

**Application Number: F/YR14/0183/O**  
**Major**  
**Parish/Ward: Whittlesey**  
**Date Received: 4<sup>th</sup> March 2014**  
**Expiry Date: 4<sup>th</sup> August 2014**  
**Applicant: George Scarborough Ltd.**  
**Agent: Mr A Hodgson, Savills (UK) Ltd.**

**Proposal: Erection of 68no. dwellings (max)**  
**Location: Westhaven Nursery, Peterborough Road, Whittlesey**

**Reason before Committee: This application is before committee due to the number of objection letters received.**

## 1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks outline planning permission with access to be determined for a maximum of 68 dwellings at land at Westhaven Nursery off Peterborough Road in Whittlesey. The site is currently vacant and sits adjacent to an existing car garage and residential properties with the Kings Dyke Nature Reserve adjacent to the North. Other matters, namely appearance, landscaping, layout and scale are reserved.

The key issues to consider are:

- Health and Well-being
- Economic Growth
- Policy Considerations
- Form and Character of the Surrounding Area
- Access and Highway Safety
- Biodiversity
- Archaeology
- Site Drainage
- Section 106 requirements

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable. Therefore the application is recommended for approval subject to a Town and Country Planning Act Section 106 Agreement.

## 2. HISTORY

Of relevance to this proposal are:

- |     |             |  |   |
|-----|-------------|--|---|
| 2.1 | F/96/0814/O | Erection of a retail food store with associated car parking and service area.  | Refused 23 <sup>rd</sup> April 1997.    |
| 2.2 | F/95/0441/O | Erection of Industrial Buildings (B2 and B8 of Use Classes Order 1987) including a builders merchant/yard, plaster mouldings | Granted 11 <sup>th</sup> November 1996. |

### 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 17: Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and encourage the effective use of land by reusing land that has been previously developed (Brownfield Land) provided that it is not of high environmental value.

Paragraph 32: Developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment.

Section 6: Delivering a Wide Choice of High Quality Homes.

Section 7: Requiring Good Design.

Section 11: Conserving and enhancing the natural environment.

#### 3.2 **Fenland Local Plan 2014**

LP1: A Presumption in Favour of Sustainable Development.

LP2: Facilitating Health and Wellbeing of Fenland Residents.

LP3: Spatial Strategy, The Settlement Hierarchy and the Countryside.

LP5: Meeting Housing Need.

LP11: Whittlesey

LP13: Supporting and Managing the Impact of a Growing District.

LP15: Facilitating the Creation of a More Sustainable Transport Network in Fenland.

LP16: Delivering and Protecting High Quality Environments across the District.

LP19 – The Natural Environment.

### 4. **CONSULTATIONS**

#### 4.1 ***Town Council***

Would suggest sensitive traffic lights, the principle flow of traffic on the A605 to be given precedent and the development vehicles to filter into the main flow. Section 106 money to be used for the Water Tower Park. Protected species should be taken into consideration. Request an extensive archaeology study is carried out. Conflicting evidence from Anglian Water and Middle Level Commissioners needs to be taken into account. Would like to raise concerns about slippage to the rear of the site and works would need to be undertaken to address this.

#### 4.2 ***Natural England***

The application site is located approximately 800 metres from the Nene Washes Site of Special Scientific Interest (SSSI). This SSSI forms part of the Nene Washes Special Protection Area (SPA) and Ramsar Site. The development, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which the SPA and Ramsar site have been classified. Natural England is satisfied that the proposed development will not damage or destroy the interest features for which the site has been notified. The LPA should assess the impacts resulting

from the proposal on local sites, local landscape character and local or national biodiversity priority habitats and species. The LPA should apply the Standing Advice on protected species.

4.3 ***Wildlife Trust***

No response received.

4.4 ***Environment Agency***

In the absence of an acceptable FRA we object to the proposal and recommend refusal. The objection can be overcome by submitting a revised FRA.

4.5 ***Anglian Water***

There are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary. The foul drainage from this development is in the catchment of Whittlesey STW which at present has capacity for these flows. The sewerage system at present has available capacity for the flows. Request that the agreed surface water/flood risk strategy should be conditioned in the planning approval.

4.6 ***North Level IDB***

No objection in principle however requests further information relating to the form of surface water storage/attenuation building and the volumes of storage within this building. There appears to be contradictory drainage information within the report which requires clarification.

