

**Applicant : Larkfleet Homes**

**Agent : Mr M Bagshaw  
John Martin & Associates**

**Land At Bassenhally Farm, Eastrea Road, Whittlesey, Cambridgeshire**

**Residential/Mixed Development of 460 (approx) market and affordable dwellings, 70-bed nursing home, extra care accommodation, local centre, associated landscaping, open space, water attenuation features and highway works**

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**This proposal is before the Planning Committee due to the Town Council response being contrary to officer recommendation and due to level of objection received.**

**This application is a Major.**

**1. SITE DESCRIPTION**

The site is located on the eastern edge of Whittlesey and is bounded by Drybread Road to the north and Eastrea Road to the south. The site is open in nature and slopes slightly in a southerly direction. The site is in predominantly arable use which reflects land uses to the south and east although part of the site consists of an area of land formerly used for playing fields. Residential development marking the eastern fringe of Whittlesey is located to the west and north site boundaries. Mature low level hedging characterizes the site boundaries with a small number trees within the site or close to the site boundary. To the north – east of the site an area of land has recently been developed for playing field use.

**2. HISTORY**

The following site history is relevant to this application.

F/YR10/0206/O - Residential/Mixed Development of 460 (approx) market and affordable dwellings, 70 bed nursing home extra care accommodation, local centre, associated landscaping, open space, water attenuation features and highway works – Refused 16/6/2010.

**3. CONSULTATIONS**

***Parish/Town Council:***

Recommend refusal on grounds of highway issues, concerns regarding congestion, require road infrastructure to be significantly improved, suggest there is insufficient education capacity.

***Local Highway Authority (CCC)***

Require amendments to roundabout design, need for street lighting, clarification over footway links, clarification on visibility splays. Negotiations ongoing with applicant. Update to be provided at Committee.

<b><i>New Communities (CCC)</i></b>	<p>Require as part of Section 106 Agreement: Implementation of the residential travel plan to achieve 10% reduction in single occupancy trips within 5 years.</p> <p>Securing £10,000 bond to implement further sustainable transport measures, should the travel plan targets not be achieved.</p> <p>Cycle route along Drybread Road/Bassenhally Road in agreement with County Cycling officer.</p> <p>Contribution towards improving access to countryside.</p> <p>Public transport improvement contributions.</p>
<b><i>Environment Agency</i></b>	<p>No objection subject to attachment of appropriate conditions.</p>
<b><i>Anglian Water</i></b>	<p>Request conditions be attached requiring submission and agreement of foul sewerage and surface water strategies.</p>
<b><i>Valuation and Estates</i></b>	<p>No objection</p>
<b><i>CCC Fire and Rescue</i></b>	<p>No objection but require adequate provision of fire hydrants.</p>
<b><i>Archaeology</i></b>	<p>Require programme of physical archaeological evaluation to be undertaken.</p>
<b><i>Architectural Liaison officer</i></b>	<p>Notes application is outline but suggests various measures to reduce crime at the reserved matters stage.</p>
<b><i>NHS Cambridgeshire</i></b>	<p>State that there is sufficient primary medical service capacity to absorb development.</p>
<b><i>Scientific Officer</i></b>	<p>Requires contamination condition.</p>
<b><i>Middle Level Commissioners</i></b>	<p>Require details to be submitted to prove that a viable scheme for appropriate water level/flood risk management can be provided.</p>
<b><i>Local residents/interested parties:</i></b>	<p>Eight letters of objection received raising comment in relation to lack of infrastructure to support proposed development, problems with traffic movement on A605 due to level crossing at Kings Dyke, access onto A605 would cause additional traffic to that generated by the nearby Sir Harry Smith school, shortage of doctor, dentist, police and school facilities, additional highway dangers and congestion, need for bypass for Whittlesey, suggestion that there is no need for an additional care home.</p>

Concern raised with regard to proposed roundabout at the junction with the A605 and possible highway dangers for traffic turning into the existing nursery site to the south of the highway.

One letter of support received from Axiom – a locally based care home provider, who notes the need for additional care home provision within Whittlesey.

