

F/YR11/0337/F

5 May 2011

Applicant: Green Park Homes Ltd.

Agent : Mr B Green

Newhaven Estate, Common Road, Whittlesey

Extension of existing caravan park and siting of 33 no. park home units

This proposal is before the Planning Committee as the application has been 'called in' by Councillor Mayor due to the historic complexities of the site and the difficulties in overcoming physical constraints. The recommendation is also contrary to the views of Whittlesey Town Council.

This application is a minor.

1. **SITE DESCRIPTION**

The site comprises an existing run down caravan park on the north side of Whittlesey. It contains a number of remaining caravans/mobile units although overall it is showing signs of underuse and deterioration. Any amenity value that the site once held has been eroded. The site is bounded by hedging with hedgerow trees – some of which are relatively mature. To the north of the park lies a grassed area previously used for the disposal/recycling of vehicles and as a landfill – although the extent of any landfill is not known. Beyond the northern boundary lies a playing field. To the west and east of the site lie residential dwellings backing onto Common Drove and Headlands Way. Vehicles visiting the park travel north along Common Road from Stonald Road. The park also contains a run down amenity block/meter housing. Infrastructure is in very poor condition within the site e.g. roads, drains, and electricity supply.

2. **HISTORY**

- | | |
|---------------|--|
| F/YR08/0220/F | - Extension of existing caravan park (21 static homes) Refused 21/05/2008 |
| WU/72/186/F | - Construction of 23 individual caravans and erection of toilet block. Granted 29/01/1973 |
| WU/70/92/D | - Use of land as a caravan site for 15 caravans & erection of toilet block. Granted 15/10/1970 |
| WU/69/109/D | - Extension to residential caravan site. Granted 13/03/1970 |

3. **CONSULTATIONS** *(received to date of report)*

Whittlesey Town Council

Recommend refusal based on the inadequacy of the following issues; layout, design, density, landscaping, access, parking, overdevelopment, infrastructure provision, levels, emergency access, flood risk, contamination and previous submissions.

CCC Valuation and Estates Officer

No objections subject to the provision of a suitable and secure (anti-vandal) boundary fence being erected along the northern boundary between the application site and the area of Public Open Space to the north.

Subsequent discussion took place regarding the upgrading of Common Drove Drain. It was agreed in principle that the applicant could contribute to the upgrading of the Common Drove Drain (by way of a Section 106 agreement) to a standard where it could be adopted by the North Level Drainage Board

CCC Environmental Health

The existing site has become very run down in recent years with a number of vans and rented structures falling into poor condition; also long standing infrastructure problems, frequent power failures, blocked drains, minor vandalism and anti social behaviour, fly tipping etc. We therefore welcome and support this proposal to regenerate the site as a modern homes development. Most of the occupied units on the site are now short term renters. However, there remain a small number of owners with protected rights under the Mobile Homes Act 1963 and with whom the site owners will need to negotiate to enable the development to proceed.

CCC Archaeology

Our records indicate that the site lies in an area of high archaeological potential, lying to the north of the suggested line of the Fen Causeway (CB15033), a major Roman routeway across the Fens. In addition, cropmarks (CHER 11047) to the west of the site are suggestive of a possible Bronze Age barrow. It is considered that archaeological remains survive on the site and that these would be severely damaged or destroyed by the proposed development. Therefore, a programme of archaeological investigation should be commissioned and undertaken at the applicants expense and secured through a

condition in line with Circular 11/95

FDC Environmental Protection

No objections as it is unlikely to have a detrimental effect on local air quality or the noise climate. The submitted soil investigation is noted and accepted. Based on the submitted information Environmental Protection is in agreement that the site does not pose an unacceptable risk to future site users if developed as proposed. Based upon the submitted information no further information regarding contamination is required.

North Level IDB:

I have now received the flood risk statement for the site and am able to withdraw my objection to this application. However, surface water disposal is to be via a combination of discharge to local surface water sewers and shallow soakaways. I am unsure how successful the soakaways will be during a prolonged wet winter, when the ground remains saturated for long periods. I also cannot support additional flows into the poorly maintained local surface water sewers, particularly as these ultimately outfall (without consent) into riparian owned watercourses and the washes.

Cambridgeshire Fire and Rescue Service

Should the planning authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.

Environment Agency

Having reviewed this FRA, we wish to maintain our objection to this application for the following reasons:

1) Part of the proposed development is located within an area of high flood risk, known as Flood Zone 3b 'functional floodplain', as defined by Planning Policy Statement 25 (PPS 25). The proposed development is classified as 'highly vulnerable', in accordance with table D.2 of PPS 25. Tables D.1 and D.3 of PPS 25 make it clear that this type of development is

not compatible with this Flood Zone and therefore should not be permitted.

2) The FRA submitted with this application does not comply with the requirements set out in Annex E, paragraph E3 of PPS 25. The submitted FRA does not, therefore, provide a suitable basis for an assessment to be made of the flood risks arising from the proposed development.

Way Forward

The following issues need to be addressed to enable us to withdraw our objection to this application.