4.8 ***CCC Waste & Minerals***

The proposed development lies partly within a Mineral Safeguarding Area (Sand & Gravel) which seeks to ensure that mineral resource is not needlessly sterilised by other forms of development. The Saxon Brickworks lies approx. 150m south of the site. The proposed development is in close proximity to other residential properties, it is therefore unlikely that the proposed development would prejudice work at Saxon Brick pits or any development of a waste management use on the site. The Mineral Safeguarding Area which crosses the site and which safeguards the sand and gravel is unlikely to represent a viable economic resource and therefore no objections are raised. Notwithstanding the above, Policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) states that a waste management audit and strategy needs to be put in place for all developments over £300,000. The applicant will also need to complete a RECAP Waste Management Design Guide Toolkit. The Minerals and Waste Planning Authority have no objections to this planning application.

4.9 ***Cambs Police Senior Architectural Liaison***

No comments to make at this time concerning these proposals in respect of crime prevention and fear of crime. Would request consideration of an informative requiring the scheme to be built to a minimum standard of Part 2 secured by design.

4.10 ***FDC Housing Strategy***

Policy LP5 seeks 25% affordable housing on all development sites on which 10 or more dwellings are proposed. Therefore it is anticipated that 17 houses would be provided subject to viability. In accordance with policy the mix should be informed by and up to date SHMA therefore a tenure split of 70% affordable rented and 30% intermediate tenure is considered appropriate. All units should

meet the lifetime homes standards where appropriate.

4.11 **FDC Environmental Protection**

Note and accept the submitted information. No objections as the proposal is unlikely to have a detrimental effect on the local noise climate or air quality. The contaminated land condition is required to be added to the permission as records indicate that the site was a former nursery and is adjacent to a former petrol station. An appropriate study needs to be undertaken to ensure that the land is not contaminated and is suitable for its intended use. The applicants should also consider any noise implications from the adjacent industrial usage i.e. Brickworks and car repairs.

4.12 **Cambridgeshire Fire & Rescue:**

Should the planning authority be minded to approve the application adequate provision for fire hydrants should be secured by way of Section 106 or planning condition.

4.13 **CCC Archaeology**

The site lies in an area of high archaeological potential. It is considered likely that important archaeological remains are on site which could be damaged or destroyed by the proposed development. The site is located in a landscape of extensive prehistoric and Roman activity, important evidence for which is likely to survive. Strongly recommend that the site is subject to an archaeological evaluation carried out prior to the grant of planning permission.

*Following these comments an archaeological investigation has been carried out on site and further comments from the CCC Archaeology Team are awaited.*

4.14 **FDC Transport Development**

Welcome the inclusion of reference to the Whittlesey Market Town Transport Strategy and the Fenland Rail Development Strategy. Policy LP15 should be taken into account. This policy states all development proposals, in proportion to their size and impact, should contribute to the delivery of the transport vision. It is expected that the development will provide a Section 106 contribution towards the Fenland Rail Development Strategy. It is appropriate that the development makes a contribution to the Rail Strategy, Stations Investment Plan and Station Masterplan. The agreed contribution should be £714.29. In terms of the location of the development it is important that access by buses, walking and cycling along with rail are also fully considered.

4.15 **Middle Level IDB**

The site is on the northern extent of the Commissioners' natural catchment and water level management may be maintained by pumping operations currently undertaken in the area. Alternatively the site may discharge into systems maintained by the EA and/or North Level IDB. Foul effluent from this development would be anticipated to be directed to Anglian Water's Whittlesey WWTW which does not have the capacity available to manage additional flows. Consent is required from the Commissioners' for the acceptance of additional flows into their systems. The Commissioners' expect the applicant to provide the Council with test results to prove that the proposed surface water and treated effluent disposal system will work effectively.

4.16 **FDC Ecology Consultant**

Great Crested Newts:

A large population of GCN are known to be present within the adjacent King's

Dyke Nature Reserve and the site provides suitable terrestrial habitat. Whilst the proposed mitigation measures are broadly acceptable further information is required in relation to the new location, the numbers of GCNs, the time of year for relocation and enhancements.

Reptiles:

Pleased to note that a reptile survey has been carried out which identified a good population of common lizard and a small population of grass snakes present. The report proposes that animals are captured and trans-located into the nature reserve. Requests a condition relating to the methodology and timings for trans-location.

