
F/YR24/0456/O

Applicant: Cannon Kirk Developments Ltd

**Agent : Mr Andrew Hodgson
Pegasus Group**

Land North Of, Lambs Hill Drove, March, Cambridgeshire

Erect up to 50 x dwellings involving the demolition of existing dwelling and outbuildings (Outline application with all matters reserved)

Officer recommendation: Grant

Reason for Committee: Town Council's recommendation contrary to officer recommendation.

Government Planning Guarantee

Statutory Target Date For Determination: 29 August 2024

EOT in Place: Yes

EOT Expiry: 13 December 2024

Application Fee: £19711

Risk Statement:

This application must be determined by 11 December 2024 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

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| <p>1.1 The site comprises a rectangular parcel of land (approx. 2.8ha) located to the southeast of March and forms a small area (approx. 8%) of the South East March strategic allocation, identified through policy LP9 of the Fenland Local Plan (2014) which seeks to deliver around 600 dwellings and supporting infrastructure.</p> <p>1.2 Policy LP7 sets out that a Broad Concept Plan (BCP) for allocations must be agreed and for future proposals within the site conforming to the BCP. Policy H1 of the March Neighbourhood Plan aligns with the Local Plan, identifying this area of March as allocated housing land. A BCP for this site allocation was approved by the Council in June 2023.</p> <p>1.3 The application is in outline with all matters reserved at this stage. Whilst detailed matters of layout, scale, appearance and landscaping are reserved for future consideration, the indicative plans provided are considered to accord with the vision and growth ambitions of the approved BCP and Local Plan policy LP9 respectively. Furthermore, whilst access is also a reserved matter, the proposed points of access to the site were previously agreed under an application for a wider area of the strategic allocation, covering around 65% of the site</p> |
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(F/YR23/0696/O). As such, it can be reasonably concluded that a safe and suitable means of access to the site (and to the wider allocation) can be achieved.

- 1.4 A package of mitigation has been agreed by the applicant, with a mixture of financial contributions and direct delivery of affordable housing.
- 1.5 It is recognised that the development will result in some unavoidable landscape harm, however this is localised and inevitable given the development plan allocation. Furthermore, due to known viability constraints with the district, the full amount of infrastructure contributions cannot be secured.
- 1.6 However, it is considered that the proposal would, on balance, amount to sustainable development and would accord with the development plan taken as a whole. There are no material considerations worthy of sufficient weight that indicate that a decision should be made other than in accordance with the development plan.
- 1.7 The recommendation is to approve the application.

2 SITE DESCRIPTION

- 2.1 The site comprises a rectangular parcel of land (approx. 2.8 Ha (excluding access routes) located to the southeast of March and forms approximately 15% of the south east March strategic allocation, identified through policy LP9 of the Fenland Local Plan (2014).
- 2.2 Three other parcels of land (outside of the scope of this application) fall within the allocation area (See planning history section below).
- 2.3 The built form of March lies further to the north and to the west of the site. The existing track of Lambs Hill Drove defines the site's southern boundary. Beyond Lambs Hill Drove, further south lies open countryside. Drainage ditches are situated along the site's southern and eastern edges, forming part of a wider network of drainage ditches within the strategic allocation.
- 2.3 Field boundaries define the Site's northern and western boundaries, beyond which lies further agricultural land. Further to the east, a natural boundary is formed by vegetation which lies immediately adjacent to a former railway which is used as a recreation route, which runs north to south along the eastern boundary of the strategic allocation.
- 2.4 Topographically, the site gently slopes down towards the south. The majority of the site falls in Flood Zone 1, with the south-eastern corner and southern fringe within Zones 2 and 3.

3 PROPOSAL

- 3.1 The application seeks outline planning permission for residential development of the site comprising up to 50 dwellings (including affordable housing), formation of 2 x accesses involving the demolition of an existing dwelling (40 Wimblington Road). and likely a dropped kerb for 38 Wimblington Road, public open space, landscaping, children's play areas, sustainable drainage infrastructure, all other

associated infrastructure, and the demolition of an existing dwelling (40 Wimblington Road).

- 3.2 All matters are reserved for future submission, however indicative plans and a Design and Access Statement have been provided to demonstrate how the site could be arranged to accommodate the quantum proposed and supporting infrastructure.

Access

- 3.3 Whilst access is not committed, the application is supported by a design and Access Statement and an indicative access plan for the lambs Hill Drove junction. The development proposes 2 main points of access to the site, both are located along Wimblington Road, one at 40 Wimblington Road and the other at Lambs Hill Drove. These points of access are consistent with those previously committed and approved by the Local Highway Authority and the LPA under application F/YR23/0696/O for a wider part (approximately 65%) of the strategic allocation.

Indicative Layout

- 3.4 An Indicative Proposed Site Plan and Design & Access Statement accompany the application to indicate how the quantum of development and associated infrastructure could be arranged across the site and essentially comprises the northern half accommodating the residential element, with the southern half occupied by formal and informal open space and surface water attenuation features. The housing parcels are proposed to be served by a main point of access off the main spine road which serves the wider allocation, with a pedestrian and cycle link running through the development and connecting to the wider site, to parcels of land outside of the applicant's control. An emergency access point is also proposed on the eastern boundary, again linking to the wider site.
- 3.5 The public open space is proposed to include a LAP (Local Area of Play), with a Suds feature at the far south of the site, located in the area at higher risk of flooding i.e., the residential development is all proposed to be located within Flood Zone 1.
- 3.6 The application is supported by the following key documents and plans;
- Location plan
 - Indicative Proposed Site Plan
 - Design and Access Statement ('DAS')
 - Health Impact Assessment
 - Landscape Visual Impact Assessment
 - Heritage Statement
 - Transport Statement
 - Framework Travel Plan
 - Economic Benefits Statement
 - Flood Risk Assessment and Drainage Strategy
 - Ecological Impact Assessment
 - Biodiversity Net Gain Assessment
 - Biodiversity Metric calculation
 - Ground Conditions Report
 - Noise Assessment
 - Air Quality Assessment
 - Arboricultural Impact Assessment
 - Statement of Community Involvement
 - Indicative Lambs Hill Drove access

- Indicative Wimblington Road Access

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

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR16/0345/SC	Screening Opinion:- Residential Development (up to 600 dwellings)	Not EIA development. Unlikely to result in significant environmental impacts.
F/YR12/0123/SC	Screening Opinion:- Residential Development (400 dwellings approx.)	Determined not EIA development
F/YR10/0021/SC	Screening Opinion:- Residential (up to 960 dwellings) with associated landscaping, sports pitches, open space and infrastructure	Determined not EIA development
<i>Other relevant applications (within the allocation area)</i>		
F/YR23/0370/O	Erect up to 130no dwellings (outline application with matters committed in respect of access)	Resolved to be granted subject to finalising conditions and S106. Planning Committee date: 30 October 2024
F/YR23/0426/F	The formation of 2 x accesses at Wimblington Road/Lambs Hill Drove junction and land at 40 Wimblington Road and associated highways works, and relocation of an access involving the formation of a dropped kerb at 38 Wimblington Road	Application Withdrawn
F/YR23/0461/F	Formation of an access and associated highway works	Pending Consideration
F/YR23/0696/O	Outline planning permission (all matters reserved, except for access) for up to 425 dwellings (including affordable housing), formation of 2 x accesses, and a dropped kerb (for 38 Wimblington Road), safeguarded land for grass playing fields, public open space, landscaping, community garden, community orchard, children's play areas, sustainable drainage infrastructure, retention of informal parking area, all other associated infrastructure, and demolition of an existing dwelling (40 Wimblington Road).	Resolved to be granted subject to finalising conditions and S106. Planning Committee date: 21 August 2024

5 CONSULTATIONS

5.1 March Town Council – 18.06.2024

Recommendation: Refusal.

