainage impacts.
- 10.68 The Middle Level Commissioners have objected to the proposed development, on behalf of the Hundred of Wisbech IDB, due to it not meeting their requirements or current guidance. The main issues of concern raised by the Middle Level Commissioners in relation to flood risk and drainage impacts of the proposed development, are summarised and addressed under the relevant headings below.

Request for hydraulic study of its system

- 10.69 It would not be reasonable, necessary to requiring a hydraulic study of the IDB's system to be carried out as part of this planning application. Therefore, this request would not meet the relevant tests for a planning condition, as set out within paragraph 57 of the National Planning Policy Framework.

Detrimental effects of surface water run-off and overland flows

- 10.70 The IDB have acknowledged that the existing network is adequate for current flows, which includes the existing unattenuated pre-development flow of water leaving the site which increases with volume and intensity during storm events.
- 10.71 The proposed development would not result in any significant raising of ground levels and the proposed ground levels indicate that water would be directed towards the roads, public open space and watercourses within the site. The proposed attenuation basin has been designed to accommodate approximately twice the volume of storage which would be lost from proposed culverting (based on a worst-case water level). In addition, the proposed development would limit surface water run-off to greenfield rates and would not result in an overall volumetric loss of open attenuation. Therefore, the application demonstrates that the proposed development would not have detrimental effects on surface water run-off and overland flows.

Maintenance access

- 10.72 The application documents indicate that a private management company will be responsible for the maintenance of the on-site watercourses and attenuation basin and sufficient easements will be provided to allow maintenance to be undertaken.
- 10.73 Access arrangements and easements for IDB maintenance are matters which are outside of the scope of the determination of this planning application.

Adverse impacts and costs associated with proximity to the Boards system

- 10.74 The application demonstrates that a 9 metre easement zone would be retained to the whole length of the open section of the IDB watercourse (the section of the watercourse which is not proposed to be culverted). The IDB have separate controls outside of the planning system to safeguard IDB assets and easement zones. Such impacts, along with associated costs relating to them, are matters outside of the scope of the determination of this planning application.

Disposal of wet dredgings

- 10.75 Arrangements and agreements with relevant landowners, regarding disposal of wet dredgings, are matters outside of the scope of the determination of this planning application. The application demonstrates that a 9 metre easement zone would be retained to the whole length of the open section of the IDB watercourse which provide space to facilitate dredging operations.

Size, location and implementation of proposed attenuation basin

- 10.76 The proposed attenuation basin has been designed to accommodate approximately twice the volume of storage which would be lost from proposed culverting (based on a worst-case water level) and would be located in a suitable location given the proposed ground levels of the site. This has taken into account the additional impermeable areas to be created by the proposed development. Implementation of the proposed attenuation basin would be secured as part of the requirements of the recommended conditions relating to surface water drainage design / construction surface water drainage.

Piecemeal development

- 10.77 The proposed development is for an urban extension on the edge of Wisbech, designated as a Broad Location for Growth within the Local Plan and subject to an approved Broad Concept Plan. The proposed development is for a specific phase of the approved Broad Concept Plan and, as such, is not considered to comprise piecemeal development.
- 10.78 It is acknowledged that the application is proposed in two phases, comprising a full planning application and outline planning application, which may restrict a more holistic drainage strategy being deliverable. In addition, it is acknowledged that the IDB's preference is for one larger attenuation basin, rather than multiple smaller attenuation basins serving individual phases. However, multiple attenuation basins serving different phases of development proposals enables water quantity to be controlled at source, and provides benefits of reduced flood risk in an event of failure in comparison to one larger attenuation basin.

Management and maintenance of water level and flood risk management systems

- 10.79 Full details of management, maintenance and adoption of the on-site drainage features would need to be agreed with the Local Planning Authority as part of the requirements of the recommended condition relating to surface water drainage design. It is therefore considered that adequate management and maintenance of drainage features can be secured by a planning condition.

Flood risk and drainage conclusion

- 10.80 With consideration given to the submitted drainage strategy and the recommendation of the Lead Local Flood Authority (the statutory consultee for surface water on major planning applications), it is considered that an acceptable detailed surface water drainage strategy could be reasonably secured by a planning condition prior to commencement of any development.
- 10.81 Consideration as to whether other relevant consents would be granted by the Middle Level Commissioners is a matter which is outside of the scope of this planning application.
- 10.82 The application proposes to discharge foul water into a main foul sewer, which is the most sustainable form of foul water disposal. Anglian Water state that the sewerage system has available capacity for the flows from the proposed development. The proposed development foul water drainage arrangements are therefore considered acceptable.
- 10.83 It is therefore considered that the proposed development would have acceptable flood risk and drainage impacts, with appropriate minimum operational standards and maintenance arrangements to ensure an acceptable standard of operation for the lifetime of the development, in accordance with policies LP13, LP14 and LP16 of the Local Plan, paragraphs 181 and 182 of the National Planning Policy Framework, and guidance contained within the Cambridgeshire Flood and Water SPD and National Planning Practice Guidance.

Archaeology and historic environment

- 10.84 Policy LP16 of the Local Plan requires development proposals to protect and enhance heritage assets and their settings to an extent commensurate with policy in the National Planning Policy Framework and in accordance with Policy LP18.
- 10.85 Policy LP18 of the Local Plan requires development proposals, that affect any designated or undesignated heritage asset, to:
- (a) describe and assess the significance of the asset and/or its setting to determine its architectural, historic or archaeological interest; and
 - (b) identify the impact of the proposed works on the special character of the asset; and
 - (c) provide a clear justification for the works, especially if these would harm the asset or its setting, so that the harm can be weighed against public benefits.
- 10.86 The application is accompanied by an Archaeological Evaluation Report, including results of an archaeological geophysical survey and trial trenched evaluation. Cambridgeshire County Council Historic Environment Team have confirmed that the sub-surface archaeological investigation of the whole site, comprising geophysical survey and a trial trench evaluation, has been completed and that there are no further archaeological requirements.
- 10.87 The application is also accompanied by a Historic Building Survey Report which provides an evaluation of the building which is proposed to be demolished within the outline area of the application site. This identified the building in question to be an open-topped ("scotch") kiln, which appears to be an example of localised industrial processes, responding to the rapid expansion of Wisbech in the 19th century, and supported by excellent transport links provided by the Wisbech Canal and tramway close by to the east; before being used for storage of fruit within the 20th century. Whilst there would be some degree of harm occasioned by the loss of the historic kiln building, it is considered that its degree of preservation is not such that warrants retention or would be likely to meet the criteria for national listing. Furthermore, CCC Historic Environment Team have confirmed that they have no objection to the demolition of the existing building within the application site and that no further archaeological investigation is required. Whilst it is acknowledged that the demolition of the building would result in the loss of a non-designated heritage asset, the building is not considered, taking into account the comments from CCC Historic Environment Team, to be worthy of nomination for spotlisting and the less than substantial harm resulting from its loss would be outweighed by the public benefits of delivering development which forms part of the South Wisbech Broad Concept Plan.
- 10.88 With consideration given to the findings of the Archaeological Evaluation Report and the Historic Building Survey Report, and the recommendation of Cambridgeshire County Council Historic Environment Team, it is considered that the application provides an adequate evaluation of the historic and archaeological features within the site and demonstrates that the proposed development would have acceptable impacts on heritage assets, in accordance with policies LP16 and LP18 of the Local Plan and the National Planning Policy Framework.

