

F/YR15/0054/O

Applicant: Mr B Smith Whitacre Management Ltd	Agent : Mr A Hodgson Savills (L & P) Ltd.
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Land North of Gildenburgh Water, Eastrea Road, Whittlesey.

Erection of Mixed Use Business Park to include Employment (B1), Community (D1) and Retail/Professional Uses (A2/A3/A5).

Reason for Committee Consideration: due to the significance of the application and linkage to application F/YR14/0991/F.

1. EXECUTIVE SUMMARY

This is an outline application for a mixed use business park on land north of Gildenburgh Water, Eastrea Road in Whittlesey. The site has an extant permission for this development and this application has been submitted to amend aspects of the access and roundabout. The proposed access is to serve both this development and the proposed Sainsbury's food store (currently being considered under F/YR14/0991/F).

The key issues to consider are:

- Principle of Development
- Assessment of Retail Impact
- Access And Highway Safety
- Design and Layout
- Biodiversity
- Health and Wellbeing
- Economic Growth
- Other Matters

The proposal and key issues have been considered against the Development Plan and other material considerations including relevant National Planning Policies, and importantly the extant planning permission on the site. The proposal is considered acceptable in this instance and is therefore recommended for approval subject to a Section 106 agreement.

2. SITE DESCRIPTION

The site is located to the south of Eastrea Road and to the north of Gildenburgh Water. The main town of Whittlesey is located to the west of the site and Eastrea is located to the east. The site currently comprises open agricultural land. Adjacent to the site to the north and east is the site that has an extant planning permission for a food store and country park, and this site is currently being considered under a new application (F/YR14/0991/F) for a food store and country park also.

3. PROPOSAL

This is an outline application with access arrangements committed and appearance, landscaping, layout and scale reserved for approval at a later date. This application is a resubmission of a previous approval (planning reference F/YR11/0895/O) following the need to make amendments to the proposed access arrangements. The proposed development is for a mixed use business park which is to include areas for employment (B1), community facilities (D1) and retail and professional areas (A2/A3/A5).

The layout and scale of the buildings are reserved for consideration and approval at a later date however an indicative layout has been submitted to indicate how the application site could be developed. It is proposed that the uses will comprise of approximately 4,500 square metres of B1 (Commercial) development, 13,250 square metres of B1c (Light Industrial) use, 4,000 square metres of D1 (Community) use and 2,500 square metres of A2, A3 and A5 (retail) use. It is proposed that each unit will have the required amount of allocated parking spaces and the design of the buildings will be carried out to reflect the adjacent retail food store site and result in a comprehensive development.

4. SITE PLANNING HISTORY

F/YR14/0991/F	Erection of a food store with cafe, petrol filling station and car wash with associated parking, landscaping and highway works including formation of roundabouts and change of use of agricultural land to form Country Park with associated landscaping.	Pending.
F/YR11/0895/O	Erection of mixed Use Business Park to include Employment (B1), Community (D1) and Retail/Professional Uses (A2/A3/A5).	Granted 24/09/14
F/YR11/0726/S COP	Screening Opinion: Erection of a mixed use development comprising of retail (A1)	Further information Not required.

	business (B1) and non-residential institutions (D1) uses and formation of a country park	20/01/12
F/YR00/0075/F	Formation of diving and leisure centre involving erection of dive centre and shop; 1 x 44-bed hotel; depot; restaurant/social club; relocation of existing clubhouse to south of site to form fishing lodge Dive In Centre Gildenburgh Water Eastrea Road Whittlesey	Granted 04/09/2001
F/97/0865/F	Erection of diving facilities building together with accommodation offices restaurant/bar teaching centre and associated car parking; change of use of dwelling Dive In Centre Gildenburgh Water Eastrea Road Whittlesey	Withdrawn 10/02/1998

5. CONSULTATIONS

Town Council

No objection and recommend approval.

CCC Highways

The committed access arrangements for the business park are the same as the access for F/YR14/0991/F and therefore the same comments and condition recommendations apply. No highway objections.

