



### 3. PLANNING POLICIES

#### 3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 54: Rural exemption sites.

#### 3.2 East of England Plan

Policy ENV7 – Quality in the Built Environment

#### 3.3 Draft Fenland Core Strategy:

CS1: Spatial Strategy, The Settlement Hierarchy and the Countryside.

CS2: Growth and Housing.

CS10: Rural Areas Development Policy

CS14: Delivering and Protecting High Quality Environments across the District.

#### 3.4 Fenland District Wide Local Plan:

H3 – Settlement Development Area Boundaries

H14 – Affordable Housing.

E1 – Conservation of the Rural Environment

E8 – Proposals for new development.

### 4. CONSULTATIONS

#### 4.1 *Parish/Town Council*

The Parish Council support the application as they want to help provide affordable homes for local people. Planning conditions must be imposed to ensure the dwellings remain affordable for local people in perpetuity and are subject to the Local lettings agreement policy for rural exception sites as discussed with the relevant parties.

#### 4.2 *CCC Highways*

Initially responded requesting further information relating to the highway layout within the site and adjoining the main road.

Following the receipt of an amended plan the response was that the plan identifies the required details and shows that an existing tree will need to be removed to the east of the junction. Visibility splay and footpath conditions will need to be imposed.

#### 4.3 *Environment Agency*

Request a condition in relation to the submitted Flood Risk Assessment and proposed flood mitigation measures.

- 4.4 **FDC Scientific Officer** There is little requirement to ask for sampling at the site unless suspect soils are discovered during development. As such there is no requirement for a Phase 2 investigation. Certification for any soils brought onto the site is required.
- 4.5 **CCC Police Architectural Liaison Officer** Limited parking surveillance can be mitigated by, but not completely overcome by, the introduction of fencing that allows surveillance, i.e. trellis topped. The parking for plots 1 and 12 may result in vehicles being parked on Main Road. It is essential for street lighting to be provided. The open space should be bounded by fencing that allows for some surveillance and suitable shrubs are requested to be planted against the gables of the adjacent dwellings to reduce the risk of ball games being played against these dwellings.
- 4.6 **Planning Agreements (S106 Officer)** This application is for a Rural Exception Site, as such the site is wholly Affordable Housing which will need to be occupied in accordance with a cascade which will be set out via a Section 106 Agreements. As this site is wholly Affordable Housing, there are no Education Contribution requirements in accordance with the Supplementary Planning Guidance
- 4.7 **FDC Housing Strategy** The proposed site layout plan has been developed with the parish council with the aim to provide a high quality rural scheme, in keeping with the village and maximising the funding available. A particularly important feature is the open space to the rear of the site which offers a view of the open countryside beyond. A local lettings policy forms part of the S106 Agreement ensuring that local families benefit from this affordable housing opportunity.
- 4.8 **Cambs Fire and Rescue Service** Request that adequate fire hydrant provision be secured through an informative.
- 4.9 **CCC Archaeology** Request that an archaeological investigation condition is included on any permission given.

#### 4.10 **Local Residents:**

4 letters of objection received raising the following concerns:

- Concerns over highway safety. Main Road is a fast moving road and children walk along it.
- The access will be close to the surgery access.
- The Core Strategy says new development in Parson Drove should be restricted to 2 dwellings.
- Who has determined that there is a need in Parson Drove for Affordable Housing? There are few jobs available that would require new housing for local workers.
- Can the local school cope with the additional children?
- Who are the dwellings for?
- Development is in the wrong place. Children will have to walk quite a distance to the school along the busy road.
- The development will have an adverse visual impact on the character of the village.
- The proposal would affect local wildlife and views across the fields.
- Loss of privacy.
- Concerns over resulting light pollution.

### 5. **SITE DESCRIPTION**

- 5.1 The site currently comprises an area of agricultural land measuring approximately 0.4 hectares in size. The site is located on Main Road in Parson Drove, with the existing surgery adjacent to the West. There are dwellings to the North of the site, across Parson Drove, and to the East and South there is open agricultural land. The site sits adjacent to the boundary of the main settlement.

### 6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:
- Principle and policy implications
  - Siting and design
  - Highway safety.

#### (a) Principle and Policy Implications

The application site is outside of any settlement core, but is in an area characterised by some residential development and is also closely related to the existing doctors' surgery. The proposal has been considered in line with the Development Plan Policies and National Guidance detailed in the Policy Section of this report.

