

F/YR15/0636/RM

**Applicant: Mrs Clare Whitehead
David Wilson Homes (South Midlands)**

Agent :

Land North Of Snowley Park And, Glenfields, Whittlesey, Cambridgeshire

Reserved matters application relating to the detailed matters of layout, scale, appearance, and landscaping pursuant to outline permission F/YR14/0365/O (Residential development (150 dwellings max) with associated infrastructure) comprising of 144 x 2-storey dwellings 7 x 1-bed, 23 x 2-bed, 38 x 3-bed, 71 x 4-bed and 5 x 5-bed with garages and associated infrastructure)

Reason for Committee: Due to the number of objections received and the officer recommendation being in conflict with the Town Council view.

1 EXECUTIVE SUMMARY

This application seeks approval of reserved matters relating to the detailed matters of layout, scale, appearance and landscaping pursuant to outline planning permission F/YR14/0365/O which was for residential development for a maximum of 150 dwellings. F/YR14/0365/O included details of the access and as such this element of the proposal has already been established.

The current application comprises of 144 dwellings, 36 of which are affordable housing units. The layout includes flood attenuation basins to the north of the site, within the open space area, a further open space area to the south west of the site, with the dwellings arranged along road frontages in the southern section of the site. The proposal is to extend the existing play area and to provide a financial contribution to upgrade the existing play area.

Comments received from the Environment Agency and the North Level Internal Drainage Board confirms that the flood risk and surface water drainage proposals included within the submission are acceptable. The Lead Local Flood Authority has recommended conditions relating to maintenance and implementation of surface water details. Subject to the LLFA being satisfied with the maintenance and implementation proposals, it is considered that the application complies with policy LP14 of the Fenland Local Plan 2014.

The Whittlesey Washes, to the immediate north of the site, are designated as a Site of Special Scientific Interest (SSSI). A 5m ecological buffer has been provided towards the northern boundary of the site. This accords with the recommendations set out in the ecological report submitted as part of the outline planning application. Peterborough City Council's (on behalf of Fenland District Council) Ecology Officer has confirmed that this buffer is acceptable, and no objections are raised with regards to the impact on the SSSI. The proposal therefore complies with policy LP19 of the Fenland Local Plan 2014.

The height, width and length of the proposed dwellings and the proposed materials palette are commensurate with those of the existing dwellings at Snowley Park and

Glenfields. The proposal will therefore not appear out of keeping with the character of the surroundings in accordance with policy LP16 of the Fenland Local Plan 2014.

The proposed hard landscaping affords future occupiers of an acceptable level of private outdoor space and the lower level hard landscaping demarcates the public and private realm. Soft landscaping features are integrated throughout the development which will be of aesthetic benefit to the overall scheme. FDC Arboricultural officer is in support of the application. The landscaping element of the proposal complies with policy LP16 of the Fenland Local Plan 2014.

The layout of the site, position of dwellings and the location of first floor windows are such that it is considered that either existing or proposed residential amenities will be harmed by reasons of overlooking or overshadowing. The application therefore complies with policy LP16 of the Fenland Local Plan 2014.

Details of the access have already been approved. The internal site layout is supported by CCC Highways and sufficient parking has been provided in accordance with the requirements set out in the Local Plan. The application therefore complies with policy LP15 of the Local Plan in respect of highway matters.

It is considered that the application is an acceptable form of development which complies with policies of the Development Plan. It is therefore recommended that the reserved matters are approved subject to the completion of a Deed of Variation to the S106 attached to F/YR14/0365/O for the payment of an off-site contribution relating to the upgrade of existing play equipment.

2 SITE DESCRIPTION

- 2.1 The application site comprises an area of 5.8Ha. It lies to the north-west of Whittlesey, adjacent to the edge of the built settlement, which comprises fairly modern housing development focussed around Snowley Park and Glenfields. The northern and western boundaries adjoin agricultural land, which extends northwards from the town into the Whittlesey (River Nene) Washes. The eastern boundary adjoins a paddock with further residential development beyond (Yarwells Headland). Two small drains run in a northerly direction along the western and eastern site boundaries.
- 2.2 The site is broadly rectangular in shape and is currently vacant former agricultural land, with an informal path crossing it from the ends of Snowley Park and Glenfields towards the Whittlesey Washes. It is largely flat and open except at the northern boundary which comprises a mature hedgerow containing a number of large trees. There are some small tree groups within the site and the majority of the site is unmanaged grassland.
- 2.3 Beyond the site to the north the land slopes gently downwards across open meadows to Morton's Leam. This comprises part of the extensive Whittlesey Washes, which are allowed to flood during certain periods of the winter months, in order to prevent flooding in Peterborough and other locations upstream on the River Nene.
- 2.4 The Whittlesey Washes is also an important area for overwintering birds and is recognised as such by its designation as a Site of Special Scientific Interest (SSSI), which forms part of the wider Nene Washes Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar Site.