Biodiversity

- 10.89 Policy LP16 of the Local Plan requires development proposals to protect and enhance biodiversity on and surrounding the proposal site, taking into account

locally designated sites and the special protection given to internationally and nationally designated sites, in accordance with policy LP19 of the Local Plan.

- 10.90 Policy LP19 of the Local Plan states that the Council will conserve, enhance and promote the biodiversity interest of the natural environment throughout Fenland and, through the processes of development delivery (including the use of planning obligations), will ensure opportunities are taken to incorporate beneficial features for biodiversity in new developments.
- 10.91 The proposed development would result in a loss of arable land and a partial loss of open watercourses, grassland, trees and scrub.
- 10.92 The application is accompanied by a Preliminary Ecological Appraisal, which concluded that further survey work was required to assess the impacts of the proposed development on the following protected species:- bats, water vole, breeding/wintering birds, reptiles and amphibians. Due to the application site providing suitable habitat for a range of protected species, the Preliminary Ecological Appraisal proposes a strategy to mitigate detrimental impacts on them through appropriate habitat creation. The proposed habitat creation includes boundary vegetation, ornamental planting, hedgerow planting, trees, grassland, mixed scrub, ditch enhancements, an attenuation basin, grass verges, public open space design, and arable land management prior to development.
- 10.93 Further to the recommendations of the Preliminary Ecological Appraisal, further biodiversity surveys and assessment were carried out and submitted during the course of the application, including a Water Vole Survey, Wintering Bird Surveys, a Phase Two Survey Report, a Biodiversity Net Gain Metric and a Biodiversity Net Gain Report. The biodiversity assessments accompanying the planning application demonstrate that the proposed development has applied the hierarchy of avoiding, mitigating and then compensating biodiversity harm, in accordance with paragraph 193 of the National Planning Policy Framework. The Biodiversity Net Gain Report relates solely to Phase 1 of the proposed development and indicates that a significant net gain could be achieved for that phase of the proposed development.
- 10.94 Cambridgeshire County Council Ecology Advisory Service have stated that adequate surveys have been completed to determine the ecological impact of the scheme and set out how the scheme will deliver adequate mitigation / compensation and biodiversity net gains. Furthermore, they state that the proposal is acceptable on ecology grounds, providing that the biodiversity compensation / mitigation measures and enhancements recommended within the Phase 2 Ecology Survey report and Preliminary Ecological Appraisal are secured via planning conditions.
- 10.95 With consideration given to the biodiversity assessments accompanying the application, and the recommendations of Cambridgeshire County Council Ecology Advisory Service, it is considered necessary to append planning conditions to secure the following:
- 1. Site-wide
 - a. Ecological Design Strategy, to include a BNG strategy.
 - b. Construction Ecological Management Plan (CEcMP).
 - 2. Phase / parcel:
 - a. Updated ecology surveys.
 - b. Detailed lighting scheme sensitively designed for wildlife, demonstrating delivery of EDS.

- c. Detailed landscape and biodiversity enhancement scheme, demonstrating compliance with site-wide Ecological Design Strategy and Construction Ecological Management Plan, delivery of Biodiversity Net Gain, and delivery of biodiversity enhancement through detailed design (e.g. highways and building design).

10.96 Subject to condition securing the above, it is therefore considered that adequate protection and enhancement of biodiversity could be secured via planning conditions, in broad accordance with policies LP16 and LP19 of the Local Plan and the National Planning Policy Framework.

Biodiversity Net Gain (BNG)

10.97 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

10.98 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, a Biodiversity Gain Condition is not required to be approved before development is begun because the application was submitted prior to the requirement for statutory net gain coming into force.

Infrastructure and contributions

10.99 Policy LP13 of the Local Plan sets out that planning permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the requirements arising from the proposed development. Conditions or a planning obligation are likely to be required for many proposals to ensure that new development meets this principle. Developers will either make direct provision or will contribute towards the provision of local and strategic infrastructure required by the development either alone or cumulatively with other developments. Where a planning obligation is required, in order to meet the above principles of infrastructure provision, this will be negotiated on a site-by-site basis. This will be required in addition to the affordable housing requirement as set out in policy LP5 of the Local Plan.

10.100 Statutory tests set out in the Community Infrastructure Regulations 2010 (Regulation 122) requires that Section 106 planning obligations must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonable related in scale and kind to the development. Section 106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.

10.101 Having regard to the scale and nature of the proposal, and further to consultation with statutory bodies to establish infrastructure requirement, in summary, the following is sought through this development:

- Affordable Housing (See 'Affordable housing provision' section of this report);
- Highway mitigation (See 'Transport, highways and parking' section of this report);
- Education, healthcare and infrastructure contributions (See below).

- 10.102 The Council's Local Plan & CIL Viability Assessment (HDH, December 2019) sets out that, in addition to providing 20% affordable housing provision for sites south of the A47 highway, schemes should be able to provide £2,000 per dwelling. The Heads of Terms accompanying the planning application includes agreement to pay an infrastructure contribution of £2,000 per dwelling, which would total up to £704,000.
- 10.103 Due to the significant financial contributions which the Local Highway Authority states is necessary to ensure the proposed development has acceptable impacts on highway safety and the local transport network, this results in £43,000 of available contributions to be shared between Cambridgeshire County Council Growth and Development Team, NHS Cambridgeshire and Peterborough Integrated Care System and East of England Ambulance Service.
- 10.104 It is acknowledged that the proposed financial contributions fall significantly short of the requested education and healthcare contributions, which would result in the proposed development creating an additional burden on existing infrastructure. However, viability is a material consideration in decision making and the Council's. The Local Plan & CIL Viability Assessment confirmed that the district has issues regarding viability (particularly north of the A47) and an independent financial viability review of the proposed development has been carried out which confirms that a greater level of financial contributions and affordable housing provision than that which proposed would result in the proposed development being financially unviable to deliver.
- 10.105 In this case, the proposed development would provide acceptable infrastructure and contributions, in the context of the viability position set out within the Council's Local Plan & CIL Viability Assessment and the independent viability review of the proposed development. The proposed infrastructure and contributions are considered necessary to make the development acceptable and would meet the tests of CIL regulations in that they are, i) necessary to make the development acceptable in planning terms; ii) directly related to the development; and, iii) fairly and reasonably related in scale and kind to the development.
- 10.106 Allocation of the proposed financial contributions towards specific infrastructure projects is a matter which can be dealt with as part of a Section 106 legal agreement.