#### 4. POLICY FRAMEWORK

FDWLP Policy  
E8

- Proposals for new development should:
  - allow for protection of site features;
  - be of a design compatible with their surroundings;
  - have regard to amenities of adjoining properties;
  - provide adequate access.

H3

- Proposal favoured for new dwellings within Development Area Boundaries subject to other planning policy within the Local Plan.

H4

- Proposed the addition of 6500 dwellings in the market towns including the identification of 1540 in Whittlesey.

WH/H1

- Proposed provision of 1540 dwellings in Whittlesey including an allocation at land North of Eastrea Road of 13 hectares (part of current application site).

WH/CF1

- Allocation of 8.0ha for educational purposes.

WH/TR1

- Road to be provided between East Delph and Eastrea Road as part of housing development.

Interim Statement of Proposed Changes (SPG January 2001)  
Additional supporting preamble to policy H4

Noted that in light of Structure Plan policies SP3/1 and SP14/1 (1995 Structure Plan) no further estates to be granted prior to significant improvements to the A605, including possibly a multi-modal package of transport improvements. Improvements to cycling and walking facilities should also be considered in relation to future housing permissions in Whittlesey.

Structure Plan 2003  
P10/3

This policy provides broad guidance for future development in North Cambridgeshire. With regard to Whittlesey and Ramsay the

policy specifically states: *'proposals for new development should:- provide limited and small-scale new housing development appropriate to their roles as a focus for the rural hinterland'*.

East of England Plan  
ENV7

- Quality in the built environment

Planning Policy Statements  
PPS1  
PPS3

- Delivering sustainable development  
- Housing

## 5. ASSESSMENT

### ***Nature of Application***

This application seeks outline planning permission for the erection of 460 market and affordable dwellings, extra care accommodation, 70 bed nursing home together with a local centre, open space, children's play area and associated highway works.

The only matter not reserved under this application is highway access. This will be gained via the creation of a new roundabout on Eastrea Road and a new road junction with Drybread Road to the north side of the site. As noted above there are ongoing negotiations regarding roundabout and access detail with an update reported to the Planning Committee.

The submitted indicative master plan shows a main feeder road leading through the site with a series of smaller access roads and cul de sacs taken off the feeder road. Access to the proposed dwellings and other facilities is gained from within the application site. Pedestrian accesses are shown leading out of the site towards Feldale Place, an existing play area to the south-west of the site and into a new area of playing fields to the north-east. No specific detail is submitted relating to detailed design of dwellings or other buildings although the submitted Design and Access Statement suggests that the scale of housing units will reflect existing residential scale with some 2.5 – 3 storey dwellings within the central part of the site. A range of housing densities is suggested.

A full Transport Assessment has been submitted with the application which concludes that the proposed scheme provides sustainable travel opportunities and will not have a detrimental impact upon the operation of the existing highway network. The TA acknowledges the need for a package of off-site transport measures to encourage trips by non-car modes which includes the re-routing of existing bus services into the site and improvement to the existing pedestrian/cyclist infrastructure.

A habitat and protected species survey has also been submitted which concludes that reptile surveys should be undertaken prior to commencement of any works with vegetation clearing taking place outside main nesting seasons. It is considered these requirements can be met by condition.

The submitted Flood Risk Assessment concludes that the site (in zone 1) is at low risk of flooding and will not increase flood risk elsewhere in the catchment. It is noted that the Environment Agency do not object to this application.

### **Site History**

An identical application (F/YR10/0206/O) was submitted in March 2010 and refused on grounds that the proposal was contrary to Structure Plan policy P10/3, the Council have a five year land supply for housing, approval would be premature to the development of the Fenland Core Strategy and inadequate highway access details. This application is now the subject of a Planning Appeal which will be determined at a Public Inquiry during May, 2011.

### **Principle and Policy Implications**

This site was originally allocated as a mixed use site for education purposes (development of a primary school), housing and a new road within the 1993 Fenland District Wide Local Plan (under policies WH/H1, WH/CF1 and WH/TR1). The site falls within the ownership of Cambridgeshire County Council who no longer wish to retain the education allocation and now propose to sell the land. The site area extends to 19.94 hectares in total and includes the majority of the original housing allocation land of 13.0 hectares.

