

Application Number: F/YR13/0473/RM
Major
Parish/Ward: Kingsmoor, Whittlesey
Date Received: 21 June 2013
Expiry Date: 20 September 2013
Applicant: Mrs A Lea, Larkfleet Homes
Agent: n/a

Proposal: Erection of 120 x 2-storey dwellings comprising; 3 x 2-bed flats, 5 x 2-bed dwellings, 87 x 3-bed dwellings, 22 x 4-bed dwellings and 3 x 5-bed dwellings with associated garages and landscaping
Location: Land at Bassenhally Farm, Eastrea Road, Whittlesey

Site Area: 3.094ha

Reason before Committee: The officer recommendation is at variance to the response of the Town Council

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks approval for the first phase of reserved matters relating to a site known as Bassenhally Farm which lies to the north of Eastrea Road, Whittlesey. Originally outline planning permission was granted in March 2012 for a residential/mixed scheme of approx 460 market and affordable dwellings, a 70 bed nursing home and a local centre. Associated landscaping, water attenuation features and highway works were also included in the consent. The access details were committed at this stage. In June 2013 consent was granted for the variation of condition 21 of the original outline consent to allow the relocation of the roundabout. The principle of development has therefore been established on this site.

The key issues to consider are:

- Policy and Principle Issues
- Design, Layout and Residential Amenity
- Other matters of relevance

The key material considerations have been assessed and balanced against current Local and National Planning Policies. As a result the proposal is considered to conform to these policies through the submitted design and layout and is recommended for approval.

2. HISTORY

2.1	F/YR12/0723/F	Variation of condition 21 of planning permission F/YR10/0904/O to allow relocation of the roundabout	Granted – 4/6/13
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- 2.2 F/YR10/0930/F Residential/Mixed Development of 460 (approx) market and affordable dwellings , 70 bed nursing home, extra care accommodation, local centre and associated landscaping, open space, water attenuation features and highway works Granted 5/3/12
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3. PLANNING POLICIES

3.1 National Planning Policy Framework (NPPF):

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 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 109: Conserving and enhancing the natural environment.

Section 6: Delivering a wide choice of quality homes

3.2 Fenland Local Plan Core Strategy – February 2013 (Core Strategy):

CS1: Presumption in favour of sustainable development

CS3: Spatial Strategy, The Settlement Hierarchy and the Countryside.

CS5: Meeting Housing Need

CS7: Urban Extensions

CS11: Whittlesey

CS16: Delivering and Protecting High Quality Environments across the District.

3.3 Fenland District Wide Local Plan:

H3 – Settlement Development Area Boundaries

E8 – Proposals for new development.

H4 - Proposed the addition of 6500 dwellings in the market towns including the identification of 1540 in Whittlesey.

4. CONSULTATIONS

4.1 *Town Council*

Recommend objection based on the basis that there has been no demonstration about how the design of this aspect of the site will contribute to the mitigation of the use of the Drybread Road access given that assurance that minimal traffic would use the Drybread Road exit. Furthermore the Council also reject the application based on the grounds below;

NO access ever via Bassenhally field in to Crescent Close recreation ground. Access is via one large and one small gate adjacent to her property in Crescent Close. PALO registered a complaint from police, this is a burglar's charter and a rat run, therefore police object.

		Pathway from Feldale football field is narrow strip of land used by dog walkers – NEVER an official path. Dyke is in place length of Bassenhally field to drain water from the site.
4.2	<i>Anglian Water</i>	No comment to make.
4.3	<i>Middle Level Commissioners</i>	Oppose the development until further work is carried out and suggest a meeting to take the matter forward.
4.4	<i>FDC Housing Strategy Officer</i>	Support. Viability work at the outline stage determined that this phase of development can support 16% affordable dwellings which equates to 19 affordable homes. It has been agreed that 13 rented homes and 6 shared ownership units will be provided through a mix of 2, 3 and 4 bed properties.
4.4	<i>FDC Scientific Officer/Environmental Health</i>	No objection as proposal unlikely to have detrimental effect on local air quality or noise climate once completed. Contamination condition imposed on outline consent still stands and will require full discharge. Consideration should be given to the control of construction activities to prevent complaints of noise and dust.
4.5	<i>Police Architectural Liaison Officer</i>	Comments awaited and update to be provided at meeting.
4.6	<i>CCC Waste</i>	Have responded as if application were in outline and requested detailed conditions covering a Construction Environment Management Plan and detailed waste Management and Minimisation Plan.
4.7	<i>FDC Arboricultural Officer</i>	Comments awaited on landscaping plan and will be reported at the meeting.
4.8	<i>CCC Highways</i>	Requests amendments to submitted plan to include comprehensive dimensions of all highway features. An amended plan has been received addressing these points and further comments will be reported via an update.
4.9	<i>Local Residents:</i>	One letter of objection has been received from a local resident raising the following issues; <ul style="list-style-type: none"> ▪ Road access to Peterborough already difficult and extra vehicles will not improve matters ▪ The secondary school is already over subscribed

