

F/YR15/0512/O

**Applicant: Mr John Goode
Land Planning Partnership Ltd**

**Agent : Mr Stephen Harris
Emery Planning Partnership Ltd**

Land West And South Of 74, West Street, Chatteris, Cambridgeshire

Residential Development (58 dwellings max) involving demolition of existing storage building

Reason for Committee: This application is before committee due to the level of objection received from local residents, the views of the Town Council and due to Councillor Hay calling the application in for reasons relating to: flooding and the impact this may have on the existing bungalows both in terms of privacy and the impact of water displacement.

1 EXECUTIVE SUMMARY

This is an outline application (with all matters except for access) for a residential development of up to 58 dwellings in the Market Town of Chatteris.

The proposal is considered to be acceptable in principle as it would represent a sustainable residential extension to the edge of the settlement of Chatteris (which would contribute to the delivery of housing envisaged by the Local Plan).

With regard to detailed considerations (such as highway matters; drainage/flood risk; amenity impacts and the impact upon the character and appearance of the area) the development would not lead to any unacceptable harm being evident.

Section 106 matters have been agreed in principle following new legislation and the Council's adopted SPD on Developer Contributions. Subject to the Section 106 agreement and suitable planning conditions the development is considered acceptable.

2 SITE DESCRIPTION

The site is currently comprises open fields with an existing agricultural building occupying the south of the site which would be demolished as part of this proposal. It is bounded to the east by West Street and a frontage of properties which extend from 54 to 74 West Street. It is mainly bounded to the south by an open field, except from a residential dwelling to the far south east. To the west lies a ditch, beyond which is a bridleway track and the Twenty Foot Drain (known as Fenton Lode). It is bounded to the north by the Chatteris Town Football Club Ground. The site lies within Flood Zones 1, 2 and 3.

3 PROPOSAL

The proposal seeks outline planning permission with all matters reserved except for access for a residential development for up to 58 dwellings on an area of land of 2.81 hectares.

The following has been submitted in support of the application:

- A revised Flood Risk Assessment
- A revised Transport Assessment
- An Ecological Assessment
- Indicative site layout (revised)
- Design and Access Statement
- Planning Statement

4 SITE PLANNING HISTORY

There is no planning history. This is an undeveloped area of land which is part vacant and partly being used for grazing of horses.

5 CONSULTATIONS

Chatteris Town Council: Recommend refusal, the site is not included in the Local Plan as a development area, there are serious drainage and sewer problems in the area, there are problems with the road accessing the site and if houses were to be built there would be overlooking issues for the existing bungalows which border the site. If outline planning permission was to be granted we would wish to see bungalows built, particularly behind the existing bungalows to solve overlooking, a robust drainage and sewerage system on the site, improvements to West Street and its pavements, a tree planting scheme and significant section 106 payments for improvements to local facilities such as the Old Railway Line footpath and bridleway.

Chatteris Town Council's comments on revised application: Strongly Recommend Refusal - the issue of houses overlooking the existing bungalow has not been addressed and the recommendation continues to be that single storey dwellings should be built, especially behind the existing bungalows. The amendments show the houses will be piled (at a considerable cost) and even higher thus exacerbating the overlooking problem. The water and sewage system in the area cannot cope with the additional dwellings, sewage has to be pumped back up from the area and the system is already struggling since this is the lowest part of Chatteris and frequently suffers from surface water drainage problems. Whilst provision will be made to dispossess the water from the properties to be built there is no such provision for existing properties which will suffer as a result. The development is an over intensification of the site. It is noted Middle Level Commissioners have yet to comment and their views must be considered. Councillors also object to the recent removal of trees on the site without permission.

Cambridgeshire County Council Highways Authority: Place a holding objection on this site.

Cambridgeshire County Council Highways Authority Comments on revised application: The revised Transport Statement is agreed and therefore the

objection is withdrawn subject to the applicant providing a travel plan as a separate document which should be secured by planning condition. No highway objections subject to the conditions in relation to internal road layouts, the site access and frontage footpath being completed and full details of the cycleway link between West Street and the development site.

FDC Scientific Officer (Land Contamination): Note and accept the submitted information and have no objections to the principle of the proposed development. The proposal is unlikely to have a detrimental effect on local air quality, it is noted that the development will be connected to the main sewer. The effects of construction noise / dust upon existing dwellings will need to be addressed and any measures to control or mitigate any issues provided. Given that a small section of the development upon land currently occupied by a storage building the unsuspected land contamination condition should be imposed.

