

Application Number: FYR14/0217/F
Major
Parish/Ward: Doddington
Date Received: 6 March 2014
Expiry Date: 12 December 2014
Applicant: Mrs A Lea, Larkfleet Homes
Agent: Larkfleet Homes

Proposal: Erection of 16no 2-storey dwellings comprising: 12 x 4-bed, 2 x 3-bed and 2 x 2-bed and associated garaging and infrastructure
Location: Land South Of 32 Wimblington Road, Doddington

Site Area: 1.37 hectares / 22 dwellings per hectare

Reason before Committee: This application is before committee due to the level of objection received from local residents and the views of the Parish Council.

1.0 EXECUTIVE SUMMARY/RECOMMENDATION

1.1 This application seeks full planning permission for the erection of 16 x 2-storey dwellings comprising: 12 x 4-bed, 2 x 3-bed and 2 x 2-bed and associated garaging and infrastructure.

The site is located on land south of 32 Wimblington Road, adjacent to the developed footprint of Doddington. The village is identified as a 'growth village' in the Fenland Local Plan which is a sustainable village upon which to focus growth.

The proposal accords with the relevant development plan policies and to the aims and objectives of the National Planning Policy Framework, as such the application is recommended for approval.

2.0 HISTORY

F/YR13/0751/F	Erection of 16 dwellings comprising: 3no 2-storey 5-bed with integral double garage, 3no 2-storey 5-bed with detached double garage, 6no 2-storey 4-bed with detached double garage, 2no 2-storey 3-bed and 2no 2-storey 2-bed dwellings with associated parking	Withdrawn on 28.11.13
---------------	---	--------------------------

3.0 PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 11 – Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise

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 64 - Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Paragraphs 100-104 – Development and flood risk.

Paragraph 109 – Minimising impacts on biodiversity

Paragraphs 203 – 206 – Planning conditions and obligations.

3.2 Fenland Local Plan:

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

LP12 – Rural Area Development Policy

LP14 – Responding to Climate Change and Managing the risk of Flooding in Fenland

LP15 – Facilitating the creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP18 – The Historic Environment

LP19 – The Natural Environment

4.0 CONSULTATIONS

4.1 ***Doddington Parish Council:*** The Council does not consider that the application addresses the issue of an inadequate sewerage system or safe access into the site. Overall the site is prime for development if these issues can be resolved.

4.2 ***Local Highway Authority (CCC):*** No objections. The layout is generally acceptable from a highway point of view. Recommends planning conditions in respect of parking and turning, visibility splays, adequate temporary facilities, footways linking the proposed dwellings to the adjoining public highway. The trip generation figures used in the revised Highways Report (Transport Statement) are acceptable and provide an accurate assessment of the impact of the proposed development.

4.3 ***Environment Agency:*** No objection to the proposed development. The site is located within the operational area of Ransonmoor Internal Drainage Board, therefore Middle Level Commissioners should be consulted. Information also provided in respect of surface water drainage, contamination and foul water drainage. Suggests that Anglian Water should be consulted.

- 4.4 **Middle Level Commissioners:** Oppose the application. The Flood Risk Assessment (FRA) does not meet the Board's approval. It should advise whether there is any material prejudice to the Board's systems and must be supported by suitable adequate technical data and design.
- 4.5 **Anglian Water:** Note the proximity of the proposed development to the sewage pumping station. Advise that proposed habitable buildings and their associated high amenity areas, such as gardens should be kept at least 15 metres from the boundary of the pumping station. The foul drainage from this development is in the catchment of Doddington STW that will have available capacity for these flows. The sewage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. The surface water strategy/flood risk assessment is not relevant to Anglian Water and therefore this is outside our jurisdiction for comment.
- 4.6 **Consultant Wildlife Officer (Peterborough City Council):** Full details of response are incorporated within the main text of this report under the heading 'Ecology Considerations'. Overall no objections to the application subject to the use of appropriate conditions. Subject to the recommendations being fully incorporated into the scheme the development will result in no net loss of biodiversity.
- 4.7 **FDC Tree Officer:** No formal comments received, however confirms that the trees located at Crossway Wood are worthy of a woodland group Tree Preservation Order.
- 4.8 **FDC Environmental Protection Team:** Note and accept the submitted information and have no objections to the proposed development. The desk study that has been submitted is noted and accepted. A phase 2 (intrusive) investigation has been carried out on the site. The investigation has shown an area (around Plots 1 – 5) with some contaminants above guideline values, therefore some remediation is required. The second part of the contamination condition needs to be applied (remediation/verification), this is to ensure that the site is suitable for its intended end use.
- 4.9 **Natural England:** Based upon the information provided advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes. We have not assessed this application for impacts on protected species – refers to their published standing advice in this regard. Information provided in respect of biodiversity and landscape enhancements.
- 4.10 **Cambridgeshire County Council Definitive Map and Records Unit:** Public Footpath No.1 Doddington runs around the edge of the site. This proposal will not cause much additional traffic or damage to the footpath surface, therefore no objections to the proposal. Suggest an informative is included in the decision notice to remind the applicant that the footpath must remain open at all times during construction and this path must at no time be blocked by site traffic or storage of site materials.

