

Morton & Hall Consulting Limited

Consulting Structural Engineers & Building Design

Email: info@mortonandhall.co.uk Website: www.mortonandhall.co.uk

Your ref:

Our ref: H9384/MH/mh

Date: 15 January 2024

DESIGN & ACCESS STATEMENT
FOR PROPOSED RESIDENTIAL DEVELOPMENT,
115B WEST END, MARCH,
CAMBS, PE15 8DH

1 Gordon Avenue
March
Cambridgeshire
PE15 8AJ

Tel: 01354 655454

1.0 INTRODUCTION

It is proposed to submit an Outline Planning Application to Fenland District Council for demolition of the existing dwelling at this site and redeveloping this for residential dwellings.

Documents with the application include a Design & Access Statement, Ecology Survey and Flood Risk Assessment, together with existing and proposed outline planning drawings.

2.0 CONSERVATION AREA/LISTED BUILDING

This site is not within a conservation area or within the grounds of a listed building.

3.0 FLOOD MAP

Part of this site is in Flood Zone 3, Flood Zone 2 and Flood Zone 1.

The majority of the rear garden areas along West End are located within Flood Zone 3.

4.0 ACCESS

Access to this site is via West End and Orwell Drive.

West End is a single carriageway with lamp posts as shown on the design drawings.

Access to the property is along this section is via Orwell Drive, which is shown in the location plan.

There are speed restrictions on this road.

The property benefits from an existing garage and parking area which has been long established in its existing location.

The proposal allows for 2 parking spaces for each property for the indicative layout which are respectively chalet bungalows.

V.A.T 876 0014 34
Reg: 5525923

The two parking spaces per dwelling is in accordance with Fenlands Local Plan.

It should be noted numerous properties along this section of West End do not have turning areas.

Planning Approval has been given by Fenland District Council ref F/YR22/0988/O for a single dwelling at 121 West End, which is on the same side as West End and is within last 18 months of this application.

Cambridgeshire County Councils Highway Department advises that they have no objections to that application, which had similar arrangements for parking and also access to West End via Orwell Drive.

This proposal allows off road parking for all of the dwellings and allows the street lighting down West End to be maintained.

This proposal however, has community benefit by widening out all this section of West End to the benefit of pedestrians and limited road users for vehicular access.

This is shown on the design drawings and would be subject to an Engineers solution to be agreed with Cambridgeshire County Council s Highways.

The area is shown to be widened out is all within the ownership of this site and is therefore achievable.

5.0 DRAINS/RIVERS

Abutting the rear boundary of the site to the south, is the River Nene, which is shown on the design drawings.

6.0 ECOLOGY

An Ecology Report has been submitted as part of this application.

7.0 EXISTING PROPERTY

The existing property is a detached bungalow, which has experienced structural movement.

Other outbuildings within the site are in a poor condition.

The existing bungalow is not a heritage asset, not a listed building and not within a conservation area.

It does not have any historical architectural features.

The proposal is to demolish this.

8.0 PROPOSAL

The proposal is an Outline Planning Application with an indicative layout for one and a half storey dwellings which would face West End, similar to adjacent properties.

This proposal is within the built up form of the fenland market town of March one of the four main growth towns of Fenland.

The proposal directly abutts established residential development to the west and north.

There is no development to the south due to the River Nene.

The proposal applies with Policy LP3 of Fenland's Current Local Plan as one of the four main market towns.

All of the properties allow for a greater than a third garden area in accordance with Fenlands Local Plan.

All properties allow for two parking spaces in accordance with Fenlands Local Plan.

A preliminary Flood Risk Assessment has been submitted with the site.

The actual design and materials of the dwellings would be agreed as a Reserved Matters Stage Application with Fenland District Council Planning Department.

This proposal does however have community benefit by widening this section of West End which would be beneficial to pedestrians and the limited vehicular access to the site.

West End already has street lighting and no concerns have been raised by the highways department on previous adjacent application.

Although the site is partly within Flood Zone 2 & 3, there is community benefit with this application widening out West End.

With regards to a Sequential Test at this site, this site is within the built up form of March and complies with Policy LP3 and if development is acceptable at this location the sequential test is passed.

With regards to the exemption test, the dwellings would be built in accordance with Building Regulations but also have air source heat pumps, be highly insulated, solar panels on the rear roof slope facing south and have clear community benefit due to the widening out works to West End.