1. As discussed with the applicant, we will object in principle to any development that lies within the Whittlesey Washes flood storage area (i.e. Flood Zone 3b), as this is contrary to PPS 25. The FRA currently states in Section 3.4 that some of the park home units will be located in this area.
2. Within Section 4.2, it is stated that the Environment Agency flood maps are used to indicate if a detailed FRA is required for a development. This is incorrect. Information about our flood maps can be found on the Environment Agency's website. The FRA needs to be updated accordingly.
3. The FRA attempts to extrapolate the levels from Moreton's Leam onto the site with the intention of showing that the site lies entirely within Flood Zone 1. The Whittlesey Washes are a designated flood storage area and the boundary cannot be altered in this way. The Washes are also designated a SSSI, SAC and SPA.
4. The FRA does not discuss how the Whittlesey Washes operate. This information should be included in the FRA.

5. Section 4.4 states that the site does not lie in close proximity to any tidal watercourses. However, the River Nene to the north of the site is tidal. The tidal limit of the River Nene is the Dog-in-a-Doublet sluice to the north west of the site. The FRA should be amended accordingly.
6. Following on from the above points, the FRA should be amended throughout, where applicable, to state that not all of the site lies within Flood Zone 1.
7. Following the above revisions to the FRA, the site layout plan should be revised accordingly so that none of the proposed park home units are located within Flood Zone 3.

Additional response received 15 December 2011

EA confirm that they would be willing to withdraw their objection to this application if the applicant were to enter into a Section 106 agreement to make a capital contribution towards improving Common Drove drainage channel allowing this to be taken over by the North Level IDB and agree that a surface water drainage condition should be imposed on any planning permission.

CCC Highways

The existing caravan park had 23 homes providing an average of 28 car parking spaces. The new proposal will clear the site but still leave 5 or 6 of the existing homes remaining with an average of 7 car parking spaces. The new development is for 33 new homes which is assumed includes the 5 or 6 homes that remain from the existing site. The new development provides for 33 car parking spaces plus 4 visitor spaces – 37 in total. Therefore there is only a net increase of 9 car parking spaces. Therefore if the planning authority is happy with the level of parking proposed on the site then the increase in vehicle

movements on to Commons Drove and the immediate surrounding highway network will be minimal and given the density of residential development already that is served then the highway authority could not raise objections to the proposal. However, the present access to the site is via Commons Road which is maintained highway for only part of its length. From the end of the maintained section the access to the site is via a rough gravel/stone track. The planning authority may wish to consider recommending to the applicant that this rough area is metalled thereby enhancing the approach to the site which would serve not only as an improvement for pedestrian and vehicles accessing the site but would also improve the appearance from a marketing point of view.

Local residents/interested parties: 27 contributions have been received from individuals in the vicinity raising the following issues:

- Wish to be rehoused and compensation paid if development proceeds.
- The high water table adjacent to our boundary will see an increase in concreted and paved areas which will substantially increase the risk of flooding to our property.
- No regard for existing trees and hedges.
- Contamination is suspected.
- Overdevelopment of the site.
- Inadequate sewerage facilities, electricity supply, narrow site roads, lack of open space.
- Increased vehicle movement onto the narrow and already overused road network.
- Noise and nuisance to adjoining properties.
- No children's play facilities.
- Devalue adjoining property.
- Builders lorries will cause congestion.

- Lack of adequate drainage and impact on local infrastructure.
- Will this be a temporary traveller site?
- Some of land may be 'common land'.
- Ownership is in doubt.
- Density too high.
- Impact on availability of schools, doctors and dentists.
- Out of character with area.

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 the amenities of adjoining properties;
-provide adequate access, parking, manoeuvring and amenity space. |
| E6 | To resist development which would adversely affect any ancient monument or other important archaeological site. |
| E7 | To allow the County Archaeologists the opportunity to investigate a site of interest prior to its development, where there is no over-riding case for preservation. |
| TR3 | To ensure that all proposed developments provide adequate car parking in accordance with the approved parking standards. |
| E20 | To resist any development which by its nature gives rise to unacceptable levels of noise, nuisance and other environmental pollution. To take account of the amount, type and location of hazardous substances where proposals are submitted involving these substances. |

E3 To retain existing trees and hedgerows. To impose, where appropriate, conditions on planning applications requiring landscaping and tree planting schemes. To request the submission of a landscaping scheme with planning applications on visually important sites.

PU1 To require new developments to make satisfactory arrangements for water supply, sewerage and sewage disposal, land drainage and flood protection matters.

East of England Plan

SS1 - Achieving Sustainable Development

ENV7 Quality in the Built Environment

Planning Policy Statements

PPS1 - Delivering Sustainable Development

5. ASSESSMENT

The proposal can be assessed against the following:-

- Site history
- Principle and policy implications
- Layout and density
- Design, layout and parking
- Access
- Service provision including flood risk, drainage and bin storage

Site History

Planning permission was granted in 1972 for the construction of 23 individual caravans and the erection of toilet block. A subsequent planning application for the extension of the caravan park for an additional 21 caravans was refused in 2008 for the following reasons:

1

"The proposal will result in an overdevelopment of the site by reason of the number of caravans proposed - 19; and, by reason of the inadequate sewage facilities; electricity supply; narrow site roads; and lack of any meaningful amenity space. As such the proposal is contrary to the provisions of Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003; and, Policies H3, E8 and TR3 the Fenland District-Wide Local Plan 1993.