3 PROPOSAL

The application seeks approval of reserved matters following outline planning permission for 150 dwellings (max) which was granted under F/YR14/0365/O on 26 September 2014.

3.1 The outline planning permission included the granting of the access and as such this application seeks approval for the layout, scale, external appearance and landscaping only.

3.2 Layout

Condition 14 of the original permission required that the reserved matters submission broadly accords with the principles of the illustrative development framework plan which formed part of the submission.

3.3 In accordance with this condition, the layout includes the provision of a buffer zone to the north of the site which contains the public open space and the drainage ponds. An additional area of public open space has been provided to the south west of the site, joining up with the existing playground at Snowley Park.

3.4 The dwellings have been arranged in the form of perimeter blocks, with most of the dwellings fronting an adoptable highway. A small collection of dwellings, mainly located towards the north of the site will front small private driveways. The dwellings are located within flood zone 1.

3.5 The affordable dwellings have been positioned in three clusters within the site.

3.6 Each dwelling is provided with at least one third of the plot as garden space and for all 1, 2 and 3-bed properties two parking spaces have been provided. The 4 and 5-bed properties have been provided with three parking spaces. Some of the parking spaces are provided within single or double garages.

3.7 Scale

The development is for 144 dwellings comprising of 32 x 3-bedroom dwellings, 71 x 4-bedroom dwellings, and 5 x 5-bedroom dwellings with 36 affordable dwellings which are a mixture of 1, 2, 3 and 4-bedroom properties.

3.8 The general scale of the dwellings is consistent with the existing properties within the Snowley Park and Glenfields housing estate.

3.9 All first-floor windows in habitable rooms have been arranged to front either the garden associated with the property, parking areas or the road frontage. Dwellings on corner plots have been designed to have two frontages which address both street scenes.

3.10 External appearance

The dwellings and garages constitute a variation on a style of contemporary dwellings, not dissimilar to the existing development to the south. Typical features include gable front projections, porches and bay windows. In addition the development includes a combination of detached units, semi-detached units and small terraces.

3.11 The proposed material palette includes the following for the external walls:

Wienerberger Harvest buff multi with Dorton Manor stock detail;

Wienerberger Orange Gilt stock with Dorton Manor stock detail;
 Wienerberger Dorton Manor stock with Orange Gilt stock detail;
 Render.

The materials palette includes the following for the roof:
 Slate grey concrete pantile;
 Autumn blend concrete pantile.

3.12 Landscaping

The existing landscaping features, particularly towards the north of the site, near the buffer zone for the SSSI, will be retained where possible. The proposal incorporates natural green spaces between the dwellings, mainly along the road frontages. New tree planting has been pepper potted throughout the development, with the main focus of new tree planting within the open space area to the north.

3.13 The boundary treatments are as follows:

- 450mm high knee rail to the public open space areas;
- 1.1m high hoop top railings where the sides of dwellings meet public open space areas;
- 1.8m high close boarded fencing between private garden areas;
- 1.8m high brick wall where private garden areas meet the public realm.

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR14/0365/O	Residential development (150 dwellings max) with associated infrastructure Land North Of Snowley Park And Glenfields Whittlesey Cambri	Granted	26/09/2014
F/YR13/0418/O	Residential development (150 dwellings max) with associated infrastructure Land North Of Snowley Park And Glenfields Whittlesey Cambri	Refused	18/10/2013
F/YR12/0871/SCO	Screening Opinion: Residential Development (up to 150 dwellings) Land North Of Snowley Park And Glenfields Whittlesey Cambri	Further info not required	30/11/2012
F/0726/77/F	Overhead Lines Parish of Whittlesey	Raise no Objection	29/12/1977

5 CONSULTATIONS

5.1 Whittlesey Town Council

Recommend refusal on the following grounds:

- The existing play area has suffered from vandalism and anti-social behaviour and is only overlooked by 1 streetlight. Extending the area would make the situation worse. Cambridgeshire Police and Fenland Parks Manager have raised objections to the location of the play area;
- Social housing should be distributed more throughout the site and not isolated;
- The layout shows two water storage lagoons, strong consideration is needed concerning the size, type of structure and ongoing maintenance of the lagoons.