Cambs Police Architectural Liaison

No comments to make regarding crime prevention and fear of crime and therefore no objections to the granting of planning permission.

FDC Environmental Health

No objections in principle to the development. If permission is granted contamination, noise and odour controls will need to be considered.

CCC Archaeology

Request the standard archaeology condition is attached to any permission given.

Natural England

If the development is carried out in accordance with the submitted plans it is unlikely to have a significant effect on the Nene Washes and the Bassenhally Pit. Provides standing advice in relation to protected species. Provides advisory comments in relation to protected species, green infrastructure, local sites, biodiversity enhancements, landscape enhancements and impact risk zones for SSSIs.

The Wildlife Trust

No response received.

The Ramblers Association

No response received.

CCC Countryside Access Team

No response received.

Environment Agency

No objection subject to the inclusion of a condition relating to a surface water drainage scheme. Provides advisory comments in relation to contamination and groundwater.

Anglian Water

The water and sewerage networks have capacity for these flows.

Middle Level Commissioners

Will be commenting on the development. – However no further response received and consultation period has expired.

Network Rail

Provides advisory comments in relation to the developer's requirements during construction. Recommends that the developer contacts Network Rail's asset protection team prior to any works commencing on site.

Cambs Fire and Rescue

Request that adequate provision be made for fire hydrants.

EDF Energy Networks

No response received.

National Grid

Has apparatus in the vicinity of the site and provided advisory comments.

CCC Waste and Minerals

No response received.

Department for Environment, Food and Rural Affairs

No response received.

Local Residents/Interested Parties

Objectors

None received.

Supporters

6 letters of support received in relation to (in summary):

- This application should be determined along with the Sainsbury's one and both should be fast tracked.
- Changes to the access and roundabout have made the development safer.
- It's time Whittlesey caught up with the rest of the County and gets something the community wants and needs.
- The development will provide additional employment and enhanced services in a very suitable location with a well thought out access.

6. POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

Paragraph 2: Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 7: There are 3 dimensions to sustainable development: economic, social and environmental.

Paragraph 14: The presumption in favour of sustainable development. Approving development proposals that accord with the development plan without delay.

Paragraph 17: Planning should proactively support and drive sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.

Section 1 – Building a strong, competitive economy.

Section 2 – Ensuring the vitality of town centres.

Paragraph 24: Local Planning Authorities should apply a sequential test to planning applications for main town centre that are not in an existing centre.

Section 4: Promoting sustainable transport.

Section 7: Requiring good design.

Section 8: Promoting healthy communities.

Section 10: Meeting the challenge of climate change, flooding and coastal change.

Section 11: Conserving and enhancing the natural environment.

National Planning Policy Guidance (NPPG)

Design

Ensuring the Vitality of Town Centres

Health and Wellbeing

Noise

Open Space, Sports and recreation facilities, public rights of way and local green space.

Travel plans, transport assessments and statements in decision-taking.

Flood Risk

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development.

LP2 – Facilitating Health and Well-being of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside.

LP6 – Employment, Tourism, Community Facilities and Retail.

LP13 – Supporting and Mitigating the Impact of a Growing District.

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.

LP19 – The Natural Environment.

7. KEY ISSUES

- **Principle of Development**
- **Assessment of Retail Impact**
- **Access And Highway Safety**
- **Design and Layout**
- **Biodiversity**
- **Health and wellbeing**
- **Economic Growth**
- **Other Matters**

8. BACKGROUND

This application is a resubmission of a previous approval under planning permission/YR11/0895/O which was for the Erection of Mixed Use Business Park to include Employment (B1) Community (D1) and Retail/Professional Uses (A2/A3/A5) and was approved on 24th September 2014. This permission remains extant. The current application has been submitted due to required amendments to the proposed access which is to be shared by this site and the adjacent Sainsbury's food store site.

The main changes to the access arrangement involve the alteration to the proposed roundabout from a 4-arm roundabout to a 3-arm roundabout. The presence of an extant planning permission for the same development on this site, with only amendments to the access and roundabout proposed, is a material planning consideration carrying significant weight in the determination of this current application.

