
F/YR23/0550/F

Applicant: Fink Developments

**Agent : Swann Edwards Architecture
Limited**

Phase B Land East Of, Berryfield, March, Cambridgeshire

Erect 18 x dwellings (12 x 2-storey, 4-bed and 6 x 2-storey, 3-bed) with associated infrastructure and the formation of 2 x balancing ponds and public open space

Officer recommendation: Refuse

Reason for Committee: Referred by Head of Planning on advice of Committee Chairman.

Government Planning Guarantee

Statutory Target Date for Determination: 25 September 2023

EOT in Place: Yes

EOT Expiry: 13 January 2025

Application Fee: £8,316

Risk Statement:

This application must be determined by 13 January 2025 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

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| <p>1.1 This application is seeking full permission for 18 detached open market dwellings, 12 of which would be 4 bed roomed and 6 at 3 bedrooms that would be positioned on the western section of the site, within Flood Zone 1.</p> <p>1.2 The site is agricultural and the western boundary of the site adjoins a development currently under construction by the applicant which was approved for residential development for 28 dwellings.</p> <p>1.3 Subject to compliance with other relevant policies within the Local Plan the principle of the development is acceptable given it is on the edge of March.</p> <p>1.4 It is considered that the proposals comply with relevant criteria in Local Plan policy LP16 with regards to site layout, building design and amenity considerations</p> <p>1.5 The lack of affordable housing provision and financial contributions towards infrastructure such as schools and healthcare are considered acceptable in light of the third party assessment of the applicant's Viability Assessment.</p> <p>1.6 The internal access road for 10 of the dwellings as well as some property curtilages, are within Flood Zone 2. As such there is a need to apply, the</p> |
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Sequential Test as directed by the NPPF and Environment Agency Standing Advice. Despite the submission of a Sequential Test Statement on behalf of the applicant, it is concluded that a Sequential Test for the proposals has not been adequately undertaken in line with the approved guidance provided in the Cambridgeshire Flood and Water SPD and is therefore contrary to national and local policy.

- 1.7 In the absence of necessary information to demonstrate otherwise, it would appear from the latest response of the County's Ecologist that the development would result in net loss in biodiversity value, which conflicts with Local Plan policy.
- 1.8 The conclusion reached is that failure of the applicant to prepare an adequate Sequential Test and demonstrate that the development would not result in a net loss of biodiversity is that the proposals should be rejected.

2 SITE DESCRIPTION

- 2.1 The application site is located towards the north of the Town of March and is just under 2.6 hectares in size. The western boundary of the site adjoins a development currently under construction by the applicant which was approved for residential development for 28 dwellings under permissions reference F/YR14/1020/O and F/YR18/0984/RM. Beyond the three other boundaries of the application site are agricultural fields.
- 2.2 The authorised use of the site is agricultural and with the exception of the adjoining construction site the boundaries are currently open, but with ditches on the eastern and southern sides. The westernmost part of the site is within Flood Zone 1, with the remainder of the site being within Flood Zones 2 and 3.

3 PROPOSAL

- 3.1 The application is seeking full permission for 18 detached open market dwellings, 12 of which would be 4 beds and 6 at 3 beds that would be positioned on the western section of the site, within Flood Zone 1. The eastern side of the site, which is in Flood Zones 2 and 3 would be landscaped and would comprise of areas of public open space and attenuation ponds.
- 3.2 Access to the site would be achieved by extending the turning head to the south from the adjacent site under construction with 8 houses (3 to north and 5 to the south) before the proposed layout shows the driveway deviating to the north to serve access to the 10 remaining dwellings. The principal elevations of which face eastwards overlooking the proposed open space area.
- 3.3 The applicant states that the design of the dwellings is largely driven by the appearance of the properties being constructed in their adjacent development under permissions F/YR14/1020/O and F/YR18/0984/RM. Whilst they state that the theme of the neighbouring house types would be carried through the development, the proposed dwellings would be slightly more contemporary in their design detailing as they transition into the open countryside
- 3.4 Full plans and associated documents for this application can be found at:

4 SITE PLANNING HISTORY

No relevant site history (excludes part of application site forming access to public highway through adjacent development to the west).

5 CONSULTATIONS

5.1 March Town Council

Three comments received, latest response dated 3 December 2024, states that their Recommendation is Refusal of the application, noting the Town Council stands by its recommendation of 19.2.2024 to refuse this application due to flooding and draining issues at the location.

5.2 Councillor M Summers

Response dated 14 July 2023 stating that this appears to be a sensible and modest development in a logical growth area.