Bats:

The site has been assessed with regards to bats with no roosts believed to be present within the site. However, building TN3 located adjacent to the site boundary was considered to have some potential to support roosting bats. Recommendations made in relation to the direction of lighting, bat-friendly landscape planting and the inclusion of bat-bricks should be included by condition.

Nesting Birds:

Recommends that a condition is attached to any permission requiring avoidance of site clearing works between 1<sup>st</sup> March and 31<sup>st</sup> August, or where this is not possible that a qualified ecologist first carries out a nesting bird survey. Also requests that a range of bird boxes shall be installed and secured by condition.

Badgers:

An active sett has been identified adjacent to the application site to the north. Therefore the installation of secure fencing and dense landscaping and a scaffold board ramp over all trenches overnight should be conditioned.

Hedgehogs:

Suitable habitat is present within the application site to support hedgehogs which are a UK Biodiversity Action Plan priority species and listed as a species of Principle Importance. It is therefore recommended that any potential nesting areas be hand searched prior to site clearance. It is recommended that impenetrable barriers are avoided by allowing adequate gaps to be retained under any new fencing which may be secured by condition.

Landscaping:

Recommend that the existing boundary hedgerows are retained and strengthened by additional planting where needed. It is vital that an effective cat proof security fence is erected around the site.

*Further information was then agreed in relation to Great Crested Newts.*

Further comments confirm that the condition in relation to mitigation measures for Great Crested Newts.

4.17 **CCC Transport Assessment Team**

Have reviewed the submitted transport assessment and require further information in relation to pedestrian and cycle access, bus services and impacts of the Kings Dyke Level Crossing.

*Following the submission of further information comments were:*

I am able to confirm that I now have sufficient information and therefore I am able to remove the holding objection subject to the agreement of suitable conditions

4.18 **Local Residents:**

10 letters of objection received concerning (in summary):

- We will be greatly affected by the public footpath and properties being put around their property.
- Currently have a view over the nature reserve.
- Need to be away from over lookers due to keeping pedigree dogs.
- Currently run a business from home parking haulage vehicles and should new homes go up they will complain about the noise which would affect the business.
- Concerns over the highway safety as traffic is already horrendous in the area.
- Consider that there are more appropriate sites elsewhere.
- There are often closures on North Bank and level crossing failures and resulting traffic problems will be exacerbated by the additional traffic from 68 dwellings.
- Been located at their business premises since 2003 and now employ 29 full-time staff. There have been minor issues with existing residents over the years which they have worked to resolve however this proposal would result in their business being surrounded by dwellings which could result in more problems.
- Had the application been for industrial park or units then there would be no objection.
- Would a road be laid adjacent to my property to prevent me from being overlooked? If overlooking occurs it is possible that the value of my property would be reduced.
- Would not want low cost housing adjacent to or overlooking my property.
- Are their plans to alleviate current traffic problems such as a bridge over the Kings Dyke Rail Crossing or a new by-pass?
- Housing will be detrimental to the nature reserve.
- Once nature is lost it will not return.
- The houses will be close to deep water.
- There will be an increase in cats and loose dogs on the reserve.
- There will be an increase in vandalism on the reserve.
- There will be an increase in people swimming on the reserve.
- The development will result in tree and hedgerow destruction.
- There is already a massive estate being built at Stanground and an area earmarked for building at Yaxley Road.

5. **SITE DESCRIPTION**

5.1 The site currently forms a vacant area of land which was formerly used as a nursery site. Given its previous use the site is considered to be brownfield land. The site is on Peterborough Road to the western side of Whittlesey. The site adjoins the main settlement core and sits adjacent to some residential development, a car garage and the Kings Dyke Nature Reserve. The site is currently overgrown with a hedging belt to the front boundary with Peterborough Road.

## 6. PLANNING ASSESSMENT

- 6.1 This application seeks consent for a maximum of 68 dwellings. The application is in outline form with access to be determined and all other matters reserved. An indicative layout has been submitted which shows how 68 dwellings could be accommodated on the site however this does not currently form part of the proposal.