Police Architectural Liaison Officer: In terms of crime risk, the area of West Street shows very low levels of crime. The application is for access only, however it is necessary to comment early on the layout. There are no issues with plots 1-18 and plots 24-40, these all have in curtilage or overlooked car parking and back onto existing properties. Plots 19-23 and 48-58 has the car parking to the rear, not overlooked which can present a crime risk as criminals can commit crime unseen. Plots 41-47 shows rear boundaries facing onto green spaces. Experience is that these rear fences can become an area where children kick footballs against causing damage and annoyance to neighbours. A solution could be defensible planting. A real positive is that the green space is overlooked. Overall would not be able to give support to the design layout.

Police Architectural Liaison Officer comments on revised application: Many of the points (see above) have been largely addressed in the re-design of the site layout. No further comments to make concerning these proposals in respect of crime prevention and fear of crime and would now not object to granting of permission for this application.

CCC (Lead Local Flood Authority): This site sits within Warboys, Somersham and Pidley Internal Drainage Board (IDB), therefore Middle Level Commissioners should be consulted and satisfied with the proposed development in relation to surface water flood risk.

Middle Level Commissioners: Will be commenting on the above application; however no further comments received within the consultation period. Re-consulted on the revised FRA, however no comments received thus far.

Environment Agency: The site is partly located within Flood Zones 2 and 3 of our Flood Map for planning. The FRA incorrectly states in the Executive Summary that the site is unlikely to be affected by fluvial flooding as the site will be protected by the twenty foot drain and the formal railway line embankments. We consider that the risk of flooding at the site from main river flood risk sources is low. However there may still be a risk of fluvial flooding from watercourses under the jurisdiction of the Internal Drainage Board. No evidence has been provided to demonstrate that the railway line embankments to the west of the site would prevent the site from flooding during an extreme event. We note that a sequential approach has been taken to the site layout, with 'more vulnerable' development directed towards the part of the site that lies within Flood Zone 1. Given the location of the proposed development is over 6km from the nearest designated

main river, we have no objection to the proposal on flood risk grounds. Advice provided for the applicant in respect of sewerage.

Environment Agency consultation response on revised application: We are pleased to see that the 'Flood Risk' section of the Executive Summary has been revised following the comments made in our previous response. However, we still disagree with the following sentence in the Conclusion section: 'This shows that the site is protected above the 1 in 1000 year fluvial flood level of the main river.' Our Flood Zone extents should not be compared with site levels as these extents are only indicative. Notwithstanding the above comments, the residual risk of flooding at the site has been considered in the FRA and flood mitigation measures are proposed in section 6 of the FRA (i.e. raising of finished floor levels and inclusion of flood resilient measures in the ground floor construction of properties in lower parts of the site). The Authority may wish to consider whether a suitable condition is required to ensure that these mitigation measures are implemented. As stated in our previous response, we consider that the main source of flood risk at this site is associated with watercourses under the jurisdiction of the Internal Drainage Board. As such, the Middle Level Commissioners should be consulted on the revised FRA.

Anglian Water Services Ltd: The foul drainage from this development is in the catchment of Chatteris Water Recycling Centre that will have available capacity for these flows. A foul drainage strategy will need to be prepared in consultation with Anglian Water. Also request that the surface water strategy is conditioned.

Housing Strategy (FDC): This planning application is supported. Policy LP5 of the Fenland Local Plan seeks 25% affordable housing on all development sites on which 10 or more dwellings are proposed. Therefore on this development where up to 58 dwellings are proposed it is anticipated the provision of 15 affordable dwellings on site subject to viability. In accordance with Local Plan Policy LP5, the mix of affordable tenures should be informed by and compatible with the latest government guidance and an up to date local Strategic Housing Market Assessment (SHMA). An affordable tenure mix of 70% affordable rented and 30% intermediate tenure is considered appropriate for this development (11 affordable rented and 4 shared ownership dwellings). The mix of affordable house types should meet local needs and reflect the nature of the wider development. In accordance with Policy LP5 of the Local Plan, all units should meet the lifetime homes standard where appropriate and viable.

NHS Property Services: There is a capacity deficit in the catchment practice and a developer contribution of £18,240 is required to mitigate the 'capital cost' to NHS England for the provision of additional healthcare services arising directly as a result of the development proposal. NHS England, therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section 106 Agreement.