Other matters

Anti-social behaviour and security

- 10.107 Concerns have been raised within representations from local residents regarding anti-social behaviour and security impacts resulting from the proposed development. However, there is no evidence indicating that the proposed development would result in such impacts and Cambridgeshire Constabulary's Designing Out Crime Officer has not objected to the proposed development. It is therefore considered that the proposed development would not result in any significant anti-social behaviour or security impacts.

Public consultation

- 10.108 Appropriate public consultation has been carried out in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's Statement of Community Involvement.

Loss of arable agricultural land

- 10.109 National and local planning policies and guidance indicate that careful consideration should be given to loss of Best and Most Versatile (BMV) agricultural land, however they do not prohibit loss of BMV land. The appropriateness of utilising BMV land is a matter of planning judgement on a case-by-case basis.
- 10.110 Natural England's East Region Agricultural Land Classification Map classifies the application site as Grade 1 (Excellent) agricultural land. Therefore, the proposed development would result in a loss of BMV land. However, the loss of BMV land has already, in principle, been agreed by the Council through the inclusion of the site as a Broad Location for Growth within the Local Plan and through the approval of a Broad Concept Plan. These factors are significant material planning considerations which outweigh the loss of BMV land resulting from the proposed development.

Issues raised within representations that are not material planning consideration

- 10.111 Concerns raised by local residents / interested parties in respect of potential damage to neighbouring property and impacts of the proposed development on existing property values are not material planning considerations relevant to the determination of this planning application.

11 CONCLUSIONS

- 11.1 The proposed development would provide up to 352 dwellings within the eastern area of the South Wisbech Broad Location for Growth, in broad alignment with the approved South Wisbech Broad Concept Plan, in accordance with policies LP7 and LP8 of the Local Plan.
- 11.2 The proposed development would result in a high magnitude of change of land use which would alter the character and appearance of the area on a local scale; however such impacts are unavoidable to facilitate delivery of residential development on the site in accordance with the Local Plan's spatial strategy for development.
- 11.3 It is acknowledged that the proposed financial contributions fall significantly short of the requested education and healthcare contributions, which would result in the proposed development creating an additional burden on existing infrastructure. However, with consideration given to the financial viability of the proposed development which is a material consideration in decision making, it is considered that the proposed contributions are acceptable in this instance.
- 11.4 Having regard to all relevant planning policies and material planning considerations, and subject to the completion of a Section 106 legal agreement, it is considered that the proposed development would amount to sustainable development and would broadly accord with the development plan as a whole. There are no material considerations of sufficient weight to indicate that a decision

should be made other than in accordance with the development plan. The application is therefore recommended for approval.

12 RECOMMENDATION

12.1 Members are recommended to APPROVE the application in accordance with the following terms;

1. The Committee delegates authority to finalise the terms and completion of the Section 106 legal agreement and planning conditions to the Head of Planning; and,
2. Following the completion of the Section 106, application F/YR23/0477/O be approved subject to the draft planning conditions set out Appendix 1; or,
3. The Committee delegates authority to refuse the application in the event that the Applicant does not agree any necessary extensions to the determination period to enable the completion of the Section 106 legal agreement, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

Appendix 1 – Proposed Draft Conditions to include the following;

1	<p>Commencement</p> <p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>Detailed surface water drainage scheme</p> <p>No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.</p> <p>The scheme shall be based upon the principles within the agreed Phase 1 Drainage Strategy, Clancy, Ref: 3088, Rev: P01, Dated: 2nd January 2025 and shall also include:</p> <ol style="list-style-type: none"> a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events; b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance; c) Full details of the maintenance/adoption of the surface water drainage system; d) Permissions to connect to a receiving watercourse or sewer. <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</p>

	<p>resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts, in accordance with Policies LP14 and LP16 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
3	<p>Construction drainage</p> <p>No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to, and approved in writing by, the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason: To ensure surface water is managed appropriately during the construction phase of the development so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself, recognising that initial works to prepare the site could bring about unacceptable impacts, in accordance with Policies LP14 and LP16 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
4	<p>Drainage completion survey</p> <p>Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to, and approved in writing by, the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to, and approved in writing by, the Local Planning Authority.</p> <p>Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development, in accordance with Policies LP14 and LP16 of the Fenland Local Plan 2014.</p>
5	<p>Foul Drainage</p> <p>Prior to the commencement of development, a scheme and timetable for the provision and implementation of foul water drainage shall be submitted to, and approved in writing by, the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved</p>

	<p>scheme and thereafter retained in perpetuity.</p> <p>Reason: To prevent environmental and amenity problems arising from flooding and to provide a satisfactory means of sanitation, in accordance with Policies LP2, LP14 and LP16 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
6	<p>Contamination investigation</p> <p>No development approved by this permission shall be commenced prior to an investigative contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraph (a) and the results of will help decide if the following stages are necessary.</p> <p>(a) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs (c), (d) and (e).</p> <p>(b) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.</p> <p>(c) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.</p> <p>(d) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.</p> <p>Reason: To control pollution of land and water in the interests of the environment and public safety, in accordance with Policy LP16 of the Fenland Local Plan 2014 and the National Planning Policy Framework. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
7	<p>Construction Environmental Management Plan</p> <p>Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing by, the Local Planning Authority. The CEMP shall include, but shall not be limited to, mitigation measures for noise, dust and lighting during the construction phase. The CEMP shall be adhered to at all times.</p>

	<p>Reason: To mitigate environmental and amenity impacts during the construction phase of the proposed development, in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
8	<p>Piling</p> <p>In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall assessed in accordance with the provisions of BS 5228:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.</p> <p>Development shall be carried out in accordance with the approved statement.</p> <p>Reason: To protect the residential amenity of the neighbouring properties, in accordance with policies LP2 and LP16 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
9	<p>Arboricultural Method Statement</p> <p>No development shall take place until a detailed Arboricultural Method Statement (AMS) has been submitted to, and approved in writing by, the Local Planning Authority. The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary to implement the permission will be required, as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas, and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed AMS.</p> <p>Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies LP16 and LP19 of the Fenland Local Plan 2014. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.</p>
10	<p>Ecological Design Strategy</p> <p>No development shall take place until an ecological design strategy (EDS) addressing mitigation, compensation and enhancements (including recommendations in the Preliminary Ecological Appraisal and Phase 2 Ecology Survey reports) has been submitted to and approved in writing by the local planning authority.</p> <p>The EDS shall include the following:</p> <ul style="list-style-type: none"> a) Purpose and conservation objectives for the proposed works. b) Review of site potential and constraints.