- Impact on quality of life of those who live in area and enjoy the wild fruits, open fields , dog walking routes and peaceful, quiet countryside
- Buildings will be shoddily built, minimum permissible quality and eco standard with under-sized rooms and gardens
- No clear joined up thinking about how Whittlesey will look in 25 years

5. **SITE DESCRIPTION**

- 5.1 The site is located on the northern side of Eastrea Road and on the eastern edge of Whittlesey. The area lies within Flood Zone 1 and the site is in agricultural use. The area is relatively open and flat, however a hedge runs along the site frontage to Eastrea Road. There are no immediate neighbours to this first phase of the development.

6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:
- Policy and Principle Issues
 - Design, Layout and Residential Amenity
 - Other matters of relevance

Policy and Principle Issues

The principle of residential development on this site was established when outline consent was granted in 2012 and the consent varied earlier this year. It would therefore be inappropriate to revisit issues relating to the principle of residential development on the site. At the time of the outline application the matter of access was committed to establish the main access points into the site. It was agreed that the main highway access will be via a circular access road within the site with entry from Eastrea Road and Drybread Road.

This reserved matters submission requires the following matters to be considered:

- Appearance
- Landscaping
- Layout, and
- Scale

Policy CS16 of the Core Strategy sets out a number of criteria which must be satisfied in order for any new development to be supported. These criteria cover a wide range of issues including biodiversity; local character; residential amenity; private amenity space; public open space and landscaping. The NPPF states that in pursuing sustainable development the choice of high quality homes should be widened and Local Planning Authorities should seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. These policy issues will be explored when considering the design and layout of the scheme.

Design and Layout and Residential Amenity

The submitted scheme is for a development of the following mix of properties:

- 3 x 2-bed flats
- 5 x 2-bed dwellings
- 87 x 3-bed dwellings
- 22 x 4-bed dwellings
- 3 x 5-bed dwellings

plus associated garages and landscaping.

The proposal seeks to deliver a high quality scheme to accord with criteria set out in policy CS12. The proposed layout has been informed to a certain extent by the indicative master plan submitted at the outline stage. All dwellings are 2-storey and consist of a variety of external finishes including red brick, buff brick, double pantiles and tiles giving a slate like appearance. The elevations provide a varied street scene given that there are fifteen house types within the layout.

The majority of the plots have a reasonable amount of private garden land, meeting the minimum of a third of the plot size to be set aside as private amenity space. In addition it should be noted that the layout provides areas of public open space, sustainable drainage features (swale) and an area of retained trees in order to give the proposal a natural, more spacious feel.

The development meets the requirement for a minimum of 2 parking spaces for each 2 and 3-bed dwelling and 3 parking spaces for 4 bed dwelling. All parking spaces are a minimum of 2.5 m x 5 m with some garage spaces provided.

The development of this site will not cause any overlooking or neighbour amenity issues as there are no near neighbours to this phase of the development. The layout takes into account privacy for the proposed occupiers of this phase and future phases in terms of the orientation of dwellings and the use of obscured glazing in non-habitable rooms where appropriate.

Updated reports on biodiversity matters have been provided which confirm that the potential ecological constraints identified in the original survey in were found to be much the same when re-surveyed. Ecological conditions were imposed on the outline consent which cover the submission of a bat survey and protection of vegetation during the bird breeding season.

A comprehensive landscaping scheme has been provided which shows extensive planting at the entrance to the site in the form of trees and hedging, as well as throughout the site in order to provide visual interest and a natural environment.

Other matters of relevance

- The Town Council has objected to this application on grounds relating to the lack of information concerning the use of the Drybread Road access and potential pedestrian links identified on the indicative master plan submitted at the outline stage.