The key considerations for this application are:

- Health and Well-being
- Economic Growth
- Policy Considerations
- Form and Character of the Surrounding Area
- Access and Highway Safety
- Biodiversity
- Archaeology
- Site Drainage
- Section 106 requirements

### Health and Well-being

Policy LP2 of the Fenland Local Plan 2014 seeks to ensure that development proposals should contribute to the Council's goal of Fenland's residents achieving the highest attainable standard of health. This includes creating the right mix of homes, developing lifetime homes which are easy to warm and safe from flooding, promote high levels of residential amenity and helps to reduce crime amongst other considerations.

This application is considered to meet with the criteria within this policy. The Senior Police Architectural Liaison Officer's comments have been noted and confirm that the development will be acceptable subject to a condition requiring the development to be built to a minimum standard of part 2 Secured by Design. The proposal, although not yet committed in terms of layout and housing mix, will provide a mix of housing options to meet people's needs. The application includes an area of public open space (to be committed) to add to the amenities of the future occupiers of the homes. The location of the site, on the western edge of Whittlesey will ensure that the occupants of the site have pedestrian and cycle access to the town centre and access to public transport to the wider area.

### Economic Growth

The scale of this development is such that a section 106 agreement to secure an appropriate level of contribution is required. The full details of this will be covered in the Section 106 part of this report. However, this agreement will include a per-dwelling contribution to the Rail Strategy and Masterplan. In addition, the provision of affordable housing on site and through the Section 106 agreement will ensure that some of the dwellings on site remain affordable, thus assisting people in getting on the property ladder and buying their first home, boosting the economy through housing sales. The proposed development will contribute to the local economy in the short term through the construction of the dwellings and the opportunities this will present for local builders and merchants. In the long term the addition of these dwelling will benefit local shops and services with the potential for more demand leading to the creation of further facilities.

### Policy Considerations

The relevant policies in relation to this application have been listed in Section 3 of this report. The compliance with Policy LP2 has been detailed above. The site falls within Whittlesey which is detailed as a Market Town in Policy LP3 where the majority of the district's housing, employment growth and retail should take place. The proposed development therefore complies with Policy LP3. As such the principle of residential development is considered acceptable in this location.

Policy LP16 contains a number of criteria to be complied with when considering a development proposal. Development proposals should protect and enhance biodiversity, make a positive contribution to the area, not adversely affect residential amenity, provide accessible open space and sufficient private amenity space amongst other considerations. Much of these criteria will be considered at the Reserved Matters stage when the design and layout of the site are committed. This application has, however, demonstrated that the biodiversity considerations of the site has been assessed and any adverse impacts mitigated against.

### Form and Character of the Surrounding Area

The application site is on the western edge of Whittlesey, adjoining the main settlement. The site is adjacent to existing residential dwelling to the south. These are in a linear fashion fronting Peterborough Road. Further to the east of the site, towards the more built up areas of Whittlesey the area becomes characterised by a number of residential estates which extend both north and south from the main A605 running through Whittlesey. Whilst the immediate form of residential development directly adjacent to the site is linear, within 550 metres east of the site the predominant form and character is of densely developed residential estates and cul-de-sacs. As such the proposal is considered to be in keeping with the predominant form of development within the market town on Whittlesey. The final layout and design of the development is not committed at this stage and will be addressed in relation to the character of the area in any subsequent Reserved Matters application.

### Access and Highway Safety

This application seeks to commit access arrangements for the development, with the main vehicular access being proposed between the existing garage (Aster Cars) and the adjacent dwelling to the east (146 Peterborough Road). The access has been designed to comply with the requirements of the Local Highway Authority with a 5.5 metre site access width with 2.0 metre width footways and 2.4m x 90m vehicle to vehicle visibility splays. The internal estate road has been designed to form a continuous loop around however this detail is indicative only and will be fully considered at Reserved Matters stage. In addition to the proposed vehicular/pedestrian access a second pedestrian access is proposed to the west of the main access. This will lead directly into the western half of the site. There is also the potential for a sustainable pedestrian link to the main settlement from the north eastern corner of the site, which will be explored at the reserved matters stage.

In addition to the site access a full Transport Statement and Survey have been provided with the application. This has been assessed by the Cambridgeshire County Council Transport Assessment Team who have agreed the proposed development in terms of Highway Safety and the flow of traffic. They initially raised a holding objection due to the need for further information as detailed in the consultation response section. However, following the submission of a



further document detailing all of the outstanding information the holding objection has been removed. The Transport Assessment summarises that the development is acceptable in transport terms, which has been confirmed by the County's Transport Assessment Team. A transport capacity study has been carried out which identifies that there is no requirement for a roundabout or traffic lights at the proposed access point.