- 4.11 **FDC Housing Strategy:** The provision of 4 affordable dwellings on this site, subject to viability, in accordance with Policy LP5 of the Local Plan. A tenure split of 70% affordable rented and 30% intermediate tenure is considered appropriate for this development. The applicant is proposing a mix of 2 – 4 bedroom properties. The affordable housing will comprise of 2 x 2-bed houses and 2 x 3-bed houses. Although it is noted that the affordable housing does not reflect the housing being provided on the remainder of the site, confirms that 2 and 3 bedroom properties are in considerable demand and accordingly the housing mix is appropriate.
- 4.12 **Cambridgeshire County Council Archaeology:** Recommend that the site be subject to an archaeological evaluation prior to the determination of the application. More recently have monitored the evaluation trenches and see that archaeological remains were present. As the trenches mainly all revealed evidence of activity for prehistoric, Roman and notable Saxon occupation, it is evident that the proposed development will harm these remains and so an archaeological mitigation strategy is required to be undertaken in advance of construction. The recognition of Saxon evidence in this location is noteworthy, as remains of this date are seldom found in areas away from village cores, which raises the significance of the findings. A condition needs to be imposed to secure the excavation of the significant parts of the site prior to development.
- 4.13 **English Heritage:** Have considered the information and do not wish to offer any comments on this occasion.
- 4.14 **Cambridgeshire County Council Economy, Transport & Environment:** The proposed development lies within a Mineral Safeguarding Area (MSA) (Sand and Gravel) which seeks to ensure that mineral resource is not needlessly sterilised by other forms of development. However, in this instance the MSA is limited in its extent and is in close proximity to residential development in Doddington. It is therefore unlikely to be a viable economic resource, and no objections are raised to the proposed development in this respect. The applicant will also need to complete a RECAP Waste Management Design Guide Toolkit to identify any contributions towards Household Recycling Centres.
- 4.15 **Police Architectural Liaison Officer:** From research the crime profile for the area is low there being only two crimes in the past 24 months. Suggests that the minimum standard that the scheme should be designed and built is Secured by Design New Homes 2014. Makes reference to a number of points regarding the overall layout which have been incorporated within the revised drawings received. Suggests a planning condition is imposed to request a scheme of external lighting of the development. No objections to the proposed development.
- 4.16 **Cambridgeshire County Council – Growth & Economy:** Details of contributions towards education, strategic waste and recycling received. Under earlier discussions (September 2013) contributions were sought towards primary but not secondary provision. It is now considered that Lionel Walden Primary School fills from out of the catchment demand and has enough space to meet current in catchment demand. As per the secondary review of school capacity in Fenland, full contributions are now required.

4.17 **Local Residents:**

13 Letters/emails of objection have been received which may be summarised as follows:

- Existing traffic problems within the area – particularly on school days. Concerns with additional traffic as a result of this proposal.
- Ongoing sewerage and drainage problems will get worse as a result of this proposal. Concerns there will be a risk of flooding to existing properties.
- The ponds should not be changed or altered as they are an amenity which is in short supply
- If more houses are built it will ruin the village. This site is the wrong location. It is over development and would involve a loss of open aspect/character to the neighbourhood.
- The areas surrounding the ponds are home to natural wildlife, which includes newts, birds, bats and deer. Concerns to the effect the proposal would have on these.
- Where is the local services and infrastructure to cope with these additional houses? The bus services are infrequent and there is a lack of children amenities.
- The village school is already over subscribed with a waiting list for places for existing residents.
- The proposed development will have an effect on the footpath which runs around the site during construction.
- The submitted information contains inaccurate information and therefore some doubt on their contents is raised.
- Lack of visibility at the access point when vehicles are parked on the adjoining public highway, particularly at school drop off/picks up times.
- Loss of light – the proposal should be for bungalows and not houses.