Excessive farmland being taken out of production. Serious flooding and drainage concerns.

5.2 Ward Councillor

No comments received

5.3 Anglian Water – 18.06.2024

Wastewater

The foul drainage from this development is in the catchment of March Water Recycling Centre that will have available capacity for these flows

Used Water Network

Has reviewed the flood risk assessment and drainage strategy part A to M April 2024 which sets out a single connection for the entire development is required into Anglian Water network, which has been agreed into 300mm foul sewer located in The Avenue at manhole 5303. Anglian Water would expect that the drainage strategy for this development complies with the agreed strategy.

Surface Water Disposal

The applicant has indicated on their application form and flood risk assessment and drainage strategy part A to M and O to P and Appendixes' April 2024 that their method of surface water drainage is via SuDS. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. Invites pre-design discussions with the applicant.

Recommended condition; Prior to construction above damp proof course a Phasing Plan setting out the details of the phasing of the development shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in complete accordance with the approved Phasing Plan. Reason: To ensure the development is phased to avoid an adverse impact on drainage infrastructure.

5.4 Cambs Fire & Rescue – 18.06.2024

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

5.5 Cambs Police Designing Out Crime – 24.06.2024

Advises that based on crime and incident systems covering March Ward for the last 2 years a two-year period, considers this to be an area of low to medium risk to the vulnerability to crime at present.

Notes the site layout appears acceptable – back-to-back gardens, parking within the curtilage or to the front to aid surveillance.

Recommendations provided in respect of;

- External lighting
- Door and window security
- Boundary treatments
- Cycle sheds
- Window positions i.e., surveillance

- Landscaping
- Solar panels and EV charging

5.6 CCC Archaeology – 26.06.2024

Recommend that a pre-commencement archaeology condition be placed on any outline planning consent.

5.7 CCC Highways (DM) – 27.06.2024

[Following submission of an amended Design and Access Statement to address initial concerns]

Considers the proposed development is acceptable in highway terms. Details of means of access, layout, scale and turning need to be provided prior to commencement of development.

5.8 CCC Highways (Transport Assessment Team) – 30.10.2024

[Originally objected to the proposal as access was not a committed detail. The following response is provided following discussion]

No objection subject to the following conditions/ planning obligations;

- Contribution towards MATS scheme (£1,500 per dwelling)
- Bus service Improvements contribution (£36,900)
- Access constructed prior to occupation following agreed detail.
- Welcome packs to be agreed and provided pre-occupation
- Travel Plan to be submitted and agreed.

5.9 CCC Ecology

No comments received

5.10 CCC Growth & Economy – 28.06.2024

Based on the County Council's general multipliers this development will generate 15 Early Years children (10 of which eligible for free places); 20 primary children and 13 secondary children. The development generates 125 residents.

Contributions are sought toward Early Years, Primary and Secondary education and Libraries and Lifelong Learning. The actual amounts sought are dependent on the finalised dwelling mix and tenure (tables provided to calculate this).

5.11 CCC LLFA – 29.07.2024

[Further to receipt of amended FRA and drainage strategy and technical note to address their previous objection]

No objection in principle to the development.

Advises that the strategy demonstrates that surface water from the proposed development can be managed through the use of an attenuation basin and permeable paving, restricting surface water discharge to 1.7l/s.

5.12 CCC Minerals and Waste

No comments received

5.13 Environment Agency – 25.06.2024

No objection

Reminds the LPA that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.

Has reviewed the submitted Flood Risk Assessment (FRA) and considers that the site is at low risk of flooding from tidal and river flooding. Considers the main source of flood risk is associated with watercourses under the jurisdiction of the Internal Drainage Board (IDB). As such, the IDB should be consulted.

Provides advice on;

- Water Resources
- Construction period water demand
- Operational period water demand

Advises that water stress should be considered

5.14 FDC Arboricultural Officer – 18.06.2024

Notes that a number of category B trees will be removed including groups, but the majority are classed as Category C which are considered to be of low amenity value but do provide opportunities for nesting and foraging.

No objection subject to securing a robust landscape scheme to address the tree losses with high quality replacements including the provision of screening to existing dwellings. Street trees should be included as per the National Planning Policy Framework.

5.15 FDC Assets & Major Projects

No comments received

5.16 FDC Conservation Officer – 16.06.2024

Advises it is imperative that considerations are given to the long distant views towards the site and more importantly the GI Listed St Wendreda's Church from the former railway line footpath and beyond across the Fenland agrarian landscape. All efforts should be made to retain the existing vegetation and trees along the existing field boundaries of the site and add to them substantially where possible. Notes the positive set back from Barkers Lane.

Considers that the development will result in less than substantial harm (lower end of the spectrum) on the setting of the GI listed St Wendreda's Church. Advises that in accordance with heritage sections of the NPPF, development that has any harm (less than substantial or otherwise), should lead to a presumption for refusal, unless there are public benefits that outweigh the harm.

5.17 FDC Environmental Health – 26.06.2024

Accepts the findings of the air quality assessment, noise assessment and the Phase 1 Site Appraisal Desk Study and recommend the following conditions be imposed in the event that planning permission is granted.

- Construction Environmental Management Plan
- Contaminated Land reporting

5.18 FDC Environmental Services (waste)

No comments received

5.19 FDC Housing – 07.06.2024

Affordable Housing required - 70% affordable rented tenure and 30% shared ownership. If the applicant chooses to provide a financial contribution rather than seek an RP partner to deliver the on-site affordable housing, the affordable

housing financial contribution will be calculated in accordance with the mechanism provided in the Local Plan.

5.20 FDC Leisure Services

No comments received

5.21 Historic England – 14.06.2024

Advises that they wish to offer no advice in this instance and suggest views of FDC Conservation and CCC Archaeology are sought.

5.22 Middle Level Commissioners IDB

No comments received

5.23 Natural England

No comments received

5.24 NHS Cambridgeshire and Peterborough ICB – 10.06.2024

The proposed development is likely to have an impact on the services of the 4 x GP Practices operating within the vicinity of the application: Cornerstone Practice, Merchford Practice, Riverside Practice and Wimblington Surgery. None of these practices have capacity to take on additional patients and this development.

The ICB has sought advice from its NHS partner, NHS Property Services Ltd, on recent costs benchmarks for healthcare developments for a single storey extension to an existing premises and refurbishment.

A developer contribution will therefore be required to mitigate the impacts of this proposal. CAPICS calculates the level of contribution required, in this instance to be £42,986.06 (8.22 sqm at £5,224 per sqm).

5.25 NHS - East of England Ambulance Service Trust (EEAST) – 05.07.2024

Advises the development will affect March Ambulance station and Wisbech, St Ives, Ely ambulance stations, Peterborough Hub and ambulance stations which respond to emergency incidents within the local area as well as impact on the regional call centres. Mitigation is required.

The capital required to create additional ambulance services to support the population arising from the proposed development is calculated to be £16,350 and are for the impact of this development only.