North Level IDB should approve and adopt the complete drainage structure, concerns about the use of an outside Management Company;

- The EA hold the definitive map defining the flood risk zone yet they accepted a submission by the developers consultants and have now removed their objection. Concerned that the map used keeps changing and would like an independent land survey carried out;
- The travel plan documents have been withdrawn. The impact of this site with others already approved in Stonald Road will have a huge impact to traffic in the area. Request that a new travel plan is submitted;
- Site clearance needs to be carried out in line with conditions, feel that the clearance already carried out breached some conditions and has destroyed landscape which is invaluable for local wildlife;
- There needs to be a Construction Environment Management Plan and a Construction Traffic Management Plan to limit the allowed hours to help protect residents.

5.2 What happens when the balancing ponds reach capacity and who is responsible for these?

5.3 Reject the application for the following reasons:

Lack of access for North Level IDB for maintenance of the drain on the eastern boundary;

The ditch on the western boundary could be overwhelmed by heavy rainfall;

Properties 68 to 73 appear to be in flood zone 3B which is contrary to the NPPG.

5.4 Flood Warden Group

Acknowledge that the Developer has modified the Suds outfall level to 5m AOD to mitigate against times of flood lock but have concerns that the Suds could potentially fail in times of extended flood lock.

5.5 The drainage layout dated 17.09.15 shows some but not all of the extent of the 5m AOD level, it disputes the Environment Agency's map.

5.6 Concerned that the proposal includes dwellings (67-73, 80-81 and 141) and some roadway and the cycle path in flood zone 3(b). Additionally concerned that by developing land which is attached to the Whittlesey flood reservoir, without like for like compensation for the loss of the flood storage area, will exacerbate the existing problem of dwellings that are already at risk of flooding which are below 5m AOD. This goes against condition 08 of the outline planning permission and is contrary to the PPG, NPPG on flood risk and Local Plan Policies 11 and 14.

5.7 Cambridgeshire Fire and Rescue Service

The provision of fire hydrants is required.

5.8 Police Architectural Liaison Officer

Particular attention has been paid to the details in relation to Community Safety and Crime Reduction aspects of the proposal. Note the increasing amount of shared surface roads as well as private drives serving three or more dwellings. In order to protect residents and visitors traversing these roads/drives it will be essential that street lighting is provided to reduce risk of accident and fear of crime. This should be addressed by either a lighting scheme being provided or a suitably worded condition for the submission of an external lighting design, its approval and installation prior to the occupation of residential properties and thereafter maintained in operation.

5.9 Providing the above can be achieved, no objections to the granting of permission.

5.10 FDC Environmental Protection

No objections to the proposed development as it is unlikely to have a detrimental effect on local air quality or the noise climate.

5.11 This is a relatively large development in a quiet area therefore it is recommended that the applicants are asked to provide a construction management plan detailing measures to be taken to minimise noise and dust nuisance.

5.12 The submitted desk study is noted and accepted, Environmental Health agree with the conclusions in that some further works are required to see if contamination is present on site.

5.13 CCC Highways

Following negotiations the amended master plan layout is acceptable. Conditions as follows are required:

- Scheme of bollards and trees for all shared surface courts;
- Retention of on-site parking and turning;
- Vehicular access to be constructed with adequate drainage measures;
- Details of roads, footways, cycleways and foul and surface water drainage to be submitted;
- The roads, footways and cycleways to be constructed to at least binder course surfacing level in accordance with details to be submitted;
- Details of arrangements for future management and maintenance of the streets to be submitted;

5.14 The applicant is also reminded of the necessity to complete a Section 38 of the Highways Act 1980 in order to discharge the last condition.

5.15 Environment Agency

The initial comments received included an objection to the application on the basis that the layout was contrary to Condition 08 of the outline planning permission. This was due to some of the plots being located in an area identified as lower than 5m on the topographic survey agreed in the Flood Risk Assessment. The plots in question were potentially positioned within the functional floodplain and were therefore inappropriate in line with the NPPF.