	<p>c) Detailed design(s) and/or working method(s) to achieve stated objectives.</p> <p>d) Biodiversity Net Gain strategy identifying how biodiversity net gain (or at least no net loss) will be achieved</p> <p>e) Extent and location/area of proposed works on appropriate scale maps and plans.</p> <p>f) Type and source of materials to be used where appropriate, e.g. native species of local provenance</p> <p>g) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development</p> <p>h) Persons responsible for implementing the works, such as Ecological Clerk of Works</p> <p>i) Details of initial aftercare and long-term maintenance</p> <p>j) Details for monitoring and remedial measures.</p> <p>k) Details for disposal of any wastes arising from works.</p> <p>The EDS must include off-site compensation measures (if required).</p> <p>The EDS shall be implemented in accordance with the approved details and all features shall be retained in the manner thereafter in perpetuity.</p> <p>Reason: To ensure biodiversity is protected and enhanced, in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
11	<p><i>CEMP: Biodiversity</i></p> <p>No development shall take place (including demolition, ground works and vegetation clearance) until a Construction Ecological Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority.</p> <p>The CEMP (Biodiversity) shall incorporate recommendations of the Preliminary Ecological Appraisal and Phase 2 Ecology Survey reports and must include the following:</p> <p>a) Risk assessment of potentially damaging construction activities.</p> <p>b) Identification of “biodiversity protection zones”.</p> <p>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)</p> <p>d) The location and timings of sensitive works to avoid harm to biodiversity features.</p> <p>e) The times during which construction when specialist ecologists need to be present on site to oversee works.</p> <p>f) Responsible persons and lines of communication.</p> <p>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</p> <p>h) Use of protective fences, exclusion barriers and warning signs if applicable.</p> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p>

	<p>Reason: To ensure biodiversity is protected and enhanced, in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
12	<p><i>Lighting design strategy for biodiversity</i></p> <p>Prior to occupation of the development hereby approved, a "lighting design strategy for biodiversity" in accordance with ILP Publications' "Guidance Note 8/23 Bats and artificial lighting" shall be submitted to, and approved in writing by, the Local Planning Authority for all proposed lighting within the development hereby permitted.</p> <p>The strategy shall:</p> <ol style="list-style-type: none"> identify those areas /features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and show how and where external lighting will be installed (through the provisions of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. <p>Reason: To ensure biodiversity is protected and enhanced, in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
13	<p><i>Landscape and biodiversity enhancements and habitats improvements</i></p> <p>Prior to commencement of the development hereby approved, a scheme for the landscaping and biodiversity enhancements and habitat improvements as set out within the site-wide Ecological Design Strategy and Construction Ecological Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. The landscaping and biodiversity enhancement details to be submitted shall include:</p> <ol style="list-style-type: none"> planting plans to all areas, retained hedge and trees, species, numbers, size and density of planting; the planting shall be sufficient to result in overall no net loss of biodiversity, placement, type, number and details of any recommended biodiversity enhancements and habitat improvements, means of enclosure noting that all new garden fencing should be designed to allow hedgehogs to be able to pass through the fencing details of bird and bat boxes (including elevation drawings) details of siting and timing of all construction activities and other mitigation measures identified in the Construction Ecological Management Plan, to avoid harm to all nature conservation features details of other features identified in the Ecological Design Strategy (e.g. highways features / building design) a timetable for landscaping and biodiversity enhancement implementation.

	<p>h) management and maintenance details</p> <p>The approved landscape and biodiversity enhancement scheme shall be carried out within 6 months of the approval of the scheme. The approved landscape scheme shall be carried out within the first available planting season following approval of the scheme and in accordance with the timetable for implementation approved as part of the submitted scheme.</p> <p>The approved landscape and biodiversity enhancement scheme shall be maintained thereafter in perpetuity.</p> <p>Reason: To ensure biodiversity is protected and enhanced, in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
14	<p>Update of biodiversity surveys</p> <p>If the development hereby approved does not commence within 12 months from the date of the planning consent; and prior to the commencement of works on each land parcel, the approved ecological measures secured through other conditions shall be reviewed and, where necessary, amended and updated.</p> <p>The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of key species identified in the Preliminary Ecological Appraisal / Phase 2 Ecology Survey reports and identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.</p> <p>Reason: To ensure biodiversity is protected and enhanced, in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
15	<p>Travel Plan</p> <p>Prior to first occupation of the development hereby approved, a Travel Plan shall be submitted to, and agreed in writing by, the Local Planning Authority. The Travel Plan shall include suitable measures and incentives inclusive of bus vouchers and/or active travel vouchers to promote sustainable travel. The Travel Plan shall be implemented prior to first occupation of the dwellings hereby approved.</p> <p>Reason: To encourage sustainable modes of travel, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
16	<p>Bus Stop upgrades</p> <p>Prior to first occupation of the dwellings hereby approved, the developer shall deliver the bus stop improvement works as shown in principle on drawing nos. 8/3088-CCL-XX-XX-DR-C-210A-P02 and 8/3088-CCL-XX-XX-DR-C-210- P01</p>

	<p>at the two 'Boleness Road' bus stops on Weasenham Lane.</p> <p>Reason: To encourage sustainable modes of travel, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
17	<p>Management and maintenance of streets</p> <p>No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to, and approved in writing by, the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into 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, in accordance with Policy LP15 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
18	<p>Parking and turning</p> <p>Prior to the first occupation of each dwelling, the proposed on-site parking/turning area for that dwelling shall be laid out in accordance with the approved plans, surfaced in a bound material and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).</p> <p>Reason: In the interests of highway safety, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
19	<p>Travel accessibility</p> <p>Notwithstanding the submitted details, prior to commencement of the development hereby approved, a travel accessibility plan shall be submitted to, and approved in writing by, the Local Planning Authority.</p> <p>Reason: To encourage sustainable modes of travel and in the interests of highway safety, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
20	<p>Cycle storage details</p> <p>Prior to works proceeding above slab level, full details of a scheme for cycle storage for each dwelling shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of each respective dwelling.</p> <p>Reason: In the interests of security, the convenience of cyclists at the premises, and to encourage sustainable forms of transport in accordance with Policies LP15 and LP16 of the Fenland Local Plan 2014.</p>
21	<p>Materials</p> <p>No development above slab level for any dwelling or garage shall take place</p>