5.26 The Wildlife Trust

No comments received

5.27 Local Residents/Interested Parties

Objectors

5 objections received; 4 of which were from residents of March and one from Petherton (South Somerset) raising the following concerns;

- Questions why are there multiple applications for one site/ sequencing of delivery
- Loss of wildlife/ natural habitat
- Highways safety concerns
- Pressure on local services/ facilities/ utilities

- There is already sufficient housing
- Flood risk and drainage
- Will affect existing maintenance access to rear of properties along Wimblington Road
- Loss of privacy
- Light pollution
- Impact on peat layers
- Anti-social behaviour
- Loss of rural character
- Loss of agricultural land

6 STATUTORY DUTY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014), the March Neighbourhood Plan (2017) and the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

7 POLICY FRAMEWORK

7.1 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
- 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
- LP18 – The Historic Environment
- LP19 – The Natural Environment

7.2 Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021

- Policy 5: Mineral Safeguarding Areas
- Policy 14: Waste Management Needs
- Policy 16: Consultation Areas
- Policy 20: Biodiversity and Geodiversity

7.3 March Neighbourhood Plan 2017

- H1 – Large Development Sites
- H3 – Local Housing Need
- OS1 – Open Space

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

Chapter 2 - Achieving sustainable development
Chapter 4 – Decision-making
Chapter 5 – Delivering a sufficient supply of homes
Chapter 7 – Ensuring the vitality of town centres
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
Chapter 15 – Conserving and enhancing the natural environment
Chapter 16 - Conserving and enhancing the historic environment
Chapter 17 – Facilitating the sustainable use of minerals

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

Determining a Planning Application

7.6 **National Design Guide 2021**

Context
Identity
Built Form
Movement
Nature
Public Spaces
Uses
Homes and Buildings
Resources
Lifespan

7.7 **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 48 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
LP17: Culture, Leisure, Tourism and Community Facilities
LP19: Strategic Infrastructure
LP20: Accessibility and Transport
LP21: Public Rights of Way
LP23: Historic Environment
LP24: Natural Environment
LP25: Biodiversity Net Gain
LP27: Trees and Planting

- LP28: Landscape
- LP29: Green Infrastructure
- LP30: Local Green Spaces and Other Existing Open Spaces
- LP31: Open Space and Recreational Facilities
- LP32: Flood and Water Management
- LP33: Development on Land Affected by Contamination
- LP34: Air Quality
- LP39: Site allocations for March

7.8 Supplementary Planning Documents

Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM2 – Natural Features and Landscaping Schemes

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

DM4 – Waste and Recycling Facilities

DM6 – Mitigating Against Harmful Effects

Developer Contributions SPD 2015

Cambridgeshire Flood and Water SPD 2016

7.9 Other documents of material relevance

March South East Broad Concept Plan: Vision Document Ref:P22-0602_14B

8 KEY ISSUES

- **Principle of Development**
- **Access, Highways and Transport impacts**
- **Landscape & Character impacts**
- **Heritage Impacts**
- **Flood risk and drainage**
- **Residential amenity**
- **Biodiversity (including Biodiversity Net Gain)**
- **Community Infrastructure & Planning Obligations**

9 ASSESSMENT

Principle of Development

- 9.1 The site is located within the Market Town of March, whereby market towns form the main focus for growth, as set out in the Council's settlement hierarchy and under Policy LP3 and through policy LP4 targets March as delivering around 4,200 new homes within the plan period. Furthermore, Local Plan policy LP9 identifies the site as forming part of the Council's allocated housing growth land, with around 600 dwellings anticipated in this location, along with supporting infrastructure including land reserved for potential sports pitches for Neale Wade Academy, surface water attenuation and pedestrian and cycle infrastructure. Policy LP7 sets out that a Broad Concept Plan (BCP) for allocations must be agreed and for future proposals within the site conforming to the BCP. Policy H1 of the March Neighbourhood Plan aligns with Local Plan, identifying this area of March as allocated housing land.

The BCP

- 9.2 A BCP produced by Barratt David Wilson Homes ('BDW') for this site allocation was approved by the Council in June 2023 (Broad Concept Plan: Vision Document Ref:P22-0602_14B). The adopted Broad Concept Plan ('BCP') vision document indicates 2 primary points of access into the allocation directly from Wimblington Road which leads to a spine road through the site, connecting to parcels of housing land and supporting infrastructure. Across the site, a network of pedestrian and cycle paths permeate through and lead up to Barker's Lane Byway. The BCP also denotes potential for links to the disused railway track along the eastern boundary (subject to input from Highways). Also along the eastern boundary is an area of continuous greenspace incorporating indicative locations of SuDs attenuation basins.
- 9.3 The indicative details submitted include; access plans, layout plans, and supporting information submitted with the application closely follows the BCP vision. In this regard, the principle of the development is acceptable as it aligns with the ambitions of the relevant allocations policies and the adopted BCP for this site.
- 9.4 Furthermore, it is noted that two separate planning applications within this strategic allocation have recently been resolved to be approved subject to completing the necessary legal obligation. These are;
- F/YR23/0370/O – up to 130 dwellings: Land South of Barkers Lane (March East Trading Ltd);
- F/YR23/0696/O - up to 425 dwellings: Land South of Barkers Lane and East of Wimblington Road (Barratt David Wilson Homes Cambridgeshire ('BDW'))
- 9.5 Having regard to the indicative framework plans supporting both of these applications, the outline application now under consideration indicates it would not prejudice the delivery and successful integration of these schemes.

Access, Highways and Transport impacts

- 9.6 The application is in Outline with all matters reserved and is supported by a Design and Access statement and Transport statement. Whilst access is not a committed detail at this time, the proposed points of access to the site were previously agreed under the BDW application for a wider area of the strategic allocation, covering around 65% of the site. Furthermore, the indicative access plans submitted replicate those approved under the recent application.
- 9.7 As such, it can be reasonably concluded that a safe and suitable means of access to the site can be achieved. This is accepted by the Local Highway Authority. It would be expected that future reserved matters 'Access' details would align with those details previously agreed under the BDW scheme F/YR23/0696/O, in order to ensure that a suitable means of access is provided to serve the wider allocation.
- 9.8 The primary accesses are therefore capable of achieving safe and suitable access to the wider allocation, accommodating sufficient visibility and encouraging non-car modes of travel by incorporating connectivity to the wider pedestrian/ cycle network along Wimblington Road. Furthermore, the indicative layout plan shows that sustainable travel is also encouraged throughout the site, incorporating cycle and pedestrian routes which follows the BCP approach and is

acceptable in principle, with detailed matters of this expected to come forward at future detailed layout stages. Notwithstanding a Travel Plan and residents Welcome Packs are also required (to be secured via condition) in order to ensure encourage non-car modes of travel where possible.

- 9.9 The site access strategy proposed by this application is capable of serving all relevant land parcels in the allocation area and the indicative Layout Plan shows highway connections which the applicant is expected to deliver up to their site boundaries.

Infrastructure

- 9.10 The LHA's Transport team has identified necessary mitigation by way of financial contributions toward a demand-responsive bus service and the March Area Transport Study (MATS) scheme, which the applicant has agreed to contribute towards. This is set out in more detail below (paragraph 9.56).
- 9.11 In summary, the proposal in principle demonstrates that, in transport terms, it can be served by appropriate access without compromising highway safety, would encourage sustainable travel and would not prejudice delivery of the wider strategic allocation, subject to a suitable detailed design. The development therefore broadly complies with the transport sustainability aims of policy LP15 of the Fenland Local Plan, the March Neighbourhood Plan and the NPPF.