5.3 Anglian Water

Three comments received, latest response dated 17 February 2024, which states that the foul drainage from this development is in the catchment of March Water Recycling Centre that has available capacity for these flows. Recommend a number of informatives should the application be granted consent.

5.4 Local Lead Flood Authority – CCC

Three comments received, latest response dated 18 September 2024, that states that on the basis of the updated information received they have no objection in principle to the proposed development. The response states that the documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving on the access and drives with water being retained within a basin before discharge into the adjacent watercourse network at a rate of 2l/s in all storms up to and including the 100 year + 40% climate change. Go on to add that ideally the adoptable access road would have an additional form of surface water treatment, however, the size of development and expected vehicle movements, the basin alone will provide mitigation in line with the Simple Index Approach. Finally, they note that the IDB are satisfied with the proposed discharge rate from the site.

Advise further of two conditions that should be imposed (relating to detailed design of the surface water drainage and construction work run off), together with a number of informatives should permission be granted.

5.5 Middle Level Commissioners

Response received 15 July 2024 noting that the proposed SuDS point should be located outwith the area of floodplain. State that the Board are also of the view that the careful reshaping of the ground adjacent to the Boards District Drain at Point 29 and on the southern side of the watercourse forming the northern boundary would provide a multifunctional area that provides a suitable storage that can provide many benefits and contribute positively to the sense of place enhancing the existing character and provide distinctiveness.

5.6 Environment Agency

Response dated 6 September 2023 in which they consider that the main source of flood risk at this site is associated with watercourses under the jurisdiction of the Internal Drainage Board (IDB). As such, they have no objection to the proposed development on flood risk grounds.

Agency also comment that, in accordance with the National Planning Policy Framework, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Noting it is for the Local Planning Authority to determine if the sequential test must be applied and whether or not there are other sites available at lower flood risk.

5.7 Cambridgeshire Fire and Rescue

Latest response 12 February 2024 advises that should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition and the cost of these to be received from the developer.

5.8 Local Highways Authority (CCC)

Based on the information submitted, the LHA have no objection to the proposed development. Confirm that vehicular access via Berryfield is appropriate for a development of this scale and nature and turning provision suitable for refuse vehicles has been provided. Note that inter vehicular visibility splays are acceptable, and while not explicitly shown, 2m x 2m pedestrian visibility splays are achievable for all driveways. Highlight that Highway adoption is speculative until the road serving the adjacent development is adopted.

In the event that the Local Planning Authority are mindful to approve the application, they recommend the inclusion of the conditions to any consent granted relating to Binder Course, Construction Facilities, Highway Drainage, Management of Estate Roads and Wheel Wash Facilities as well as an Informative.

5.9 FDC Environmental Health

Although current and historic land use does not suggest the site has been left in a contaminated state, recommend that a condition is imposed in the event that planning permission is granted in relation to the discovery of any unsuspected contamination. Also recommend that due to the close proximity and scale of this development they advise a condition requiring the submission and agreement of a construction management plan demonstrating how noise, vibration and dust will be managed so that it does not have a detrimental impact on the existing properties during the construction period. Working time restriction condition also advised.

5.10 FDC Leisure and Open Spaces

Advise that given that the development would offer green space adjacent to the two ponds, nothing further is needed in this location. Would wish to receive a S106 payment to support other local play area development / refurbishment in the town if that is possible.

5.11 FDC Housing Officer

Since this planning application proposes the provision of 18 number of dwellings, policy seeks to secure a policy contribution of 25% affordable housing which equates to 5 affordable dwellings in this instance. Based on the subsequent

Fenland Viability Report of March 2020 provision of 20% affordable housing 4 affordable dwellings would be required in this instance. The current tenure split we would expect to see delivered for affordable housing in Fenland is 70% affordable rented tenure and 30% shared ownership. This would equate to the delivery of 4 affordable rented homes and 1 shared ownership based on the provision of 25% affordable housing or 3 affordable rented homes and 1 shared ownership based on the provision of 20% affordable housing. This can be delivered on site or via a financial contribution.

5.12 County Planning – Minerals and Waste

The site lies within a Sand and Gravel Mineral Safeguarding Area which is safeguarded under Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021). The MWPA considers that although the extent of the resource within the site is unknown, that complete prior extraction is, in this case, unlikely to be feasible. Recommend informative be attached to any permission granted.

5.13 FDC Environmental Services Operations Manager – Refuse collection

No issues with the tracking which shows vehicle could enter and turn on site with correct vehicle dimensions used.