As noted in the relevant policy list since the original allocation in 1993 there have been various changes in policy which are relevant to this site. The Interim Statement of Proposed Changes of the Fenland Local Plan was issued by the Council in 2001 as Supplementary Planning Guidance. This document specifically added paragraph 2.39 of the 1993 Local Plan to reflect the 1995 Structure Plan which noted that the local authority would require significant improvements to the A605 possibly in a multi-modal package of transport improvements. In addition improvements to cycling and walking facilities should also be considered in relation to future housing permissions in Whittlesey.

The Cambridgeshire and Peterborough Structure Plan 2003 provided a specific policy statement under P10/3 that in Whittlesey proposals for new development should:- provide limited and small-scale new housing development appropriate to its role as a focus for the rural hinterland. There is a clear tension between this policy and the original Local Plan WH/H1 Policy which allocated the application site. The allocated site and resultant development could not be described as '*small scale*'. However, the original Local Plan policy which included the allocation became a '*saved*' policy of the Local Plan under the direction of the Secretary of State in 2007.

Policy advice provided in relation to the previous identical application (now at Appeal) indicated that much greater weight should be applied to the more recent 2003 Structure Plan policy rather than the 1993 Local Plan. In determining the current application the Council has sought Counsel advice in relation to this matter. Legal opinion concludes that because the original allocation is still extant and has not been extinguished by subsequent policy change then it should be given equal consideration to that of the Structure Plan policy. Having considered this advice officers are of the opinion that the proposed development is supported by existing policy and, therefore, the planning balance should fall in favour of the proposed scheme.

### **Layout and Design**

As noted above application is in outline form with only access forming a detailed part of the current application. The proposed site layout is, therefore, indicative only. The applicant has broken the scheme down into distinct site areas with the residential area measuring 13.15 hectares to provide a density of 35 dwellings per hectare, a local centre (small retail) of 0.5 ha, a nursing home of 0.62ha, an extra care facility of 0.57 ha with amenity space of 5.1ha. Clearly these identified areas may change at Reserved Matters stage.

In terms of residential detail the applicant suggests a mix of 2 – 4 bed dwellings with building scale to reflect the existing scale of dwellings within Whittlesey. Opportunity to build slightly higher 2.5 – 3 storey dwellings will exist on the main road link through the site from Eastrea Road to Drybread Road. It is accepted that only two storey would be appropriate on the west and east site boundaries to take account of existing dwelling form and scale and open countryside to the east.

The main highway access will be via a circular access road within the site with entry from Eastrea Road and Drybread Road. Opportunity for footpath/ cycleways exist out of the site via Feldale Place and an existing open space area to the west of the site.

Existing trees and planting are to be retained where possible although a substantial area of new planting is proposed. Drainage ponds and water ways would also be created within the site providing potentially attractive areas of amenity. Again the exact detail would be submitted and agreed at Reserved Matters stage.

### ***Access and Parking***

As noted above access will be via a new roundabout junction with Eastrea Road and a new junction off Drybread Road to the north. The applicant has indicated that parking provision can be made which will comply with the adopted Fenland parking standards. It is anticipated that agreement concerning the proposed junction design can be agreed between the applicant and the Highway Authority prior to Committee.

### ***Flood Risk and Drainage***

The site is in a low risk flood area and the Environment Agency have confirmed they have no objection to the application. Both Middle Level Commissioners and Anglian Water have requested that details are provided for surface water and/or foul sewerage disposal. It is considered that these details can be secured by condition.

### ***Conclusion***

The application site forms part of a current housing allocation within the Fenland Local Plan and for the policy reasons set down above it is recommended that Planning Permission is granted. It is anticipated that the Section 106 detail will include provision of affordable housing, open space provision, education contributions and off site highway improvements. Negotiations regarding the Section 106 are still ongoing and it is anticipated that a definitive list of S106 requirements will be completed prior to the Planning Committee.