2

The proposed development is unacceptable as it will give rise to increased vehicle movements from the site onto the local road network. In particular this will have implications for vehicle/vehicle visibility at the road junction with Plough Road/Stonald Road/Commons Road junction, which forms a “staggered cross-road” type of junction with Plough Road; and, for the use of Common Road on the approach to the site which is effectively a single carriage way road with limited opportunities for vehicles travelling in opposite directions to pass one another. As such, the proposal is unacceptable on the grounds of pedestrian and vehicle safety contrary to the provisions of Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003.

3

The proposed development is unacceptable because the cramped nature of the layout will have an adverse impact on residential amenities of occupants of the caravan site. There would be no communal amenity space and little in the way of private amenity space for each caravan. This is contrary to the provisions of Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan 2003; and, Policies H3, E8 and TR3 the Fenland District-Wide Local Plan 1993.

4

Notwithstanding the above reasons of refusal, the submitted 1:500 scale site layout plan, Drawing No. AA/PB/07/01 date stamped 3rd April, 2008, indicating a reduction from 21 to 19 units is inaccurate in that measurements taken on site do not tally with those scaled from this plan. This further indicates that the proposal represents an overdevelopment of the site.”

The current application proposes 33 caravans in total as opposed to the 44 (in total) refused in the above application.

Principle and Policy Implications

The proposal is situated within the Development Area Boundary and is within a predominantly residential area. The principle of residential/caravan/chalet development on this site is in accordance with planning policies but subject to other planning policies relating to the layout and density, design, means of access, parking, infrastructure and community facilities.

Layout and Density

The current application proposes 33 caravans as opposed to the 44 submitted in the last application. Whilst this is a high density of units, it is characteristic of the type of development proposed and is a considerable reduction over the last proposal. As such, it is considered to be acceptable.

Design, Layout and Parking

The design of the proposed units is of a high standard for this type of development and will transform the site from the existing unsatisfactory position. The layout has been amended through negotiation and incorporates a central open space feature with 4 visitor parking spaces. The layout is a grid pattern of equally spaced units which meet current fire and environmental health standards. Landscaping is to be retained around the periphery of the site and feature landscaping introduced internally to the site. Each unit will have 1 off street car parking space. The applicant has indicated that the

development will serve older persons. The road is also of a grid pattern and it is intended to bring it up to a hard surface standard but it will not be adopted by CCC Highways. The design is lacking in detail such as road corner radii but this can be the subject of planning conditions.

Access

CCC Highways advise that the increase in vehicle movements on to Commons Drove and the immediate surrounding highway network will be minimal and given the density of residential development already that is served then the Highway Authority could not raise objections to the proposal. However, Commons Road is only a maintained highway for part of its length, and has a difficult geometry. The applicant does not control the land necessary to resurface the unadopted part of the road in which case the application must be considered on its merits. Given that the proposed 33 no units is a reduction on the number of units refused under application F/YR08/0220/F, together with the fact that CCC Highways do not object to the means of access, the access arrangements are considered to be acceptable.

Service provision including Flood Risk, Drainage and Bin Storage

Issues in the development of this site are the proposed means of surface and foul water drainage, the elevation of the site above surrounding land and the capacity of surrounding drains/watercourses. There are 2 watercourses serving the site, the Common Drove Drain adjacent to the west of the site (outwith the applicants control) and an overgrown drain just within the east boundary of the site. FDC Legal have advised that the Common Drove drainage channel is classified as an 'Awarded Watercourse' which means that the Council does not own the watercourse but is responsible for its maintenance. FDC Property and Engineering Services, who are responsible for maintenance, advise that at present a basic level of maintenance is carried out on the drain but that negotiations are underway with the North Level Internal Drainage Board to have it taken over for maintenance by them. However, for this to take place the drain must be brought up to an appropriate standard which it is estimated will be in the order of £20,000.

The application will result in an increased drainage flow to the Common Drove drainage channel. The applicant has agreed that he will contribute to the upgrading of the Common Drove Drain (by way of a Section 106 agreement) to a standard where it could be adopted by the North Level Drainage Board. The details can be the subject of negotiation between the parties should the Planning Committee accept this recommendation.

With regard to the eastern drain it is understood that this is within the applicant's site (albeit overgrown) and the outfall eventually leads to the Common Drove drainage channel. A condition on the planning consent requiring drainage details to be submitted for approval prior to work commencing on site would allow this drain to be brought back to a satisfactory standard and diminish the possibility of flooding to adjoining gardens to the east.

The Environment Agency stated that they would be willing to withdraw their objection to this application if the applicant were to enter into a Section 106 Agreement to make a capital contribution towards improving Common Drove drainage channel allowing this to be taken over by the North Level IDB.

Other issues

The Architectural Liaison Officer and the Cambridgeshire Fire and Rescue Service were reconsulted over the application. The former previously recommended alterations to the layout under the previous application and these were incorporated. The latter recommended adequate provision to be made for fire hydrants and has reiterated that advice.

A bin storage strategy can be made a condition of consent.

Contributions

Contributors raised issues relating to the following relevant planning issues; high water table, existing trees and hedges, contamination, overdevelopment, adequacy of sewerage facilities, electricity supply, narrow site roads, lack of open space, increased vehicle movement onto the narrow and already overused road network, noise and nuisance, play facilities, density and character. All of these issues have been assessed during the course of the application and amendments to the application made and commented on above. From a planning point of view it is considered that, subject to the submission of further details which can be included as conditions of consent, the application as submitted will result in an adequate development of its kind.

