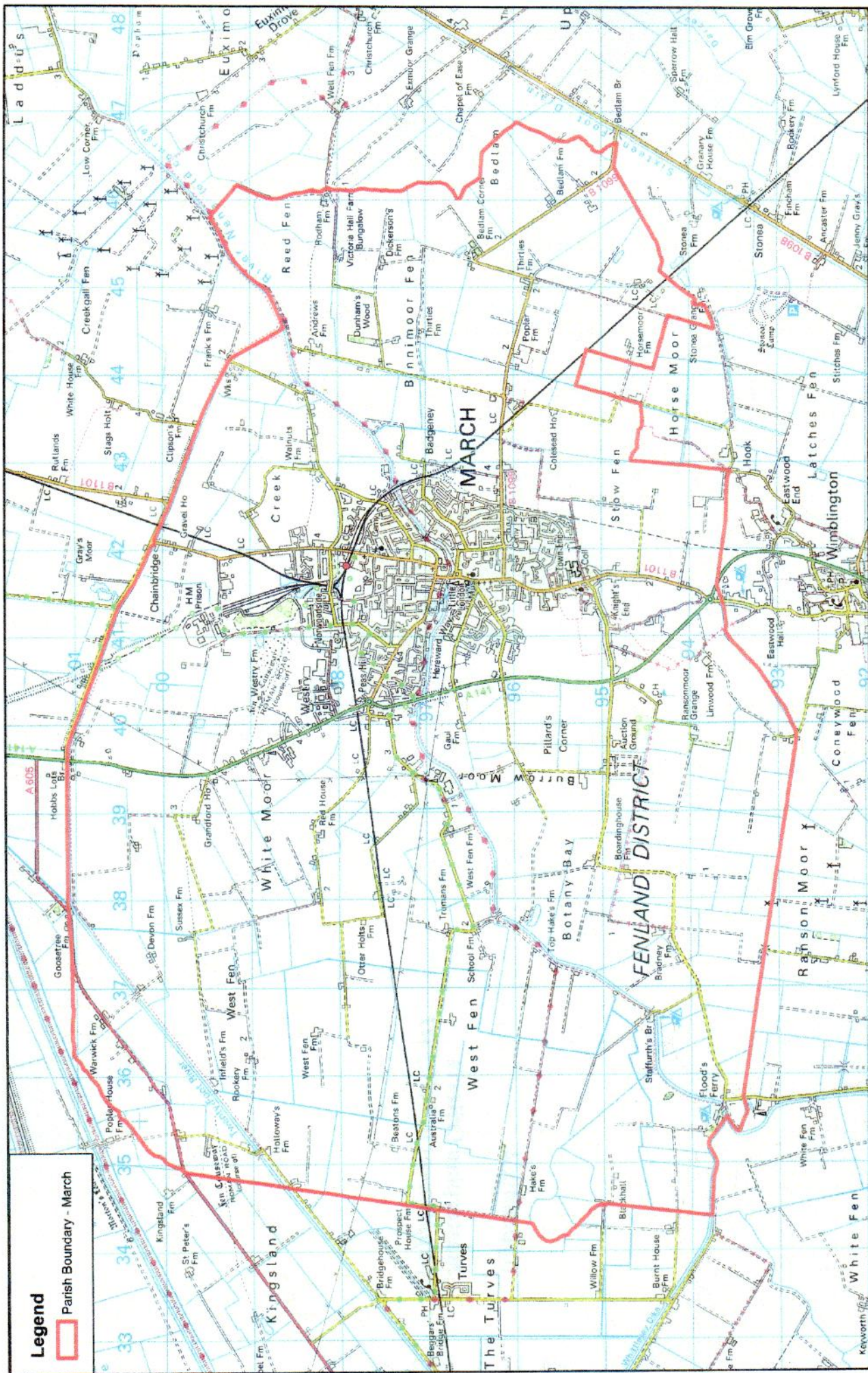


APPENDICES

Appendix 1

Neighbourhood Plan Area



Legend

Parish Boundary - March

Created on: 13/09/2013

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March Town Council: Proposed Neighbourhood Area

September 2013

Scale = 1:55,000

Page size: A4



Appendix 2

Masterplan Criteria *Supplement to Policy H1*

Criteria to be addressed in masterplans for strategic allocations and broad locations for growth