5.14 County Ecologist

Third and latest response to application states that they still object to the application because:

- a) The applicant has not provided the BNG metric calculations and therefore, we cannot assess whether the scores within the BNG Biodiversity Statement are accurate
- b) The scheme has not been redesigned, nor has there been a commitment by the Applicant, to maximise enhancements of habitats for the benefit of biodiversity (Biodiversity Net Gain) and minimise adverse impact to biodiversity
- c) No information has been provided to confirm how compensation in loss of biodiversity (BNG) is likely to be achieved and as such how the scheme will meet Local Planning Policy LP16/LP19. This is needed to inform suitable planning conditions / obligations.

Issues relating to water vole have been resolved. Detailed comments in relation to the above provided in response.

5.15 County Archaeologist

Latest response of 9th February 2024 confirms previously issued comments, namely that they consider a programme of archaeological investigation should be secured by condition. This being due to the archaeological potential of the site, a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary.

5.16 CCC Planning and Sustainable Growth Service

The development would require contributions towards early year, primary and secondary education that in combination amount to £576,666. In addition, the development would need to pay the following library and lifelong learning contribution and would therefore need to contribute £4,095 (£91 per head of population x 45 new residents).

5.17 NHS Cambridgeshire & Peterborough Integrated Care System (ICS)

The proposed development is likely to have an impact on the services of the GP Practices operating within the vicinity of the application. A developer contribution will therefore be required to mitigate the impacts of this proposal. Response calculates the level of contribution required, in this instance to be £14,765.71 (2.82qm at £5224 per sqm).

5.18 Cambridgeshire Constabulary - Designing Out Crime Officer

Detailed comments provided in relation to external lighting, parking, landscaping, cycle storage, boundary treatments and open space,

5.19 Local Residents/Interested Parties

Objectors

Five representations have been received in objection to the proposals. The reasons for objection are summarised in the bullet points below:

- Loss of good quality agricultural land;
- Amenity issues with current construction site adjacent to site;
- Materials proposed are unsuitable;
- Site is at risk of flooding;
- Impacts on roads and infrastructure;
- Negative impact on landscape character of area; and
- Lack of affordable housing proposed in development.

6 STATUTORY DUTY

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

National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

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

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context

Identity

Built Form

Movement

Nature

Public Spaces

Uses

Homes and Buildings

Resources

Lifespan

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

March Neighbourhood Plan 2017

H2 – Windfall Development

H3 – Local Housing Need

Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021

Policy 5 - Mineral Safeguarding Areas

Policy 10 - Waste Management Areas (WMAs)

Policy 14 - Waste management needs arising from residential and commercial Development

Policy 16: -Consultation Areas (CAS)

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

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
- LP5: Health and Wellbeing
- LP7: Design
- LP8: Amenity Provision
- LP11: Community Safety
- LP12: Meeting Housing Needs
- LP20: Accessibility and Transport
- LP22: Parking Provision
- 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
- LP39: Site allocations for March

8 KEY ISSUES

- **Principle of Development**
- **Site layout, building design and amenity considerations**
- **Flood risk and the Sequential Test**
- **Ecology and Biodiversity Net Gain (BNG)**
- **Affordable housing, community infrastructure and viability matters**
- **Loss of agricultural land**

9 BACKGROUND

- 9.1 As mentioned above, whilst the policies of the emerging Local Plan carry extremely limited weight in decision making, it is relevant to note that the site is shown as being located within the settlement boundary of March and as a potential a site allocation (reference LP39.08) for 24 dwellings. The emerging Plan notes that any development proposals should include an assessment of flood risk which reflects the recommendations of a SFRA Level 2 assessment.

10 ASSESSMENT

Principle of Development

- 10.1 The application site is located adjacent to the built form of the settlement of March

which is identified within the Settlement Hierarchy as a 'Primary Market Town'. Market Towns are identified within Policy LP3 as the focus for housing growth, accordingly there may be a presumption in favour of housing within this location given that a development of this scale is well below the definition of 'Large scale housing' proposals of 250 dwellings or more. However, this is subject to compliance with other relevant policies within the Local Plan, in particular Policy LP16 (Delivering and Protecting High Quality Environments across the District).