Conclusion

The current application proposes a reduction in caravan units over the application previously refused. It has undergone considerable discussion and revision to bring it to a point where consultees are content with the submission subject to conditions and a Section 106 agreement. The proposal is in accordance with planning policy and will add value to an otherwise declining and unsightly development site.

6. RECOMMENDATION

Grant subject to the following conditions

- 1 The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

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

- 2 Prior to commencement of development full details shall be submitted and approved in writing showing the reinstatement of the drainage ditch on the eastern boundary of the site to link into the Common Drove drain. The works shall then be carried out in accordance with the approved scheme and therefore retained and maintained.**

Reason – To ensure satisfactory drainage of the site.

- 3 Prior to the commencement of development hereby approved, full details relating to the upgrade of the Common Drove drain to meet the Internal Drainage Board requirements shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved scheme**

and thereafter retained and maintained in perpetuity.

Reason – To ensure satisfactory drainage of the site.

- 4 All peripheral landscaping shown on drawing No. 1001-PL-1-10 date stamped 5 May 2011 shall be retained and prior to the commencement of development hereby approved, full details of both hard and soft landscaping shall be submitted and approved in writing by the Local Planning Authority. Such details shall include:**
- a) hard surfacing, other hard landscape features and materials;**
 - b) planting plans including specification of species and size;**
 - c) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife;**
 - d) location of all service runs;**
 - e) car parking layout;**
 - f) vehicle and pedestrian access and circulation areas;**
 - g) management and maintenance details.**

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.

- 5 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.

- 6 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 surface of the road. The caravans hereby approved shall not be occupied until the roads associated with the caravans 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.

- 7 Notwithstanding the details shown on drawing No. 1001-PL-1-10 date stamped 5 May 2011 prior to the commencement of development hereby approved further details relating to the internal road and parking layout radii shall be provided to ensure that adequate vehicle movement within the site is achievable. The development is then to be carried out in accordance with the approved scheme and thereafter retained and maintained.**

Reason – In order to ensure that adequate vehicular access is provided within the site.

- 8 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.

- 9 Prior to the commencement of any development, a scheme and timetable for the provision and implementation of foul and surface water drainage shall be submitted and approved in writing by the Local 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.**

Reason - To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of flooding.

- 10 Prior to commencement of development a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection shall accord with the agreed details and thereafter be retained in perpetuity unless otherwise agreed in writing.**

Reason - To ensure a satisfactory form of refuse collection.

- 11 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.

- 12 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.

- 13 That details of a suitable and secure (anti-vandal) boundary fence be submitted for approval prior to the commencement of work on site and thereafter erected along the northern boundary between the application site and the area of Public Open Space before the first caravan on site is occupied.**

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

A Section 106 Agreement in relation to a contribution to the upgrading of the Common Drove ditch with a view to adoption by the IDB shall be entered into.

INFORMATIVE

The applicant should be aware that if any existing caravans are to remain on the site, a further application will be required.

OFFICER UPDATE FOLLOWING 7 MARCH 2012 PLANNING COMMITTEE

This application was reported to the above Planning Committee where Members also considered the following written update:

Following the Planning Committee site visit on 29 February 2012 the following issues were raised.

- 1A) Site Density – 34 sites per hectare. Revised proposal 32 sites per hectare. Site licence approval is (maximum of) 50 sites per hectare. A revised plan has since been submitted showing all caravan spacing at the minimum 6 metre spacing distance as required by the site licence.
- 1B) Maintenance of Common Drove Drain. A meeting has been held with the North Level Internal Drainage Board and FDC. NLIDB have responded as follows.

“In light of possible improvements to the Common Drain, I would recommend that the developer discharges all surface water from the site into the improved Common Drain. This in turn discharges into a riparian drain before outfalling into Moretons Leam. For the Nene Washland Commissioners to accept an increase in run-off into this private watercourse an agreement with the landowners for the future maintenance of this watercourse will be required and then a development levy in accordance with the enclosed will be payable.

In principle I would encourage this solution for the area in question, with the cost of any drain improvement works immediately downstream of the site through to Moretons Leam also to be borne by the developer.”

The revised site plan shows the removal of plots 7 and 17 thus enabling a maintenance strip of 6 metres on the east side of Common Drove Drain and a further strip of approximately 3 metres for landscaping.

Additional Information received

- 1 Councillor Mayor has drawn attention to the number of developments which have taken place in the vicinity taking access onto and causing disruption to Commons Road and surrounding roads.

Comment – no objections have been received from CCC Highways

2. Cambridgeshire Fire and Rescue Service – no objections subject to provision of fire hydrants.
- 3 FDC Environmental Health – Advice given re. layout of site, the details of which have now been demonstrated in the revised submission.
- 4 Environment Agency - As your recommendation is to grant planning permission for the proposed development, subject to the applicant entering a section 106 agreement relating to improvements to common drove drainage channel, we consider that the following conditions should be imposed on any planning permission.

Condition 1:

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include details of how the scheme shall be maintained and managed after completion.

Reason:

To prevent the increased risk of flooding, to improve and protect water quality, and to ensure future maintenance of the surface water drainage system.