	<p>until full details of the materials to be used for the exterior walls and roofs for the dwellings and garages have been submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The development shall be carried out in accordance with the approved details unless minor variations are otherwise first agreed in writing by the Local Planning Authority.</p> <p>Reason: To safeguard the character and appearance of the area, in accordance with Policy LP16 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
22	<p>Fire hydrants</p> <p>No development above slab level shall take place until details for the provision of fire hydrants has been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented before any dwelling is occupied or in agreed phases.</p> <p>Reason: To ensure a satisfactory form of development and ensure public safety, in accordance with Policy LP16 of the Fenland Local Plan 2014 and the National Planning Policy Framework. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
23	<p>External Lighting</p> <p>A scheme for external lighting including management and maintenance details shall be submitted to, and approved in writing by, the Local Planning Authority prior to development proceeding above slab level.</p> <p>The scheme shall be accompanied by a technical report prepared by a qualified competent person setting out;</p> <ul style="list-style-type: none"> i) the specification of lights and lighting structures, ii) locations and heights of all lighting, iii) the light levels to be achieved over the intended area and at the development site boundaries and the surrounding area. <p>The approved scheme shall be implemented on site prior to first occupation of the development, or in agreed phases and thereafter retained and maintained as such thereafter.</p> <p>Reason: To safeguard the residential amenity and security of neighbouring occupiers, to preserve the character and appearance of the area, to safeguard the adjacent railway from unacceptable glare, and to protect nocturnal biodiversity, in accordance with policies LP2, LP16, LP17 and LP19 of the Fenland Local Plan 2014.</p>
24	<p>Hard and soft landscaping scheme</p> <p>No development shall take place above slab level until a scheme for the hard and soft landscaping of the site has been submitted to, and approved in writing by, the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-</p>

	<p>a) proposed finished levels;</p> <p>b) hard surfacing, other hard landscape features and materials;</p> <p>c) existing trees, hedges or other soft features to be retained;</p> <p>d) planting plans, including specifications of species, sizes, planting centres number and percentage mix;</p> <p>e) management and maintenance details.</p> <p>The approved hard landscaping scheme shall be carried out with regard to the dwelling to which it relates, prior to the occupation of that dwelling and the soft landscaping shall be carried out within the first available planting season following completion of the development or first occupation (whichever is the sooner) or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme.</p> <p>Reason: In order to preserve and enhance the character and appearance of the area, and to aid mitigation of the visual and environmental impacts of the development, in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
25	<p><i>Maintenance of hard and soft landscaping</i></p> <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>
26	<p><i>Refuse collection strategy</i></p> <p>Prior to the first occupation of the development hereby approved a refuse collection strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The approved refuse collection strategy shall be implemented in accordance with the agreed details in full and thereafter be retained in perpetuity unless otherwise agreed in writing.</p> <p>Reason: To ensure a satisfactory form of refuse collection, in accordance with Policy LP16 of the Fenland Local Plan 2014 and Policy 14 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.</p>
27	<p><i>Boundary treatments</i></p> <p>Boundary treatments shall be erected in accordance with drawing no. HPW-SH-PD-BEP-006 REV B prior to occupation of each respective dwelling.</p>

	Reason: In order to preserve and enhance the character and appearance of the area and provide high levels of residential amenity, in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.
28	<p>Noise mitigation</p> <p>Prior to first occupation of the dwellings hereby approved, a detailed scheme of noise mitigation measures for each dwelling shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme of noise mitigation measures shall include the noise mitigation measures specified within the Road Traffic Noise Assessment report (Ref: 20230124 7377 Wisbech ProPG.docx) unless otherwise agreed in writing by the Local Planning Authority. The noise mitigation measures for each dwelling shall be implemented in accordance with the detailed scheme of noise mitigation measures prior to first occupation of each respective dwelling.</p> <p>Reason: In order to provide high levels of residential amenity, in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
29	<p>Construction hours</p> <p>Construction hours and deliveries, with the exception of internal fit-out, shall be limited to the following hours:- 07:30-18:00 each day Monday-Friday, 07:30-13:00 on Saturdays and none on Sundays or Bank / Public Holidays.</p> <p>Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
30	Approved plans

Outline Application	
1	<p>Reserved Matters</p> <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 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>Reserved matters timing</p> <p>Application for approval of the first Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission. Application for approval of the last Reserved Matters shall be made to the Local Planning Authority before the expiration of 5 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>Commencement</p> <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>Quantum</p> <p>The development hereby approved shall not exceed 250 dwellings (Use Class C3).</p> <p>Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
5	<p>Housing mix</p> <p>Prior to or alongside any Reserved Matters application/s, a housing mix scheme shall be submitted to and approved in writing by the Local Planning Authority. The reserved matters shall accord with the approved housing mix scheme.</p> <p>The scheme shall include:</p> <ul style="list-style-type: none"> - A plan showing the location and distribution of market and affordable units (including tenure type). - A schedule of dwelling sizes (by number of bedrooms). - A statement which demonstrates how the proposals contribute to current and future housing needs as identified in the most recently available evidence relating to the locality. <p>Development shall not commence until the housing mix scheme has been approved in writing by the Local Planning Authority.</p> <p>Reason: In order to ensure that an appropriate housing mix is provided for the proposed development taking into account the objective of creating a sustainable, mixed community, in accordance with Policy LP3 of the Fenland Local Plan and the National Planning Policy Framework.</p>
6	<p>Detailed surface water drainage scheme</p> <p>No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.</p> <p>The scheme shall be based upon the principles within the agreed Phase 1 Drainage Strategy, Clancy, Ref: 3088, Rev: P01, Dated: 2nd January 2025 and shall also include:</p> <ul style="list-style-type: none"> a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events; b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;

	<p>c) Full details of the maintenance/adoption of the surface water drainage system;</p> <p>d) Permissions to connect to a receiving watercourse or sewer.</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 and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts, in accordance with Policies LP14 and LP16 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
7	<p>Construction drainage</p> <p>No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to, and approved in writing by, the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason: To ensure surface water is managed appropriately during the construction phase of the development so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself, recognising that initial works to prepare the site could bring about unacceptable impacts, in accordance with Policies LP14 and LP16 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
8	<p>Drainage completion survey</p> <p>Upon completion of the surface water drainage system, a survey and report from an independent surveyor shall be submitted to, and approved in writing by, the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to, and approved in writing by, the Local Planning Authority.</p> <p>Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development, in accordance with Policies LP14 and LP16 of the Fenland Local Plan 2014.</p>
9	<p>Foul Drainage</p> <p>Prior to the commencement of development, a scheme and timetable for the provision and implementation of foul water drainage shall be submitted to, and approved in writing by, the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved</p>