9. ASSESSMENT

Principle of Development

Policy LP3 of the Fenland Local Plan, 2014 states that the overall strategy is for sustainable growth, including new housing and job creation, in order to facilitate the health and wellbeing of Fenland's residents. The focus for the majority of growth is in and around the four market towns, of which Whittlesey is one.

Policy LP6 of the Fenland Local Plan states that retail development will be encouraged to maintain and enhance the vitality and viability of centres, with a requirement that the nature and scale of any retail development should be appropriate to the role and function of the centre in which it would be situated. LP6 also goes on to say that for retail development the Council will embrace a strong town centre first message, support and regenerate the existing Town, District and Local Centres and apply the approach contained within the National Planning Policy Framework. (NPPF)

There is a degree of conflict with Policy LP6 because the proposal is not in the town centre. However, as explained below the proposal does not have an adverse impact on the town centre and therefore maintains its vitality and viability. It is also not an isolated site and is adjacent to the main settlement of Whittlesey. Therefore, although there is a degree of conflict with this policy, given the limited degree of that conflict and the accord with the development plan in all other respects, it is not considered that there is an overall conflict with the development plan. Any conflict also needs to be balanced against the other material planning considerations relevant to this scheme. The main material planning consideration in this instance is the extant planning permission F/YR11/0895/O. This application seeks to make amendments to the approved planning application and these changes have been detailed within the Background section of this report. The National Planning Policy Framework (NPPF) states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and the extant approval carries significant weight in this instance. As such the principle of development on this site has been established by the previous consent.

Assessment of Retail Impact

The National Planning Policy Framework (NPPF) states that local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in existing centres. It goes on to advise that when considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. (Paragraph 24). This application has been accompanied by a retail impact and sequential assessment which has identified that there are no sequentially preferable sites for potential B1 office use within the town centre and the proposed uses are suitable for a business park. The town centre of Whittlesey is considered to be in relatively good-health at the present time and therefore there should not be an adverse impact upon the town centre through the development of this site. The site is considered to be well linked to the town centre in terms of pedestrian access, vehicular access and also through the provision of the Hopper Bus facility.

As such although there is a limited degree of conflict with Policy LP6 of the Fenland Local plan 2014, the proposal is considered overall to comply with the Development Plan. It also complies with the requirements of the National Planning Policy Framework (NPPF) in terms of sequential testing and impact assessment, and is in accordance with the principle of development established by the previous consent. The proposal is therefore acceptable in this regard.

Access and Highway Safety

The submission of this current application has been necessitated by the requirement for alterations to the previously approved access and roundabout. The proposed changes to the roundabout involve the provision of a 3-arm roundabout as opposed to the approved 4-arm roundabout. This amended arrangement removes the 4th arm roundabout access to Gildenburgh Water, which is now to be served by its existing access. This has resulted in a left-in, left-out access arrangement for the Gildenburgh Water access in order to comply with highway safety requirements.

The Local Highway Authority have assessed the submitted information, including the plans and Transport Assessment, and they consider that the proposed access is suitable for the proposed uses for the business park and the Sainsbury's store. Amendments have been made to the access and roundabout size to accommodate the necessary vehicles and the Local Highway Authority consider the proposed highway layout is acceptable in highway safety terms and raise no objections to the proposed roundabout and access.

Parking for the premises on site will be determined and assessed at the reserved matters stage however it has been noted that the proposal will provide on-site parking to County Council standards and will restrict on-street parking to avoid any congestion.

The proposal is therefore considered to comply with the provisions of policies LP15 and LP16 of the Fenland Local Plan, 2014 in terms of the highway layout, access and highway safety.

Design and Layout

This application is outline and only seeks to commit access at this stage. As such, the design and layout of the proposed buildings have not yet been committed and the submitted layout plan is indicative only.

It is considered that the indicative plan demonstrates that the level of proposed mixed business uses can be accommodated on the site and this remains consistent with the extant approval on the site. As such, the design and layout will be formally considered upon receipt of any future reserved matters applications.