Landscape & Character impacts

- 9.12 Whilst detailed matters of layout, scale, appearance and landscaping are reserved for future consideration, the Framework Plan, Parameter Plans and access details are considered to accord with the vision and growth ambitions of the approved BCP and Local Plan policy LP9 respectively.
- 9.13 Policy LP16 requires developments to make positive contributions to the local distinctiveness and character of the area, enhancing local setting and responding to the character of the local built environment. Schemes should not adversely impact, either in design or scale, upon the street scene, settlement pattern of the landscape character of the surrounding area.
- 9.14 Maintaining Fenland landscapes forms a key part of the Council's Local Plan objective (in particular, policies LP3, LP12 and LP16). The Plan seeks to preserve landscapes which are designated or locally valued and retain the distinctive character of Fenland's landscapes. That said, 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.
- 9.15 The application is supported by a Landscape and Visual Impact Assessment (LVIA) which ultimately concludes that, despite the inevitable adverse effects of built development upon the local landscape character and on a limited number of visual receptors immediately adjacent or overlooking the Site, it is considered that there would be no unacceptable adverse effects that should preclude the sensitively designed proposed development in landscape and visual terms. This is consistent with the findings of the adjacent development parcels considered under applications F/YR23/0370/O and F/YR23/0696/O, both of which are substantially larger developments and therefore, arguably capable of greater landscape harm.

- 9.16 Notwithstanding a detailed and robust landscape treatment of this area would assist with reducing the landscape impact and indeed the indicative layout plan denotes there are opportunities of this throughout the site, in particular along the southern edge where the site abuts Lambs Hill drive and the wider countryside environs.
- 9.17 In conclusion, subject to acceptable design and scale at reserved matters stage including adequate landscaping details the development in principle is in accordance with development plan policies LP16 and H1.

Heritage Impacts

- 9.18 The allocation site lies on to the south-east of March and has a semi-rural, edge of settlement position forming the transition between a settlement and the open countryside. Much of the development surrounding the site dates from the mid to late C20. Historic mapping shows limited development beyond the Town End core surrounding the GI listed St Wendredra's Church at the turn of the C20 with the area laid out to agricultural fields. Other than C20 ribbon development along Wimblington Road, the views of Town End and St Wendredra's Church are largely unaltered from the late C19.
- 9.19 The March Conservation area is over 0.6 miles to the north of the site and there are no listed buildings within close proximity. The BCP vision document identifies, in particular, the Grade I St. Wendreda's Church and the cluster of buildings surrounding which are located approximately 650 metres to the northwest of the application site. Due to the height of the church spire some views from and across the site will be available. This is a key area of consideration, as views of the church can be gained from hundreds of metres away and the submitted LVIA draws on this, with views of the spire identifiable over tree lines and rooftops from great distances. Notwithstanding, the LVIA considers that these longer-range views would not be significantly affected by the development, particularly given existing natural screening and other such features.
- 9.20 The Council's Conservation Officer considers that the development will result in less than substantial harm to the historic environment in general, wherein such harm is to be weighed against public benefits that would accrue from the development as set out in the NPPF.
- 9.21 In this regard, the development would result in the delivery of a site allocation for housing which would assist in the district's vision for housing growth which in turn would yield social and economic benefits, helping to support local facilities and services aiding the vitality and viability of March and the wider district. Notwithstanding, the housing would include 20% affordable units which will provide significant benefits in aiding with addressing an historic shortfall in affordable housing delivery. These benefits are deemed to outweigh the less than substantial harm to the identified heritage assets in their own right. This is subject to a final design and layout which responds positively to the wider character of the area.
- 9.22 The Archaeology team at the County Council have assessed the site location and consider it necessary to secure a written scheme of investigation to ensure that the site is fully evaluated for potential historic value prior to intrusive ground works commencing. This can be reasonably secured via planning condition.

- 9.23 In summary, it is considered the proposal will not have any significantly detrimental impact on the historic environment and is considered to accord with Local Plan policies LP16 and LP18 in this regard. Furthermore, the proposal raises no conflict with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Flood Risk and Drainage

- 9.24 The majority of the site lies in an area at low flood risk from fluvial flooding (Flood Zone 1) and generally at low risk of surface water flooding, having regard to the Environment Agency's latest flood maps. The southern boundary and south eastern corner of the site is affected by Flood Zone 2 & 3 designations. Accordingly, the indicative Layout Plan takes a sequential approach to the layout and locates the residential units away from these higher flood risk areas. The areas of the site located within Flood Zone 2 & 3 form part of the proposed public open space and SuDS provision, which is an acceptable land use for the Flood Zone, given its Local Plan allocation status, whereby the application of the sequential test is not required.
- 9.25 The FRA concludes that the proposed development will not significantly impede flood flows and will not materially increase the risk of flooding on the site itself, adjacent properties or to third parties either upstream or downstream of the site.

Surface Water drainage

- 9.26 The application is supported by a Flood Risk Assessment (FRA) and site-wide drainage strategy which details the approach taken to reducing on and off-site flood risk in accordance with the requirements of the NPPF and local policy. In summary; two options are currently proposed; the first is to attenuate on site but to tie into the wider strategic drainage network proposed under the larger scheme F/YR23/0696/O; the second is again to attenuate on site before discharging directly to the southern drain. The applicant has made a pre-application request to the IDB in this regard. In essence however, both options result in surface water being attenuated on site via SuDS, before discharging to ditch network, at a greenfield run-off rate.
- 9.27 Cambridgeshire County Council's Lead Local Flood Authority (LLFA) has considered the site wide drainage strategy for the development and following points of clarification and amendment are content that the principles as set out in the strategy can achieve sustainable drainage for the development and would not result in increased flood risks elsewhere, achieving greenfield run-off to essentially mimic the current drainage characteristics of the site. A condition requiring a detailed design for the surface water would be necessary and for this detail to be submitted prior to or alongside future reserved matters.
- 9.28 Whilst the Middle Level Commissioners Internal Drainage Board ('IDB') have been consulted on the application, at this time no comments have been received. Utilising IDB drains to ultimately manage surface water drainage would require consent from the IDB nonetheless. Notwithstanding, it is anticipated that any run-off into these drains would mimic current greenfield run-off rates and would therefore not increase volumes.

Foul drainage

- 9.29 Anglian Water has been consulted on the application and have advised that they are satisfied that they can accommodate flows from this development. The applicant again has proposed two options for discharging foul flows from the

development, either by connecting to the wider site network; which would rely on a pumped discharge into new foul drainage infrastructure along Barker's Lane, heading west into Wimblington Road and then north to The Avenue at manhole 5303, which will effectively by-pass the existing foul infrastructure where there are known existing issues with surcharging and flooding. A second option has also been suggested which is to connect to the sewer near Lambs Hill Drove to the south. Anglian Water however has suggested a condition which focusses on the first option, and which would appear logical given that it will result in a site-wide strategy.

- 9.30 Further details on the foul strategy can be reasonably secured via condition and this detail would be expected to be received prior to or alongside reserved matters, once layout and any phasing arrangements have been agreed. Notwithstanding it does appear that there is at least one valid option for the applicant to achieve a sustainable means of drainage in this regard.
- 9.31 In conclusion, whilst a detailed surface and foul water drainage scheme is yet to be agreed, the in-principle strategy put forward by the applicant has raised no technical objections by statutory consultees and it is anticipated that a robust drainage scheme can be delivered which would adequately manage flows from the development and would not increase flooding elsewhere in accordance with Local Plan policy LP14. A detailed drainage scheme and phasing plan (if required) to come forward with future reserved matters can be reasonably secured via planning condition.