	<p>plans/specification at such time(s) as may be specified in the approved scheme and thereafter retained in perpetuity.</p> <p>Reason: To prevent environmental and amenity problems arising from flooding and to provide a satisfactory means of sanitation, in accordance with Policies LP2, LP14 and LP16 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
10	<p>Contamination investigation</p> <p>No development approved by this permission shall be commenced prior to an investigative contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraph (a) and the results of will help decide if the following stages are necessary.</p> <p>(a) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs (c), (d) and (e).</p> <p>(b) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.</p> <p>(c) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.</p> <p>(d) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.</p> <p>Reason: To control pollution of land and water in the interests of the environment and public safety, in accordance with Policy LP16 of the Fenland Local Plan 2014 and the National Planning Policy Framework. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
11	<p>Construction Environmental Management Plan</p> <p>Prior to any work commencing on the site, a Construction Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing by, the Local Planning Authority. The CEMP shall include, but shall not be limited to, mitigation measures for noise, dust and lighting during the construction</p>

	<p>phase. The CEMP shall be adhered to at all times.</p> <p>Reason: To mitigate environmental and amenity impacts during the construction phase of the proposed development, in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
12	<p>Piling</p> <p>In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall assessed in accordance with the provisions of BS 5228:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.</p> <p>Development shall be carried out in accordance with the approved statement.</p> <p>Reason: To protect the residential amenity of the neighbouring properties, in accordance with policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
13	<p>Arboricultural Method Statement</p> <p>As part of any Reserved Matters application/s, a detailed Arboricultural Method Statement (AMS) shall been submitted to the Local Planning Authority. The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary to implement the permission will be required, as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas, and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.).</p> <p>Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies LP16 and LP19 of the Fenland Local Plan 2014. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.</p>
14	<p>Ecological Design Strategy</p> <p>No development shall take place until an ecological design strategy (EDS) addressing mitigation, compensation and enhancements (including recommendations in the Preliminary Ecological Appraisal and Phase 2 Ecology Survey reports) has been submitted to and approved in writing by the local planning authority.</p> <p>The EDS shall include the following:</p> <ul style="list-style-type: none"> a) Purpose and conservation objectives for the proposed works. b) Review of site potential and constraints. c) Detailed design(s) and/or working method(s) to achieve stated objectives. d) Biodiversity Net Gain strategy identifying how biodiversity net gain (or at

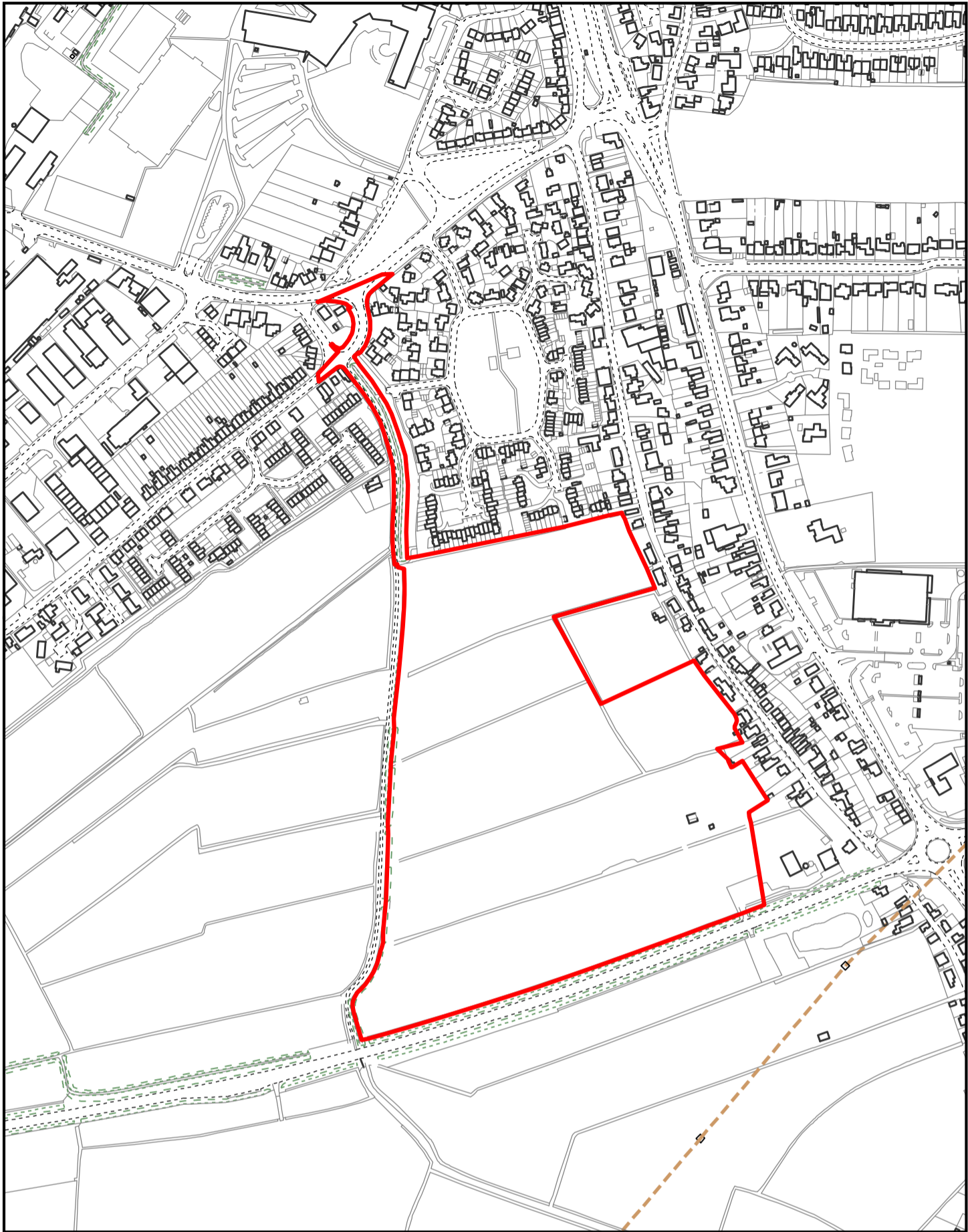
	<p>least no net loss) will be achieved</p> <p>e) Extent and location/area of proposed works on appropriate scale maps and plans.</p> <p>f) Type and source of materials to be used where appropriate, e.g. native species of local provenance</p> <p>g) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development</p> <p>h) Persons responsible for implementing the works, such as Ecological Clerk of Works</p> <p>i) Details of initial aftercare and long-term maintenance</p> <p>j) Details for monitoring and remedial measures.</p> <p>k) Details for disposal of any wastes arising from works.</p> <p>The EDS must include off-site compensation measures (if required).</p> <p>The EDS shall be implemented in accordance with the approved details and all features shall be retained in the manner thereafter in perpetuity.</p> <p>Reason: To ensure biodiversity is protected and enhanced, in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
15	<p>CEMP: Biodiversity</p> <p>No development shall take place (including demolition, ground works and vegetation clearance) until a Construction Ecological Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority.</p> <p>The CEMP (Biodiversity) shall incorporate recommendations of the Preliminary Ecological Appraisal and Phase 2 Ecology Survey reports and must include the following:</p> <p>a) Risk assessment of potentially damaging construction activities.</p> <p>b) Identification of “biodiversity protection zones”.</p> <p>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)</p> <p>d) The location and timings of sensitive works to avoid harm to biodiversity features.</p> <p>e) The times during which construction when specialist ecologists need to be present on site to oversee works.</p> <p>f) Responsible persons and lines of communication.</p> <p>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</p> <p>h) Use of protective fences, exclusion barriers and warning signs if applicable.</p> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To ensure biodiversity is protected and enhanced, in accordance</p>