The NPPF seeks to promote sustainable development in rural areas where it will maintain the vitality of rural communities. This is further supported by the

policies within the Local Plan and Emerging Core Strategy where it is determined that new development in villages will be supported where it contributes to the sustainability of the settlement and does not harm the wide, open character of the countryside.

Policy CS10 of the Fenland Communities Development Plan Emerging Core Strategy Draft Consultation is relevant in this instance and lists the general good practice criteria. The criteria listed in this policy details that the site should be in or adjacent to the existing developed footprint of the village, would not result in coalescence with neighbouring villages, would not have an adverse impact on the character and appearance of the surrounding countryside, should be in keeping with the shape and form of the settlement, respects natural boundaries, would not result in the loss of high grade agricultural land and would not result in risks or unacceptable nuisances to residents and businesses. This site is an existing area of open land which sits adjacent to other developed sites. As such it is considered in this instance that the site is adjacent to the developed footprint of the village and will not have an adverse impact on the form and character of the area. In addition, Policy CS10 states that 'as an exception to normal policy... [development] will be considered more flexibly for development schemes in rural areas which provide at least 70% affordable housing on site for local people, with considerable weight being attached in the decision making process to the provision of the affordable housing.' It is considered that the development of this site falls within the spirit of Policy CS10 which addresses development outside of the settlement core. As such the principle of residential development on this site is considered to be acceptable.

In addition, Policy CS1 identifies Parson Drove as a limited growth village and highlights that small village extensions may be appropriate of up to 12 dwellings, when 9 affordable units are included within the proposal.

Policy H14 of the Fenland District Wide Local Plan 1993 advises that the district council will 'in exceptional circumstances consider releasing unallocated land outside development area boundaries for the provision of affordable housing to meet special local needs.' The policy includes a number of criteria for the provision of affordable housing, which includes the retention of the dwellings as affordable and availability for local people, the capability for long term management, and the need for the site to adjoin a settlement where there are adequate local services and facilities. The Policy advises that the scheme should meet highway requirements and the development must be subject to appropriate legal agreements. The site sits adjacent to a surgery and there is a local school along Main Road. A Section 106 Agreement will need to be entered into to secure the entire site as affordable housing in perpetuity. The agreement will also introduce a cascade agreement as to who can occupy the units.

(b) Siting and Design

The proposal is for 12 affordable dwellings with a mix of 2-bed and 3-bed dwellings. The site comprises semi-detached dwellings, all of which are to be 2-storey, sited around a central access road. The development also includes an area of open space to the Southern boundary. Each dwelling has 2 parking spaces with an additional 5 visitor parking spaces and each dwelling also has its own private amenity space. There are a mix of dwelling styles and designs

in the surrounding area and the proposed dwellings are of a relatively traditional design, which is not considered to have an adverse impact on the appearance of the character of the surrounding area. The comments from the Police Architectural Liaison Officer are noted and consideration has been given to these in relation to the proposed layout, which has been lead by the requirements of the Parish Council. In relation to the Police Architectural Liaison Officers comments it is proposed to include conditions in relation to the proposed fencing and lighting schemes to be submitted and approved prior to the commencement of development.

(c) Highway Safety

The proposed development includes a vehicular access off Main Road, which runs centrally within the site. Each dwelling has 2 parking spaces with 5 additional spaces proposed for visitors. The proposed layout plan demonstrates that the required visibility splays can be achieved and also includes the provision of a new footpath link as the site currently does not benefit from a footpath to the front. These requirements are in line with the Local Highways comments and can be secured by condition. No objections in terms of highway safety have been received from the Local Highways Authority.

**7. CONCLUSION**

- 7.1 The key policies for consideration have been summarised at the beginning of this report, with Policies H14, CS1 and CS10 being particularly relevant in relation to this application. In this instance in this location the proposal is considered to be acceptable in terms of siting and design and will not give rise to any adverse visual, highway or residential amenity impacts. As such the proposal is recommended for approval with appropriate planning conditions and subject to the signing of a Section 106 Agreement relating to ongoing tenure. It should be noted that as a wholly affordable scheme no additional Section 106 contributions are appropriate.