5.0 **SITE DESCRIPTION**

- 5.1 The site is located within the built form of Doddington and is within 500 metres of the village centre. The site contains two ponds and is currently undeveloped with overgrown grassland. There is residential development to the north, east and south of the site with open fields to the east. There is an existing pumping station adjacent to the site access which would be retained and access maintained. The site is located within Flood Zone 1.

6.0 **PLANNING ASSESSMENT**

6.1 **Nature of Application**

This application seeks full planning permission for the erection of 16 dwellings on land south of 32 Wimblington Road, Doddington.

The application follows a withdrawn planning application for the same development last year (LPA reference F/YR13/0751/F). The main reasons for that application being withdrawn were due to inadequate information relating to existing trees on site, archaeology, flood risk, and also the position with regard to the development plan in place at the time.

The main issues associated with this proposal are:

- **Principle, policy implications and sustainability**
- **Character and appearance of the area**
- **Ecology considerations**
- **Impact on residential amenity**
- **Highway safety matters**
- **Archaeology considerations**
- **Flood risk and drainage**
- **S106 Planning Obligations**
- **Health and wellbeing**
- **Economic growth**

These are discussed in more detail below.

Principle, policy implications and sustainability: Local Plan Policy LP3 defines Doddington as a Growth Village where development and new service provision either within the existing urban area or as a small village extension will be appropriate.

There is a caveat for Doddington insofar as development will be appropriate provided that capacity at, or in the sewerage network leading to, the Waste Water Treatment Work in Doddington can be addressed. Anglian Water has confirmed its position relative to this application as having capacity for the development proposed.

Further criteria to be met by any such development are set out in Policy LP12 including that the development should be adjacent to the existing developed footprint of the village and should not extend existing linear features of the settlement or result in ribbon development. This proposed development would comply with these criteria as the site sits immediately adjacent to the developed footprint of Doddington.

Character and appearance of the area: The immediate area is characterised by residential development. The site is located on the south side of Wimblington Road and the frontage displays a large pond surrounded by various mature trees known to the local area as 'Crossway Wood'. The area surrounding the pond is now subject to Woodland Tree Preservation Order 01/2014 and accordingly any works or removal of the trees requires an application to be submitted to the Local Planning Authority.

The proposed development would be located to the south of the large pond and associated trees along the front of the site. Both ponds would be retained and are integral to the development proposal. Whilst the existing access would be widened and formalised, the proposed development would be relatively screened from Wimblington Road frontage. Accordingly the character and appearance of the area would be relatively unchanged.

The proposed development equates to approximately 22 dwelling per hectares which is compatible with the generally low density built form of Doddington, albeit the higher density area of Beech Avenue to the north-east of the site.

The proposed layout has been designed around the existing ponds with areas of open space forming buffers between the houses and the ponds which provide a visually attractive environment.

The external materials have been indicated to a mix of buff, red brick and render which would reflect the mix of materials found on dwellings along Wimblington Road. The full details of the external finishes would be secured via planning condition.

Ecology Considerations: The original Ecology Report indicated the presence of Great Crested Newts (GCN). As GCN are a protected species these need to be regarded as a design and process constraint on development that needs to be addressed. The applicant's agent is aware that a GCN licence would be required to implement the mitigation strategy and this can only be sought following the grant of planning permission.

During the course of the application, the applicant's agent has been requested to undertake survey work in respect of bats and reptiles. The Council's consultant Wildlife Officer has reviewed all of the survey reports and offers the following comments.

Great Crested Newts (GCN): There have been adequate surveys carried out which identified the presence of a medium population of GNC in both ponds. It can be assumed that GCN are likely to be present throughout the site. The revised mitigation strategy addresses previous concerns and can now form the basis of a planning condition. This will include the following:

- fencing to be installed and the use of pitfall traps throughout the site;
- two hibernacula to be built (one at each pond);
- a newt corridor to allow migration to foraging areas and movement between both ponds on site;
- translocation of newts into the newt habitats areas;
- the future management of the ponds and open space buffer areas; and
- monitoring to be carried out annually for a period of 4 years.