Environment & Leisure (FDC): No objection to this development, however, the following concerns require addressing before the application could be agreed from our perspective:- If the access road is expected to accommodate the refuse and recycling vehicles, the surface would require construction to comply with gross vehicle weights of up to 26 tonnes and be adopted to avoid risk of damage claims. Some of the proposed access appears to be of a different construction which may be unacceptable for refuse vehicles. This needs to be established before approval can be given. As a result of the potential difference in road surface, it puts a question mark over the collection requirements for the following properties:

Nos. 6 and 24 to 58. If the road construction issue is resolved then most properties have access either at front or rear to present bins for collection at the curtilage. Residents should not be expected to pull or carry waste for a distance of more than 30 metres. The new residents will be expected to present waste and recycling material for collection at the curtilage of the property, where it meets the Public Highway on the day of collection. New residents will require notification of collection and storage details by the developer before moving in and the first collection takes place. Refuse and recycling bins will be required to be provided as an integral part of the development. Please refer to the waste management design guide on the Fenland website for further details.

CCC Economic Growth: The County Council s106 requirements for the above development are as follows:

Pre-school education - £60,900
Primary Education - £189,459.9
Libraries and Lifelong Learning - £5,472.23
Strategic Waste - £15,486
Monitoring Fees - £200

Transport Development Manager (FDC): Will not be seeking a rail contribution for the application.

Arboricultural Officer (FDC): The main vegetation at this site is a line of poplars between 74 and 84 West Street. We have received a request to place a TPO on these trees. The trees were probably planted originally as a shelter belt and have been maintained in the past by pollarding. The trees themselves are in poor condition, some are dead/dying and others have significant decay pockets at the pollard points, and areas of trunk decay. As poplars do not have particularly durable heartwood, any advanced decay tends to lead to premature failure of limbs and trunks, and this has occurred with some of these trees. The trees do not warrant a TPO as they are in poor condition for the proximity to the road and would require regular pollarding if retained. However, it should be noted that due to the poor durability of the wood, such management tends to lead to progressive decay extending from the pruning wounds. However, the condition of the trees (decay pockets, deadwood and cavities) does make them a more valuable wildlife resource and the line should be assessed by an ecologist prior to any decision to remove them. If the line is removed it would mean the loss of a prominent landscape feature (despite the structural condition). Is it not possible to move the scheme back from the road and insist that the belt of trees is replaced?

Consultant Ecologist (PCC): No objection to the granting of outline planning permission subject to strict adherence to the ecological recommendations. Also request that should no development take place within two years from the date of permission being granted, that an updated ecological survey be required to take place. Subject to my recommendations being fully incorporated into the approved scheme the development will in my opinion result in no net loss to biodiversity.

Archaeologist (CCC): Records indicate that the site lies in an area of high archaeological potential. Do not object to the development from proceeding but the site should be subject to a programme of archaeological investigation secured through planning condition.

Cambridgeshire Fire & Rescue Service: The detailed position and number of fire hydrants are generally should be secured by planning condition.

Local Residents/Interested Parties: 18 local resident objections received from 15 households which may be summarised as follows:

- Drainage/Sewer problems within the locality – during heavy rainfall the drains on West Street cannot cope and water displacing onto existing gardens/driveways;
- Access problems and volume of traffic – safety of children;
- Overlooking existing bungalows and loss of privacy (Nos. 54-72);
- Detrimental impact to wildlife (including protected species) and loss of amenity;
- Electricity cabling – significant disruption as a result of repairs or if the cabling is to be diverted;
- Proposed travel plan to help encourage new residents to walk or cycle from their homes is nonsense;
- Impact on existing properties during construction phase of the development – traffic, noise, and vibration;
- Increased noise and disturbance (pollution from light, noise and vibration) from the proposed residential area would bring to West Street and Gibside Avenue – increase in vibration from the increase in traffic which would occur;
- Against the removal of the trees along the site frontage – there are bats presents – these trees have recently been removed;
- Safety of the proposed access point – already incidents around the junction of West Street and Gibside – this would increase if a new junction for extra homes was placed here;
- Ability of emergency service vehicles being able to access the road easily and safely;
- Loss of existing views across the open land – loss of amenity in terms of sight and sounds of the wildlife;
- Proposed development is not in keeping with the residential area – it would detract from the character and open aspect;
- Increase in vulnerability including safety, crime and fear of crime;
- Previously developed sites should be considered first along with the allocated sites in Chatteris, ahead of this land;
- The development would put extra pressure on local infrastructure such as the surgery, local schools and dentist; and
- Concerns with the raising the ground levels of the proposed dwellings due to flood risk which will impact on the existing properties.

6 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

Paragraph 2: 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 32: Development should only be refused on transport grounds where the residual cumulative transport impacts are severe.

Paragraph 47: Supply of housing.

Paragraph 49: Applications for planning permission for housing are determined in accordance with the presumption in favour of sustainable development.