5.16 The revised comments following the submission of additional information is as follows:

The submitted information has been compared with the EAs Lidar data and as such the EA concur with the applicant's findings. Agree that the current mapping shows that there are no areas of functional floodplain are affected by the development. The finished floor levels for all plots appear to be well in excess of 5.3m AOD which is the minimum the EA would agree to in this location, accordingly the EA objection to the proposal is removed.

5.17 The ditch running across the centre of the site has not been picked up in any of the surveys in sufficient detail for it to be considered as functional floodplain. Water could back up in this ditch when the Washes are in use but we have at no point considered this as functional floodplain either for the purposes of this development or as part of our calculations of the volume of storage available within the Washes.

- 5.18 This ditch is relatively small and appears to take land drainage from the proposed development site only. No concerns with the function of this ditch being replaced by the on-site drainage scheme.
- 5.19 Content that the developers have provided the appropriate evidence that the proposed dwellings will be safe and will not increase flood risk elsewhere.
- 5.20 Consider that the application complies with condition 08 of the outline planning permission.

5.21 Peterborough City Council Ecology

The initial comments received in respect of the application are as follows:
The Development Framework approved at the outline planning application stage set out an acceptable amount of open space and ecological buffer particularly in relation to the Common Wash County Wildlife Site (CWS) located immediately adjacent to the northern boundary of the site. The soft landscape proposals indicate a significant loss of existing trees and hedgerow along the northern boundary. This is unacceptable and does not accord with the principle of retaining and strengthening the northern hedgerow boundary and providing adequate buffering to the CWS.

- 5.22 The proposed layout is therefore likely to result in negative impacts to the CWS as previously identified by the Wildlife Trust who had requested that a dense hedgerow to be provided to limit visitor access to the CWS which could result in increased disturbance to the CWS. The ecological buffer and landscaping was also intended to provide suitable habitat to mitigate the loss of breeding bird and reptile habitat elsewhere across the site. Therefore object to the application.
- 5.23 Revised comments following the submission of amended drawings:
The updated landscape drawings show the root protection areas of the trees to be retained along the northern boundary along with details of the native infill/gapping hedgerow mix which looks acceptable.
- 5.24 The only trees to be removed along the northern boundary will be cluster TG(2). In addition the northern boundary will be further strengthened by additional gapping up using native hedgerow species. Therefore satisfied that sufficient buffering to the Common Wash County Wildlife Site has been provided.
- 5.25 On the basis of the additional details provided, concerns regarding the trees along the northern boundary have been adequately addressed. Given the ecological impacts arising from the scheme would suggest a higher level of provision of open space (i.e. more than 0.9ha) is provided in order to mitigate the impacts.
- 5.26 Revised comments received following the submission of further amended drawings:
The amended layout is an improvement in terms of providing a wider buffer than previously proposed and is therefore welcomed. No objection to the scheme. Support comments from the Wildlife Trust in seeking to ensure that the additional planting along the northern boundary is carried out at the earliest opportunity.

5.27 The Wildlife Trust

Agree with the comments made by Peterborough City Council Wildlife Officer.
The reduction in are of open space form the outline application is unacceptable

and the scheme should be redesigned to provide the 1.7Ha of open space and buffer to the adjacent County Wildlife site offered at the outline planning stage.

5.28 There is a need for all the boundary planting to strengthen the northern boundary adjacent to the County Wildlife site to be completed at the earliest opportunity, ideally this winter planting season so that the boundary is well developed prior to the occupation of the first dwellings.

5.29 There is a need for a landscape and ecological management plan to guide the implementation of the agreed mitigation measures. This should be produced as soon as possible and should include a revised scheme setting out how the 1.7Ha of open space will be created including an implementation timetable and an aftercare scheme for a minimum of 5 years and ideally 10 years post completion.

5.30 Anglian Water

No comments received

5.31 FDC Housing

Initial comments as follows:

The planning application is supported. This development would generate the provision of 36 affordable dwellings. The mix of affordable tenures should be informed by the latest government guidance and an up to date local Strategic Housing Market Assessment. An affordable tenure mix of 70% affordable rented (25 dwellings) and 30% intermediate tenure (11 dwellings) is considered appropriate for this development.