Site layout, building design and amenity considerations

- 10.2 The development of this site would result in a further incursion into the open countryside. However, given that the submitted layout shows that only a limited amount of the site on the western side adjacent to the dwellings would be developable given the flood risk of the remainder, and the fact that the area furthest from the settlement would be open space and attenuation features, this is considered to mitigate the impact to some degree and provide a transition from built form to open countryside given the principal elevations of nine of the dwellings facing outwards onto this space. This would be a more appropriate edge to the settlement as opposed to the current development to the west that backs onto the countryside with fencing.
- 10.3 The dwellings under construction on the site to the west are a mix of 2 and 3-storeys and the houses proposed in this application are of a design and scale representative of that development, being 2 storeys in height with four different house types across the 18 dwellings proposed. The dwellings under consideration indicate a mix of materials, predominantly red brick but with some render on the principal elevation to provide variety and interest to the scheme. Roof tiles would be either slate grey in colour or terracotta. There is sufficient space within the site for all dwellings to be provided with private garden land, which equates to at least one third of the area of the curtilage, and at least two parking spaces, thereby complying with Policy LP16 and the adopted parking standards. Twelve of the properties would also have a single garage. There do not appear to be any specific significant concerns regarding relationships between proposed dwellings or with the site to the west.
- 10.4 In conclusion it is considered that the proposals comply with relevant criteria in Local Plan policy LP16.

Flood Risk and the Sequential Test

- 10.5 The western side of the site where all the dwellings are located is in Flood Zone 1, leading east into Flood Zones 2 and 3. However, ten of the plots have part of their curtilage and are served by the proposed internal road that is within Flood Zone 2, which is an area of medium risk of flooding.
- 10.6 The newly updated National Planning Policy Framework (NPPF) in paragraph 170 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Paragraph 173 notes that as well as Local Plans, a sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding. The NPPF notes that the aim of the 'Sequential Test' is to steer new development to areas with the lowest risk of flooding from any source. Development should not be or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The need for a Sequential Test does not apply

to applications coming forward on sites allocated in an adopted Local Plan. As highlighted in paragraph 9.2 above, whilst the site is a potential site allocation in the emerging Local Plan, this has limited weight and the SFRA Level 2 referred to in Site Allocation LP39.08 of the emerging Local Plan has not yet been undertaken. This could potentially affect the area of developable land.

- 10.7 Paragraph 175 of the NPPF states that the Sequential Test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk). As outlined in paragraph 10.5 above, ten of the plots have part of their curtilage and are served by the proposed internal access road that is within Flood Zone 2, which is an area of medium risk of flooding.
- 10.8 Thus it is clear that the application needs to be subject to a Sequential Test to consider if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. Planning Officers have throughout the determination of the application stipulated that a Sequential Test would need to be undertaken in relation to the proposed development. The decision as to whether a Sequential Test is required lies with the decision maker. This has been confirmed in case law.
- 10.9 Standing Advice produced by the Environment Agency notes that development is not exempt from the Sequential Test just because a flood risk assessment shows the development can be made safe throughout its lifetime without increasing risk elsewhere. The advice also states that a Sequential Test is required for major and non-major development if any proposed building, access and escape route, land-raising or other vulnerable element is within Flood Zones 2 or 3, which as described above is the case for ten of the dwellings proposed. This internal access road would be a vital link to enable residents to escape the site in a flood event. It therefore follows that internal access must not be vulnerable to flooding.
- 10.10 Both the national Planning Policy Guidance (NPPG) and the Cambridgeshire Flood and Water Supplementary Planning Document note that the presence of existing flood defences should not be taken into consideration on the basis that the long term funding, maintenance and renewal of this infrastructure is uncertain.
- 10.11 In September 2024 the agent submitted a 'Sequential Test Statement' on behalf of the applicant. However, this Statement is not considered to be adequate as it does not follow the guidance on how applicants should undertake the Sequential Test as set out in the Cambridgeshire Flood and Water Supplementary Planning Document. In particular, there is no agreement with the Council on the geographical area over which the test is to be applied or the identification of reasonably available sites.
- 10.12 Consequently, it is concluded that as a Sequential Test for the proposals has not been adequately undertaken in line with approved guidance provided in the Cambridgeshire Flood and Water SPD and therefore the application is contrary to Chapter 14 of the NPPF, Part B of Local Plan Policy LP14 and Policy H2(c) of the March Neighbourhood Plan.

Ecology and Biodiversity Net Gain (BNG)

- 10.13 The application has been accompanied by a Preliminary Ecological Appraisal and Water Vole Surveys given the presence of ditches to the site. An evaluation of these surveys by the County Ecologist notes that they are satisfied that the scheme would have no impact of the scheme on water vole.
- 10.14 The Environment Act 2021 requires development proposals to deliver a statutory 10% net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting
- 10.15 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.
- 10.16 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 or more of the exemptions / transitional arrangements are considered to apply and 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.
- 10.17 However, the County Ecologist notes that the scheme would result in net loss in biodiversity value, which conflicts with Local Plan policy LP19 (The Natural Environment). The scheme design also fails to accord with NPPF paragraph 193(d) because it has not been designed to incorporate “opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity”. Despite representations on behalf of the applicant on this matter, the County Ecologist continues to object to the scheme, until the applicant commits to maximising BNG on-site (in accordance with BNG principles and planning policy). Their view is that residual losses in BNG should be addressed through redesign (in the first instance), or alternatively via off-site solution. The outline of which is required to help the Council to determine whether planning conditions / obligations are required to ensure at least no net loss, and ideally net gains, can be delivered.
- 10.18 In conclusion, whilst the application is not subject to the statutory 10% Biodiversity Net Gain requirement, in the absence of necessary information to demonstrate otherwise, it would appear that the development would result in net loss in biodiversity value, which conflicts with Local Plan policy LP16(b) and LP19.