Condition 2:

The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason:

To ensure a satisfactory method of foul water drainage and to prevent the increased risk of pollution to controlled waters.

Condition 3:

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the local planning authority), the following components of a scheme to deal with the risks

associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) a preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) a site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) the results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason:

to prevent the pollution of controlled waters, in accordance with planning policy statement 23 (pps23) and the environment agency's groundwater protection (gp3) policies and position statements.

Condition 4:

Prior to the commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason:

To prevent the pollution of controlled waters, in accordance with planning policy statement 23 (pps23) and the environment agency's groundwater protection (gp3) policies and position statements.

Condition 5:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason:

to prevent the pollution of controlled waters, in accordance with planning policy statement 23 (pps23) and the environment agency's groundwater protection (gp3) policies and position statements.

COMMENT: The additional conditions recommended by the EA are acceptable and, together with the deletion of recommended condition 9 should be added to any planning consent notice.

CONTRIBUTORS

2 additional contribution letters have been received concerned about replacement accommodation and the detailed layout and maintenance of any drainage scheme approved.

In arriving at a decision Committee should be aware that the use of land as caravan sites is controlled by relevant planning legislation, whereas the physical standards and layout, amenities and other standards are controlled by a site licence issued under the Caravan Sites and Control of Development Act 1960. Section 5 of the Act enables local authorities to set licence conditions.

The Officer recommendation attached to this update was to Grant subject to the inclusion of the revised conditions recommended by the Environment Agency however the application was deferred by the Planning Committee to enable the issues arising through Member debate to be addressed by the applicant.

OFFICER UPDATE TO THE 2 MAY 2012 PLANNING COMMITTEE

Following deferral from the March Planning Committee, the applicant engaged a new architect/planning consultant who was requested to consider the following points raised at the Planning Committee meeting.

1. *I attach a copy of the draft minutes of the Planning Committee meeting for information. These minutes require to be finalised and agreed and should be read in that context.*
2. *I confirm having handed you a copy of the officer report and update report to the March Planning Committee.*
3. *We discussed flood risk issues and the parameters surrounding the proposed Section 106 agreement which are outlined in the officers report and minute. Your views would be appreciated.*
4. *Notwithstanding the terms of the officers report to the Planning Committee you will see from the attached minute that a view was expressed that the density of the site should be reduced given potential traffic generation from the site. A response would be appreciated.*
5. *A view was also expressed that there was insufficient car parking and more should be provided. A response would be appreciated.*
6. *Notwithstanding the terms of the officers report to the Planning Committee you will see from the attached minute that a view was expressed that you might offer a unilateral undertaking as explained at our meeting. A response would be appreciated.*
7. *The existing landscape plan is diagrammatic. A detailed landscape plan (existing and proposed), particularly in relation to the periphery of the site, would be helpful at this stage and should be included in any revised plan.*
8. *The Planning Committee requested details of refuse disposal arrangements as there was a view expressed that the internal roads were narrow and would not allow a bin lorry to enter the site to enable rubbish removal. A response would be appreciated.*

9. *An archaeology condition is proposed in the officers report. What are your intentions regarding archaeological survey work prior to commencement of work on site should planning permission be granted.*
10. *Proposals for street/internal lighting should be included in any revised plan.*

A revised plan was submitted and the agent made the following statements in response to the above.

1. *Noted and read.*
2. *Noted.*
3. *Greens Park Homes Ltd will employ a local contractor to improve the Common Drove drainage channel which lies adjacent to the western boundary of the site in agreement with relevant authorities. The applicant is aware that additional works further along the Common Drove are required and this will necessitate a S106 agreement or similar. If the applicant's contractor can undertake all of the work, this may be of benefit to everyone.*
4. *The site will be for over 50's only who are either retired or semi- retired, as is common with other sites owned by Greens Park Homes Ltd. Traffic generation would be spread throughout the day as the majority of residents will be retired. Therefore, there will not be any significant traffic movements during peak traffic periods i.e. 8am-9am and 4pm-6pm. It is estimated that average traffic movements into and out of the site will be no more than 10 to 20 vehicles per hour. Vehicles will exit and enter the site via Commons Road which is largely adopted, with only a short stretch which is private. Greens Park Homes Ltd is not in a legal position to resurface/upgrade this stretch of road as it is in third party ownership.*

The site license for Newhaven allows up to 50 residential caravans. The current proposal is only for 31. The layout fully complies with model standards which were approved nationally in 2008. These model standards represent good practice for all types of caravan sites, including residential caravan sites. The revised layout has been much improved and now incorporates a substantial area of community open space within the south western part of the site, where the two trees covered by a TPO are located. This area of community open space will be available for social activities for all the residents on the park and has the potential to integrate with the wider residential area.

