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**F/YR21/1013/F**

**Applicant: Innerspace Homes Group  
Ltd**

**Agent : Mr Edward Durrant  
Pegasus Group**

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

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

**Officer recommendation: Grant**

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

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## **1 EXECUTIVE SUMMARY**

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

1.8 It is therefore recommended that planning permission is granted.

## **2 SITE DESCRIPTION**

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

## **3 PROPOSAL**

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

## **4 SITE PLANNING HISTORY**

- 4.1 No relevant planning history.

## **5 CONSULTATIONS**

### **5.1 March Town Council**

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

## 5.2 Lead Local Flood Authority

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

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

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

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

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

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

## 5.3 Middle Level Commissioners

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

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

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

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

#### **5.4 Housing Strategy and Enabling Officer**

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

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

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

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

#### **5.5 NHS East of England Ambulance Service**

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

#### **5.6 Cambridgeshire County Council Ecology Officer**

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

Recommends planning conditions to secure the following:

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

#### **5.7 Peterborough City Council Wildlife Officer**

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

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

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

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

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

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

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

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

## **5.8 Natural England**

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

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

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

## **5.9 Local Highway Authority Development Management**

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

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

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

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

#### **5.10 Local Highway Authority Transport Assessment**

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

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

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

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

#### **5.11 Cambridgeshire Constabulary Designing Out Crime Team**

Supports the application.

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

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

#### **5.12 CCC Minerals and Waste Planning Authority**

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

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

#### **5.13 NHS Cambridgeshire and Peterborough Integrated Care System**

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

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

#### **5.14 Anglian Water**

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

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

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

#### **5.15 Cambridgeshire Fire & Rescue Service**

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

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

#### **5.16 Network Rail**

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

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

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



## **5.17 FDC Environmental Health**

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

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

## **5.18 FDC Tree Officer**

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

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

## **5.19 FDC Environmental Services**

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

## **5.20 Environment Agency**

Have no comment to make on the application.

## **5.21 CCC Growth and Development**

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

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

## **5.22 District Councillor**

No comments received.

## **5.23 Local Residents/Interested Parties**

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

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

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

## **6 STATUTORY DUTY**

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

## **7 POLICY FRAMEWORK**

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

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 6 – Building a strong, competitive economy

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed and beautiful places

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

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

**7.3 National Design Guide 2021**

**7.4 March Neighbourhood Plan 2017**

H2 – Windfall Development

H3 – Local Housing Need

**7.5 Fenland Local Plan 2014**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

LP9 – March

LP13 – Supporting and Managing the Impact of a Growing District

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

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP19 – The Natural Environment

**7.6 Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021**

Policy 5 – Minerals Safeguarding Areas

Policy 16 – Consultation Areas

**7.7 Delivering and Protecting High Quality Environments in Fenland SPD 2014**

**7.8 Developer Contributions SPD 2015**

**7.9 Cambridgeshire Flood and Water SPD 2016**

**7.10 Emerging Local Plan**

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

LP1: Settlement Hierarchy

LP2: Spatial Strategy for the Location of Residential Development

LP4: Securing Fenland's Future

LP5: Health and Wellbeing

LP7: Design

LP8: Amenity Provision

LP11: Community Safety

LP12: Meeting Housing Needs

LP13: Custom and Self Build

LP19: Strategic Infrastructure

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

## **8 KEY ISSUES**

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

## **9 ASSESSMENT**

### **Principle of development**

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

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

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

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

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

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

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

### **Housing mix**

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

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

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

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

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

### **Affordable housing provision**

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

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

### **Flood risk and drainage**

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

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

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



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

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

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

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

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

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

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

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

g) Management and maintenance of drainage features.

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

Conclusion

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

**Character and appearance of the area**

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

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

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

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

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

### **Residential amenity**

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

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

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

### **Transport, highways and parking**

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

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

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

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

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

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

### **Minerals safeguarding area and waste management area**

#### **Mineral safeguarding area**

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



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

### Waste Management Area

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

### **Infrastructure and contributions**

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

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

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

## **Biodiversity**

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

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

### **Biodiversity Net Gain (BNG)**

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

### **Other matters**

#### Trees

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

### Crime and security

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

### Lack of meaningful public consultation

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

### Impacts on rail network

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

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

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

#### Loss of available agricultural land

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

#### Heating, thermal provision and electric vehicle provision

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

#### Issues raised within representations that are not material planning considerations

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

## **10 CONCLUSIONS**

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

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

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

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

## 11 RECOMMENDATION

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

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

Appendix 1 – Proposed Draft Conditions to include the following;