These points relate to issues which will be covered by future phases of the development and these objections will be material to the consideration of applications when they come forward. It is important to remember that the matter of access was fully explored and resulted in an approval at the outline stage, hence is not a reserved matter for consideration as part of this proposal.

- The S106 agreement attached to the outline consent required the provision of 16% affordable units as part of the phase 1 development. 19 units have been identified on the plan in order to meet this requirement.
- The County Council have requested that conditions be imposed relating to a Construction Environment Management Plan and detailed waste Management and Minimisation Plan. As these conditions were not identified at the outline stage and do not directly relate to the matters reserved it is not possible to impose them at this stage.

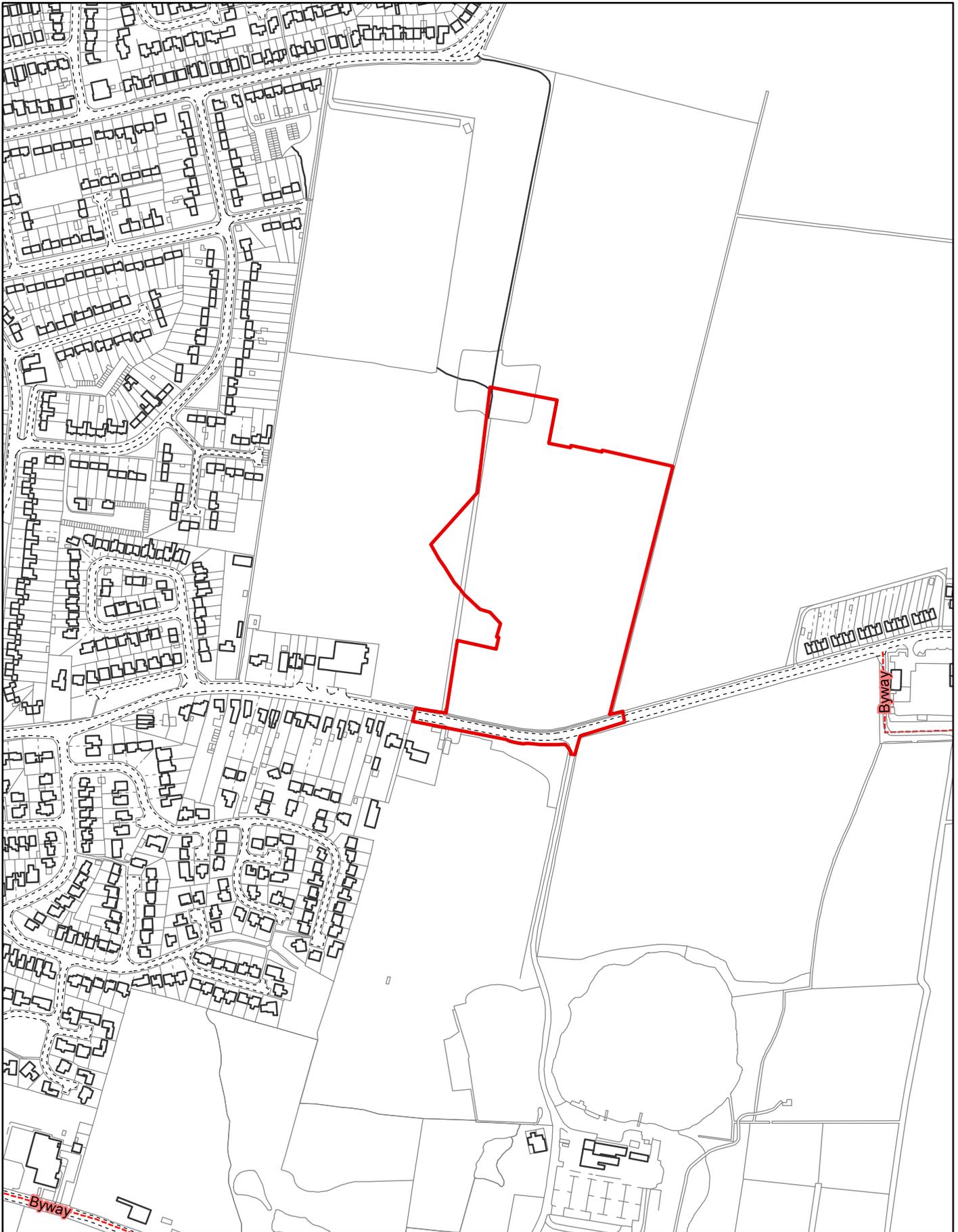
7. CONCLUSION

7.1 The principle of developing this site has been established through previous consents. The outstanding reserved matters relate to the layout of the site, the scale of the buildings, the landscaping and the appearance of the scheme. The report has demonstrated that the submitted scheme for the first phase of the development conforms to the provisions of the NPPF and Core Strategy and has adhered to the principles laid down in the outline consent. As a result the recommendation is to approve the reserved matters application.