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.

Paragraph 128: Archaeological interests in a site.

Paragraphs 203-206: Planning conditions and obligations.

National Planning Policy Guidance (NPPG)

Flood Risk and Coastal Change

Flood Zone and Flood Risk Tables

Housing and economic land availability assessment

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

LP4 - Housing

LP5 – Meeting Housing Need

LP10– Chatteris

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

LP18 – The Historic Environment

LP19 – The Natural Environment

Delivering and Protecting High Quality Environments in Fenland SPD (July 2014)

7 KEY ISSUES

- **Principle of Development**
- **Highway safety and traffic generation**
- **Visual amenity and landscape impacts**
- **Residential Amenity**
- **Loss of Agricultural Land**
- **Flood Risk and Drainage**
- **Ecology**
- **Archaeology**
- **S106 Planning Contributions**
- **Health and wellbeing**
- **Economic Growth**
- **Other considerations**

8 ASSESSMENT

Principle of Development

Local Plan Policy LP3 defines Chatteris as a Market Town where the majority of the district's new housing, employment growth, retail growth and wider service provision should take place.

The site is considered to satisfy the criteria set out in Local Plan Policy LP4 Part B. Inasmuch as it is on the edge of Chatteris. It is therefore an appropriate site to deliver additional housing within the town (towards the 1,600 new homes target set out in Part A of Policy LP4).

Further criteria to be met by any such development are set out in Policy LP16 including that the development should, amongst other things, not adversely impact on the amenity of neighbouring users.

The delivery of housing on this site would form a logical extension of existing development to the south-west of Chatteris in a sustainable location. The site is located within walking distances of shopping, employment, recreation and other community facilities.

Highway safety and traffic generation

A revised Transport Assessment has been submitted with this application. This demonstrates that there will not be any adverse impact on the highways network surrounding the site as a result of the proposed development.

The access to the site is off West Street, opposite Nos. 67-73. The access would be 5.5 metres wide with 2m footpaths on both sides, one which would continue in a northerly direction to tie into the existing footpath along West Street. There is also adequate visibility (2.4m by 43m) in both directions. The Local Highway Authority has no objections to the proposal.

The indicative layout demonstrates that parking provision will be incorporated within the site in accordance with the parking standards set out in Appendix A of the Local Plan. The internal road layouts and parking arrangements will be the subject of the reserved matters application.

The development proposal therefore will result in a sustainable development in transport terms and satisfies the requirements of Policy LP15 of the Local Plan and of the NPPF.

Visual amenity and landscape impacts

The site is adjacent to a ribbon of residential properties along the west side of West Street and is located in close proximity to further residential development to the north, along West Street.

Any development on the edge of a settlement will change the character of an area. In this case the character of the built up area (West Street) is predominately residential while the land to the south is open countryside. The development has been designed to address the transition towards the open land to the south, as well as provide an outward looking scheme overlooking the Fenton Lode.

The re-designed scheme is considered to complement the existing character of the local area and the proposed use is in keeping with the well-established residential use in the immediate vicinity. The proposed development of up to 58 dwellings would represent a medium density of 23 dwellings per hectare. The revised indicative layout submitted demonstrates that 58 dwellings can be accommodated on the site and could satisfy the requirements to achieve a high quality environment in accordance with Policy LP16 of the Local Plan.

It has been noted during the course of this application that works have been undertaken to the tree belt along West Street. Whilst these trees were not

protected in planning terms, the applicant has been made aware of the concerns locally with regard to the loss of these trees. It has been confirmed the decision to remove these trees was taken by the land owner, in response to one of the trees falling into the road and the perceived risk of damage to property and people should other trees also fail due to their advancing age.

The trees have not been completely removed, but have been cut back to around 1.2 metres high and the belief is that these are capable of re-growing. In any event, the applicant maintains the proposal to supplement or replace the tree belt should the application be approved and this can be secured by planning condition.

Before these trees had been partial felled, the Council's Tree Officer had confirmed that the trees are in poor condition, some are dead/dying, others have significant decay pockets at the pollard points, and areas of trunk decay and as such did not warrant a Tree Preservation Order. There is the potential to plant other varieties of trees which would be considered to make a more positive contribution to the landscaping and ecological value of the site and this will be secured by planning condition.

The loss of the view of the open land of the site and beyond has been raised by local residents. Whilst there is no right to a view in strict legal terms, the concerns raised by residents in respect of their residential amenity (i.e. loss of privacy and loss of wildlife) are material to the determination of this application and are further discussed below.