Each master plan, as referred to in Policy H1, will ensure that all of the following matters are addressed where relevant:

1. Infrastructure:

- a. It will identify the essential on and off-site infrastructure requirements for the whole strategic allocation or broad location for growth, making it clear what these are and why they are required;
- b. It will identify the specific locations where each item of infrastructure will be provided and if this is not possible, it will identify a general location;
- c. It will identify at what stage each component of infrastructure will be provided by means of a development trigger such as the number of units completed;

- d. It will identify who will be responsible for future maintenance of all areas of land that will not become the responsibility of individual plot owners and how this will be provided for;
- e. Where land is in multiple ownership, it will set out the arrangements for cost sharing on infrastructure.

2. Development Area:

- a. For the strategic allocations, the development area will be restricted to the allocated area as defined on the Key Diagram for March as set out in the FLP.
- b. For the broad locations for growth, the development area will make the efficient use of land with regard to accommodating the approximate numbers identified or meeting the intended use, and with specific regard to meeting other criteria in this policy.

3. Phasing:

- a. It will identify the sequence in which each site will be developed, providing an indication of timescale for each phase.

4. Access, Movement, Transport and Parking:

- a. It will identify where the primary and secondary access points in and out of each site will be located. These access points will be based on detailed traffic studies that demonstrate that they can provide safe access to and from the site with minimal harm to the adjoining traffic network;
- b. It will identify the broad distribution of roads within each site and highlight the general movement of traffic;
- c. It will identify how pedestrians and cyclists will be able to access services/facilities both within each site and services/facilities off site, including the town centre, in a safe and convenient way, linking into existing footpaths and cycle ways where possible;

- d. Parking provision will be required to meet the standards set out in the Fenland Local Plan. However, garages will only count towards this standard where they have the minimum internal dimensions of 3.0m x 6.5m.

5. Zoning of Land:

- a. It will identify the different uses of land within each site (residential, employment, retail, open space), and provide an indicative area in hectares for each use, ensuring an appropriate balance and sustainable use of land is achieved.

6. Landscaping:

- a. It will identify the key landscaping areas within each site with the aim of ensuring the impact of built development on the surrounding countryside is minimised, particularly with regard to views from external public vantage points such as roads and footpaths/bridle ways;

- b. It will define strategic landscaping belts to define the new outer edge of development and provide a green buffer to surrounding countryside.

7. Open Space and Wildlife:

- a. It will identify how a network of linked open spaces will be provided for amenity, play, sport and recreation, including allotments. The area of each use will be identified in hectares;
- b. It will identify how green infrastructure will be provided, possibly linked to a) and 6 above, for local nature reserves, woodlands, green spaces, wildlife corridors, and stepping stones for the migration, dispersal and exchange of wild species, including linkages to the surrounding area and established networks;
- c. It will identify how any features of biodiversity value on each site will be protected, and where possible, enhanced, including measures to minimise any harmful effects off-site;

- d. It will identify where existing public assets such as open space and leisure facilities are to be lost, and where and when this will be replaced either on or off-site. Where such losses are replaced, this will be in addition to the normal expected level of provision.