Biodiversity

The site is located in close proximity to the Lattersey Nature Reserve and Nene Washes SSSI. As such Natural England have been consulted on the proposal and they raise no objection to the proposed development. They provided comments on a number of habitat and biodiversity considerations including the standing advice protected species advice. It is considered appropriate to include conditions in relation to the protection and mitigation of water voles and mitigation for the wildlife site to ensure that the development does not adversely impact upon the neighbouring sites. The proposal is considered to comply with the provisions of policy LP19 of the Fenland Local Plan, 2014.

Health and wellbeing

Policy LP2 of the Fenland Local Plan, 2014 seeks to facilitate the health and wellbeing of Fenland's residents by creating an environment in which communities can flourish, creating opportunities for employment in accessible locations, promoting and facilitation healthy lifestyles, providing good access to health, leisure and recreation facilities and providing sustainable and safe transport networks, amongst other things.

This proposal will meet the relevant criteria within this Policy as it will provide opportunities for employment through the provision of a mix of business premises, but also during the construction period. As such the proposal complies with Policy LP2.

Economic Growth

The proposed development will provide economic benefits to Whittlesey and the District as a whole through the provision of a new business and community facilities which will attract people to Whittlesey. In addition the development will provide jobs locally. As such the development will support the economic growth of the area and therefore complies with Policy LP2 of the Fenland Local Plan, 2014.

Other Considerations

Flood Risk

The site is located within Flood Zone 1 which is a low risk flood area. The site also forms part of the Flood Warning Area and as such a Flood Risk Assessment has been submitted. The site is considered to be low risk and less vulnerable and will be served by appropriate SUDs systems. No objections have been received from the Environment Agency.

The flood risk considerations have been balanced against the proposed mitigation and the fact that there is an extant permission on this site and it is considered that the proposal complies with Policy LP14 of the Fenland Local Plan, 2014 and the provisions of the NPPF in terms of Flood Risk.

Section 106

A Section 106 is being prepared for this application which reflects the Section 106 requirements of the previous approval. For this current application the agreement relates to the construction and provision of the roundabout on Eastrea Road which is consistent with the previous agreement.

It has been confirmed by the Local Highway Authority that there are no other developments that would result in the maximum number of pooled contributions being exceeded in relation to this requirement.

10. CONCLUSIONS

The proposed development of a Mixed Use Business Park has been fully assessed against the relevant local and national planning policies and has been balanced against the extant planning permission for this site (F/YR11/0895/O). Whilst there is a limited degree of conflict with Policy LP6, it is not considered that there is an overall conflict with the development plan. In any event, the proposal is in accordance with the NPPF and the extant planning permission for a substantially similar proposal carries significant weight. The key issues for this proposal have been identified within this report and the impacts of nearby developments/planning permissions. These issues have been considered and are found to be acceptable in this instance. As such the proposal is therefore recommended for approval.

11. RECOMMENDATION
Grant Subject to:
 i) **Section 106 Agreement**
 ii) **Conditions**

Conditions:

<p>1.</p>	<p>Approval of the details of:</p> <ul style="list-style-type: none"> (i) The layout of the site (ii) The scale of the building(s) (iii) The external appearance of the building(s) (iv) the landscaping. <p>(hereinafter called the 'Reserved Matters') shall be obtained from the Local Planning Authority prior to the commencement of development.</p> <p>Reason – To enable the Local Planning Authority to control the details of the development.</p>
<p>2.</p>	<p>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.</p> <p>Reason – To ensure compliance with Section 92 of the Town and Country Planning Act, 1990.</p>
<p>3.</p>	<p>The development permitted shall begin before the expiration of 2 years from the date of this permission.</p> <p>Reason – To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
<p>4</p>	<p>The details submitted in accordance with Condition 01 of this permission shall include:</p> <ul style="list-style-type: none"> (a) a plan showing (i) the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5m above ground level exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree and (ii) the location of hedges to be retained and details of species in each hedge;