5. *Each unit will have 2 dedicated off road parking spaces. In addition the revised layout allows for 4 visitor parking spaces. Due to the age profile of the occupiers of the site, it is likely that most units will only have 1 car. There will therefore be no pressure on surrounding roads in terms of on-street parking, as all parking will be catered for within the site.*
6. *The redevelopment of the site will provide retirement housing at affordable prices. This will mean that there will be less pressure on social rented housing in the area provided by either the Council or registered social landlords. In addition a very unsightly area of land will be significantly improved and good quality affordable housing will be available for long term residential use. This is particularly important given the new housing development in the immediate area, particularly to the west of the site.*

7. *The revised layout plan gives an indication of landscaping within and around the periphery of the site, including a strong hedgerow feature along the site's western boundary, the retention of the two trees covered by a TPO and the creation of a community open space area. The applicant would be content for a condition to be attached to any planning permission requiring the submission of a technical landscaping and management plan for approval by Fenland District Council.*
8. *The internal road layout has been reconfigured so that refuse lorries can enter the site, collect refuse bins and leave the site in a forward gear via a loop road. Peter Walls has been sent a copy of the layout in order to get confirmation that the Council will be able to uplift refuse from individual units rather than from collection points. If for any reason this is not acceptable, Greens Park Homes Ltd will employ a private contractor to uplift refuse, in discussion with Fenland District Council.*
9. *Two messages have been left with Dan McConnell, Assistant Archaeologist with Cambridgeshire County Council, to clarify the exact requirements of an archaeological condition. Dan McConnell has not yet returned my call. I would therefore expect a condition regarding archaeological investigations to be attached to any planning permission.*
10. *Greens Park Homes Ltd would prefer to have low level lighting as shown on the submitted revised layout. However, if Fenland District Council insists on high level lighting, that would be acceptable.*

The important point to emphasise is that the lawful use of the site is already as a residential park home site. The current condition of the site is poor and it will continue to deteriorate unless its redevelopment is permitted. There are established residential areas to the east and south with a new residential area to the west and a playing field to the north. I would hope that the Council would want to see this site upgraded and successfully integrated into the surrounding community.

All consultees and neighbours have been reconsulted on the revised plans and to date and the following responses have been received:

Environmental Protection Officer – No objections

Neighbour - One letter regarding biodiversity issues. These were taken into account when the application was being processed.

Neighbour – Suggested landscape retention in the north east corner. The plans were re-amended to allow for landscape retention by reducing the size of one caravan and repositioning 4 units.

The revised consultation period expires on 27 April 2012. Any additional responses will be reported in a final update report to the Planning Committee on 2 May 2012.

Conclusion

The new layout detailed proposes a one way circular road to service 31 units. Each unit would have 2 car spaces as opposed to the single space in the original plan and an area of landscaped open space would be formed as part of the maintenance reservation/amenity strip fronting the Common Drove drain. At the entrance to the site an amenity area would be formed adjacent to 2 trees which have recently been the subject of a Tree Preservation Order as suggested by Committee at the last meeting. The revised proposal is a significant improvement over the last proposal and is recommended for acceptance subject to the following.

RESOLUTION:

Grant subject to

- i) A Section 106 Agreement in relation to a contribution to the upgrading of the Common Drove ditch with a view to adoption by the IDB shall be entered into, and**
- ii) Conditions as follows:**

- 1 The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

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

- 2 Prior to commencement of development full details shall be submitted and approved in writing showing the reinstatement of the drainage ditch on the eastern boundary of the site to link into the Common Drove drain. The works shall then be carried out in accordance with the approved scheme and therefore retained and maintained.**

Reason – To ensure satisfactory drainage of the site.

- 3 Prior to the commencement of development hereby approved, full details relating to the upgrade of the Common Drove drain to meet the Internal Drainage Board requirements shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved scheme and thereafter retained and maintained in perpetuity.**

Reason – To ensure satisfactory drainage of the site.

- 4 All peripheral landscaping shown on drawing no. 5153/C/02 Revision A date stamped 19 April 2012 shall be retained and prior to the commencement of development hereby approved, full details of both hard and soft landscaping shall be submitted and approved in writing by the local planning authority. Such details shall include:**

- a) Hard surfacing, other hard landscape features and materials;**
- b) Planting plans including specification of species and size;**
- c) Details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife;**
- d) Location of all service runs;**
- e) Car parking layout;**
- f) Vehicle and pedestrian access and circulation areas;**
- g) Management and maintenance details.**

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.

- 5 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.

- 6 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 surface of the road. The caravans hereby approved shall not be occupied until the roads associated with the caravans 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.

- 7 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include details of how the scheme shall be maintained and managed after completion.

Reason - To prevent the increased risk of flooding, to improve and protect water quality, and to ensure future maintenance of the surface water drainage system.

- 8 The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reason - To ensure a satisfactory method of foul water drainage and to prevent the increased risk of pollution to controlled waters.

- 9 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1) a preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) a site investigation scheme, based on (1) to provide information for a detailed

assessment of the risk to all receptors that may be affected, including those off site.

3) the results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason - To prevent the pollution of controlled waters, in accordance with the National Planning Policy Framework and the Environment Agency's groundwater protection (GP3) policies and position statements.

- 10 Prior to the commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason - To prevent the pollution of controlled waters, in accordance with the National Planning Policy Framework and the Environment Agency's groundwater protection (GP3) policies and position statements.

- 11 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason - To prevent the pollution of controlled waters, in accordance with the National Planning Policy Framework and the Environment Agency's groundwater protection (GP3) policies and position statements.

- 12 Prior to commencement of development a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection shall accord with the agreed details and thereafter be retained in perpetuity unless otherwise agreed in writing.

Reason - To ensure a satisfactory form of refuse collection.

- 13 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.