5.32 Although the affordable housing does meet some of the need identified on the Fenland Housing Register and within the Cambridgeshire Strategic Housing Market Assessment, it does not meet a broad range of need as originally hoped. One of the clusters of affordable housing in the south west corner of the site is particularly large.

5.33 Following receipt of further information the following comments were received: The affordable housing does meet some of the need identified on the Fenland Housing register and within the Cambridgeshire Strategic Housing Market Assessment.

5.34 The layout provides clusters of affordable housing and am content that they are not too excessive in scale. The following mix of affordable housing has been proposed:

Snowley Park, Whittlesey (F/YR15/0636/RM)	Number	Rented	Shared ownership
1 bedroom house	7	7	0
2 bedroom FOG	4	2	2
2 bedroom house	15	9	6
3 bedroom house	8	6	2
4 bedroom house	2	2	0

5.35 The proposal provides more 1 bedroom properties than was originally suggested by FDC Housing and less 3 bedroom dwellings than previously suggested. In

addition the suggested affordable bungalows and chalet bungalows are not included within this layout.

5.36 Satisfied that the proposed affordable housing scheme goes some way to meeting the housing needs of the District however it does not match the mix which was proposed by FDC Housing although this may be as a result of wider planning determinants.

5.37 Confirm that the affordable housing clusters are acceptable.

5.38 CCC Lead Local Flood Authority

It is understood that discharge rates and attenuation volumes have been agreed in principle with North Level IDB and that they have stipulated that the attenuation volume should also incorporate additional storage up to the 5m AOD contour.

This results in a significant volume of storage and it must be ensured that this can be reasonably accommodated within the site layout. The submitted Engineering Layout indicates the location of two basins in the north west and north east of the site. It must be ensured by the developer that the basins can be appropriately designed and maintained in line with the CIRIA SuDS Manual (C753).

5.39 Condition required relating to the provision of details of implementation, maintenance and management of the surface water drainage scheme.

5.40 The LLFA would prefer for a public body to maintain the drainage features, rather than a management company. Request that the applicant provides an adequate level of freeboard around the detention basin to ensure that fluvial flood water does not enter the features, this should ensure that surface water is safely contained on site.

5.41 NHS Property Services

No comments received

5.42 FDC Operations Manager

If access roads are expected to accommodate refuse and recycling the surface of the highway would require construction to accommodate vehicles of up to 26 tonnes; - this has been confirmed by the agent

Refuse and recycling facilities will be required as an integral part of the development as well as the consideration of access and egress of the service vehicles;

Waste is to be collected from where the residential curtilage meets the public highway, residents should not be expected to pull waste for more than 30m.

5.43 The further comments relating to the bins being provided in accordance with the RECAP Waste Management Design Guide, the number of bins provided being commensurate with the number of dwellings and inhabitants and the bins stores having easy access for collection and accessible from the footpath overcome previous concerns.

5.44 North Level Internal Drainage Board

Initial comments as follows:

Object to the proposal as the layout fails to allow access to the drain on the eastern boundary. A 6m clear access corridor is required. There is no mention of surveying and modelling of the existing watercourses as improvements may be required to the existing drain. These improvements may require additional land take to put the drains in good order.