Reptiles: A reptile survey carried out found grass snakes to be present in low numbers. A condition which requires the works are implemented in accordance with the recommendations of the report is necessary. This includes removal of any grass snakes found during the newt surveys to the retained newt habitats areas.

Bats: The bat survey found no evidence of bats using the trees within the site as a roost. However low numbers of Pipistrelle bats were found to be using the site for commuting and foraging purposes. A condition which requires the works are implemented in accordance with the recommendations of the report is considered necessary.

Nesting Birds: The survey report identifies features within the site which are likely to support nesting birds. It is recommended that a range of bird nest boxes are installed within the site to cater for a number of bird species including House Sparrow and Swift. Accordingly a condition is necessary to request details of numbers, designs and locations of the boxes.

Landscaping: All boundary hedgerows should be retained and strengthened via additional planting where needed. A full landscaping scheme is considered necessary and would be secured via planning condition.

Subject to appropriate conditions being fully incorporated into the scheme the development would result in no net loss to biodiversity.

Impact on residential amenity: The proposed two-storey development would not cause any adverse impacts in terms of overshadowing of surrounding dwellings, partly due to the orientation of the site but also due to the acceptable level of separation that has been provided.

Plots 2, 3 and 5 of the proposed development are the closest plots to existing neighbouring properties which are located adjacent the western boundary of the site. The neighbouring properties benefit from long rear gardens, as such there would be no adverse impacts in terms of overlooking of neighbouring private amenity spaces or direct window-to-window overlooking due to positions of these plots on the site and the separate distances involved. Notwithstanding these concerns, Plots 1 and 2 has been subject to amendments, which include the removal of two first-floor windows serving bedroom 1 to each plot to reduce the impact on the neighbouring bungalow fronting Wimblington Road. It would be necessary to impose a condition to restrict window any further first-floor window openings on the rear elevations of Plots 1 and 2 and similarly to restrict any first-floor windows in the side elevation of Plot 2 in the interest of protecting the amenity of this property.

The proposed development provides generous private amenity space for each dwelling in accordance with criteria (h) of Policy LP16.

Overall the proposal is considered to have an acceptable relationship to the adjoining properties and consequently accords with Policy LP16 of the Local Plan.

Highway safety matters: The existing field access to the west of Crossway Wood would be widened to accommodate additional vehicular movements and to facilitate safe pedestrian access.

A Highways Report (Transport Statement) accompanies the application. The results of this have been considered by the Local Highway Authority and found to be acceptable and are considered to provide an accurate assessment of the impact of the proposed development.

The proposal includes a 5 metre wide carriageway with 1.8 metre footways extended from Wimblington Road and the provision of an adoptable turning head. There would be 3 private drives which would come off this turning head to serve the development.

There is adequate vehicle visibility in each direction along Wimblington Road. The proposed development meets the car parking standards set in Appendix A of the Local Plan. There is a minimum of 2 spaces per dwelling.

Overall, the Highway Authority raises no objection to the proposal subject to suitable planning conditions detailing the access, parking and turning provision and adequate temporary facilities during the construction period.

Archaeology considerations: The County Council requested an archaeological investigation to be carried out prior to the determination of the application. As a result, the applicant's agent instructed APS to prepare a specification for the evaluation. This evaluation met the approval of County Council and subsequently the investigation was carried out recently on site. An early response from the County Council has indicated that archaeological

remains were present on site; the detail and dating of the features present have been submitted in a report which is currently with County Council for review. It has been indicated that there is no objection; however a condition is required to secure the excavation of the significant parts of the site prior to development.

Flood risk and drainage: The site lies within Flood Zone 1, defined by the Technical Guide to the National Planning Policy Framework as having a low probability of flooding. As such residential development of this site is considered appropriate in the context of the sequential and exception test.

A Flood Risk Assessment accompanies the application. Whilst the comments and opposition of the Middle Level Commissioners has been carefully considered, the assessment concludes that the development would be acceptable subject to the recommended mitigation measures are constructed as part of the site works and properly maintained thereafter. This includes the construction of the proposed dwelling floor levels of 150mm above existing ground levels, the use of soakaway as the primary means of disposal. For extreme storm events where the design limits for the soakaway are exceeded overland flood routes would be directed towards the large pond to the front of the site.

The precise drainage design would need to be in accordance with the requirements of Anglian Water and would also need to comply with Building Regulations.

Accordingly there is no flood risk or drainage related grounds in the context of the Local Plan and to the NPPF on which to object to the proposed development.