- 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 That details of a suitable and secure (anti-vandal) boundary fence be submitted for approval prior to the commencement of work on site and thereafter erected along the northern boundary between the application site and the area of Public Open Space before the first caravan on site is occupied.**

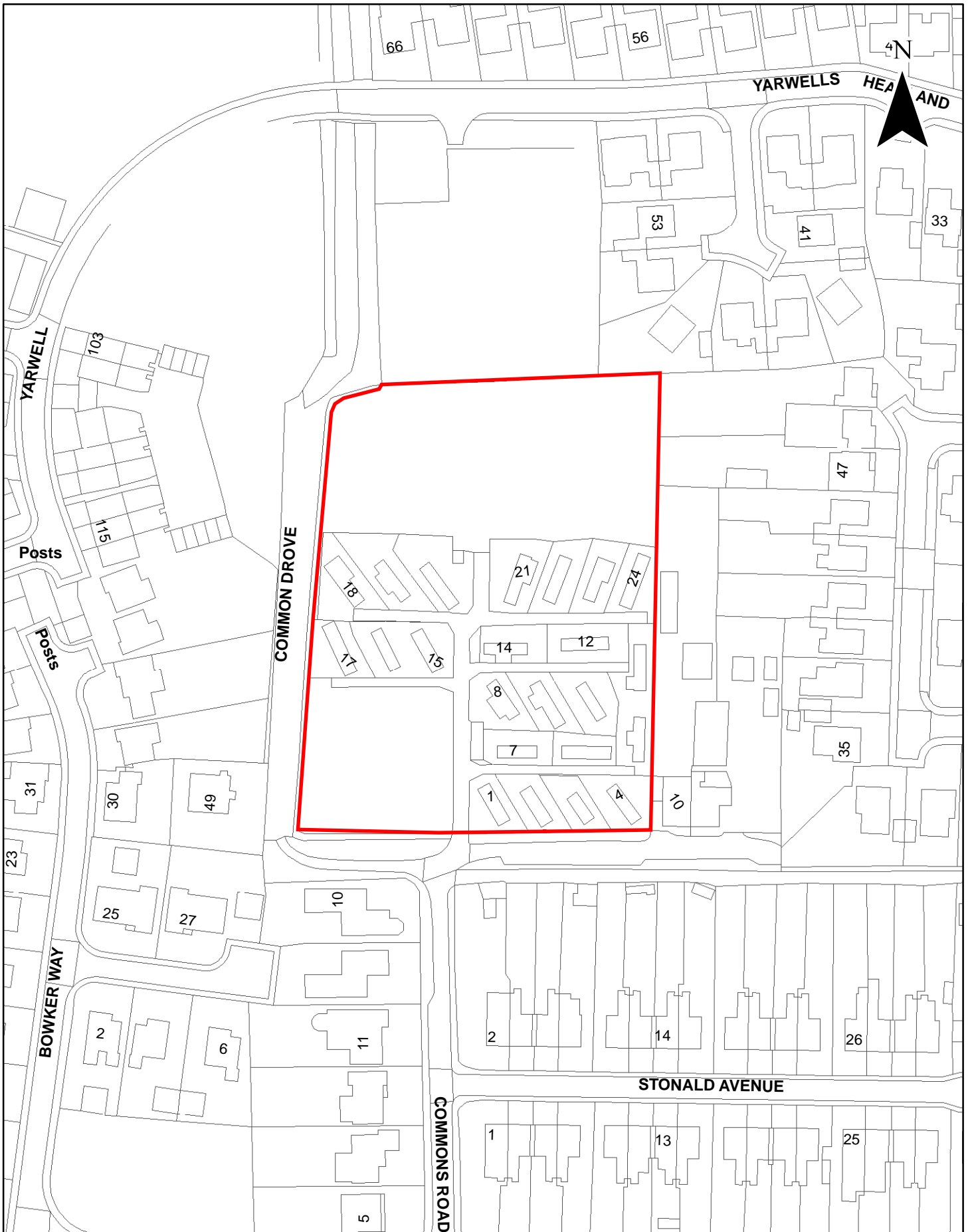
Reason - In order to ensure that the site meets the crime prevention guidelines.

- 16 For the avoidance of doubt all primary static caravan units shall be contained within each respective rectangular plot pitch boundary as delineated on drawing no. 5153/C/02 Revision A date stamped 19 April 2012.**

Reason – For the avoidance of doubt and in the interests of amenity and public safety

INFORMATIVE

The applicant should be aware that if any existing caravans are to remain on the site, a further application will be required.



Copyright Notice

This map is reproduced from Ordnance survey material with the permission of OS on behalf of the controller of Her Majesty's Stationery Office © Crown copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Fenland District Council 10023778, 2011.