Affordable housing, community infrastructure and viability matters

- 10.19 The application is for 18 dwellings for sale on the open market. Whilst the Council’s Housing Officer has acknowledged that affordable housing provision for a proposal of this scale could be secured via off site via a financial contribution, no such contribution is being offered by the applicant. In support of the application the applicant has submitted a Viability Assessment which concludes that not only is the scheme unable to support any affordable housing it could not provide financial contributions towards community infrastructure.
- 10.20 In light of the policy requirements for both affordable housing and community infrastructure, the Council has procured independent third-party review of the submitted Viability Assessment. The advice received in return is that the Viability Assessment is accurate, and this is position is not unusual given current viability

position in the district and was relevant in the determination of the adjacent development to the west. Whilst the third-party review was given over a year ago an informal view has been sought from them within the last 6 months in which they advise that whilst things have improved in the market since September 2023, the situation has not changed that much to alter their recommendation. Therefore accepting the position in relation to viability it is a material consideration to justify non compliance with current requirements in order to facilitate the continued delivery of housing.

Loss of agricultural land

10.21 The Local Plan and the NPPF both seek to protect the best and most versatile agricultural land, and this is a matter raised in representations received to the application. Given the scale of the site it is not considered that the loss of the site would be objectionable in this context.

11 CONCLUSIONS

11.1 The principle of the development is accepted in this location and the site layout, building design and amenity considerations are considered acceptable, together with other matters reviewed by consultees in relation to highways, archaeology, drainage and environmental health matters. The lack of affordable housing provision and financial contributions towards infrastructure such as schools and healthcare are considered acceptable in light of the third party assessment of the applicant's Viability Assessment.

11.2 As part of the development, including the internal access road for 10 of the dwellings, is within Flood Zone 2, there is a need to apply the Sequential Test as directed by the NPPF and Environment Agency Standing Advice. Despite the submission of a Sequential Test Statement on behalf of the applicant, it is concluded that a Sequential Test for the proposals has not been adequately undertaken in line with the approved guidance provided in the Cambridgeshire Flood and Water SPD and is therefore contrary to national and local policy.