S106 Planning Obligations: The following s106 contributions are requirements:

- The provision of 4 affordable houses to be provided on site – a tenure split of 70% affordable rented (3 dwellings) and 30% intermediate tenure (1 dwelling) in accordance with Policy LP5 of the Local Plan;
- £27,000 towards Secondary education needs in accordance with FDC Planning Agreements – Education Provision SGG 2000.
- £19,200 towards play space provision in accordance with FDC Play Space Provision SPG 2003.
- £4,272 towards Waste and Recycling in accordance with CCC RECAP SPD.

The principle of these terms has been agreed with the applicant's agent and subject to the outcome of this application a formal agreement would be completed to secure these provisions and contributions.

Health and wellbeing: In accordance with Policy LP2 of the Local Plan development proposals should positively contribute to creating a healthy, safe and equitable living environment. In doing so development proposals, amongst other things, should create sufficient and the right mix of homes to meet people's needs, and in the right location. The scheme provides a range of house types from 2-bedrooms to 4-bedrooms. The 2 and 3 bedroom properties proposed are in considerable demand and accordingly the housing mix is appropriate

Economic growth: The development would provide a degree of local employment during construction of a site which is considered sustainable.

7.0 CONCLUSION

- 7.1 The proposed development is considered to comply with the relevant development plan policies and to the guidance contained in the NPPF. The proposed development would provide a good mix of housing on a site that is sustainable accessible to the village of Doddington. The village is identified as a sustainable village upon which to focus growth within the adopted Local Plan (May 2014).

The scheme will not result in a net loss on biodiversity and offers the opportunity to provide longer term benefits to the site and its future occupiers in terms of future biodiversity that may be gained as a result of the mitigation and enhancements included in this proposed development.

As such the application is recommended for approval subject to the completion of a s106 planning agreement and conditions as specified below.

8.0 RECOMMENDATION

GRANT SUBJECT TO:

- i) Completion of S106 Planning Obligations**
- ii) Planning conditions – see below.**

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. **A satisfactory scheme of external finishes shall be submitted to and approved in writing by the Local Planning Authority before any development commences on the site, and the work executed in accordance with the approved scheme.**

Reason

To safeguard the visual amenities of the area and in accordance with Policy LP16 of the Local Plan.

3. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological mitigation 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. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

(i) Approval of a Written Scheme of Investigation;

(ii) Excavation fieldwork in accordance with the agreed Written Scheme of Investigation;

(iii) Completion of a Post-Excavation Assessment report (audit report to clarify stage (iv) needs): to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;

(iv) Completion of analysis, preparation of site archive ready for deposition at a store approved by the Local Planning Authority, production of an archive report, and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority.

Reason – To secure the provision of the investigation and recording of archaeological remains and the reporting and dissemination of the results in accordance with Policy LP18 of the Local Plan.

4. The development hereby approved shall be carried out in accordance with the Mitigation Strategy for Great Crested Newt submitted on 11 August 2014. These shall include:

- The provision of exclusion fencing and pitfall traps;**
- The building of two hibernacula (one at each pond);**
- The introduction of a 2 metre wide newt corridor as shown on the approved site layout plan, PL-01 Rev D;**
- The translocation of the newts to be carried out in Spring or Autumn and relocated to either ponds;**
- The management of the buffer areas surrounding both ponds; and**
- Monitoring annually for a period of 4 years from the date of the decision notice.**

Reason – To protect the habitats of protected species in accordance with Policy LP19 of the Local Plan.

5. The development hereby approved shall be carried out in accordance with the recommendations set out in the Reptile Survey dated September 2014. These shall include:

- Any grass snakes found during the newt capture to be located to the newt habitat areas.

Reason - To protect the habitats of protected species in accordance with Policy LP19 of the Local Plan.

6. The development hereby approved shall be carried out in accordance with the recommendations set out in the Bat Survey dated September 2014. These shall include:

- all external lighting to be fitted with hoods, cowls or deflectors to minimise light spillage and associated disturbance to bats
- should any tree works be carried out around the pond, that these are carried out between October and March under the supervision of a licensed bat worker.

Reason – To minimise disturbance to bats and ensure compliance with national and international legislation which protects them and in accordance with Policy LP19 of the Local Plan.