## **6. RECOMMENDATION**

### **GRANT PLANNING PERMISSION**

#### **Subject to:**

- i) Highway access details being agreed**
- ii) Appropriate Section 106 agreement**
- iii) Appropriate Conditions**

#### **Conditions**

- 1. Approval of the details of:**
  - (i) the layout of the site**
  - (ii) the scale of the building(s)**
  - (iii) the external appearance of the building(s)**
  - (iv) the landscaping**

**(hereinafter called “the Reserved Matters” shall be obtained from the Local Planning Authority prior to the commencement of development)**

**Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.**

- 2. Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.**

**Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.**

- 3. 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.**

**Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.**

- 4. The development hereby permitted shall not be commenced until a scheme and timetable to deal with contamination of land and/or groundwater has been submitted to, and approved in writing by, the Local Planning Authority.**

**The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:**

- 1. A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to the Local Planning Authority.**

**IF during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the desk study. If a desk study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:**

- 2. A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:**

- (i) A desk-top study has been completed, satisfying the requirements of paragraph (1) above.**

- (ii) The requirements of the Local Planning Authority for site investigations have been fully established, and**

- (iii) The extent and methodology have been agreed in writing with the Local Planning Authority. Two full copies of a report on the completed**

site investigation shall be submitted to the Local Planning Authority.

Following written LPA approval of the Site Investigation the LPA will require:

3. A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

4. The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works shall be submitted to the Local Planning Authority.

Reason - To control pollution of land or water in the interests of the environment and public safety.

Prevention of new contamination

5. The details submitted in accordance with Condition 01 of this permission shall include:

(a) a plan showing (i) the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 m above ground level exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree and (ii) the location of hedges to be retained and details of species in each hedge.

(b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;

(c) details of any proposed topping or lopping of any retained tree or of any tree on land adjacent to the site;

(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, [within the crown spread of any retained tree or of any tree on land adjacent to the site] [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree], [within XXX metres of any retained hedge];

(e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree or hedge from damage before or during the course of development;

(f) the plans and particulars submitted shall include details of the size, species, and positions or density of all trees or hedges to be planted, and the proposed time of planting.

In this condition 'retained tree or hedge' means an existing tree or hedge which is to be retained in accordance with the plans referred to in



paragraph (a) above.

**Reason - To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site.**

- 6. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping 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, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased 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. 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.**

**Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.**

- 7. Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2005. Moreover measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.**

**Reason - To ensure that retained trees are adequately protected.**

- 8. Prior to the commencement of the development hereby approved, details of the location and design of the refuse bin and recycling materials storage areas and collection points shall be submitted to and approved by the Local Planning Authority. This should include provision for the storage of three standard sized wheeled bins for each new property with a collection point no further than 25 metres from the public highway. Where the refuse collection vehicle is required to go onto any road that road shall be constructed to take a load of 26 tonnes. The refuse storage and collection facilities and vehicular access where required shall be provided prior to the first occupation of the units to which they relate and shall be retained in the approved form thereafter.**

**Reason - To meet the District Council requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability.**

- 9. Prior to the commencement of the development hereby approved, details of the location, height, design and materials of all screen walls and fences shall be submitted to and approved in writing by the Local Planning Authority and all such works shall be erected concurrently with**

**the erection of the dwelling(s) and retained in perpetuity thereafter.**

**Reason - To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area, and to ensure that the private areas of the development are afforded an acceptable measure of privacy.**

- 10. All vegetation clearance at the site shall only take place outside the bird breeding season of March to August inclusive.**

**Reason - To ensure compliance with Section 1 of the Wildlife and Countryside Act with respect to nesting birds and to provide biodiversity mitigation in line with the aims of Planning Policy Statement 9 Biodiversity and Geological Conservation.**

- 11. Prior to undertaking any surgery on, or the felling of, any trees, a bat survey shall be carried out by a suitably qualified ecologist and the results submitted to the Local Planning Authority. If the presence of bats is established a mitigation scheme detailing how the work will be undertaken to minimise disturbance to bats shall also be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in full accordance with the approved scheme.**

**Reason - To minimise disturbance to bats and ensure compliance with national and international legislation which protects them. In the UK all bat species and their places of rest or shelter are fully protected from damage and disturbance under the Wildlife and Countryside Act 1981 and annex IV of the EC Habitats Directive effected in the UK by the Conservation (Natural EC Habitats & c) Regulations 1994. Planning Policy Statement 9 - Biodiversity and Geological Conservation requires developers to minimise disturbance to protected species and incorporate suitable mitigation and enhancement into development.**