Residential Amenity

- 9.32 The detailed layout of the development is not submitted for consideration. An indicative layout is submitted seeking to demonstrate that up to 50 dwellings could be accommodated in the site.
- 9.33 There are no existing properties that abut the application site and the development will largely be separated by development of adjacent parcels of the allocation site. As such, the development is not anticipated to result in any severe harm by way of overlooking, overbearing or overshadowing impacts.
- 9.34 The general residential use of the land is not anticipated to result in significant acoustic changes once completed, with the use compatible with surrounding uses. The detailed design elements of future reserved matters will ensure that matters of lighting impacts, overlooking, overbearing and overshadowing are carefully considered, in-line with local policies. Nonetheless, local residents may observe a degree of change to the visual and acoustic character of the area as a result of the development. However, the site is allocated in the Local Plan to deliver a substantial amount of housing and therefore this change in character is inevitable, albeit it is not anticipated to result in any significant adverse impacts to existing residents.
- 9.35 As regards the issue of potential noise, the application is supported by a noise assessment and officers have sought advice from the Council's Environmental Health team (EH). EH considers that that the noise impact from and onto this development, does not merit the requirement for a noise assessment. Therefore, the issue of noise is not considered to result in significant harm to the amenity of existing neighbours or future occupiers. Whilst it is acknowledged that there may be some short-term disruption through the construction phase to the development,

this can be adequately managed through a suitable Construction Environmental Management Plan (CEMP).

- 9.36 In respect of Anti-social behaviour and crime, the Police's Designing Out Crime team has considered the application and concluded that the site falls within an area with low to medium risk of crime and has offered advice in respect of tackling potential risks of crime through design. However there appear to be no obvious issues in respect of crime risk that cannot otherwise be addressed through detailed design
- 9.37 In summary, the development raises no immediate concerns over potential harm to residential amenity and subject to detailed design has potential to deliver a high-quality living environment for both future occupiers and existing residents. The proposal therefore complies with Local Plan policies LP2 and LP16.

Biodiversity & Ecology

- 9.38 Local Plan Policy LP16 seeks to protect and enhance biodiversity on and surrounding the proposal site and seeks to retain and incorporate natural and historic features of the site such as trees, hedgerows, field patterns, drains and water bodies. Policy LP19 seeks to take opportunities to incorporate beneficial features for biodiversity in new developments, including, where possible, the creation of new habitats that will contribute to a viable ecological network extending beyond the District into the rest of Cambridgeshire and Peterborough, and other adjoining areas. It also sets out that permission should be refused for development that would cause demonstrable harm to a protected habitat or species, unless the need for and public benefits of the development clearly outweigh the harm and mitigation and/or compensation measures can be secured to offset the harm and achieve, where possible, a net gain for biodiversity.
- 9.39 Chapter 15 of the NPPF amongst other things, broadly sets out that development should seek to take opportunities for secure net gain in biodiversity and as a minimum should not result in net loss. This approach has changed in recent months with the introduction of statutory 10% biodiversity net gain, however for this application which was submitted prior to this change, the baseline aim is in essence to achieve biodiversity net gain where possible.
- 9.40 The application is supported by an Ecological Impact Assessment ('EclA') and Biodiversity Net Gain assessment. The EclA considers the impact of the development on statutory sites such as the Nene and Ouse Washes, as well as local fauna and flora such as bats, badgers and birds, off-site woodland, hedgerow and trees. It concludes that the proposal would have no significant effect on any of these elements subject to agreed appropriate measures including a Construction Environmental management Plan (CEMP), a Landscape and Ecology Management Plan (LEMP) and an appropriate lighting strategy. Furthermore, the EclA sets out that on-site ecological enhancements, secured through suitable landscape planting and other features would make positive contributions to on-site biodiversity. The CEMP, LEMP and enhancements can be reasonably secured through planning condition.
- 9.41 The Council's Ecologist has not provided comment on the findings and recommendations, nonetheless, the site is surrounded (all the southern boundary at Lambs Hill Drove) by the BDW scheme and it is considered reasonable, given the similarities in site conditions i.e., currently used intensively for arable farming, that the conclusions of the former application are relatable here. In this regard,

the Council's Ecologist confirmed that the site supports nesting birds, foraging /dispersing badger and reptiles were recorded in nearby locations and therefore advised that adequate mitigation measures will be required during the construction phase to protect these species. In addition, mitigation and enhancement for biodiversity should be secured through the detailed design, including built environment (e.g. bird/bat boxes, hedgehog fencing), hard/soft landscape scheme, long-term management and sensitive lighting scheme. These all accord with the recommendations as set out in the applicant's EclA.

- 9.42 In conclusion, adequate protection/ mitigation measures will be required during the construction phase to ensure the necessary protection of species (secured through the 'CEMP ecology'). In addition, mitigation and enhance for biodiversity should be secured through the detailed design, including built environment (e.g. bird/bat boxes, hedgehog fencing), hard/soft landscape scheme, long-term management, and sensitive lighting scheme, informed by an agreed LEMP.

Lowland Peat

- 9.43 One resident has raised concerns that the site may contain lowland peat. This material is important in locking in carbon and should be protected where possible. In this instance, again the previous BDW application raised the same issues and subsequent ground investigation found little or no evidence of lowland peat existing which the area, sufficient to lift the holding objection imposed by Natural England at that time. Again, it would be reasonable to conclude the same with this application site, given its juxtaposition to the BDW site.

Biodiversity Net Gain

- 9.44 The applicant considers that in excess of 10% biodiversity net gain could be achieved through the development. It is not disputed that opportunities to secure net gain exists through this development and the development, will not result in biodiversity net loss overall, subject to securing an appropriate ecology scheme and long-term management arrangements. As such, the development in this regard accords with aims of the NPPF and Local policy.
- 9.45 In summary, subject to the above necessary measures proposed to be secured via planning conditions to address the future detailed design of the site in ecology terms, the scheme would be in compliance with Local Plan policies LP16 and LP19 and the aims of NPPF Chapter 15.

Community Infrastructure & Planning Obligations

- 9.46 Local Plan Policy LP13 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.
- 9.47 Statutory tests set out in the Community Infrastructure Regulations 2010 (Regulation 122) requires that S106 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. S106 obligations are intended to make development acceptable which would otherwise be unacceptable in planning terms.

9.48 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
- Healthcare
- Education & Libraries
- Open Space
- Transport Infrastructure

Viability

9.49 The Council's own 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 and £2,000 per dwelling in financial contributions. Whilst this is lower than set out in Local Plan policy LP5 (affordable housing) 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. In applying this approach, the scheme for up to 50 dwellings would be seeking to secure £100,000 in financial contributions plus 20% affordable housing.

9.50 The applicant has confirmed their agreement to this provision in principle, setting out that it is for the LPA to distribute this how they feel appropriate to the various services requesting contributions. Notwithstanding this, noting the requirement to mitigate transport impacts associated with this development, the applicant has agreed to provide the full contributions towards MATS scheme to the County Council's Highways division. This is consistent with other developments on this allocation, whereby transport mitigation costs are being provided separately to other infrastructure requirements. In total therefore, the applicant is proposing what is cumulatively a contribution of £3,500 per dwelling, with £1,500 ringfenced for the MATS scheme.

Affordable Housing

9.51 As set out by the Council's Housing Team, based on the maximum quantum proposed, an on-site affordable housing scheme for 10 (20%) dwellings would be expected to be secured and would provide 70% (7no.) affordable rented units and 30% (3no.) shared ownership units which would align with the Council's current housing tenure demands. The specific mix would be expected to be secured as part of the agreed scheme for the development. Subject to this, the scheme would accord with the requirements of Local Plan policy LP5.

Healthcare

9.52 Requests for financial contributions have been received from both NHS and East of England Ambulance service, to provide upgraded surgery facilities (total £42,986.06) and enhancements to ambulance hub and facilities (£16,350) respectively.