7. Prior to the commencement of the development hereby approved details of a range of bird nest boxes to be installed to cater for a number of different species such as House Sparrow, Starling & Swift shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the number of boxes, designs and location within the site. The agreed details shall then be implemented and retained in perpetuity.

Reason – To protect the habitats of protected species in accordance with Policy LP19 of the Local Plan.

8. 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 the development for Building Regulations purposes.

Reason - To ensure that retained trees are adequately protected and in accordance with Policy LP16 of the Local Plan.

9. Prior to commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

a) proposed finished levels

b) means of enclosure

c) hard surfacing, other hard landscape features and materials

d) existing trees, hedges or other soft features to be retained

e) planting plans, including specifications of species, sizes, planting centres number and percentage mix

f) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife

g) management and maintenance details

Reason - The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted and in accordance with Policy LP16 of the Local Plan.

10. 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 and in accordance with Policy LP16 of the Local Plan.

11. Prior to the first occupation of the development the proposed on-site parking and turning areas shall be laid out, levelled, surfaced and drained in accordance with a detailed scheme to be submitted to the approved by the Local Planning Authority, and thereafter retained for that specific purpose.

Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with Policy LP15 and LP16 of the Local Plan.

- 12. Prior to the first occupation of the development hereby permitted, visibility splays of 2.0m x 2.0m shall be provided each side of the vehicular accesses to the proposed estate road measured from and along the back of the footway. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the highway footway.**

Reason - In the interests of highway safety in accordance with Policy LP15 and LP16 of the Local Plan.

- 13. Adequate 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 details to be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.**

Reason - In the interests of highway safety and in accordance with Policy LP15 and LP16 of the Local Plan.

- 14. Prior to the first occupation of the development hereby approved the roads and footways linking the dwelling to the adjoining highway shall be constructed to at least binder course level in accordance with a detailed scheme to be approved in writing by the Local Planning Authority and such a scheme shall include levels, forms of construction, street lighting systems and surface water drainage.**

Reason - In the interests of highway safety and in accordance with Policy LP15 and LP16 of the Local Plan.

- 15. Prior to the commencement of development, a scheme for the provision of external lighting taking in account the requirements set out in condition 6 of this permission shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to commencement of use and retained thereafter in perpetuity.**

Reason - In order to ensure that the site meets the crime prevention guidelines and in accordance with Policy LP16 and LP17 of the Local Plan.

- 16. No further first-floor openings shall be inserted into the rear elevations of Plots 1 and 2 and no first-floor openings shall be inserted into the side elevation of Plot 2 of the development hereby approved.**

Reason – In the interests of residential amenity and in accordance with Policy LP16 of the Local Plan.

17. No dwelling hereby approved shall be occupied before the completion of any remedial works and a validation report/s being submitted to the Local Planning Authority (LPA) and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c).

(a) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(b) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(c) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.

Reason - To control pollution of land or water in the interests of the environment and public safety and in accordance with Policy LP16 of the Local Plan.

18. Prior to commencement of development details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.

Reason - To ensure that the precise height of the development can be considered in relation to adjoining dwellings, to prevent the increased risk of flooding and in accordance with Policy LP16 of the Local Plan.

19. The development hereby approved shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy dated 31 January 2014.

Reason – To ensure a satisfactory method of surface water drainage, to prevent the increased risk of flooding and in accordance with Policy LP14 of the Local Plan.