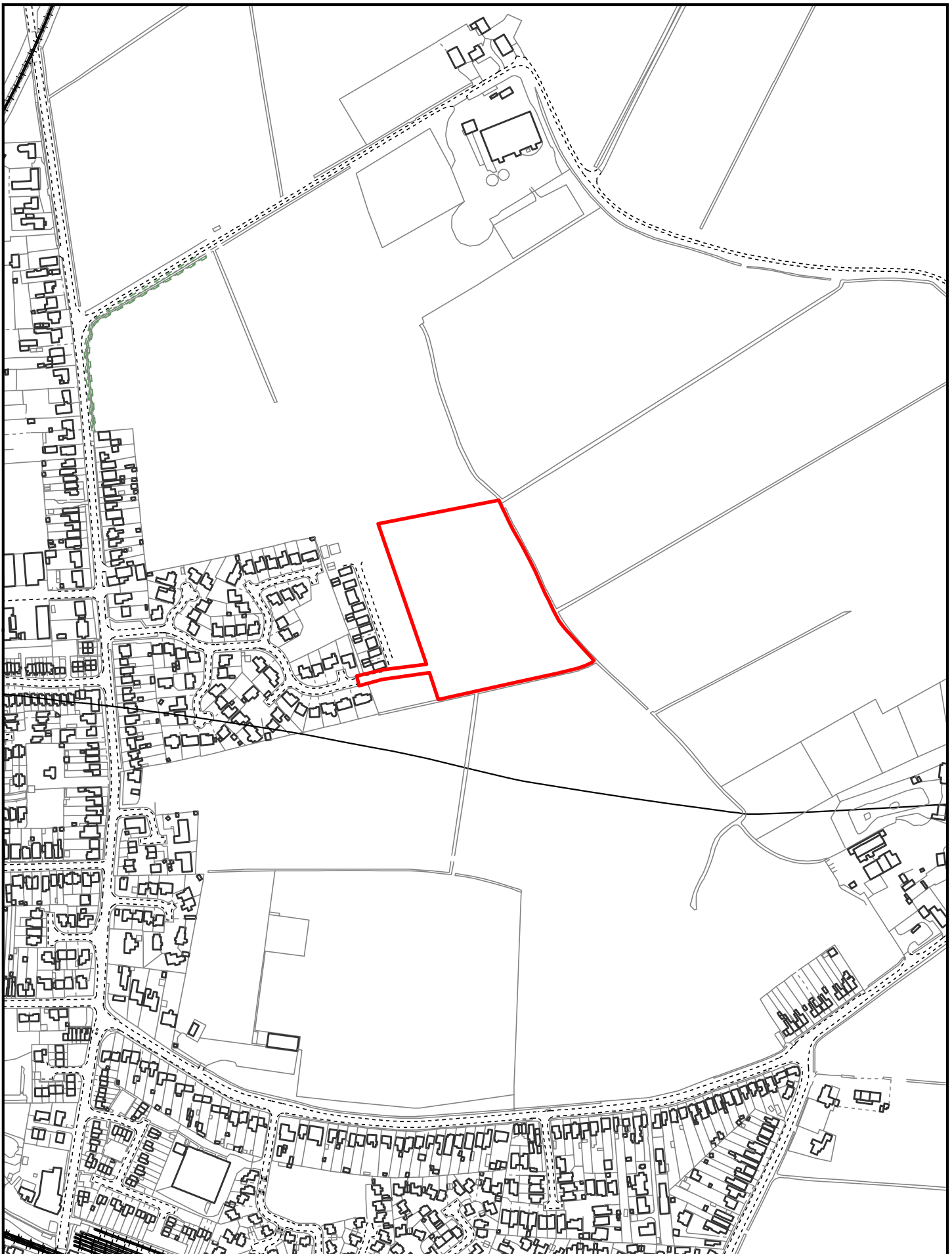
11.3 Whilst the application is not subject to the statutory 10% Biodiversity Net Gain requirement, in the absence of necessary information to demonstrate otherwise, it would appear from the latest response of the County's Ecologist that the development would result in net loss in biodiversity value, which conflicts with Local Plan policy.

11.4 The conclusion reached is that failure of the applicant to prepare an adequate Sequential Test and demonstrate that the development would not result in a net loss of biodiversity is that the proposals should be rejected.

12 RECOMMENDATION

Refuse, for the following reasons:

1	<p>Part of the development, including the internal access road for 10 of the dwellings, is within Flood Zone 2. Despite the submission of a Sequential Test Statement on behalf of the applicant, it is concluded that a Sequential Test for the proposals has not been adequately undertaken in line with the approved guidance provided in the Cambridgeshire Flood and Water SPD. Accordingly, the application is contrary to Chapter 14 of the NPPF, Part B of Fenland Local Plan Policy LP14 and Policy H2(c) of the March Neighbourhood Plan.</p>
2	<p>The application as submitted has failed to demonstrate that the development would not result in a net loss in biodiversity value, which conflicts with Fenland Local Plan policy LP16(b) and LP19.</p>