**8. RECOMMENDATION**

**Grant – Subject to a Section 106 Agreement and 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 the commencement of the development hereby approved full details of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved particulars and retained in perpetuity thereafter.**

**Reason - To safeguard the visual amenities of the area.**

3. **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 dwellings and retained in perpetuity thereafter.**

**Reason - To ensure that the appearance of the development is satisfactory and to ensure that the private areas of the development are afforded an acceptable measure of privacy and to ensure adequate surveillance of the site.**

4. **Notwithstanding the submitted details, prior to the commencement of the 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 the occupation of any dwellings and retained thereafter in perpetuity.**

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

5. **The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by Michael Thomas Consultancy LLP, ref. 1240/12 - FRA Rev B, dated August 2012, and the following mitigation measures detailed within the FRA:**

1. **Flood resilient and resistant construction will be used within the development, as specified within paragraphs 4.4. and 4.5;**
2. **Identification and provision of safe route(s) into and out of the site to an appropriate safe haven, as detailed in paragraphs 5.6 and 5.8;**
3. **No sleeping accommodation will be located on the ground floor of the development;**
4. **Finished floor levels will be set no lower than 1.2m above Ordnance Datum (AOD).**

**The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.**

**Reason -**

1. **To reduce the risk of flooding to the proposed development and future occupants.**
2. **To reduce the impact of flooding on the proposed development and future occupants.**

6. **No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.**

**Reason - In order to protect any archaeological remains found on site.**

7. **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 an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy. Details of any soil to be imported to the site shall be submitted to and certified in writing by the Local Planning Authority.**

**Reason - To control pollution of land and controlled waters in the interests of the environment and public safety.**

8. **Prior to the first occupation of the development, the shared surface street shall be provided at a width of 5.5 metres with a minimum of 0.5 metre maintenance strip adjacent.**

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

9. **Prior to the first occupation of the development hereby approved, vehicle to vehicle visibility splays of 2.4m x 120m and pedestrian visibility splays of 1.5m x 1.5m shall be provided at the junction with Main Road.**

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

10. **Prior to the commencement of the development hereby approved, the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to:**

**a) enter, turn and leave the site in forward gear;**

**b) park clear of the public highway**

**shall be levelled, surface and drained and thereafter retained for no other purpose in perpetuity.**

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

11. **Prior to the occupation of the development hereby approved, the proposed footway link shall be constructed to a minimum width of 1.8m.**

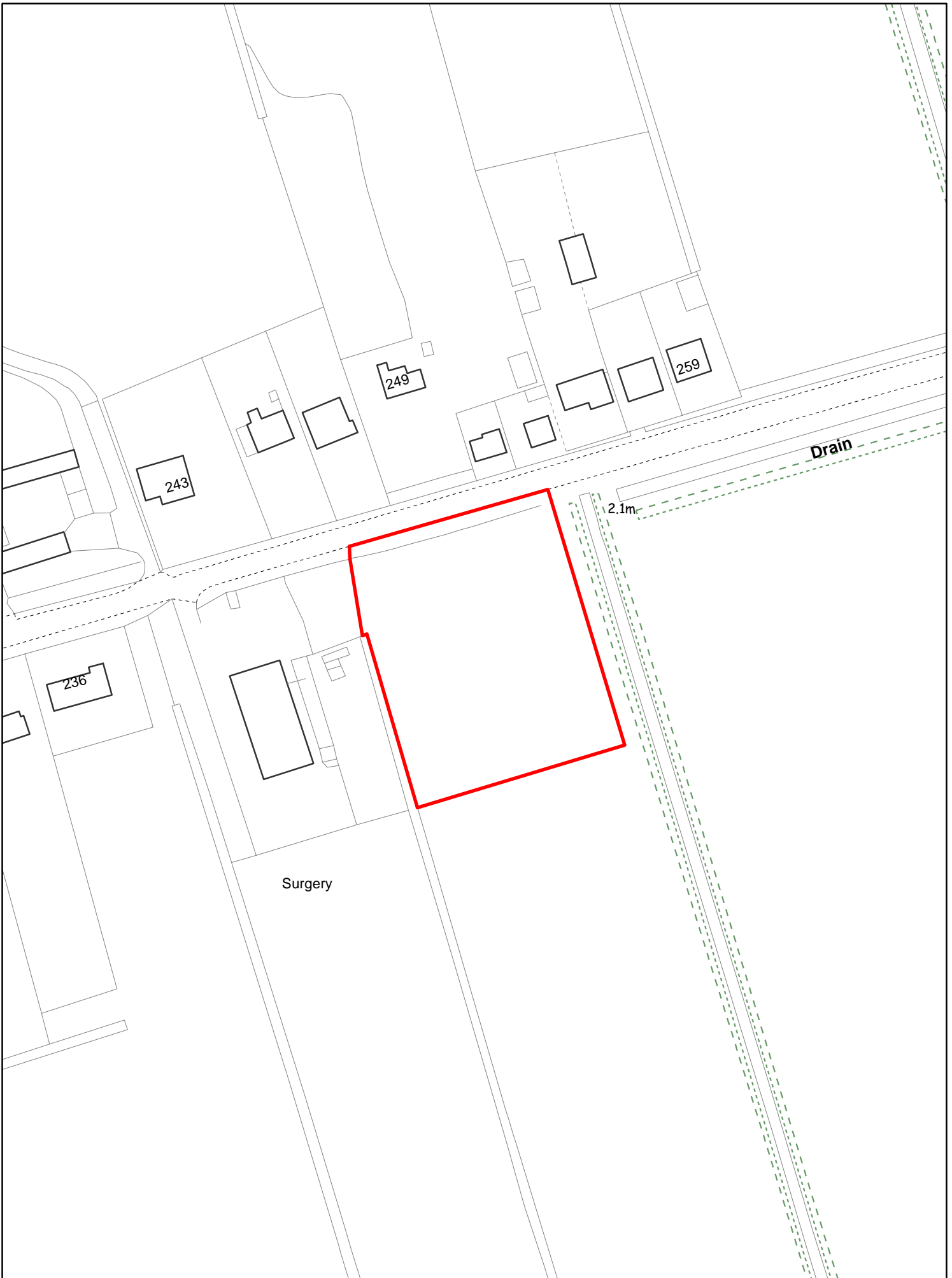
**Reason - In the interests of highway safety.**