Residential Amenity

The detailed design and scale for the dwelling types does not form part of this application which is outline only. The principles of providing dwellings which have an acceptable relationship with the existing residential properties adjoining the site will be fully considered at the Reserved Matters stage.

The concerns which have been raised from local residents in respect of loss of privacy and overlooking of the existing bungalows (No's 54-72) have been duly noted. These bungalows generally benefit from relatively large garden areas and it is considered that a detailed scheme can be achieved on this site which would not adversely impact on these neighbouring dwellings.

The Environmental Protection Officer identifies the need to consider the effects of the construction on existing dwellings. This can be addressed by a suitably worded condition and details will be provided at committee.

Loss of Agricultural Land

According to Natural England's land classification maps the site is Grade 2 (very good). The site is currently vacant and is partly used by horse grazing. The development will result in the permanent loss of 2.81 hectares of Grade 2 agricultural land. In order to achieve the objectives of the Council's Local Plan policies it was always likely that the loss of such land would result. The amount of land being lost for agricultural purposes does not require any consultation with Natural England, as required by Schedule 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended), as the threshold for such consultation is 20 hectares or more. Accordingly whilst the loss of 2.81 hectares of land is unfortunate, it is not, in this instance, considered unacceptable as the policy direction within the Local Plan would have required the use of sites at the periphery of the market towns and the amount of land being lost is not of a scale which requires consultation with Natural England.

Flood Risk and Drainage

A revised Flood Risk Assessment and Outline Drainage Strategy have been submitted with this application. The Environment Agency has confirmed they have no objection on flood risk grounds in relation to this application.

The site is shown to be in Flood Zone 3 on the land to the west and south-west of the application site where it is proposed to accommodate the public open space (including children's play), informal amenity area and green space set aside for attenuation of the surface water. The illustrative layout shows that all of the residential dwellings will be located within Flood Zone 1; hence the sequential and exception test is therefore not required. A planning condition will be considered necessary for this outline planning permission to ensure that no built development is located within Flood Zone 2 or 3.

It is proposed that the foul sewerage will be discharged into the existing combined sewer and will be offered for adoption by Anglian Water. Anglian Water has confirmed that they presently have capacity for this development and have suggested a planning condition to secure a foul drainage scheme.

There is provision made within the indicative site layout for the incorporation of SuDs. This will comprise swales and ditches to direct surface water runoff to a detention basin (marked as green space on the indicative plan) and therefore retain it within the site. The detailed design of the system will be secured by planning condition. The agreement of the Internal Drainage Board (Middle Level), Environment Agency and the Lead Local Flood Authority will be required on the design of the final surface water drainage scheme.

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.

Ecology

An Ecology Assessment (May 2015) has been submitted with this application which comprises a desk based review and a Phase 1 Habitat Survey and a Protected Species Scoping Survey.

The Assessment finds that the proposed development could proceed without significant adverse effects on the ecology, provided some mitigation and precautionary measures are implemented prior to and during the development.

Measures proposed to enhance the biodiversity of the site include provision of bat and bird boxes, exclusion zones around the western drainage ditch, design of ponds and incorporation of new hedgerows along the northern and southern boundaries. These measures have been agreed by the Council's Consultant Ecologist and can be secured by planning conditions. The detailed wording of the conditions will be provided at Planning Committee. Accordingly the proposal accords with Policy LP19 of the Local Plan with regard to ecological matters.

Archaeology

Cambridgeshire County Council (CCC) have confirmed that the site lies in an area of high archaeological potential, situated on March Gravels on a fen island. Such locations are known to have been favoured for settlement in the Prehistoric and Roman periods. Given the limited known significant archaeology in the immediate vicinity of the proposed development area it is not considered justified to recommend pre-determination. Therefore, whilst CCC do not object to

development from proceeding in this location they consider that the site should be subject to a programme of archaeological investigation secured by planning condition.

S106 Planning Contributions

Discussions are ongoing with the agent regarding Section 106 requirements. However the current Heads of Terms set out below have been accepted by the agent:

- i) 25% affordable housing (15 dwellings onsite; 70% (11) affordable rented and 30% (4) intermediate);
- ii) Pre-school (£60,900), and primary (£189,459.90) education contributions (calculated using a formulaic approach once dwelling mix is determined);
- iii) Libraries and Lifelong Learning towards Chatteris Library at £5,427.23;
- iv) Public open space: on site provision of a minimum of 0.1124 hectares of children's play; Off-site provision of £50,580;
- v) Waste recycling at £15,486.00;
- vi) Healthcare towards the George Clare Surgery at £18,240.00 for the provision of additional healthcare services arising;
- vii) Monitoring of County contributions - payment fee of £200 .