8. Design:

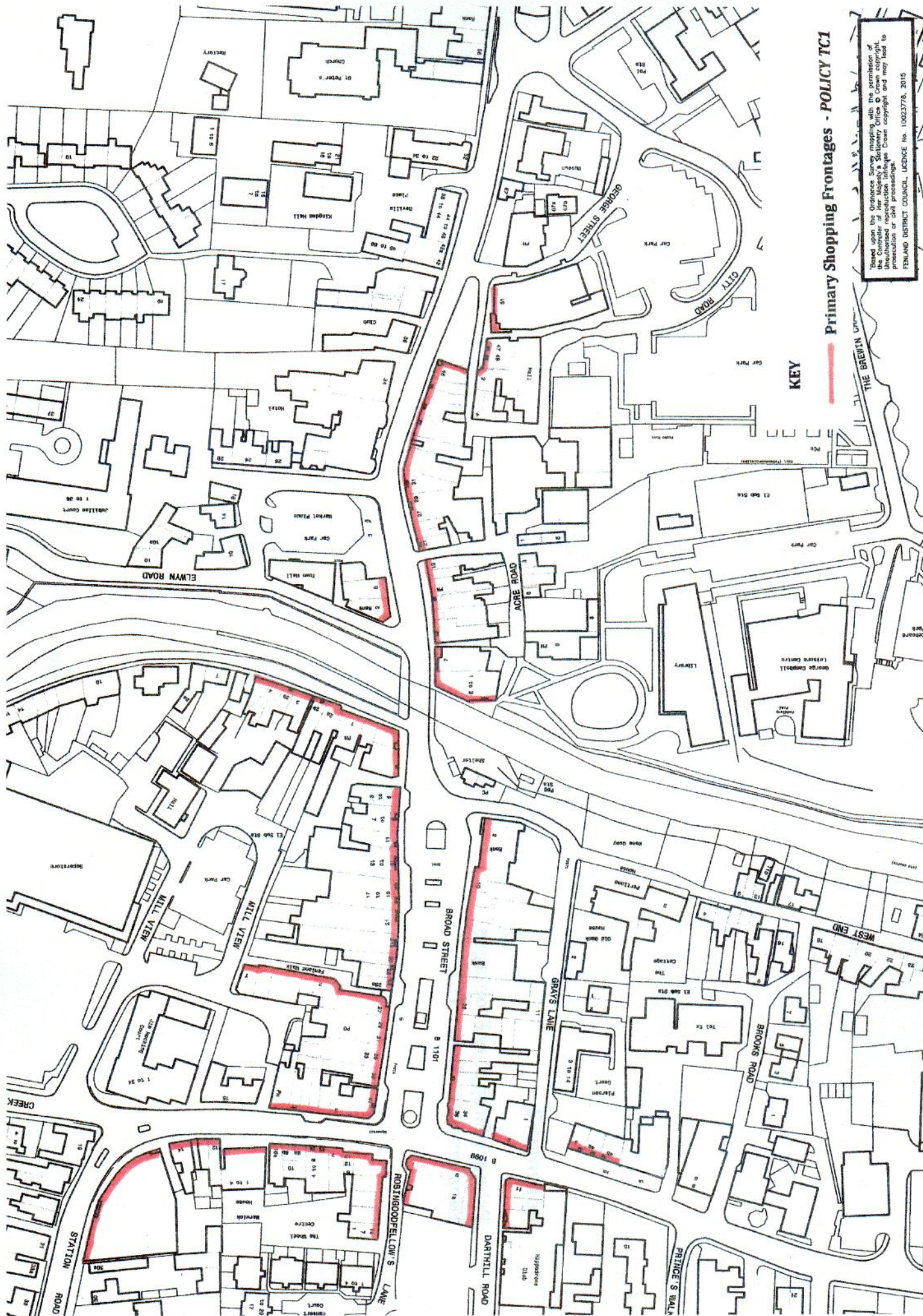
- a. It will identify the broad design principles that will be applied with the aim of showing how local vernacular styles, patterns of development and materials will be reflected within the development;
- b. It will identify the different housing densities within each area, and provide an overall density standard of not less than 30 dwellings per hectare;
- c. It will demonstrate that a net average of 40% of each dwelling plot comprises private amenity space;
- d. It will identify the housing mix within the development by both type and tenure and ensure a sustainable balanced community;

- e. It will identify the height of buildings by area, particularly buildings in non-residential uses;
- f. It will illustrate how broadly design and layout will prevent crime and anti-social behaviour;
- g. It will illustrate how on-site renewable energy will be achieved, including maximising the use of energy and water efficiency.

9. Drainage and Flooding:

- a. It will identify the areas most at risk of flooding both on and off-site and the measures to be employed to manage any identified risk;
- b. It will show how surface water will be dealt with as part of a sustainable urban drainage system (SUDS), which may form part of arrangements for informal open space provision.