8. RECOMMENDATION

Approve

1. Approved plans



Created on: 24/07/2013

F/YR13/0473/RM

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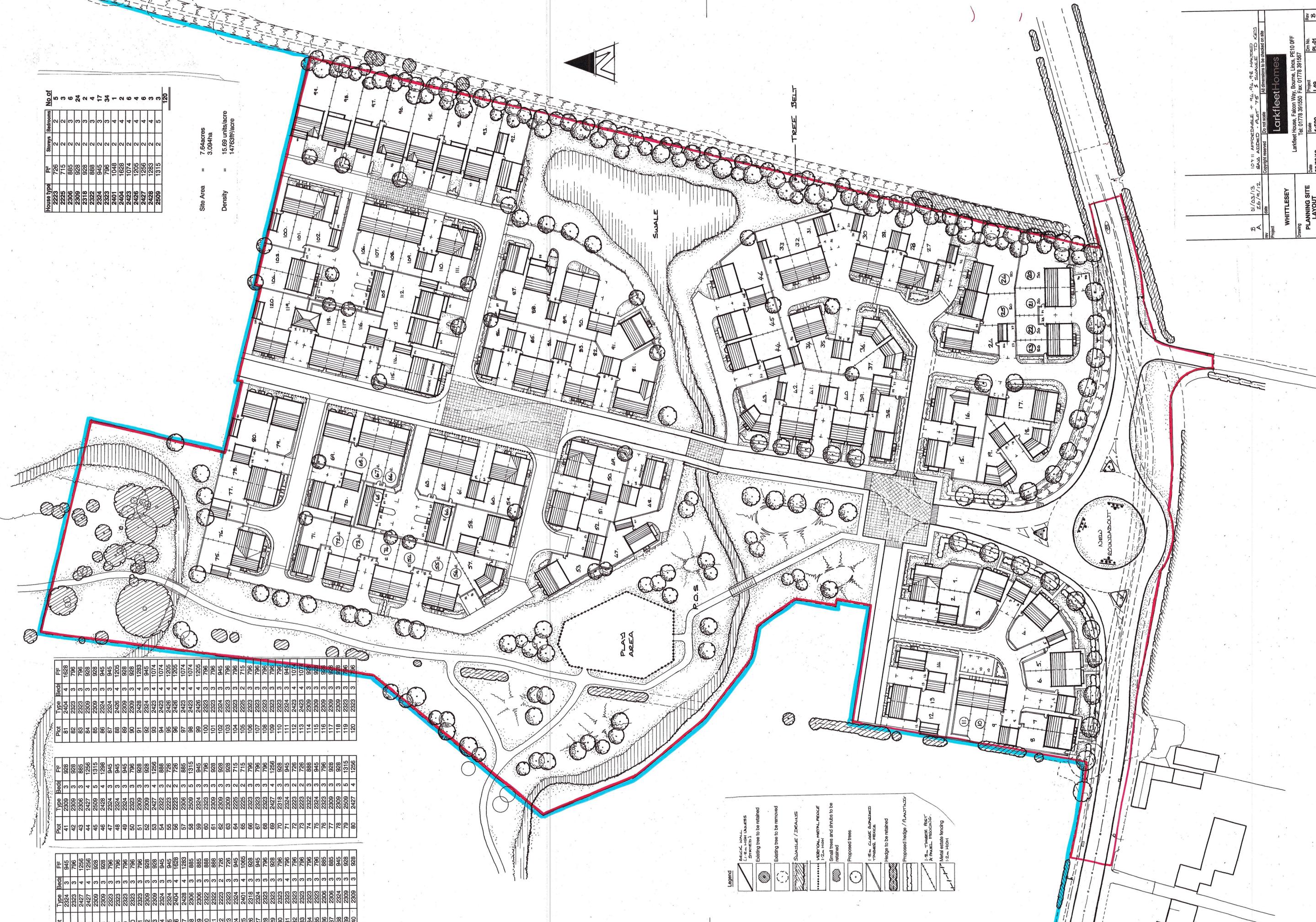
Scale = 1:5,000