	<p>(b) details of the species, diameter and approximate height, and an assessment of the general state of health and stability, of each retained and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;</p> <p>(c) details of any proposed topping or lopping of any retained tree or of any tree on land adjacent to the site;</p> <p>(d) 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.</p> <p>(e) 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.</p> <p>(f) 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.</p> <p>In this condition 'retained tree or hedge' means an existing tree or hedge which is to be retained in accordance with the plans referred to in paragraph (a) above.</p> <p>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 in accordance with policies LP16 and LP19 of the Fenland Local Plan, 2014.</p>
<p>5.</p>	<p>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 5837:2005. 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 completion of the development for Building Regulation purposes.</p> <p>Reason - To ensure that retained trees are adequately protected in accordance With policy LP16 of the adopted Fenland Local Plan 2014.</p>
<p>6.</p>	<p>No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c) below. This is an iterative process and the results of each stage will help decide if the following stage is necessary.</p> <p>(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses, the proposed site usage, and includes a conceptual model. The site investigation strategy will be based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.</p>

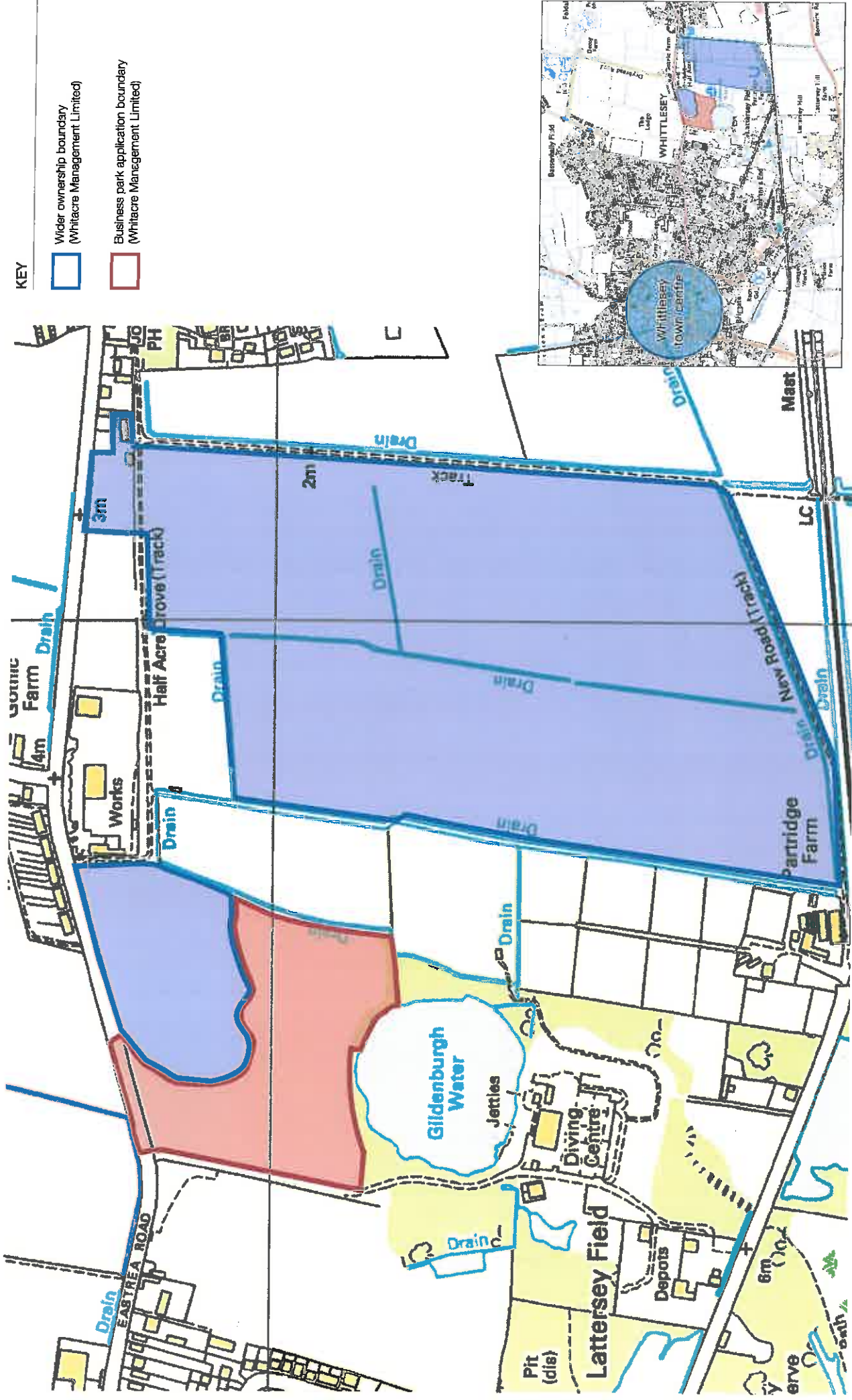
	<p>(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.</p> <p>(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.</p> <p>No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f) below.</p> <p>(d) 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.</p> <p>(e) 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.</p> <p>(f) 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.</p> <p>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 Fenland Local Plan and the National Planning Policy Framework.</p>
<p>7.</p>	<p>Prior to the commencement of development, a plan for the protection and/or mitigation of damage to the population of water voles (a protected species under The Wildlife and Countryside Act 1981) and their associated habitat, both during construction works and once the development is complete, shall be submitted to and approved in writing by the local planning authority. Any change to operational, including management, responsibilities shall be submitted to and approved in writing by the local planning authority. The water vole protection plan shall be carried out in accordance with a timetable for implementation as approved.</p> <p>The scheme shall include the following:</p> <ul style="list-style-type: none"> - evidence that the water vole habitat will be protected from any adverse effects