Appendix 3
Primary Shopping Frontages
Supplement to Policy TC1



Primary Shopping Frontages - POLICY TC1

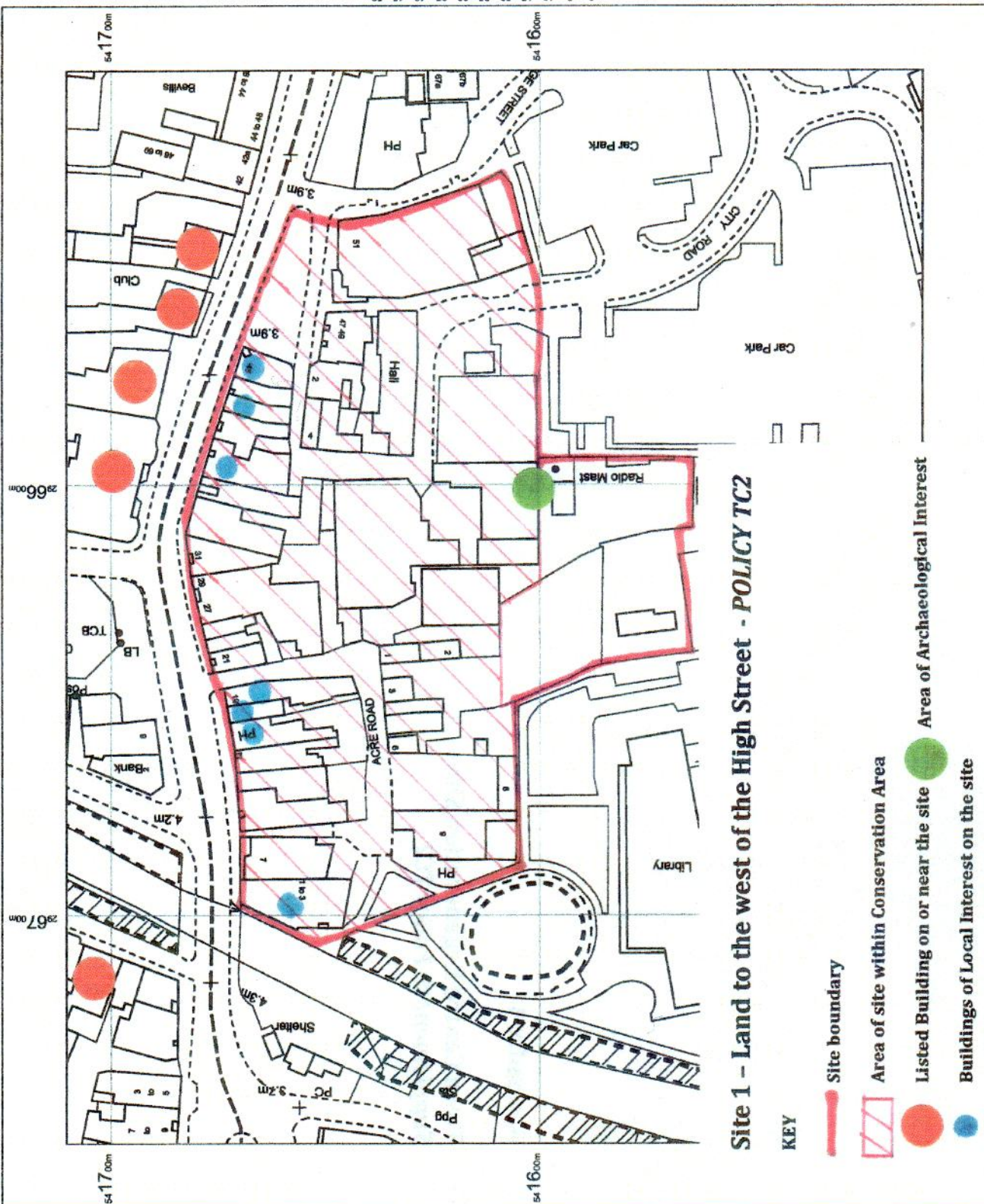
KEY

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FENLAND DISTRICT COUNCIL, LICENCE No. 10002770, 2015

Appendix 4

Town Centre Regeneration Sites Supplement to Policy TC2

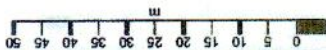
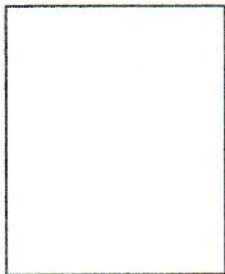


Site 1 - Land to the west of the High Street - POLICY TC2

- KEY**
- Site boundary
 - Area of site within Conservation Area
 - Listed Building on or near the site
 - Buildings of Local Interest on the site
 - Area of Archaeological Interest