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



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

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

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

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

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

	<p>be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.</p> <p>Reason: To ensure biodiversity is protected and enhanced, in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
14	<p><b><i>Bus stop provision</i></b></p> <p>Prior to first occupation of the development hereby approved, a detailed scheme for a new bus stop on Elm Road shall be submitted to, and approved in writing by, the Local Planning Authority. Installation of the bus stop shall be completed in full accordance with the approved scheme prior to first occupation of the development hereby approved.</p> <p>Reason: To encourage sustainable modes of travel, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
15	<p><b><i>Footway widening</i></b></p> <p>Prior to first occupation of the development hereby approved, a detailed scheme for widening of the existing footway fronting the site on Elm Road shall be submitted to, and approved in writing by, the Local Planning Authority. The footway widening shall be completed in full accordance with the approved scheme prior to first occupation of the development hereby approved.</p> <p>Reason: To encourage sustainable and safe modes of travel, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
16	<p><b><i>Management and maintenance of streets</i></b></p> <p>No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to, and approved in writing by, the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.</p> <p>Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
17	<p><b><i>Wheel cleaning equipment</i></b></p> <p>Development shall not commence until fully operational wheel cleaning equipment has been installed within the site. All vehicles leaving the site shall pass through the wheel cleaning equipment which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The wheel cleaning equipment shall be retained on site in full working order for the duration of the development.</p> <p>Reason: In the interests of highway safety, in accordance with Policy LP15 of</p>

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

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



	<p>The proposed development shall be constructed in accordance with the mitigation measures specified within the Noise Assessment (Report reference RP01-21123, Revision 1).</p> <p>Reason: Reason: In to provide high levels of residential amenity, in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
28	<p><b><i>Soft landscaping implementation</i></b></p> <p>All soft landscape planting, seeding or turfing, and soil preparation shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases (whichever is the sooner), in accordance with drawing no. CSA/5176/105 Rev D. Any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased (except those contained in enclosed rear gardens to individual dwellings) shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.</p> <p>All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In order to preserve and enhance the character and appearance of the area, and to aid mitigation of the visual and environmental impacts of the development, in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
29	<p><b><i>Construction hours</i></b></p> <p>Construction hours and deliveries, with the exception of internal fit-out, shall be limited to the following hours:- 07:30-18:00 each day Monday-Friday, 07:30-13:00 on Saturdays and none on Sundays or Bank / Public Holidays.</p> <p>Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
30	<p><b><i>Approved plans</i></b></p>

Outline Application	
1	<p><b><i>Reserved Matters</i></b></p> <p>Approval of the details of:</p> <ul style="list-style-type: none"> <li>i. the layout of the site</li> <li>ii. the scale of the building(s);</li> <li>iii. the external appearance of the building(s);</li> <li>iv. the landscaping</li> </ul> <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><b><i>Reserved matters timing</i></b></p> <p>Application for approval of the first Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this</p>

	<p>permission. Application for approval of the last Reserved Matters shall be made to the Local Planning Authority before the expiration of 5 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 92 of the Town and Country Planning Act 1990.</p>
3	<p><b>Commencement</b></p> <p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4	<p><b>Housing mix</b></p> <p>As part of any Reserved Matters application/s, details of the self-build dwelling sizes (by number of bedrooms) shall be submitted to, and approved in writing by, the Local Planning Authority.</p> <p>Reason: In order to ensure that an appropriate housing mix is provided for the proposed development taking into account the objective of creating a sustainable, mixed community, in accordance with Policy LP3 of the Fenland Local Plan and the National Planning Policy Framework.</p>
5	<p><b>Detailed surface water drainage scheme</b></p> <p>No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan. The scheme shall be based upon the principles within the agreed Proposed Drainage Strategy prepared by Ridge and Partners LLP (ref: 5013107-RDG-XX-ST-DR-C-0501 Rev P09) dated 5 May 2025 and shall also include:</p> <p>a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events, including pump failure modelling results;</p> <p>b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;</p> <p>c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);</p> <p>d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);</p> <p>e) Site Investigation and test results to confirm infiltration rates;</p>