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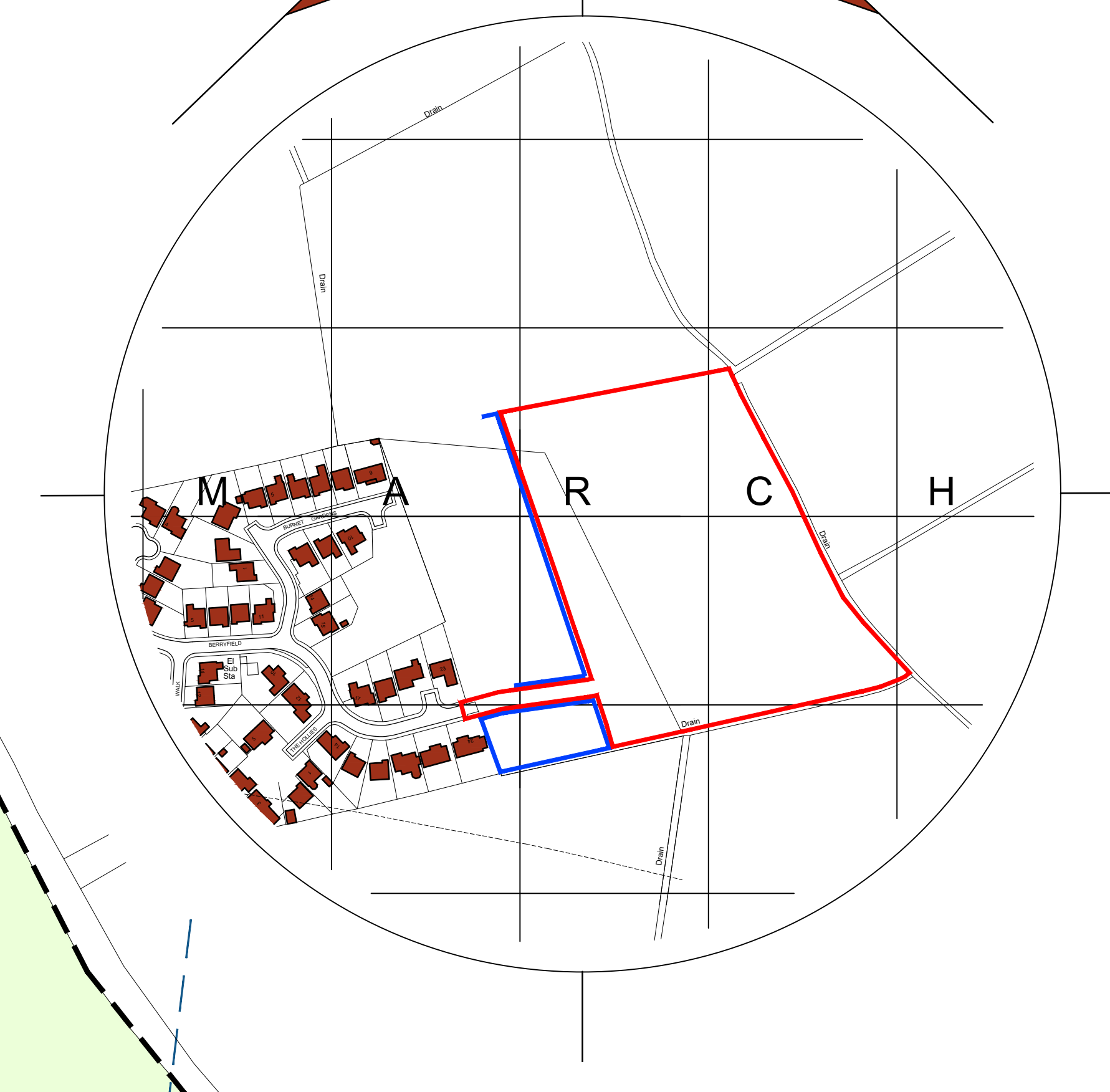
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Schedule of Sizes				
Plot	Unit Ref	Bedrooms	Floor Area	Notes
Plot 1	House Type B1	4 Bed	161.0m ²	
Plot 2	House Type B1	4 Bed	161.0m ²	
Plot 3	House Type B4	4 Bed	146.4m ³	
Plot 4	House Type B2	3 Bed	119.0m ⁴	
Plot 5	House Type B1	4 Bed	161.0m ²	
Plot 6	House Type B1	4 Bed	161.0m ²	
Plot 7	House Type B2H	3 Bed	119.0m ⁴	
Plot 8	House Type B1	4 Bed	161.0m ²	
Plot 9	House Type B2	3 Bed	119.0m ⁴	
Plot 10	House Type B2	3 Bed	119.0m ⁴	
Plot 11	House Type B2	3 Bed	119.0m ⁴	
Plot 12	House Type B1	4 Bed	161.0m ²	
Plot 13	House Type B4	4 Bed	146.4m ³	
Plot 14	House Type B2	3 Bed	119.0m ⁴	
Plot 15	House Type B1	4 Bed	161.0m ²	
Plot 16	House Type B1	4 Bed	161.0m ²	
Plot 17	House Type B4H	4 Bed	146.4m ³	
Plot 18	House Type B4	4 Bed	146.4m ³	

Schedule of Materials			
Plot	Bricks	Render	Roof Tiles
Plot 1	ibstock Windsor - Red	Off White	Russell Galloway - Terracotta
Plot 2	ibstock Windsor - Red	Off White	Russell Galloway - Terracotta
Plot 3	ibstock Windsor - Red	Off White	Russell Galloway - Slate Gray
Plot 4	ibstock Windsor - Red	Off White	Russell Galloway - Slate Gray
Plot 5	ibstock Windsor - Red	Off White	Russell Galloway - Terracotta
Plot 6	ibstock Windsor - Red	Off White	Russell Galloway - Terracotta
Plot 7	ibstock Windsor - Red	Off White	Russell Galloway - Slate Gray
Plot 8	ibstock Windsor - Red	Off White	Russell Galloway - Terracotta
Plot 9	ibstock Windsor - Red	Off White	Russell Galloway - Slate Gray
Plot 10	ibstock Windsor - Red	Off White	Russell Galloway - Slate Gray
Plot 11	ibstock Windsor - Red	Off White	Russell Galloway - Slate Gray
Plot 12	ibstock Windsor - Red	Off White	Russell Galloway - Terracotta
Plot 13	ibstock Windsor - Red	Off White	Russell Galloway - Slate Gray
Plot 14	ibstock Windsor - Red	Off White	Russell Galloway - Slate Gray
Plot 15	ibstock Windsor - Red	Off White	Russell Galloway - Terracotta
Plot 16	ibstock Windsor - Red	Off White	Russell Galloway - Terracotta
Plot 17	ibstock Windsor - Red	Off White	Russell Galloway - Slate Gray
Plot 18	ibstock Windsor - Red	Off White	Russell Galloway - Slate Gray