12. **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 5837:2012. 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 development for Building Regulations purposes.**

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

13. **Approved Plans**





Created on: 18/09/2012

F/YR12/0684/F

© Crown Copyright and database rights 2012 Ordnance Survey 10023778

Scale = 1:1,250



THIS DRAWING IS THE PROPERTY OF RICHARD PIKE ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE. IT IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR PARTIALLY, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF RICHARD PIKE ASSOCIATES. THE DRAWING IS TO BE USED ONLY FOR THE PROJECT SPECIFICALLY IDENTIFIED IN THE TITLE AND FOR THE SITE SPECIFICALLY IDENTIFIED IN THE TITLE.

Site Area: 4028m<sup>2</sup>  
 Schedule of accommodation:  
 Type A = 2B/4P House  
 Type B = 3B/5P House  
 Parking  
 24 x Residential spaces  
 5 x Visitors spaces



- PV - PV Panels
- ASHP - Air Source Heat Pump

DRAWING FOR COMMENT ONLY  
 THIS DRAWING SHOULD BE  
 CONSIDERED PROVISIONAL  
 - UNTIL RECEIPT OF  
 WRITTEN CLIENT APPROVAL

| Rev | Date       | Description   |
|-----|------------|---|
| D   | 14.08.2012 | Sheets added to rear gardens  |
| C   | 09.08.2012 | Updated in line with comments made at Parish Council meeting 08.08.12 |
| B   | 12.07.2012 | Updated in line with comments made at Parish Council meeting 11.07.12 |
| A   | 02.07.2012 | Updated in line with additional comments                              |

**Richard Pike Associates**  
 Building, Design and Planning Specialists  
 4 Neherconesford 93-95 King Street Norwich Norfolk NR1 1PW  
 t: 01603 811323  
 e: info@richardpike.co.uk  
 www.richardpike.co.uk

**ISO 9001**  
 ACCREDITED CONTRACTOR

**exor**  
 ACCREDITED CONTRACTOR

**Project Details**  
 Redevelopment of site at  
 Parson Drove  
 Cambridgeshire

**Client**  
 Foster Property  
 Developments Ltd

**Drawing**  
 Proposed Layout

**Date**  
 June 2011

**Scales**  
 1/250 @A1

**Drawn LM**  
 Checked

**Drawing No.**  
 8580-1000

**Issue**  
 FOR COMMENT ONLY

All dimensions must be site checked and not scaled from this drawing