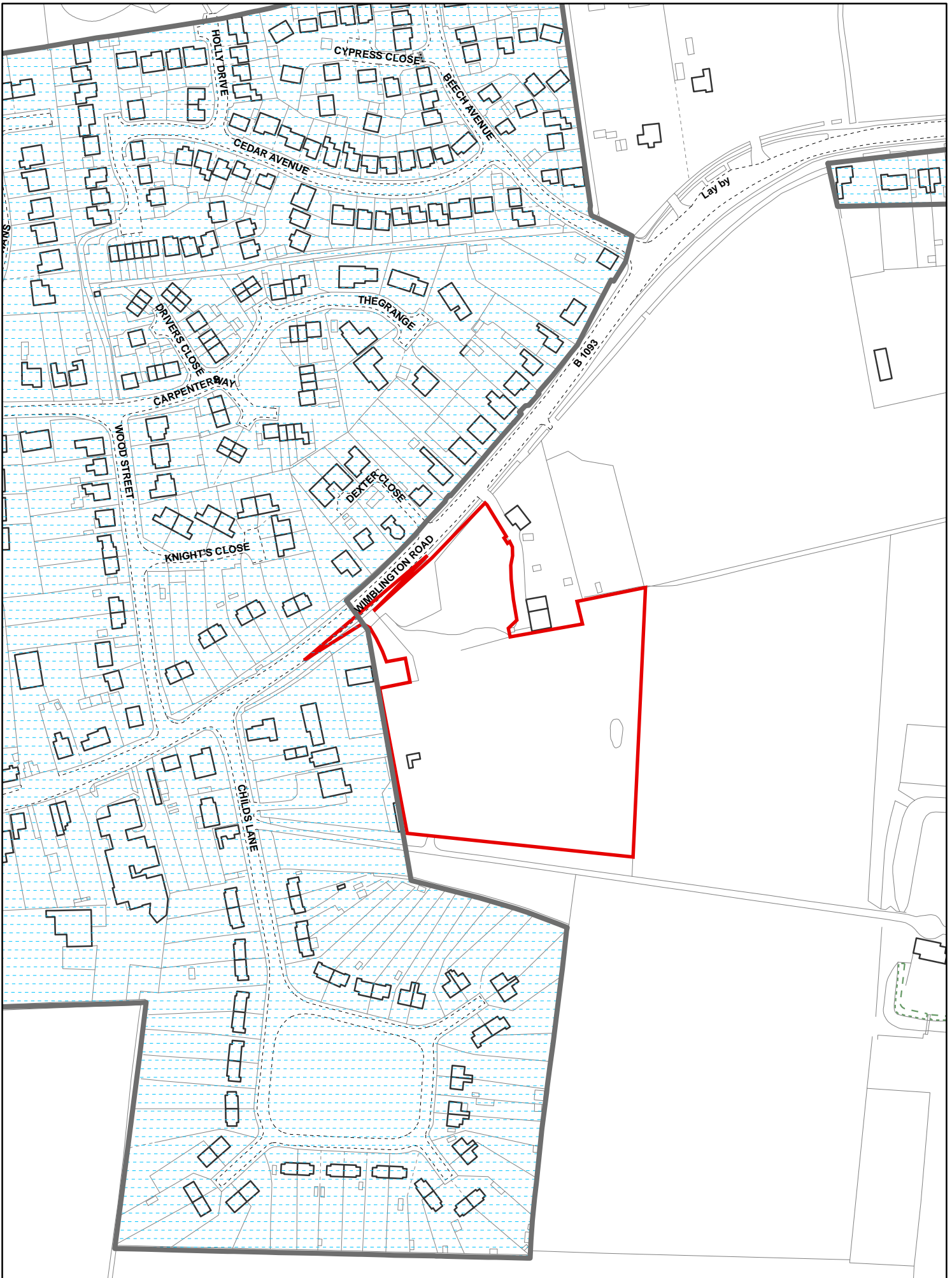
20. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations for Plots 1 and 2 only:

i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E); and

ii) the erection of house extensions including conservatories, garages, or car ports (as detailed in Schedule 2, Part 1, Class A).

Reason – To avoid causing future amenity problems for the occupiers of Plot 1 and 2 given the proximity to the existing sewage pumping station.

21. Approved plans



Created on: 02/04/2014

© Crown Copyright and database rights 2014 Ordnance Survey 10023778

F/YR14/0217/F

Scale = 1:2,500



Market

House type	ft²	storeys	beds	no of
2404	1595	2	4	2
2407	1684	2	4	4
2502	2048	2	5	1
2507	2279	2	5	3
2508	1553	2	5	2
				<u>12</u>