### Biodiversity

The application site borders the Kings Dyke Nature Reserve, which runs to the north of the proposed site. The application has been accompanied by an extensive biodiversity assessment which has been considered by both Natural England and an independent ecological consultant. The submitted appraisal identifies potential impacts on the nature reserve, shrubs and trees, great crested newts, badgers, bats, water voles, reptiles, nesting birds, hedgehogs and invertebrates. Each impact has been assessed and mitigation measures have been proposed for each potential impact. These include the erection of people and cat-proof fencing, prickly hedge buffer, the retention of all trees and hedges possible, with additional planting, the trans-location of species such as great crested news to the adjacent nature reserve, sensitive lighting solutions, the introduction of bat and bird boxes and proposed timescales for the works to avoid nesting periods and other sensitive times.

Natural England have raised no objections to the proposed scheme and advise that the proposal, if carried out in strict accordance with the details submitted, is not likely to have an adverse effect on the features within the nature reserve.

In addition to Natural England's comments the ecological impacts of the development have been assessed by an independent ecologist, at the request of Fenland District Council. The initial findings of this assessment has been summarised within Section 4 of this report and the results confirmed that the majority of the impacts and proposed mitigation measures were sufficient to make the development acceptable. The findings identified that there were some aspects of the proposed mitigation that required further clarification in relation to great crested newts therefore the Agent submitted further information. Following the receipt of this information the Ecologist has confirmed that the proposed mitigation for great crested newts is also acceptable. On the basis of this the independent ecologist has requested a number of conditions as detailed in Section 4 to ensure that the development is carried out in accordance with the approved mitigation measures in order to prevent any harm to the biodiversity of the site and the surrounding area including the adjacent nature reserve. As such, on the advice of the independent ecological appraisal it is considered that the development is acceptable and that the biodiversity issues can be mitigated sufficiently to make the development acceptable in this location. The requested conditions will be attached to any permission given.

### Archaeology

The site has been identified in the Cambridgeshire County Archaeology response as an area of high archaeological potential. As such they required that an archaeological assessment was carried out on site prior to the determination of the application in order to investigate the potential for remains on site. This was carried out in June 2014 and no notable findings were discovered as a result. As such a further report has been submitted to CCC Archaeology and their confirmation that they have no objections to the scheme are awaited.

### Site Drainage

The site falls within Flood Zone 1 and has been assessed by Anglian Water, North Level IDB and Middle Level Commissioners, whose comments have been summarised in section 4 of this report. Further to the comments made and summarised earlier in this report the Agent carried out further infiltration tests on site. The tests results were favourable and demonstrated that a SUDS system will work on site and also confirmed that there was no presence of ground water in any of the trial pits on site (the deepest being 3m). Further comments are awaited from the relevant bodies in relation to this additional work and it is proposed to include any conditions for on-site drainage that are required upon receipt of their responses. In addition the relevant bodies also have their own bylaws to ensure that the drainage systems are effective and this will also be addressed as part of the Building Control process.

### Section 106 Requirements

As this application is for a major development of a maximum of 68 dwellings it requires Section 106 contributions in relation to affordable housing (in accordance with policy LP5 of the Local Plan), open space (in accordance with the open space SPD), and education (in line with the Education provision SPD). In addition there is a requirement for the development to contribute to the Rail Strategy and Rail Masterplan. These requirements have been accepted by the Agent.

## **7. CONCLUSION**

- 7.1 The proposal has been assessed in accordance with the relevant National and Local planning policies as detailed at the beginning of the report. The key considerations have been fully assessed and the points of objection taken into account where they form material planning considerations. The outline application incorporates satisfactory measures to ensure no adverse impact occurs with respect to highway safety, biodiversity, the form and character of the area, neighbouring residential amenity and archaeology.

## **8. RECOMMENDATION**

### **GRANT subject to:**

- i) The completion of a Section 106 Agreement**
- ii) Confirmation from CCC Archaeology confirming their satisfaction with the development**
- iii) Confirmation from the relevant consultees that the drainage systems will work effectively.**

### **1. Approval of the details of:**

- (i) the layout of the site**
- (ii) the scale of the building(s);**
- (iii) the external appearance of the building(s);**
- (iv) the landscaping**

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

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

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

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

3. The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.

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

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

- (a) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;
- (b) details of any proposed topping or lopping of any retained tree or of any tree on land adjacent to the site;
- (c) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site
- (d) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree or hedge from damage before or during the course of development;
- (e) the plans and particulars submitted shall include details of the size, species, and positions or density of all trees or hedges to be planted, and the proposed time of planting.