- 5.45 Following receipt of additional information, the revised comments are as follows:
Formal applications will be required to discharge, and to relax the Board's byelaws on the drain forming the eastern boundary as per the amended drawing will be required. An application to alter the watercourse which is required to culvert the section adjacent to plots 104 and 105 will be required.
- 5.46 Happy to receive the proposed discharge rate into the IDB drainage network subject to payment of a development levy;
The Board agrees in principle to relax the bylaw distance from the brink of the drain forming the eastern boundary from 9m to 6m;
Incumbent on CCC to ensure the viability of the system proposed as concerns are raised regarding the volumes of water to be stored on site;
Concerns regarding the use of a Management Company to maintain the proposed attenuation pond, the preferred option being a recognised Risk Management Authority.
- 5.47 The Board has given approval in principle for the consent to discharge, relaxation of the byelaws on the drain forming the eastern boundary as per the amended drawing and for an application to alter the watercourse which is required to culvert the section adjacent to plots 104 and 105.
- 5.48 The design of the balancing ponds is such that they will have sufficient capacity for a 1 in 100 year event plus climate change, with problems discharging when the washes are flooded to a level above the proposed outfall for a prolonged period. This scenario falls beyond the 1 in 100 years plus climate change design life.
- 5.49 In the Flood Risk and Drainage Technical Update (09 June 2014) it is suggested that the final invert level of the outfall from the attenuation lagoon is to be agreed with the Environment Agency and the North Level District Internal Drainage Board. Comfortable that this will afford a free outfall barring exceptional events resulting in a level in the washes of greater than 3.85m ODN and then the site should still have capacity to store in the lagoons for a 1 in 100 year event plus climate change as per email from James Eaton dated 07 January 2016.
- 5.50 The discharge rate of 8.2l/s has been approved by the Board.
- 5.51 Consider that the application satisfies condition 08 of the outline planning permission.
- 5.52 FDC Arboricultural Officer**
The submitted landscape proposal shows the hedgerows to the west and east boundaries and the tree belt to the north retained. The planting proposal includes the provision of a number of new trees and shrub planting within the development. To the north are proposed amenity and ecological areas including attenuation ponds and marginal plants. The proposed scheme is acceptable with a comprehensive range of tree and shrub species listed.
- 5.53 Tree pits within areas of hard standing will require the use of structural soils or a commercial system to ensure adequate soil volume per tree (min 20cu m per tree) and load bearing for vehicles; the use of such a system will also reduce the potential for root damage to surfaces, particularly if combined with root deflectors.
- 5.54 FDC Parks and Open Space Manager**

The proposed play area should not be added to the existing play area, but should be moved to the other side of the development so as to provide play provision in that area of the new housing estate. This will then give more balanced play provision on two sides of the development.

5.55 Local Residents/Interested Parties

17 letters of objection received, comments as follows:

- Whittlesey is full, schools are at capacity, impact on capacity of doctors surgery;
- How many extra cars will result, impact on traffic, no construction traffic management plan has been submitted (condition 21 of the previous application), is there a travel plan?, a major road will need to be crossed to access the schools;
- Flooding, concerns with location of Suds and child safety, surface water run-off, concerns with the amount of dwellings being built on the washland, the cycle path goes through flood zone 3b in two places;
- Amenities, noise in general, noise from extra vehicles, loss of view, loss of privacy to 51 Snowley Park, reduced visual amenity to existing residents;
- Disruption of wildlife, no construction environment plan has been submitted (condition 16 of the previous application), no mitigation proposed for noise, light and dust pollution, what are the hours of construction?;
- Social housing should be integrated throughout the development, the play area should not be 'shoved' in the corner, concerns with residents safety and well-being, note the concern of the Crime Prevention Design Team regarding crime and safety issues, the existing Snowley Park play area is poorly illuminated, creating a health and safety issue which will be exacerbated given the new residents;
- Design philosophy is not sensitive to existing dwellings, the proposed development is flawed in its conception;
- Why should this application be treated any differently to the previous ones which were refused?, nobody cares about the existing community apart from the Council, views have not changed since the previous applications, Fenland District Council has a duty of care to its residents, Whittlesey Town Councillors have rejected proposals on this site however March Councillors have passed them. What has Whittlesey issues got to do with March representatives?, hope that the opinion of local residents will prevail;
- Concerns that the play area will only be financially supported for two years, FDC Open Spaces Manager has objected to the siting of the play area;
- Request that any amendments to the application are dismissed given that there is a deadline for neighbour and consultee responses;

5.56 Four letters raising the following comments have been received:

- Confirmation sought between the distance of the property at 27 Glenfields and the development;
- Confirmation sought over hours of construction;
- Confirmation sought over boundary fence between 27 Glenfields and the development;
- Drainage;
- Environmental concerns;
- Flooding;
- Wildlife;
- The northern boundary of the development site is within approximately 30m of the flood water mark of 1998 and 2012/13 the development is therefore likely to increase the risk of future flooding;

- Is it possible to prevent decorative feature such as block paving and tarmac drives being installed?
- Will there be additional tree planting to aid drainage of the area?
- Should existing neighbours choose to park outside of their houses at the same time there will be no access available to the field;