OS MasterMap 1250/2500/10000 scale
 15 January 2015, ID: CM-00392168
 www.centremapslive.co.uk
 1:1250 scale print at A4, Centre: 541610 E, 296628 N
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OS MasterMap 1250/2500/10000
scale
07 March 2015, ID: CM-00408108
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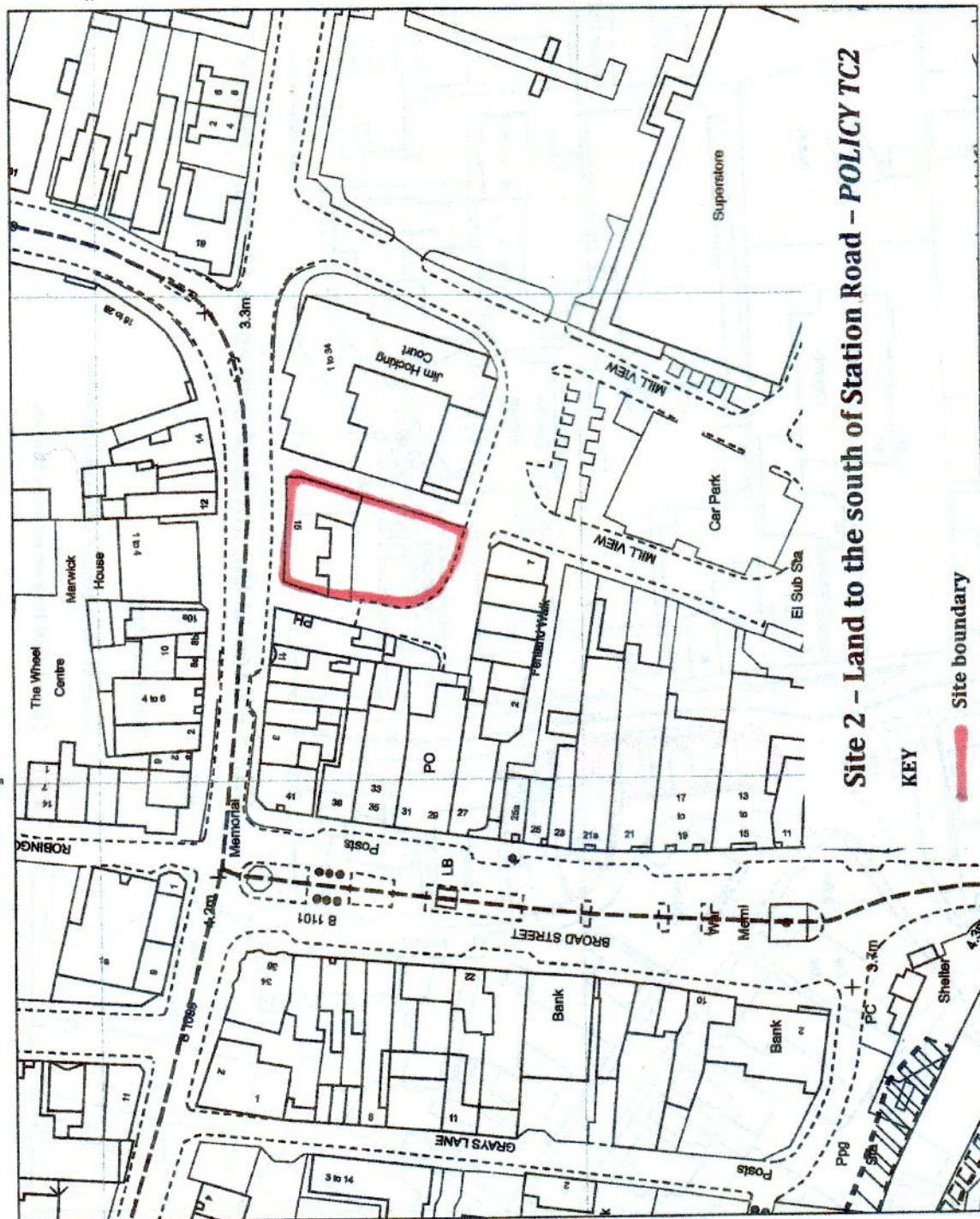
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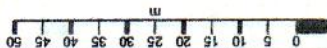
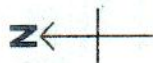