- 12. Prior to the commencement of the development a scheme and timetable for the provision of fire hydrants shall be submitted to, and agreed in writing by, the Local Planning Authority in consultation with the Chief Fire Officer and provision of the fire hydrants shall be made in accordance with the scheme and timetable.**

**Reason - To ensure a satisfactory form of development.**

- 13. Prior to the commencement of development, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.**

**Reason - In order to ensure that the site meets the crime prevention guidelines.**

- 14. No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme and timetable of archaeological work and recording in accordance with a**

written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The approved programme shall then be implemented in accordance with the approved timetable prior to any other works taking place on site.

**Reason - To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy E7 of the Fenland District Wide Local Plan.**

15. **Prior to the commencement of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority which details the construction and surfacing of the roads and footpaths. The building(s) hereby approved shall not be occupied until the roads and footpaths associated with the building(s) have been constructed and surfaced in accordance with the approved scheme.**

**Reason - In order to ensure that adequate vehicular and pedestrian access is provided in the interests of highway safety.**

16. **Prior to the commencement of the development hereby approved adequate temporary facilities (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.**

**Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway.**

17. **The permanent space to be reserved on the site for:**

1. **turning;**
2. **parking;**
3. **loading and unloading;**

**shall be provided before the use commences and thereafter retained for no other purpose.**

**Reason – In the interests of highway safety.**

### ***Update***

This application was originally considered at the Planning Committee held on the 6 April 2011 when Members were minded to Grant Planning Permission subject to appropriate conditions and completion of a Section 106 Agreement. The Section 106 Agreement comprised the following Heads of Terms:

- 1) Pre-school education contribution £197,400
- 2) Waste Contribution £126,000
- 3) Public Open Space contribution – to be determined depending on the final agreed scheme/layout of on-site provision (Reserved Matters stage)
- 4) Public transport contribution to enable provision of bus service to serve site (to be agreed with applicant).
- 5) 35% of residential dwellings to be affordable dwellings.

- 6) Provision of a cycle route along Drybread Road/Bassenhally Road.
- 7) Residential travel plan to achieve a 10% reduction in single occupancy trips within 5 years. To secure a bond of £10,000 to implement further sustainable transport measures, should the travel plan target not be achieved.
- 8) To provide FDC with a detailed scheme for the provision of safe and secure Public Open Space within the site.

Following further extensive negotiations the applicant indicated that due, in particular, to the current state of the housing market and the wider economy, it was not considered possible to deliver an affordable housing contribution of 35%. On that basis the Council requested that a viability assessment be produced by the applicant to demonstrate this case. The Council instructed the Bespoke Property Group to assess the viability assessment submitted and to provide an independent viability assessment of the potential of the development to provide for affordable housing.

The initial viability assessment submitted by the applicant indicated a possible contribution of 10% rather than the desired 35%. Bespoke Property Group have undertaken a detailed analysis of the costings supplied by the applicants for all aspects of the proposed scheme. Discussions and negotiations with the applicants have related to the reasonableness of the costings, drawing on comparisons from the development industry. The Bespoke Property Group then undertook a financial modelling of the scheme in order to provide an independent assessment of the development, to ascertain the maximum affordable housing that could be derived from the value of the scheme.

The independent assessment concluded that in the current economic climate, within the constraints of the options agreement, that 17% affordable housing could be secured. This would provide a 70:30 split of rented accommodation and shared ownership, this is the desired and deliverable mix for this area.

Please see attached Bespoke Property Group report (confidential item) dated 12/01/12 for full details.

Further negotiations and interrogation of additional information supplied by Larkfleet were undertaken in order to arrive at an agreed provision of affordable housing of 16 % with a 70:30 split.

Please see Bespoke Property Group letter (confidential item) dated 23/01/12 which acts as an addendum to the report.

The applicant has agreed with the Council that a Review Mechanism will be put in place to capture any uplift in market conditions. The applicant will undertake, through the Section 106 Agreement, to submit to the Council a new viability assessment at the submission of each Reserved Matters application. This will allow the Council to require more than 16% (with a maximum of 35% for each phase) should the assessment provide that the site has sufficient viability.