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

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

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

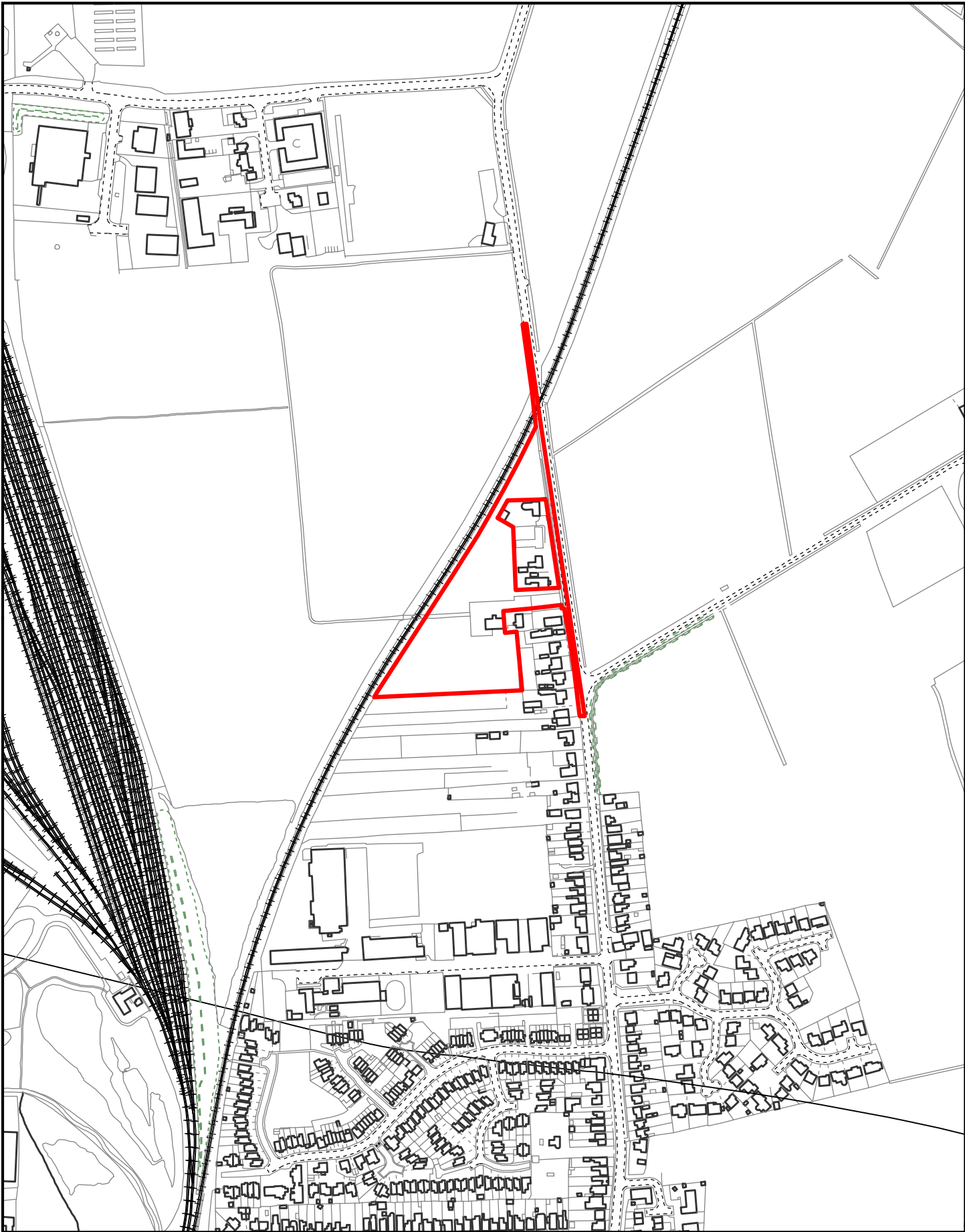
	implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.
13	<p><b>CEMP: Biodiversity</b></p> <p>No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan: Biodiversity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