	with Policies LP16 and LP19 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
16	<p><i>Lighting design strategy for biodiversity</i></p> <p>Prior to occupation of the development hereby approved, a "lighting design strategy for biodiversity" in accordance with ILP Publications' "Guidance Note 8/23 Bats and artificial lighting" shall be submitted to, and approved in writing by, the Local Planning Authority for all proposed lighting within the development hereby permitted.</p> <p>The strategy shall:</p> <ul style="list-style-type: none"> a. identify those areas /features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b. show how and where external lighting will be installed (through the provisions of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. <p>Reason: To ensure biodiversity is protected and enhanced, in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
17	<p><i>Landscape and biodiversity enhancements and habitats improvements</i></p> <p>Prior to commencement of the development hereby approved, a scheme for the landscaping and biodiversity enhancements and habitat improvements as set out within the site-wide Ecological Design Strategy and Construction Ecological Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. The landscaping and biodiversity enhancement details to be submitted shall include:</p> <ul style="list-style-type: none"> a) planting plans to all areas, retained hedge and trees, species, numbers, size and density of planting; the planting shall be sufficient to result in overall no net loss of biodiversity, b) placement, type, number and details of any recommended biodiversity enhancements and habitat improvements, c) means of enclosure noting that all new garden fencing should be designed to allow hedgehogs to be able to pass through the fencing d) details of bird and bat boxes (including elevation drawings) e) details of siting and timing of all construction activities and other mitigation measures identified in the Construction Ecological Management Plan, to avoid harm to all nature conservation features f) details of other features identified in the Ecological Design Strategy (e.g. highways features / building design) g) a timetable for landscaping and biodiversity enhancement implementation. h) management and maintenance details

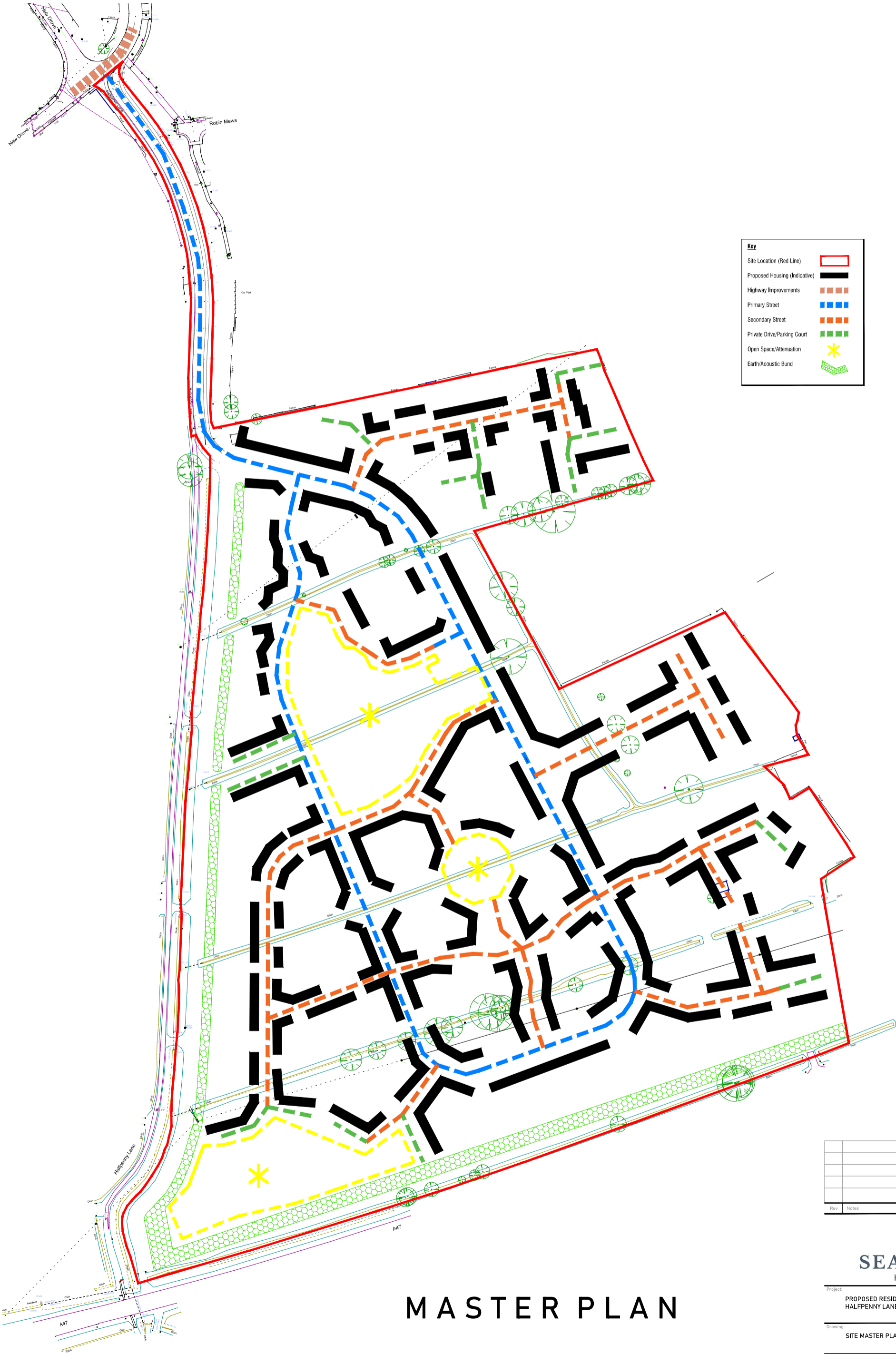
	<p>The approved landscape and biodiversity enhancement scheme shall be carried out within 6 months of the approval of the scheme. The approved landscape scheme shall be carried out within the first available planting season following approval of the scheme and in accordance with the timetable for implementation approved as part of the submitted scheme.</p> <p>The approved landscape and biodiversity enhancement scheme shall be maintained thereafter in perpetuity.</p> <p>Reason: To ensure biodiversity is protected and enhanced, in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
18	<p><i>Update of biodiversity surveys</i></p> <p>If the development hereby approved does not commence within 12 months from the date of the planning consent; and prior to the commencement of works on each land parcel, the approved ecological measures secured through other conditions shall be reviewed and, where necessary, amended and updated.</p> <p>The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of key species identified in the Preliminary Ecological Appraisal / Phase 2 Ecology Survey reports and identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.</p> <p>Reason: To ensure biodiversity is protected and enhanced, in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
19	<p><i>Fire hydrants</i></p> <p>No development above slab level shall take place until details for the provision of fire hydrants has been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented before any dwelling is occupied or in agreed phases.</p> <p>Reason: To ensure a satisfactory form of development and ensure public safety, in accordance with Policy LP16 of the Fenland Local Plan 2014 and the National Planning Policy Framework. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
20	<p><i>Management and maintenance of streets</i></p> <p>No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the</p>