Having regard to the above therefore, the application is considered to fully accord with the provisions of Policies LP5, LP13 and LP16 (g) of the Fenland Local Plan 2014 subject to the signing of an appropriate S106 agreement.

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 will deliver housing in a sustainable location with access to services, facilities and public transport links. A S106 agreement will be secured as part of the proposal to ensure that necessary infrastructure is provided alongside the development.

Economic Growth

The proposal will boost the supply of housing as sought by Government through the NPPF. The development would provide a degree of local employment during construction of a site which is considered sustainable.

Other Considerations

The site is a greenfield site and has historically been in agricultural/grazing use. There are no previously developed sites in the immediate vicinity of the application site therefore the risk of contamination is considered low. The Council's Environmental Health Team has suggested a planning condition in relation to unsuspected land contamination of the site.

It is likely that there will be some unavoidable disturbances during the construction phase, and this has been a concern of some local residents, however this can be mitigated by a planning condition which is set out below.

9 CONCLUSIONS

The development would represent a sustainable form of residential development owing to the location of the development being on the edge of a Market Town. The proposal has also been assessed against the detailed policy considerations and

the proposal would satisfy the policy tests in those regards. The development requires contributions in relation to a series of planning obligations.

Subject to the conditions and other requirements set out below the proposal is therefore considered to be compliant with the Local Plan and accordingly it is considered an acceptable form of development.

10 RECOMMENDATION

GRANT subject to:

- i) **Completion of a Section 106 Agreement**
- ii) **Conditions listed below**

Or

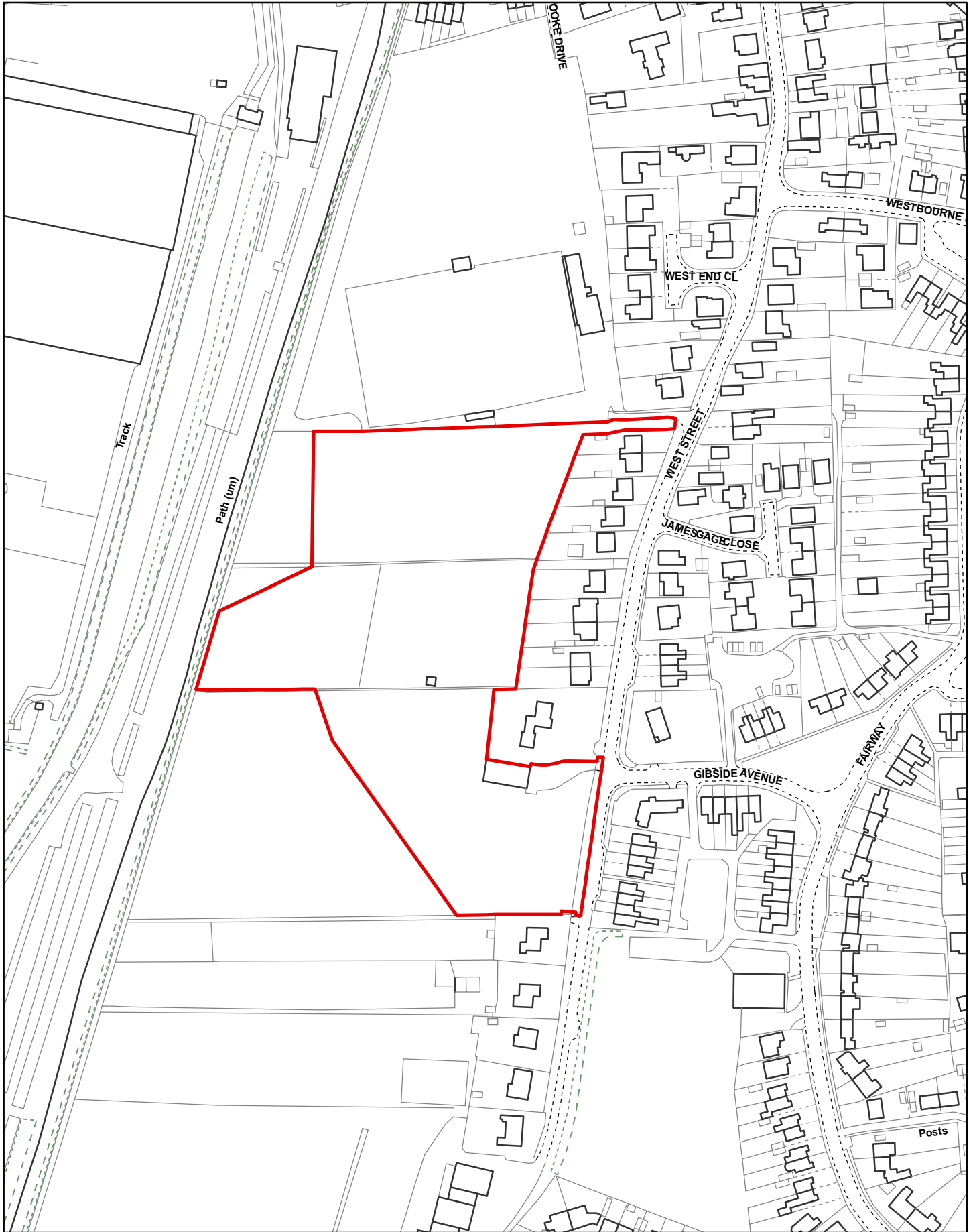
Delegated authority to REFUSE in the event that the applicant is unwilling to enter into the Section 106 obligation within a period of 4 months.