House Type	Ft ²	Stores	Bedrooms	No of
2223	726	2	2	5
2225	715	2	2	3
2306	885	2	3	6
2309	928	2	3	24
2318	928	2	3	2
2322	888	2	3	4
2324	945	2	3	17
2323	796	2	3	34
2401	1048	2	4	1
2404	1628	2	4	2
2423	1074	2	4	6
2426	1205	2	4	4
2427	1256	2	4	6
2428	1283	2	4	3
2509	1315	2	5	3
				120

Site Area = 7.64 acres
3.094ha
Density = 15.69 units/acre
147639ft²/acre

Plot	Type	Bed	Ft ²	Plot	Type	Bed	Ft ²	Plot	Type	Bed	Ft ²
1	2324	3	945	81	2404	4	1628	101	2404	4	1628
2	2323	3	796	82	2323	3	796	102	2323	3	796
3	2427	4	1256	83	2323	3	796	103	2323	3	796
4	2427	4	1256	84	2309	3	928	104	2309	3	928
5	2309	3	928	85	2309	3	928	105	2309	3	928
6	2309	3	928	86	2324	3	945	106	2324	3	945
7	2323	3	796	87	2324	3	945	107	2324	3	945
8	2323	3	796	88	2426	4	1205	108	2426	4	1205
9	2323	3	796	89	2309	3	928	109	2309	3	928
10	2323	3	796	90	2309	3	928	110	2323	3	796
11	2323	3	796	91	2423	4	1283	111	2323	3	796
12	2309	3	928	92	2423	4	1283	112	2423	4	1283
13	2309	3	928	93	2423	4	1283	113	2423	4	1283
14	2324	3	945	94	2423	4	1283	114	2423	4	1283
15	2324	3	945	95	2426	4	1205	115	2426	4	1205
16	2424	4	1283	96	2426	4	1205	116	2426	4	1205
17	2426	4	1283	97	2423	4	1283	117	2423	4	1283
18	2309	3	928	98	2423	4	1283	118	2423	4	1283
19	2306	3	885	99	2426	4	1205	119	2426	4	1205
20	2322	3	888	100	2323	3	796	120	2323	3	796
21	2322	3	888	101	2323	3	796				
22	2323	2	726	102	2323	3	796				
23	2323	2	726	103	2309	3	928				
24	2324	3	945	104	2323	3	796				
25	2401	4	1055	105	2323	3	796				
26	2318	3	928	106	2323	3	796				
27	2324	3	945	107	2323	3	796				
28	2323	3	796	108	2323	3	796				
29	2323	3	796	109	2323	3	796				
30	2323	4	796	110	2323	3	796				
31	2323	3	796	111	2323	3	796				
32	2323	3	796	112	2423	4	1283				
33	2323	3	796	113	2423	4	1283				
34	2323	3	796	114	2309	3	928				
35	2323	3	796	115	2309	3	928				
36	2306	3	885	116	2309	3	928				
37	2306	3	885	117	2309	3	928				
38	2324	3	945	118	2309	3	928				
39	2309	3	928	119	2323	3	796				
40	2309	3	928	120	2323	3	796				



Legend

- Existing tree to be retained
- Existing tree to be removed
- SWALE / TRENCH
- VERTICAL INTERNAL FENCE 1.2m HIGH
- Small trees and shrubs to be retained
- Proposed trees
- 1.5m CLASS APPROVED TREES / FENCES
- Hedge to be retained
- Proposed hedge / PLANTING
- 1.5m TRENCH FOSTER PANEL FENCING 1.2m HIGH

10% AFFORDABLE + 9% PL. 9% MAXIMUM GROSS ADDED - PLANT 7% 5% SOWING COSTS Copyright reserved. Do not scale. All dimensions to be checked on site.

WHITTELEY
PLANNING SITE LAYOUT

01/03/13
26/09/12

10% AFFORDABLE + 9% PL. 9% MAXIMUM GROSS ADDED - PLANT 7% 5% SOWING COSTS Copyright reserved. Do not scale. All dimensions to be checked on site.

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Date: 02/08/12
Scale: 1:500
Project: L49
Rev: 5