	<p>development have been submitted to, and approved in writing by, the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into 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, in accordance with Policy LP15 of the Fenland Local Plan 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p>
21	<p><i>Binder course</i></p> <p>Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining adopted highway.</p> <p>Reason: To ensure that each dwelling is appropriately served by highway infrastructure in the interests of highway safety and sustainability in accordance with policies LP15 and LP16 of the Fenland Local Plan, 2014.</p>
22	<p><i>Travel Plan</i></p> <p>Prior to first occupation of the development hereby approved, a Travel Plan shall be submitted to, and agreed in writing by, the Local Planning Authority. The Travel Plan shall include suitable measures and incentives inclusive of bus vouchers and/or active travel vouchers to promote sustainable travel. The Travel Plan shall be implemented prior to first occupation of the dwellings hereby approved.</p> <p>Reason: To encourage sustainable modes of travel, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
23	<p><i>Bus Stop upgrades</i></p> <p>Prior to first occupation of the development hereby approved, the developer shall deliver the bus stop improvement works as shown in principle on drawing nos. 8/3088-CCL-XX-XX-DR-C-210A-P02 and 8/3088-CCL-XX-XX-DR-C-210- P01 at the two 'Boleness Road' bus stops on Weasenham Lane.</p> <p>Reason: To encourage sustainable modes of travel, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
24	<p><i>Cycle storage details</i></p> <p>Prior to works proceeding above slab level, full details of a scheme for cycle storage for each dwelling shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be implemented in full prior to the first occupation of each respective dwelling.</p> <p>Reason: In the interests of security, the convenience of cyclists at the premises, and to encourage sustainable forms of transport in accordance with Policies LP15 and LP16 of the Fenland Local Plan 2014.</p>

25	<p>External Lighting</p> <p>A scheme for external lighting including management and maintenance details shall be submitted to, and approved in writing by, the Local Planning Authority prior to development proceeding above slab level.</p> <p>The scheme shall be accompanied by a technical report prepared by a qualified competent person setting out;</p> <ul style="list-style-type: none"> i) the specification of lights and lighting structures, ii) locations and heights of all lighting, iii) the light levels to be achieved over the intended area and at the development site boundaries and the surrounding area. <p>The approved scheme shall be implemented on site prior to first occupation of the development, or in agreed phases and thereafter retained and maintained as such thereafter.</p> <p>Reason: To safeguard the residential amenity and security of neighbouring occupiers, to preserve the character and appearance of the area, to safeguard the adjacent railway from unacceptable glare, and to protect nocturnal biodiversity, in accordance with policies LP2, LP16, LP17 and LP19 of the Fenland Local Plan 2014.</p>
26	<p>Noise mitigation</p> <p>As part of any Reserved Matters application/s, a detailed scheme of noise mitigation measures for each dwelling shall be submitted to the Local Planning Authority.</p> <p>Reason: In order to provide high levels of residential amenity, in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
27	<p>Construction hours</p> <p>Construction hours and deliveries, with the exception of internal fit-out, shall be limited to the following hours:- 07:30-18:00 each day Monday-Friday, 07:30-13:00 on Saturdays and none on Sundays or Bank / Public Holidays.</p> <p>Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
28	<p>Approved plans</p>



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Key

Site Location (Red Line)	
Proposed Housing (Indicative)	
Highway Improvements	
Primary Street	
Secondary Street	
Private Drive/Parking Court	
Open Space/Attenuation	
Earth/Acoustic Bund	

MASTER PLAN

Rev	Notes	Date	By



SEAGATE
HOMES

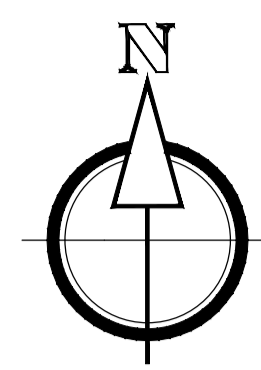
Project:
PROPOSED RESIDENTIAL DEVELOPMENT,
HALFPENNY LANE, WISBECH

Drawing:
SITE MASTER PLAN

Drawn: MD	Date: 30.01.2023
Status: PLANNING	Scale: 1:1000 @ A1
Drawing Number: FSB-SH-PD-SMP-007	

HALFPENNY LANE - WISBECH

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All dimensions to be checked on site prior to construction or off-site fabrication by the Contractor, the Sub-contractor or Supplier.



House Type Schedule		
1 Bed Houses		
S102	102/27 (160 sq ft)	1, 8, 9, 10, 48, 50, 51, 52
S103	103/14 (147 sq ft) / 103/4 (97 sq ft)	12, 13, 15, 16, 44, 47, 49
2 Bed Bungalows		
S211	101/24 (145 sq ft)	10, 33
2 Bed Houses		
S213	101/24 (145 sq ft)	2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 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1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 212

By virtue of paragraph(s) 7 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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