Development Services
F/YR11/0337/F

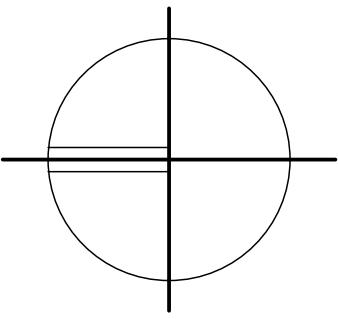
Scale: 1:1,250



NOTES
SITE TO COMPLY WITH CURRENT MODEL STANDARDS (2008)

- BOUNDARIES
ALL AS EXISTING
- DENSITY AND SPACING
6.0M MIN BETWEEN UNITS ADOPTED, 2M MIN UNIT TO ROAD AND BOUNDARY
- HARD STANDINGS
CONCRETE ON MEMBRANE BASES OVER FULL AREA OF UNITS AND EXTENDING 0.9M MIN OUT FROM THE ENTRANCES TO THE UNIT EXACT LOCATIONS WILL BE SITE SPECIFIC TO ROOT AND CANOPY CHARACTERISTICS
- ROADS, GA TEWAYS AND FOOTPATHS
SEE PLAN
- CAR PARKING
TWO CARS ONLY TO BE PARKED BETWEEN ADJOINING UNITS
SEE PLAN FOR VISITOR PARKING ARRANGEMENT
- WATER SUPPLY
AS EXISTING IN COMPLIANCE WITH BRITISH STANDARD 6700:1987
- DRAINAGE
ALL UNITS TO BE CONNECTED TO EXISTING SITE SYSTEM AND CAPABLE OF BEING SEALED WHEN NOT IN USE
EXISTING SYSTEM TO BE ALTERED AS NECESSARY TO ACCOMMODATE NEW ARRANGEMENT
- REFUSE
EACH STANCE TO HAVE AN APPROVED REFUSE RECEPTACLE TO BE CLEANED ONCE /WEEK MIN
- FIRE POINTS
FIRE POINTS TO BE LOCATED SO NO BUILDING OR UNIT IS GREATER THAN 30M DISTANT
TO BE HOUSED IN AN EASILY ACCESSIBLE, WEATHER PROOF STRUCTURE AND MARKED CLEARLY "FIRE POINT"
- SMOKE ALARMS SHOULD BE FITTED TO EACH CARAVAN
EQUIPMENT TO BE REGULARLY MAINTAINED AND A LOG KEPT
FIRE NOTICE TO INDICATE ACTION TO BE TAKEN IN CASE OF A FIRE
AND LOCATION OF NEAREST TELEPHONE TO BE LOCATED AT EACH POINT
GRASS AND VEGETATION TO BE CUT REGULARLY ADJACENT TO UNITS
COMBUSTIBLE MATERIALS BETWEEN AND UNDER THE UNITS SHOULD BE REMOVED
- TELEPHONE
PROVIDED ON SITE FOR CONTACTING EMERGENCY SERVICES
FULL SITE ADDRESS TO BE DISPLAYED AT TELEPHONE
- ELECTRICAL INSTALLATIONS
TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT TEE REGULATIONS
- LOW LEVEL LIGHTING BOLLARD

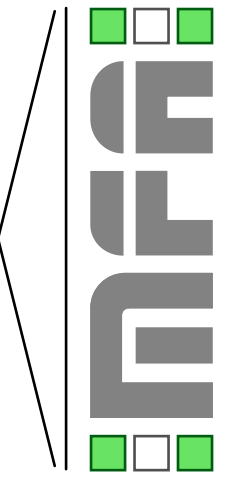
NORTH



MONTGOMERY . FORGAN . ASSOCIATES

ARCHITECTS +
TOWN PLANNING
CONSULTANTS

EDEN PARK HOUSE
CUPAR, FIFE, KY15 4HS. TEL: 01334-654936 FAX 01334-656629
e-mail: admin@montgomery-forgan.co.uk



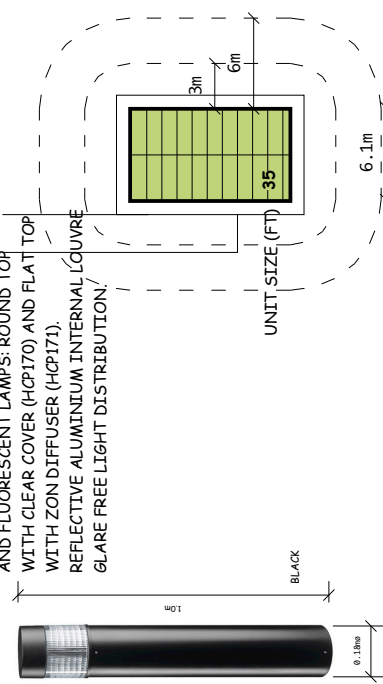
Project
PROPOSED DEVELOPMENT OF 31 NO PARK HOMES,
COMMONS ROAD, NEWHAVEN ESTATE, WHITTLESEY
FOR GREEN PARK HOMES LTD

Drawing
SITE PLAN (31 UNITS @ 40'

Scale 1:500
Date APRIL 2012
Drawn Checked

Drawing Number 5153 / C / 02
Revision A

1. THIS DRAWING IS COPYRIGHT, RESERVED AND REMAINS THE PROPERTY OF MONTGOMERY FORGAN ASSOCIATES.
2. THE CONTRACTOR AND HIS SUBCONTRACTORS/SUPPLIERS ARE TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING ON SITE/MANUFACTURE OF GOODS/MATERIALS.
3. THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE ARCHITECT ANY DISCREPANCIES CONTAINED IN THIS DRAWING PRIOR TO WORK COMMENCING. WHERE RELEVANT THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DESIGN DRAWINGS AND SPECIFICATIONS.



TYPICAL PLOT

SCALE 1:500 m