- General Notes
- All dimensions are shown in 'mm' unless otherwise stated.
 - The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 - This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 - Any discrepancies are to be brought to the designers attention.



Location Plan
Scale: 1:2500

SITE PLAN KEY

- Indicates neighboring properties currently under construction (PHASE A)
- Indicates neighboring properties (from ordinance survey location plan)
- Indicates existing pipe
- Indicates assumed existing pipe run
- Indicates proposed pipe redirection with 3m zone
- Indicates Flood zone 2
- Indicates Flood Zone 3 (with defenses)
- Indicates shared driveway to adoptable standards
- Indicates Phase II site boundary
- House Type B1 - 4 Bed - 161.0m²
- House Type B2 - 4 Bed - 119.0m²
- House Type B4 - 4 Bed - 146.4m²
- Single Garage - 23.7m²
- Shed - 3.6m²

Site Plan
Scale: 1:500

Status
PLANNING

SWANN EDWARDS
ARCHITECTURE

Swann Edwards Architecture Limited, Black Barn, Fen Road, Guyhirn, Wisbech, Cambs, PE13 4AA
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title	Date	Scale
Proposed Residential Development Land East of Berryfield March, Cambs for: Fink Developments	February 2023	Various Sheet Size A1
Drawing Title	Job No.	Drawn by
PHASE B Planning Drawing Site and Location Plans	SE-1819	RS
	Dwg No.	Revision
	PP1000	C

General Notes
 1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.



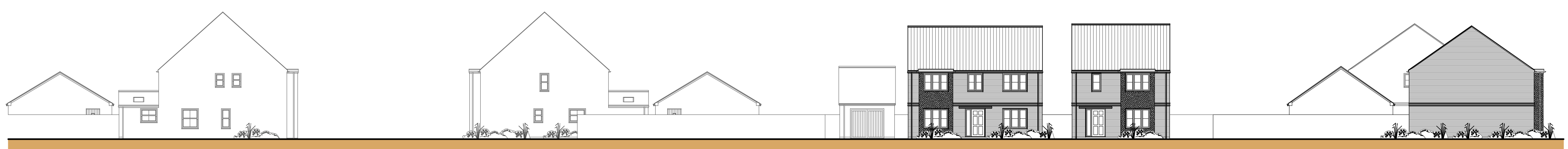
Street Elevation - Plots 1-5
 Scale: 1:200



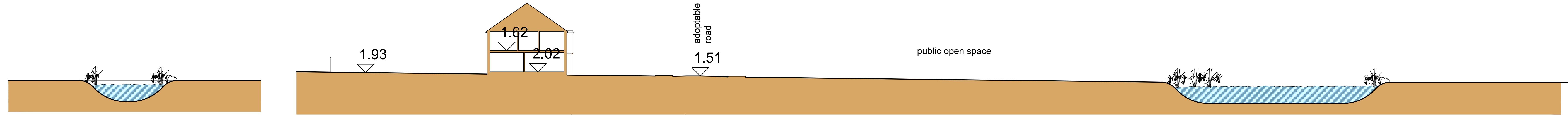
Street Elevation - Plots 5, 8-15 and 18
 Scale: 1:200



Street Elevation - Plots 16-18
 Scale: 1:200



Street Elevation - Plots 6-8
 Scale: 1:200



Section Y-Y
 Scale: 1:200

Section Z-Z
 Scale: 1:200



PLANNING

SWANN EDWARDS ARCHITECTURE

Swann Edwards Architecture Limited
 Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
 t: 01945 420234 e: info@swannedwards.co.uk w: www.swannedwards.co.uk

Job Title Residential Development Land East of Berryfield March, Cambs for Fink Developments	Date February 2023	Drawn by RS
Drawn by PHASE B Street Elevations and 3D Images Pond Sections	Job No. SE-1819	Checked by AD
	Drawn by PP2000	Revision D