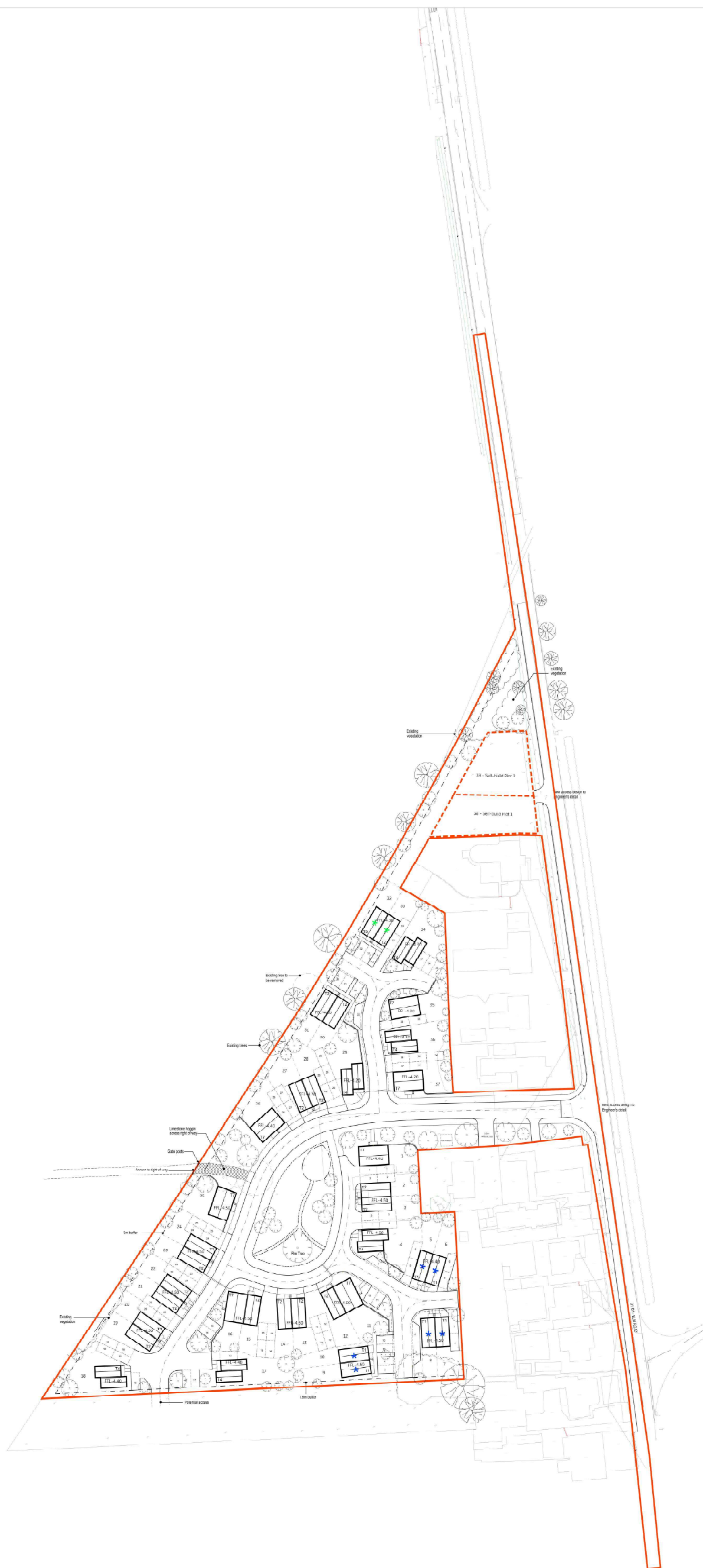
	<p>development with the management body/bodies responsible for its delivery.</p> <p>The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented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

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









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






**KEY:**

-  APPLICATION BOUNDARY
-  BUILD PLOT FENCE
-  PROPERTY BOUNDARY (REF. OFF. TOWNSH. MATERIALS)
-  LAYOUT AND DETAILS FOR DETACHED ENCLOSATION
-  SHARED OWNERSHIP
-  APPROXIMATE POINT

**NOTE:** For Landscape Boundary/Surface Materials Please Refer To Plant & Soil Landscape Drawings

**NOTE:** For specific location of existing structures & steps please refer to engineers drawings.

**scale 1:500**

[illegible]

Project	Land at Elm Road, March		
Drawing	Site layout		
Client	Innerspace Homes		
Job no.	INNE200732	Date	21.10.24
Urg. inv.	SLW3	revision	K
Author	Checked	Scale	1:500 at A0
Status	PLANNING	Office	
Client ref.			