1.	<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 hereby permitted.</p>
2.	<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>
3.	<p>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.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4.	<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 by the Local Planning Authority. The approved</p>

	<p>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 and the reporting and dissemination of the results in accordance with Policy LP19 of the Fenland Local Plan Adopted May 2014.</p>
5.	<p>Prior to the first occupation of the development, a Travel Plan (to include proposals for the appointment of a Travel Plan Co-Ordinator) shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented as approved.</p> <p>Reason – In the interests of maintaining highway efficiency and safety and in accordance with Policies LP15 and LP16 of the Fenland Local Plan.</p>
6.	<p>The details submitted in compliance with Condition 1 shall include full details of the roads, footways, cycleways, buildings, visibility splays and parking provision.</p> <p>Reason - To ensure that the highway network is adequate to cater for the development proposed and in accordance with Policy LP15 of the Fenland Local Plan.</p>
7.	<p>Prior to the first occupation of the development the proposed site access and frontage footway should be completed in accordance with the Drawing 0936-F01.</p> <p>Reason: To ensure that the highway network is adequate to cater for the development proposed and in accordance with Policy LP15 of the Fenland Local Plan.</p>
8.	<p>Prior to the commencement of the development, full details and timetable for implementation for the cycleway link between West Street and the development (indicatively shown on the site layout plan Drawing 101 Rev J, shall be submitted to and approved in writing by the Local Planning Authority. The cycleway link shall be implemented in accordance with the approved details and timetable.</p> <p>Reason: To ensure that the highway network is adequate to cater for the development proposed and in accordance with Policy LP15 of the Fenland Local Plan.</p>
9.	<p>If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.</p> <p>Reason: To ensure that the development complies with approved details in the interests of the protection of human health and the environment in accordance with Policy LP16 of the Fenland Local Plan.</p>
10.	<p>The details submitted in accordance with condition 1 of this permission shall include:</p>

	<p>a) An Arboricultural Impact Assessment in accordance with BS5837: 2012 and an Arboricultural Method Statement for the protection of trees and hedges during construction; and</p> <p>b) A landscape scheme which shall include:</p> <ul style="list-style-type: none"> i) a plan(s) showing the planting layout of proposed tree, hedge, shrub and grass areas; ii) a schedule of proposed planting – indicating species, size at time of planting and numbers/densities of plants; iii) a written specification for root barriers and other measures to be used to ensure new planting, and retained trees and hedges are protected from damage before and during the course of development; iv) existing and proposed finished levels or contours; v) means of enclosure and boundary treatments; and vi) a schedule of maintenance, including watering and the control of competitive weed growth, for a minimum period of five years from first planting. <p>Reason – To ensure 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 and in accordance with Policy LP16 of the Local Plan.</p>
11.	<p>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 BS5837:2012.</p> <p>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.</p>
12.	<p>The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (FRA 15 1017A dated August 2015) and the following mitigation measures detailed within the FRA:</p> <ul style="list-style-type: none"> 1. No built development as shown on drawings 2015-059 100 Revision I and the 2015-059 101 Revision J dated 14 September 2015. 2. Finished floor levels are set no lower than 0.6m above Ordnance Datum