Education & Libraries

9.53 Cambridgeshire County Council as the education and libraries authority seek contributions towards;

- Early Years - £21,757 per place x15 -£326,355
- Primary school - £21,757 per place x 20 places - £435,140
- Secondary school - £29,786 per place x 13 places - £387,218
- Libraries and Lifelong Learning - £11,375

(N.B. The precise education amounts will be determined based on the housing mix and tenure, which would be established at reserved matters stage.)

Open Space

9.54 The scheme will be expected to provide a variety of formal and informal open spaces throughout the site. The Council is not currently seeking to adopt such areas, and it would therefore be expected that unless the Town Council wish to take on future management of these spaces, a long-term management and maintenance scheme would be provided by the developer. Given the scale of the site and the ability to deliver a wide range of open spaces, including a local area of play (LAP), it is not considered necessary to seek off-site contributions in this instance. The precise details of open space and future management/maintenance would be secured at reserved matters.

Transport Infrastructure

9.55 The County Council's Transport team has identified mitigation that is necessary to make the development acceptable in transport terms. This comprises;

- Financial contribution of £1,500 per dwelling for MATS scheme mitigation
- Contribution of £36,900 towards a new demand responsive bus service

9.56 As stated above, the applicant has agreed to cover the MATS costs separately to other infrastructure costs, meaning that the bus contribution would need to be factored into the remaining £100,000 total pot (£2,000 per dwelling) to be distributed across the various service providers.

9.57 In this respect, this leaves the aforementioned education, libraries and healthcare mitigation to resolve (along with bus contribution) and the applicant has advised that the total pot of £100,000 is the limit of their offer in this regard.

9.58 In respect of the obligations proposed by the applicant therefore, the offer to provide £1,500 per dwelling toward the MATS scheme is welcomed and is considered necessary to mitigate the transport impacts of the development. In respect of the bus contribution, the monies proposed so far by the BDW scheme would fund the bus provision for around 3 years and the extra proposed here would possibly extend that provision. However, it is noted that the site sits relatively closely to existing bus stop infrastructure along Wimblington Road, with the nearest stops around 400m to 450m from the centre of the site and would not therefore be overly burdensome for future residents to walk to these.

9.59 It is recognised that due to viability constraints across many development sites in Fenland, there is often a shortfall in healthcare contributions. Through this application there has been a clear, identified need to expand existing healthcare facilities within March and it is felt prudent in this instance to ensure healthcare contribution is secured in part, in order to ensure that this development at least partially mitigates its healthcare impacts. This would then leave the matter of

education, libraries and ambulance infrastructure contributions to also consider through negotiation of the s106 agreement.

- 9.60 It is acknowledged that the scheme will not meet the whole needs of these services, however viability is a material consideration in decision making. It is an accepted point that the district has issues regarding viability and that this constraint has resulted in other sites, that have been granted planning permission, providing limited financial contributions. The shortfall in financial contributions will result in an additional burden on the existing facilities. However, the site is allocated within the current local plan and bringing forward the site results in benefits including the delivery of affordable housing units.
- 9.61 In summary, it is concluded that the above infrastructure requirements are 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.
- 9.62 The affordable housing, financial contributions and transport infrastructure can be reasonably secured through S106 agreement and planning conditions where appropriate. If all these issues are met, the application can be considered to broadly accord with Local Plan Policy LP13.

10 CONCLUSIONS

- 10.1 The policies in the NPPF when taken as a whole constitute the Government's view of what sustainable development means. Paragraph 8 of the NPPF lists the three dimensions to sustainable development; the economic, social and environment objectives, and sets out that these roles should not be undertaken in isolation. Therefore, to achieve sustainable development a proposed development should jointly and simultaneously deliver net gains across each of these key objectives.
- 10.2 To be sustainable, development must strike a satisfactory balance between the applicable economic, environmental and the social considerations.
- 10.3 Due to known viability constraints within the district, the full amount of infrastructure contributions cannot be secured. These matters are afforded moderate negative weight.
- 10.4 It is recognised that the development will result in some unavoidable landscape harm, however this is localised and inevitable given the development plan allocation. Again, moderate negative weight can be afforded to this.
- 10.5 However, in considering the positive aspects of the scheme, subject to the satisfactory completion of a S106 agreement, to ensure necessary infrastructure is secured to support this development, it is considered that:
- the principle of development is acceptable in this location and broadly compliant with the Development Plan and the NPPF,
 - the proposed indicative layout of development is acceptable and demonstrates the site can appropriately accommodate the development as described,

- the proposed development will contribute to the creation of a mixed community across the strategic allocation, including the provision of 10 affordable homes, where there is currently a significant unmet need,
- it will promote healthy, active lifestyle through green space, recreation facilities and sustainable connectivity,
- it will maximise opportunities for use of public transport, walking and cycling
- it will minimise pollution,
- it will manage flood risk and drainage effectively,
- it will result in no significant harm to heritage assets, with public benefits of the scheme outweighing the less than substantial harm identified,
- it will have no significant adverse impacts on features of landscape or ecological value, with opportunities for biodiversity net gain and ecological enhancements
- the loss of agricultural land is limited and justified in this instance, given the allocation status of the site
- it will provide some mitigation and infrastructure to meet the needs generated by the development.

10.6 In weighing the identified harm of the scheme against the identified benefits, it is considered that, on balance, the proposal, outweighs the disbenefits of this development.

10.7 In conclusion therefore, and having regard to national and local planning policies, and all comments received, and subject to the resolution of the S106 agreement, it is considered that the proposal would amount to sustainable development and would accord with the development plan taken as a whole. There are no material considerations worthy of sufficient weight that indicate that a decision should be made other than in accordance with the development plan. Accordingly, the development should be approved.

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 S.106 legal agreement and planning conditions to the Head of Planning; and,
1. Following the completion of the S.106, application F/YR24/0456/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 S106 legal agreement or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

Appendix 1 – Planning Conditions

1	<i>Reserved Matters</i> Approval of the details of:
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	<p>i. the layout of the site ii. the scale of the building(s); iii. the external appearance of the building(s); iv. the means of access thereto; v. the landscaping</p> <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> Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.</p>
3	<p><i>Commencement</i> 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><i>Quantum</i> The residential elements of the development shall not exceed 50 dwellings (Use Class C3).</p> <p>Reason - For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
5	<p><i>Conformity</i> The reserved matters required under condition 1 shall be in broad conformity with the Indicative Site Plan (Drawing No. P23-2718_DE_01_D_01), save for minor variations where such variations do not substantially deviate from these details.</p> <p>Reason: For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.</p>
6	<p><i>Archaeology</i> No development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no development shall take place other than under the provisions of the agreed WSI, which shall include:</p> <ol style="list-style-type: none"> a. The statement of significance and research objectives; b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; c. The timetable for the field investigation as part of the development programme; d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives. <p>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the</p>

	<p>development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).</p>
7	<p>Surface Water Strategy</p> <p>Prior to or alongside the submission of reserved matters a detailed design of the surface water drainage of the site shall be submitted to and be 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 Flood Risk Assessment and Drainage Strategy prepared by Woods Hardwick (ref: 19438/FRA and DS) dated 12th April 2024 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) 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); d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections); e) Site Investigation and test results to confirm infiltration rates; 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; g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems; h) Full details of the maintenance/adoption of the surface water drainage system; i) Permissions to connect to a receiving watercourse or sewer; j) Measures taken to prevent pollution of the receiving groundwater and/or surface water. <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 Policy LP14 of the Local Plan.</p>
8	<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 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 having regard to Policy LP14 of the Local Plan.</p>