***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 hereby approved a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall then be implemented on site in accordance with the approved timetable.

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

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

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

- b) A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:
- (i) A desk-top study has been completed, satisfying the requirements of paragraph (a) above.
  - (ii) The requirements of the Local Planning Authority for site investigations have been fully established, and
  - (iii) The extent and methodology have been submitted to and approved in writing by the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to and approved in writing by the Local Planning Authority.

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

- c) A written method statement for the remediation of land and/or

groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

- d) The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.

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

7. Prior to the commencement of the development hereby approved, 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 these details.

Reason – To ensure a satisfactory form of development.

8. Prior to the commencement of the development hereby permitted a waste management audit and strategy in line with the RECAP Waste Management Design Toolkit shall be submitted to and approved in writing by the Local Planning Authority in consultation with Cambridgeshire County Council. The development shall then be carried out in accordance with these details.

Reason – In the interests of residential amenity and the satisfactory management of waste.

9. Prior to the commencement of the development hereby permitted, 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 Planning 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 the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

11. Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction in accordance with a detailed scheme to be submitted to the LPA for approval.

Reason: In the interests of highway safety.

12. The development hereby approved shall be carried out in accordance with the submitted Transport Statements and the measures contained within these.

Reason – In the interests of highway safety.

13. Prior to the commencement of the development a reptile mitigation study shall be carried out, submitted to and approved in writing by the Local Planning Authority. The study shall include the methodology and timings for trans-locations and the mitigation measures shall be implemented in accordance with the approved study.

Reason – In the interests of protecting reptiles and the on-site biodiversity.

14. Notwithstanding the submitted details, no site clearance works shall be carried out within the period of 1<sup>st</sup> March to 31<sup>st</sup> August, unless a survey is carried out by a suitable qualified ecologist, and is submitted to and approved in writing by the Local Planning Authority.

Reason - In the interests of protecting nesting birds and the on-site biodiversity.

15. Prior to the commencement of the development hereby permitted, full details of the on-site bird enhancements shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the numbers, designs and locations of a range of bird nest boxes and these shall be implemented in accordance with the approved details.

Reason - In the interests of protecting nesting birds and the enhancement of on-site biodiversity.

16. Prior to the commencement of the development hereby permitted, details of the mitigation measures for badgers in relation to the on-site trenches shall be submitted to and approved in writing by the Local Planning Authority. During the construction period these mitigation measures shall be implemented in accordance with the approved details.

Reason - In the interests of protecting badgers and the on-site biodiversity.

- 17. Prior to the commencement of development full details of the boundary treatments, including cat-proof and people-proof fencing and penetrable wildlife gaps shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented as approved and retained in perpetuity.**

**Reason - In the interests of protecting and enhancing the on-site biodiversity.**

- 18. Prior to the commencement of the development hereby approved, details of the bat mitigation measures, including the external lighting design and direction, bat friendly landscaping and numbers and locations of bat bricks, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.**