3190
6736
2048
6837
3106
21917

Affordable

House type	ft²	storeys	beds	no of
2223	722	2	2	2
2322	890	2	3	2
				<u>4</u>

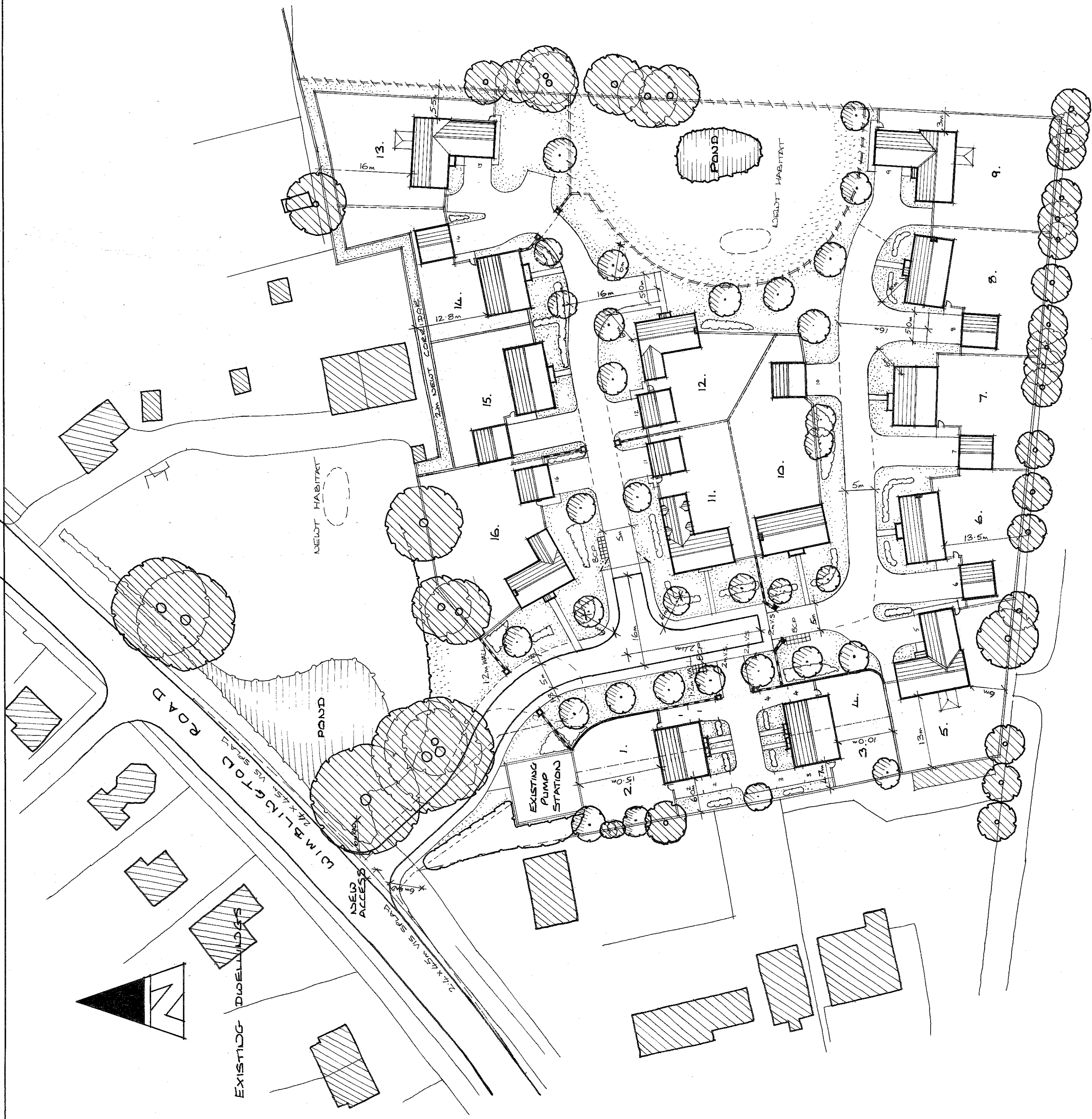
1444
1780
3224

Site Area = 1.37 ha/3.39 acres

Density = 4.72 units/acre
= 7416ft²/acre

LEGEND

Plot	Type
1	2223
2	2223
3	2322
4	2322
5	2507
6	2407
7	2508
8	2407
9	2507
10	2407
11	2502
12	2404
13	2507
14	2508
15	2407
16	2404



D C B A rev date	15/07/2014 02/02/2014 10/11/2013 01/10/2013	PL-01	17/09/13 Date	L29 Project	PL-01 Dm No.
	1:500@A2 Scale				
	Wimlington Road Doddington Project				
	Proposed Site Layout Drawing				
Project LarkfleetHomes Larkfleet House, Falcon Way, Bourne, Lincs, PE10 0FF Tel: 01778 391550 Fax: 01778 391567				Copyright reserved. Do not scale. All dimensions to be checked on site.	
15/07/2014 MELOT CONSULTANT AMEND Plots 1-4 affordable units amended to full HQ1 units Planning amendments Conservatories added to 2507's Copyright reserved. Do not scale. All dimensions to be checked on site.					