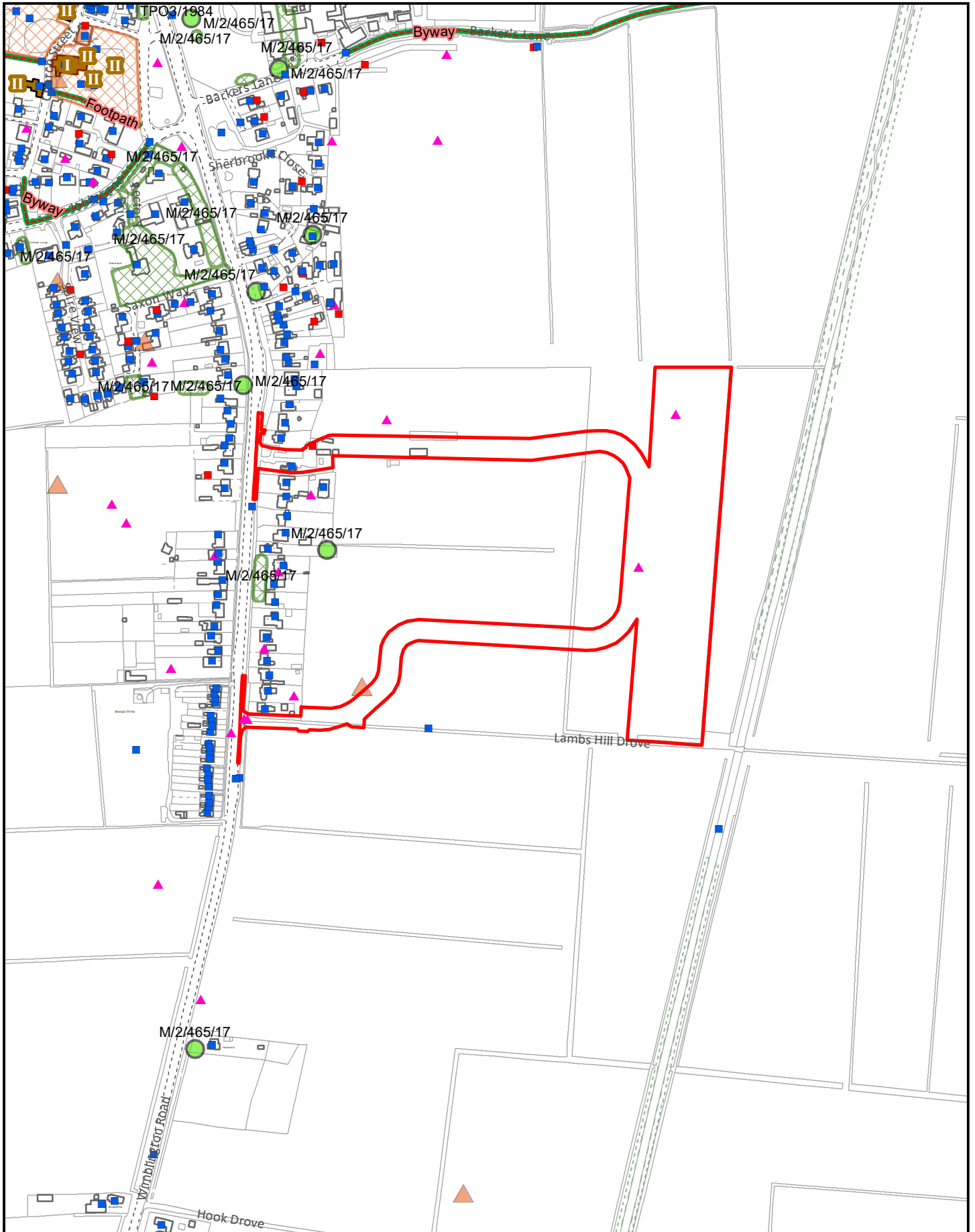
9	<p><i>Drainage Completion</i></p> <p>Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in 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 Policy LP14 of the Local Plan.</p>
10	<p><i>Foul Drainage</i></p> <p>Prior to or alongside the submission of reserved matters a strategic foul water strategy shall be submitted to and be approved in writing by the local planning authority. This strategy should identify the connection point to the 300mm sewer network in The Avenue. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.</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.</p>
11	<p><i>EDS</i></p> <p>No development shall take place until a site wide ecological design strategy ('EDS') addressing mitigation, compensation, enhancements and restoration for (breeding bird, badger, reptiles and habitat loss) has been submitted to and approved in writing by the local planning authority.</p> <p>The EDS shall include the following (unless otherwise agreed in writing by the Local planning Authority):</p> <ol 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) Extent and location/area of proposed works on appropriate scale maps and plans. e) Type and source of materials to be used where appropriate, e.g. native species of local provenance f) Delivery of measurable Biodiversity Net Gain, (including Biodiversity Gains Plan and Habitat Mitigation and Monitoring Plan). f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development (where relevant) g) Persons responsible for implementing the works, such as Ecological Clerk of Works h) Details of initial aftercare and long-term maintenance i) Details for monitoring and remedial measures. j) Details for disposal of any wastes arising from works. <p>The EDS must include off-site compensation measures (if required). 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</p>

	LP16 and LP19 of the Fenland Local Plan, 2014.
12	<p>CEMP</p> <p>No development shall take place (including demolition, ground works and vegetation clearance) until a Construction Ecological Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The CEMP shall incorporate recommendations of the Ecological Impact assessment and must include the following:</p> <ol style="list-style-type: none"> a) Risk assessment of potentially damaging construction 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) d) The location and timings of sensitive works to avoid harm to biodiversity features. e) The times during which 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 if applicable. <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 in accordance with policies LP16 of the Fenland Local Plan, 2014.</p>
13	<p>LEMP</p> <p>A landscape and ecological management plan (LEMP) shall be submitted to and be approved in writing by the local planning authority prior development proceeding above slab level. The content of the LEMP shall include the following:</p> <ol 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) Prescriptions for management actions f) Preparation of the work schedule (including an annual work plan capable of being rolled forward over a 30-year period and BNG audit) g) Details of the body or organisation responsible for implementation of the plan h) 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 development with the management body(ies) 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 biodiversity is protected and enhanced in accordance with policies LP16 and LP19 of the Fenland Local Plan, 2014.</p>
14	<p><i>Lighting</i></p> <p>Each reserved matters submission shall be supported by a "lighting design strategy for biodiversity" in accordance with ILP Publications' "Guidance Note 8 Bats and artificial lighting" to be approved in writing by the Local Planning Authority.</p> <p>The strategy shall:</p> <ol 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. <p>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> <p>Reason: To ensure biodiversity is protected in accordance with policies LP16 of the Fenland Local Plan, 2014.</p>
15	<p><i>CMP</i></p> <p>No development shall commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include the consideration of the following aspects of construction:</p> <ol style="list-style-type: none"> a) Construction programme; b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures; c) Details of a temporary facilities area clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction; d) Details of restricted Construction hours; e) Details of restricted Delivery times and collections; f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites; h) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate; i) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition, and road sweepers to address depositing of mud on immediate highways; j) Use of concrete crushers; k) Prohibition of the burning of waste on site during demolition/construction; l) Site artificial lighting including hours of operation, position and impact on