Site 2 - Land to the south of Station Road - POLICY TC2

KEY

Site boundary

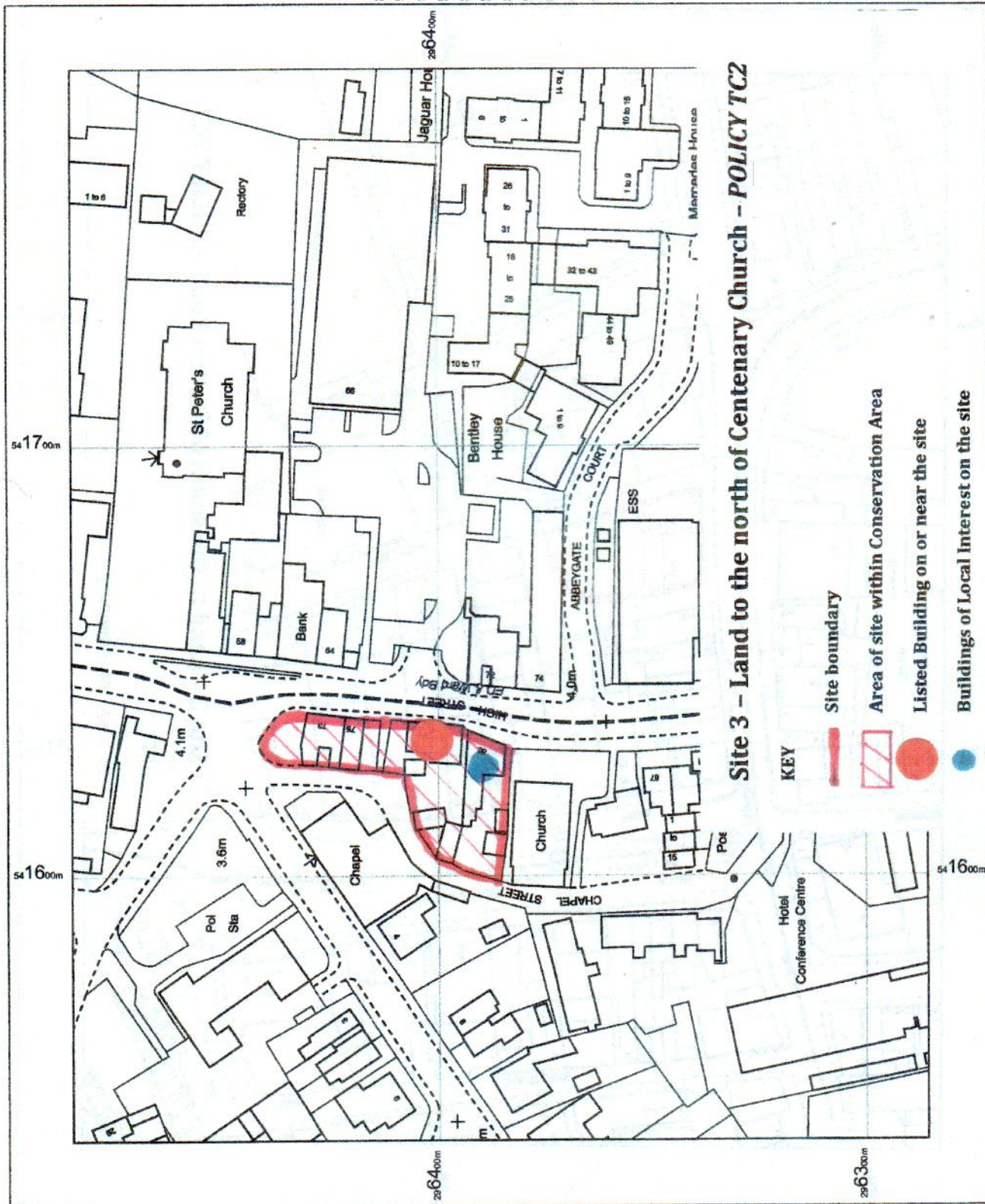




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Site 3 - Land to the north of Centenary Church - POLICY TC2

KEY

Site boundary

Area of site within Conservation Area

Listed Building on or near the site

Buildings of Local Interest on the site

Appendix 5

Key Milestones and Timeframe