5.57 One further comment received from a Town Councillor, objects to the proposal on the following grounds:

- The play area should be open and visible with sufficient street lighting. FDC have said that the proposed play area should not be added to the existing play area. Contrary to policy LP2. The current play area has suffered from vandalism and there is only 1 streetlight covering this area which is insufficient. The Police commented that it is not the best position for a play area. Whittlesey Town Council has consistently made this comment but it has never been taken into account;
- The social housing should be distributed more throughout the site and not isolated in one corner potentially creating a two tier society. The Local Plan states that social housing should be pepper-potted. FDC Senior Housing Strategy and Enabling Officer has expressed concerns about the plans for affordable housing;
- North Level IDB mentions concerns with regards to the volume of water to be stored on site and the use of a Management Company to maintain the attenuation ponds. Need documentation from North Level IDB clearly stating they have no objection to the proposed drainage scheme;
- There are different agencies giving differing messages as to where the 5m AOD line is. Several plots appear to be below the 5m level. Would like to see a map showing the 5m contour line that has been agreed by all parties. FDC and Whittlesey Town Council have a responsibility to Developers and local residents to ensure that any development does not increase the risk of flooding. The EA has removed its objection based on a letter from the Developer but which map did the Developer use? Is it possible to get an independent land survey carried out?
- The original Travel Plan has been cancelled and not replaced. The impact of this site with others already approved will have a significant impact to traffic in the area. Why hasn't a revised Travel Plan been submitted?
- The Police commented on various aspects concerning criminal and anti-social behaviour. They had concerns about the design of properties and parking places and do not recommend the granting of the application as the layout stands;
- Some site clearance has taken place and a considerable part of the ecological buffer zone on the northern boundary has been removed. Most of the silver birch trees have been removed when the landscape plans show there was no need to have removed these trees. This has breached some conditions;
- There is no evidence of a Construction Environment Management Plan or Construction Traffic Management plan which are needed to ensure that construction work and traffic is limited to acceptable hours to help protect existing residents.

6 POLICY FRAMEWORK

6.1 National Planning Policy Framework (NPPF)

Paragraphs 2 & 11: Planning law requires that applications for planning permission must be determined in accordance with the development plan.

- 6.1 Paragraph 14: Presumption in favour of sustainable development.
- 6.3 Paragraph 17(3): Proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs. Economic development aspirations expanded in Paragraphs 18-21.
- 6.4 Paragraph 17(4): Seek to ensure high quality design and a good standard of amenity for all existing and future occupants (repeated and expanded on in paragraphs 56 to 56).
- 6.5 Paragraph 17 (5): Take into account the different roles and characters of different areas.
- 6.6 Paragraph 17 (9): Promote mixed use development
- 6.7 Paragraph 17 (10): Actively manage patterns of growth
- 6.8 Paragraph 29: Promoting sustainable transport
- 6.9 Paragraph 30: LPA's should support a pattern of development, which, where reasonable to do so, facilitates the use of sustainable modes of transport.
- 6.10 Paragraph 32: Decisions should take account that a safe and suitable access to the site can be achieved for all people.
- 6.11 Paragraph 47: Delivering a wide choice of high quality homes, including sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5%. Identifying a supply of specific deliverable sites or broad locations for growth.
- 6.12 Paragraph 50: Plan for a mix of housing and set policies to deliver affordable housing where required
- 6.13 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 and the way it functions.
- 6.14 Paragraph 100 -103: Development and Flood Risk
- 6.15 Paragraph 109: conserving and enhancing the natural environment - the planning system should contribute to and enhance the natural and local environment by:
Minimising impacts on biodiversity and providing net gains where possible.
- 6.16 Paragraph 117: Biodiversity and geodiversity
- 6.17 National Planning Policy Guidance (NPPG)**
Flood Risk
- 6.18 Fenland Local Plan 2014**
LP1, LP2, LP3, LP5, LP6, LP11, LP14, LP15, LP16, LP19
- 6.19 Delivering and Protecting High Quality Environments in Fenland
Supplementary Planning Document**
DM2, DM3, DM4

7 KEY ISSUES

- **Principle of Development**
- **Flood risk and drainage**
- **Ecology**
- **Public open space**
- **Highways**
- **Layout**
- **Scale**
- **Appearance**
- **Landscaping**
- **Health and wellbeing**
- **Economic Growth**
- **Other considerations**

8 BACKGROUND

Outline planning permission was granted on this site on 26 September 2014. The access was committed as part of the application and as such has already been approved. This application therefore only seeks approval for the layout, scale, appearance and landscaping of the scheme. Matters such as the impact on highway infrastructure, wildlife and flooding where they do not directly affect the layout of the site, have already been assessed and planning permission granted accordingly. This report will therefore only address these issues where they directly affect the layout, scale, appearance or landscaping of the proposal.