A final assessment will be carried out once the development is complete, this will allow for the Council to generate, if appropriate, a contribution in lieu of provision, where affordable housing could not physically be provided.

### **Conclusion**

The level of affordable housing to be provided by the applicant is considered acceptable in this case subject to a Review Mechanism being placed within the Section 106 Agreement. The application is, therefore, recommended for approval subject to appropriate conditions

and the Section 106 Agreement.

## **GRANT PLANNING PERMISSION**

**Subject to:**

- i) Appropriate Section 106 Agreement**
- ii) Appropriate Conditions**

**Section 106 Agreement:**

- 1) Pre-school education contribution £197,400**
- 2) Waste Contribution £126,000**
- 3) Public Open Space contribution – to be provision on site with schemes to be agreed at the submission of each Reserved Matters application**
- 4) To provide FDC with a detailed scheme for the provision of safe and secure Public Open Space within the site.**
- 5) Public transport contribution £70,000 (£20,000 Bus Stop Infrastructure/£50,000 Community Transport Contribution)**
- 6) 16% of residential dwellings to be affordable dwellings with a Review Mechanism incorporated to secure additional contributions in the event of land value increase.**
- 7) Provision of a cycle route along Drybread Road/Bassenhally Road.**
- 8) Residential travel plan to achieve a 10% reduction in single occupancy trips within 5 years. To secure a bond of £10,000 to implement further sustainable transport measures, should the travel plan target not be achieved.**

**Conditions**

- 1. Approval of the details of:
  - (v) the layout of the site**
  - (vi) the scale of the building(s)**
  - (vii) the external appearance of the building(s)**
  - (viii) the landscaping**(hereinafter called “the Reserved Matters” shall be obtained from the Local Planning Authority prior to the commencement of development)**

**Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.**

- 2. Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.**

**Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.**

- 3. 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.**

**Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.**

4. The development hereby permitted shall not be commenced until a scheme and timetable to deal with contamination of land and/or groundwater has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

1. A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to the Local Planning Authority.

IF during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the desk study. If a desk study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:

2. A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:

(i) A desk-top study has been completed, satisfying the requirements of paragraph (1) above.

(ii) The requirements of the Local Planning Authority for site investigations have been fully established, and

(iii) The extent and methodology have been agreed in writing with the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to the Local Planning Authority.

Following written LPA approval of the Site Investigation the LPA will require:

3. A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

4. The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works shall be submitted to the Local Planning Authority.

Reason - To control pollution of land or water in the interests of the environment and public safety.

Prevention of new contamination

5. The details submitted in accordance with Condition 01 of this permission shall include:

(a) a plan showing (i) the location of, and allocating a reference number

to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 m above ground level exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree and (ii) the location of hedges to be retained and details of species in each hedge.

(b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;

(c) details of any proposed topping or lopping of any retained tree or of any tree on land adjacent to the site;

(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, [within the crown spread of any retained tree or of any tree on land adjacent to the site] [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree], [within XXX metres of any retained hedge];

(e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree or hedge from damage before or during the course of development;

(f) the plans and particulars submitted shall include details of the size, species, and positions or density of all trees or hedges to be planted, and the proposed time of planting.

In this condition 'retained tree or hedge' means an existing tree or hedge which is to be retained in accordance with the plans referred to in paragraph (a) above.

Reason - To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site.

6. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping 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, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased 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. 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.

Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.

7. **Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2005. Moreover measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.**

**Reason - To ensure that retained trees are adequately protected.**

8. **Prior to the commencement of the development hereby approved, details of the location and design of the refuse bin and recycling materials storage areas and collection points shall be submitted to and approved by the Local Planning Authority. This should include provision for the storage of three standard sized wheeled bins for each new property with a collection point no further than 25 metres from the public highway. Where the refuse collection vehicle is required to go onto any road that road shall be constructed to take a load of 26 tonnes. The refuse storage and collection facilities and vehicular access where required shall be provided prior to the first occupation of the units to which they relate and shall be retained in the approved form thereafter.**