	<p>(AOD). The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.</p> <p>Reason: To reduce the risk of flooding to the proposed development and future occupants and in accordance with Policy LP14 of the Local Plan.</p>
13.	<p>The first reserved matters application submitted pursuant to Condition 1 shall include a detailed surface water drainage strategy for the development. No dwellings shall be occupied until the works have been carried out in accordance with the agreed strategy unless the approved strategy provides for an alternative timescale.</p> <p>Reason - To prevent environmental and amenity problems arising from flooding and in accordance with Policies LP14 and LP16 of the Local Plan 2014.</p>
14.	<p>The first reserved matters application submitted pursuant to Condition 1 shall include a detailed foul water disposal strategy for the development. No dwellings shall be occupied until the works have been carried out in accordance with the agreed strategy unless the approved strategy provides for an alternative timescale.</p> <p>Reason - To prevent environmental and amenity problems arising from flooding and in accordance with Policies LP14 and LP16 of the Local Plan 2014.</p>
15.	<p>Prior to the commencement of the development a scheme and timetable for the provision of fire hydrants to serve the development shall be submitted to, and agreed in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved scheme before any dwelling is occupied.</p> <p>Reason - To ensure a satisfactory form of development and in accordance with Policy LP16 of the Local Plan 2014.</p>
16.	Approved plans



Created on: 26/06/2015

© Crown Copyright and database
rights 2015 Ordnance Survey 10023778

F/YR15/0512/O

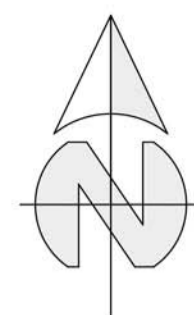
Scale = 1:2,500



THIS PAGE IS INTENTIONALLY BLANK



© COPYRIGHT AND ALL INTELLECTUAL RIGHTS REMAIN THE PROPERTY OF CREATE ARCHITECTURE LTD
 ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND TO CONFORM WITH ALL DISCREPANCIES TO BE REPORTED TO CREATE ARCHITECTURE LTD



Line identifying Flood Zone boundary



TURNING HEAD:
 22m Simple Turning Head, at head of estate road to allow refuse vehicle turning.

PUBLIC OPEN SPACE:
 Soft landscaping, low level shrubs and ground cover, 0.124ha children's play with 1/3rd designated equipped playspace

EXISTING MATURE BOUNDARY:
 Planting to be strengthened / thickened with planting of the same species.

PEDESTRIAN LINK:
 Pedestrian link & bicycle access with West Street, existing site access point.

DRIVEWAY ACCESS:
 Permeable paving, differing in colour and texture to shared surfaces and estate roads.

TURNING HEAD:
 22m Simple Turning Head, at head of estate road to allow refuse vehicle turning.

DRIVEWAY ACCESS:
 Permeable paving, differing in colour and texture to shared surfaces and estate roads.

SUDS SYSTEM:
 A mix of hard surface channels, hard area collectors (permeable paving,) soft area collectors, grass swales.

GREEN SPACE:
 Green space set aside for attenuation / detention basin.

Estate Road:
 Section of defined estate road, with Pavement and service strips defined by a kerb line and differing paving / soft landscaping.

TURNING HEAD:
 22m Simple Turning Head, at head of estate road to allow refuse vehicle turning.

EXISTING DRAIN / SEWER:
 Existing drain / sewer to be protected and maintained with an easement to be agreed with drainage authority.

EXISTING MATURE BOUNDARY:
 Existing mature fir trees on boundary to be retained.

PEDESTRIAN PAVEMENT:
 To be extended to continue past the frontage of the development site.

RESTOCKED TREE BELT:
 Existing verge / site frontage is lined with a tree belt and low quality shrubs which are to be restocked. Trees to be removed to allow access and visibility splay.

VEHICULAR ACCESS:
 Estate road access point, with priority given to Widened West Road, for geometry and dimensions refer to Croft TS drawing ref:0936-F01 B.

PUBLIC OPEN SPACE:
 Soft landscaping, low level shrubs and ground cover

J	FORMAL RESUBMISSION	11/09/15
I	PLANNING RESUBMISSION FOR COMMENT	18/08/15
H	PLANNING ISSUE	17/05/15
G	Preliminary for discussion	13/05/15
F	Preliminary for discussion	05/05/15
E	Preliminary for discussion	30/04/15
D	Preliminary for discussion	24/04/15
C	Preliminary for discussion	10/04/15
B	Preliminary for discussion	13/03/15
A	Preliminary for discussion	09/03/15

Revision:	Description:	Date:
Project No:	2015-059	101
Revision:	J	
Project:	Proposed Residential Development, West Street, Chatteris, Cambridgeshire	
Client:	Mr J Good co: Land Planning Partnership	
Drawing:	Indicative Site Layout (RED LINE BOUNDARY LAYOUT)	
Scale:	1:500	Print Size: A2
Drawn by:	CK	

Indicative Site Layout - 1:500