	<p>resulting from development.</p> <p>- details of any proposed enhancement of the habitat in other ditches and drains on the site so that these are more suitable for water voles.</p> <p>Reason - To ensure protection of water voles and their habitat within the development site in accordance with policy LP19 of the Fenland Local Plan, 2014 and the National Planning Policy Framework.</p>
8.	<p>Prior to the commencement of development a plan for the protection and/or mitigation of damage to the county wildlife site and watercourses on the development site, both during construction works and once the development is complete, shall be submitted to and approved in writing by the local planning authority. The habitat protection plan shall be carried out in accordance with a timetable for implementation as approved.</p> <p>Reason - To protect the Biodiversity Action Plan (BAP) habitats within and adjacent to the development site in accordance with policy LP19 of the Fenland Local Plan, 2014 and the National Planning Policy Framework.</p>
9.	<p>Prior to the commencement of the development hereby permitted a noise management plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include any required mitigation measures and the agreed measures shall be implemented prior to the first use of the development and maintained in perpetuity.</p> <p>Reason – In the interests of protecting nearby residential amenity from noise issues arising from the development in accordance with policy LP16 of the Fenland Local Plan, 2014.</p>
10.	<p>Prior to the commencement of the development hereby permitted an odour management plan shall be submitted to and approved in writing by the Local Planning Authority for any of the units that will be used as restaurant or for hot food preparation. The scheme shall include any required mitigation measures and the agreed measures shall be implemented prior to the first use of the development and maintained in perpetuity.</p> <p>Reason – In the interests of protecting nearby residential amenity from odour issues arising from the development in accordance with policy LP16 of the Fenland Local Plan, 2014.</p>
11.	<p>No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme and timetable of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing</p>