	<p>neighbouring properties;</p> <p>m) Drainage control measures including the use of settling tanks, oil interceptors and bunds.</p> <p>n) Screening and hoarding details;</p> <p>o) Access and protection arrangements around the site for pedestrians, cyclists and other road users;</p> <p>p) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures;</p> <p>q) External safety and information signing and notices;</p> <p>r) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.</p> <p>The approved CMP shall be adhered to throughout the construction period and must demonstrate the adoption of best practice.</p> <p>Reason: In the interests of protecting highway safety and residential amenity in accordance with policies LP2, LP15 and LP16 of the Fenland Local Plan, 2014.</p>
16	<p><i>Fire Hydrants</i></p> <p>No development above slab level shall take place until details for the provision of fire hydrants have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before any dwelling is occupied.</p> <p>Reason - To ensure a satisfactory form of development and in accordance with Policy LP16 of the Local Plan.</p>
17	<p><i>Contaminated Land</i></p> <p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.</p> <p>Reason: To control pollution of land and controlled waters in the interests of the environment and public safety in accordance with policies LP2, LP14 and LP16 of the Fenland Local Plan, 2014.</p>
18	<p><i>Management of Estate Roads</i></p> <p>Prior to the occupation of the first dwelling, full details of the proposed arrangements for future management and maintenance of the proposed streets shall be 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, adopted May 2014.</p>
19	<p><i>Travel Plan/ Welcome Pack</i></p> <p>Prior to first occupation, the developer shall be responsible for the provision and implementation of a Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan shall include;</p> <p>i) Measures and incentives inclusive of bus vouchers, bike vouchers, other such</p>

	<p>incentives for sustainable travel where evidence supports this and/or active travel vouchers to promote sustainable travel.</p> <p>ii) A householder Welcome Pack to be provided to each household of the development on first occupation, advising them of sustainable travel options and incentives.</p> <p>The Travel Plan is to be monitored annually with all measures reviewed to ensure targets are met. The travel plan should be active for a year post occupation of the last dwelling.</p> <p>Reason: To encourage sustainable modes of travel in accordance with policy LP15 of the Fenland Local Plan, 2014.</p>
20	<p>Prior to or alongside the submission of reserved matters details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.</p> <p>Reason: To ensure that the precise height of the development can be considered in relation to adjoining dwellings and the wider area in the interests of visual and residential amenity in accordance with policies LP2 and LP16 of the Fenland Local Plan (2014) and policy H1 of the March Neighbourhood Plan (2017).</p>
21	<p><i>Approved Plans</i></p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents;</p>



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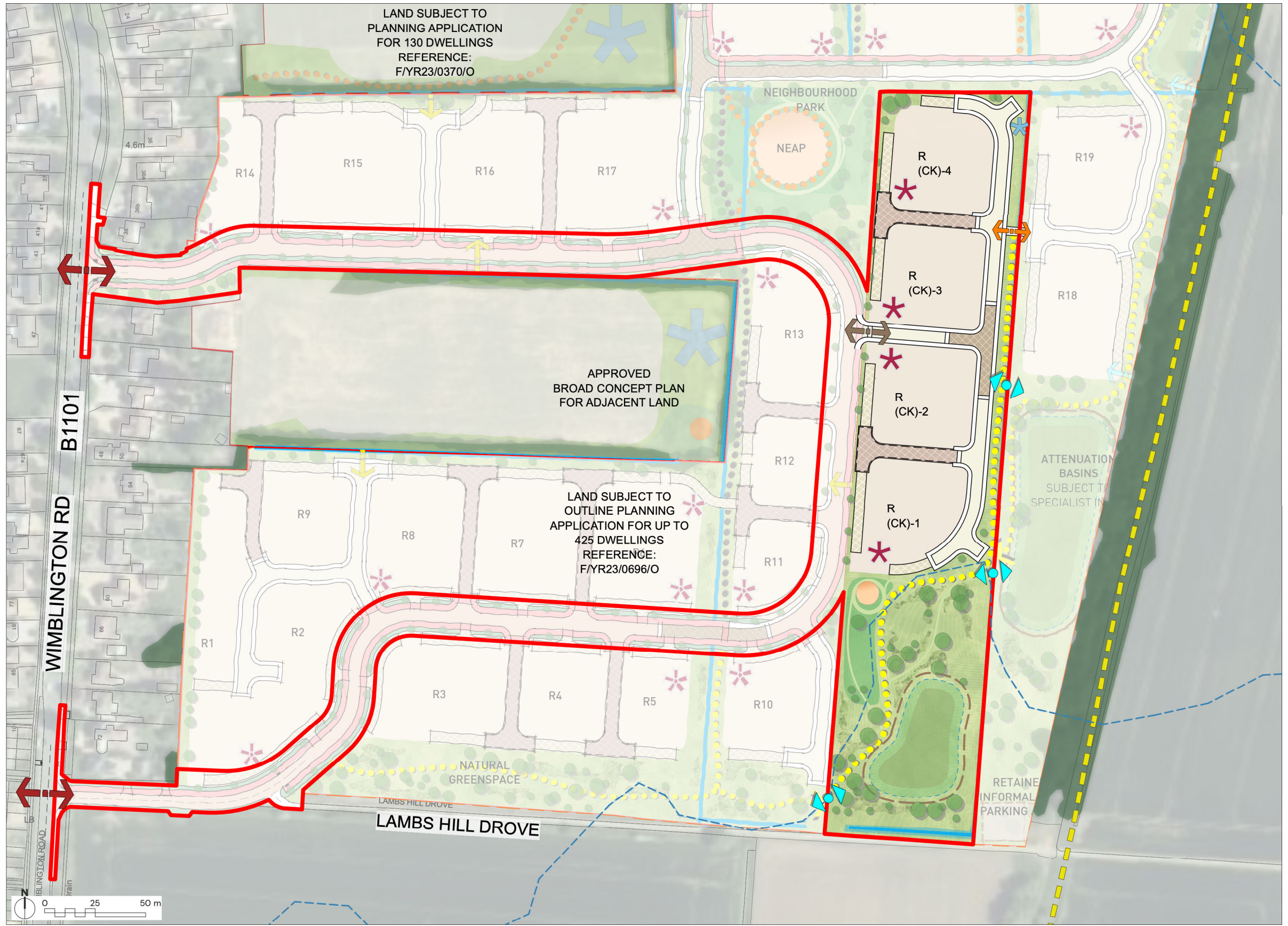
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














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- KEY**
-  SITE LOCATION (4.77HA) INCLUDING THE SPINE ROAD CORRIDOR LINKING TO WIMBLINGTON ROAD
 -  PRIMARY ACCESS OFF WIMBLINGTON ROAD
 -  INDICATIVE PRIMARY ACCESS OFF THE SPINE ROAD
 -  POTENTIAL EMERGENCY ACCESS
 -  POTENTIAL PEDESTRIAN / CYCLE LINK TO FOOTPATH FORMING PART OF THE WIDER SITE'S PROPOSALS
 -  INDICATIVE LOCATION OF A LANDMARK BUILDING
 -  RESIDENTIAL DEVELOPMENT
 -  PUBLIC OPEN SPACE (INCORPORATING AMENITY GREENSPACE AND FORMAL AND INFORMAL CHILDREN'S PLAY OPPORTUNITIES)
 -  INDICATIVE ATTENUATION BASIN (SUBJECT TO SPECIALIST INPUT)
 -  INDICATIVE LOCATION FOR A LOCAL AREA OF PLAY (LAP)
 -  INDICATIVE PEDESTRIAN AND CYCLE PATH (FORMING PART OF THE AMENITY GREENSPACE)
 -  EXISTING FOOTPATH (DISUSED RAIL TRACK)
 -  EXISTING DRAINAGE DITCH
 -  EXTENT OF FLOOD ZONE 2 AND 3 (AS IN THE ENVIRONMENT AGENCY FLOOD MAP)
 -  INDICATIVE LOCATION FOR A POTENTIAL PUMPING STATION (TO BE REVIEWED AT THE DETAILED DESIGN STAGE)

LAND NORTH OF LAMBS HILL DROVE, SE MARCH - INDICATIVE PROPOSED SITE PLAN