**Reason - In the interests of protecting bats and enhancing the on-site biodiversity.**

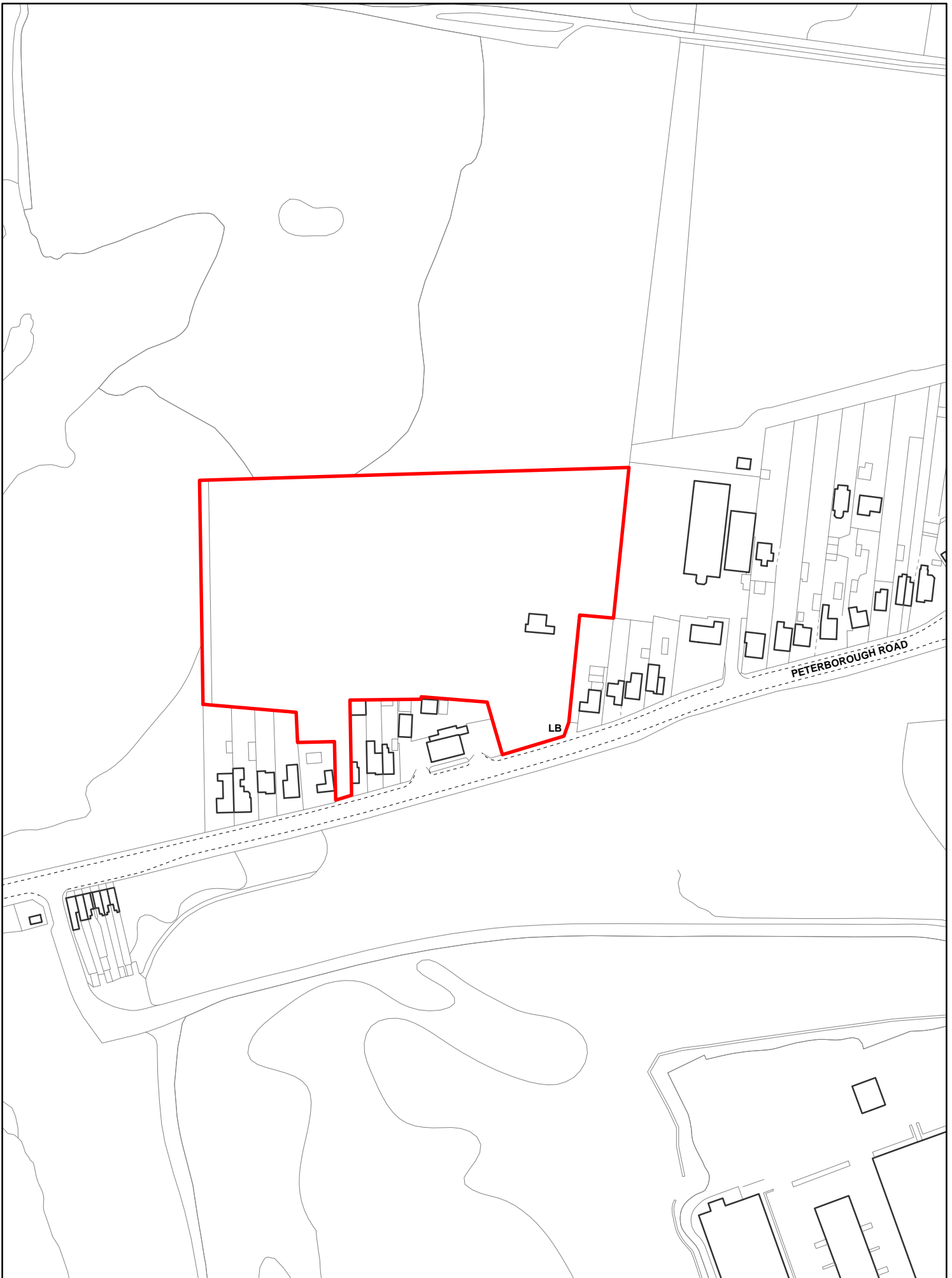
- 19. No construction activities including site clearance/ground disturbance should take place until a detailed method statement containing all of the mitigation measures and habitat enhancement has been submitted in writing and approved by the Local Planning Authority's Ecological advisor and a Natural England European Protected Species Licence is in force to permit the translocation of great crested newts.**

**Reason - In the interests of protecting great crested newts and the on-site biodiversity.**

- 20. Should the development not commence before April 2015 then a new Extended Phase 1 Habitat Survey must be carried out and submitted to the Local Planning Authority prior to the commencement of any development on the site.**

**Reason – To ensure compliance with the Habitats Regulations 2010 and all other general legislation which underpins nature conservation.**

- 21. Approved Plans**



Created on: 26/03/2014

F/YR14/0183/O

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Scale = 1:2,500







- Notes**
1. No Dimensions are to be scaled from this drawing.
  2. Contractors must verify all figured dimensions at site before commencing any work or making any Shop drawings.
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  5. Boxed text denotes proposed work.

No.	Revisions	By	Date

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Job  
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Drawing Title  
**Illustrative layout plan**

Scale <b>1:500 @A1</b>	Date <b>Feb. 2014</b>
Drawn By <b>JR</b>	Approved By
Drawing No. <b>311 / 935 / 003</b>	Rev. Job No. <b>CAUD 311935</b>