	<p>by the Local Planning Authority. The approved programme shall then be implemented in accordance with the approved timetable prior to any other works taking place on site.</p> <p>Reason - To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with policy LP19 the Fenland Local Plan 2014.</p>
12.	<p>Prior to the commencement of the development a scheme and timetable for the provision of fire hydrants shall be submitted to, and agreed in writing by, the Local Planning Authority in consultation with the Chief Fire Officer and provision of the fire hydrants shall be made in accordance with the scheme and timetable.</p> <p>Reason - To ensure a satisfactory form of development in accordance with policy LP16 of the Fenland Local Plan 2014.</p>
13.	<p>The proposed internal floor space proposed for each use class hereby approved shall not exceed 500 sqm for A2 financial and professional services, 1000 sqm for A3 restaurants and cafes, 1000 for A5 hot food takeaways, 4500sqm for B1(a) office use and 13,250 sqm for B1(c) light industrial use.</p> <p>In order to ensure that the proposal does not detrimentally affect the vitality and viability of Whittlesey Town Centre in accordance with policy LP6 of the Fenland Local Plan, 2014 and paragraph 23 of the National Planning Policy Framework.</p>
14	<p>The premises shall be used for B1, D1, A2, A3 and A5 uses; and for no other purpose (including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order). The rights under the Use Classes Order to change use from one use class to another are also excluded.</p> <p>Reason - In granting this permission the Council has had regard to the special circumstances of this case and considers that unrestricted use within Class A1 and the unrestricted change of use between use classes would be unacceptable in view of the potential adverse impact on the viability and vitality of the town centre in accordance with policy LP6 of the Fenland Local Plan, 2014 and paragraph 23 of the National Planning Policy Framework.</p>
15.	<p>Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted and agreed in writing with the Local Authority in consultation with the Drainage Authority and Environment Agency. The</p>

	<p>scheme shall subsequently be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.</p> <p>Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with policy LP14 of the Fenland Local Plan 2014.</p>
16.	<p>Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Authority. The scheme shall subsequently be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.</p> <p>Reason - To ensure a satisfactory method of foul water drainage and to prevent the increased risk of pollution to controlled waters in accordance with the NPPF and policies LP14 and LP16 of the Fenland Local Plan 2014.</p>
17.	<p>Prior to the first occupation of the development hereby approved, the proposed on-site parking shall be demarcated, levelled, surfaced and drained in accordance with the approved plans. Thereafter, these spaces shall be permanently retained and available for the parking of vehicles of residents/occupiers of the approved scheme, and shall not be used for any other purpose.</p> <p>Reason - In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan, 2014.</p>
18.	<p>Prior to the commencement of the development detailed plans shall be submitted to and approved in writing by the Local Planning Authority which details the construction, drainage, surfaces and street lighting for the proposed access roundabouts, roads and footpaths. The food store hereby approved shall not be occupied until the roundabouts, roads and footpaths associated with the food store have been constructed and surfaced in accordance with the detailed plans to be approved.</p> <p>Reason - In order to ensure that adequate vehicular and pedestrian access is provided in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan, 2014.</p>
19.	<p>Prior to the commencement of the development detailed plans shall be submitted to and approved in writing by the Local Planning Authority which details the construction and surface water drainage associated with the proposed footway link between the site and Whittlesey on the southern side of Eastrea Road and as indicatively detailed on plan 110182A_A_04 Rev E.</p> <p>All construction works are to be carried out in accordance with the detailed plans to be approved.</p>

	<p>Reason - In order to ensure that adequate pedestrian access is provided in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan, 2014.</p>
20.	<p>Prior to commencement of the development full details for the provision of a construction method statement shall be submitted to and approved in writing by the local planning authority. The construction Method Statement shall show the following</p> <ul style="list-style-type: none"> a. Parking of vehicles of site personnel, operatives and visitors b. Loading and unloading of plant and materials c. Storing of plant and materials used for constructing the development d. Treatment of relevant pedestrian routes and highways within and around the site throughout the course of construction and their reinstatement where necessary. e. Times, routes and means of access into the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway). f. Hours of construction g. Methods of ensuring mud doesn't enter the public highway <p>Secure, covered and lockable bicycle parking shall be provided and equipped with secure Sheffield cycle stands in accordance with a layout to be submitted to and approved by the LPA before occupation of the dwellings to which they relate. The approved bicycle storage spaces shall remain in place in perpetuity.</p> <p>Reason - To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy LP15 of the Fenland Local Plan, 2014</p>
21.	<p>Approved Plans.</p>



KEY

Wider ownership boundary
(Whitacre Management Limited)

Business park application boundary
(Whitacre Management Limited)

Key plan - Site location

Land south of Eastrea Road, Whittlesey
on behalf of Whitacre Management Ltd

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rev	C	job no.	CMD233831
scale	1:2500 @ A2	date	09/06/2015
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