**Reason - To meet the District Council requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability.**

9. **Prior to the commencement of the development hereby approved, details of the location, height, design and materials of all screen walls and fences shall be submitted to and approved in writing by the Local Planning Authority and all such works shall be erected concurrently with the erection of the dwelling(s) and retained in perpetuity thereafter.**

**Reason - To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area, and to ensure that the private areas of the development are afforded an acceptable measure of privacy.**

10. **All vegetation clearance at the site shall only take place outside the bird breeding season of March to August inclusive.**

**Reason - To ensure compliance with Section 1 of the Wildlife and Countryside Act with respect to nesting birds and to provide biodiversity mitigation in line with the aims of Planning Policy Statement 9 Biodiversity and Geological Conservation.**

11. **Prior to undertaking any surgery on, or the felling of, any trees, a bat survey shall be carried out by a suitably qualified ecologist and the results submitted to the Local Planning Authority. If the presence of bats is established a mitigation scheme detailing how the work will be undertaken to minimise disturbance to bats shall also be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in full accordance with the approved scheme.**

**Reason - To minimise disturbance to bats and ensure compliance with national and international legislation which protects them. In the UK all bat**



species and their places of rest or shelter are fully protected from damage and disturbance under the Wildlife and Countryside Act 1981 and annex IV of the EC Habitats Directive effected in the UK by the Conservation (Natural EC Habitats & c) Regulations 1994. Planning Policy Statement 9 - Biodiversity and Geological Conservation requires developers to minimise disturbance to protected species and incorporate suitable mitigation and enhancement into development.

12. Prior to the commencement of the development a scheme and timetable for the provision of fire hydrants shall be submitted to, and agreed in writing by, the Local Planning Authority in consultation with the Chief Fire Officer and provision of the fire hydrants shall be made in accordance with the scheme and timetable.

Reason - To ensure a satisfactory form of development.

13. Prior to the commencement of development, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.

Reason - In order to ensure that the site meets the crime prevention guidelines

14. No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme and timetable of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The approved programme shall then be implemented in accordance with the approved timetable prior to any other works taking place on site.

Reason - To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy E7 of the Fenland District Wide Local Plan.

15. Prior to the commencement of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority which details the construction and surfacing of the roads and footpaths. The building(s) hereby approved shall not be occupied until the roads and footpaths associated with the building(s) have been constructed and surfaced in accordance with the approved scheme.

Reason - In order to ensure that adequate vehicular and pedestrian access is provided in the interests of highway safety.

16. Prior to the commencement of the development hereby approved adequate temporary facilities (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

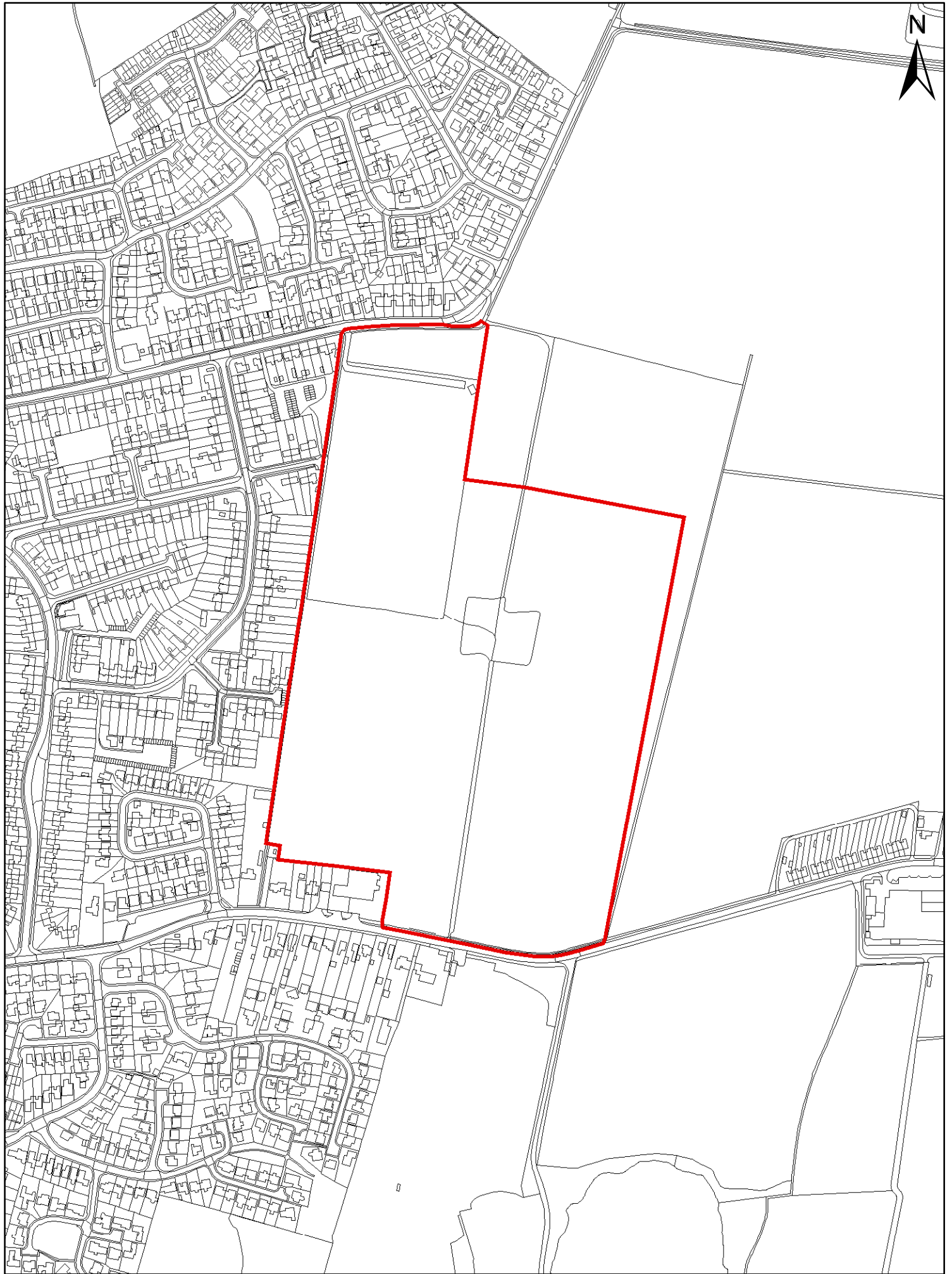
**Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway.**

**17. The permanent space to be reserved on the site for:**

- 1. turning;**
- 2. parking;**
- 3. loading and unloading;**

**shall be provided before the use commences and thereafter retained for no other purpose.**

**Reason – In the interests of highway safety.**



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Scale = 1:5,000





# ILLUSTRATIVE MASTERPLAN







## Whittlesey East Cambridgeshire



### Legend

- A** Site Access from Eastrea Road
- B** Site Access from Drybread Road
- C** Local Centre - with parking and service yard  
1 no. 4,000 sqft / 372 sqm convenience store  
2 no. 1,500 sqft / 140 sqm units  
3 no. 1,000 sqft / 93 sqm units
- D** 70 bed Nursing Home
- E** 50 bed Extra Care Hub  
45 no. 1 bed @ 500 sqft / 46 sqm  
5 no. 2 bed @ 625 sqft / 58 sqm
- F** 15 Close Care Bungalows - With communal garden area  
6 no. 1 bed @ 500 sqft / 46 sqm  
9 no. 2 bed @ 625 sqft / 58 sqm
- G** Main Avenue - linking Drybread Road with Eastrea Road
- H** The Crescent
- I** The Mews
- K** Homezones and Parking courts
- L** Central Public Open Space
- M** Equipped Play Areas
- N** Sports Fields
- O** Properties fronting Public Open Space
- P** Properties fronting Eastrea Road
- Q** Properties fronting Drybread Road
- R** Native Woodland Planting
- S** Existing Trees Retained
- T** Sustainable Drainage Ponds - with reedbeds and island planting
- U** Swales

### Landuse Budget

-  Total site area = 19.94 ha
-  Total residential area = 13.15 Ha  
Circa 460 dwellings at 35 per hectare
-  Local Centre = 0.5 ha
-  Nursing Home = 0.62ha
-  Extra Care and Close Care Facilities = 0.57 ha
-  Amenity Open Space = 5.1 ha

SCALE: 1:1250 @ A1