8.1 Outline planning permission included the following conditions which need to be satisfied prior to the approval of any reserved matters submission:

8.2 *16. Site wide Construction Environmental Management Plan (CEMP), shall be submitted to and approved in writing by the local planning authority. The CEMP shall accord with and give effect to the waste management principles set out in the adopted Cambridgeshire & Peterborough Minerals and Waste Core Strategy (2011) and Waste Hierarchy when completed.*

8.3 *17. Detailed Waste Management and Minimisation Plan.*

8.4 *24. A reptile survey and an Ecological Management Plan which details appropriate mitigation measures for the safeguarding of protected species.*

8.5 These details have been approved under discharge of conditions application F/YR15/3084/COND.

9 ASSESSMENT

9.1 Principle of Development

The application site lies within the established settlement of Whittlesey which is characterised as an 'Other Market Town' in policy LP3 where the majority of the District's new housing should take place. In addition the site benefits from outline planning permission for the erection of 150 dwellings. The principle of developing the land for housing has therefore already been established.

9.2 The principle of the development is therefore acceptable subject to compliance with other policies of the Local Plan.

9.3 Flood risk and drainage

The application site lies within flood zones 1, 2 and 3. The vast majority of the site lies within flood zone 1 with only a small portion to the north eastern corner of the site which is in flood zones 2 and 3.

- 9.4 The principle of developing this land in flood risk and drainage terms has already been established in the outline planning permission F/YR14/0365/O. A detailed drainage strategy which covers tide lock was requested under condition 07 of F/YR14/0365/O. The detail are only required prior to the commencement of development and are not required to be submitted as part of this current application.
- 9.5 Condition 08 of the outline planning permission requires the development to be carried out in accordance with the approved Flood Risk Assessment and the following measures detailed therein:
1. All developable areas are located above the 5m contour (the Whittlesey Washes functional floodplain Flood Zone 3);
 2. The Reserved Matters application to be accompanied by a detailed drainage strategy detailing how surface water will be managed on site in accordance with the parameters in the outline Flood Risk Assessment. The detailed strategy should cover tide lock and shall include a timetable for implementation;
 3. The functional floodplain shall not be altered by the proposed development.
- 9.6 In order to satisfy flood risk and drainage requirements, two balancing ponds have been provided to the north of the site. These will include culverts which will allow for controlled drainage at a reduced rate to the existing drainage system. Permission has already been sought, and granted in principle by the North Level Internal Drainage Board, for the discharge of surface water into the existing North Level drains.
- 9.7 The Environment Agency has confirmed that the additional work carried out by the developer demonstrates that there is no development located below the 5m contour. Both the Environment Agency and the North Level Internal Drainage Board (NLIDB) have explicitly stated that the submission complies with the requirements of condition 08 of the original outline planning permission.
- 9.8 It is noted that there is a ditch running through the centre of the site however it is not considered, by the Environment Agency, as part of the functional floodplain and has therefore not been included in the drainage calculations. The drain is relatively small and as per the comments from the Environment Agency, no concerns are raised in respect of the ditch being replaced by the proposed drainage scheme. The Environment Agency are content that the proposed dwellings will be safe and that the development will not increase flood risk elsewhere.
- 9.9 The NLIDB has agreed, in principle, to relax the bylaw on the eastern boundary to 6m. The submitted drawing demonstrates that there is no development within 6m of the boundary of the drain in question, thereby satisfying the bylaw requirements. They have also confirmed that the discharge rate is acceptable and that this can be accommodated within the Internal Drainage Board drainage network. An application has been submitted to the NLIDB to alter the watercourse towards the south eastern corner of the site to allow for a culvert. The NLIDB has confirmed that the design of the balancing ponds is such that they will have sufficient capacity to accommodate the needs of the development.

The NLIDB have confirmed that problems with discharging to the washes when they are flooded to a level above the proposed outfall for a long period of time falls beyond a 1 in 100 year event plus climate change.

- 9.10 The Lead Local Flood Authority (LLFA) has confirmed that a significant amount of water storage is required on site which can be accommodated within the proposed basins to the north-west and north-east of the site. The LLFA has requested a condition relating to the implementation, maintenance and management of the surface water drainage scheme, however, this information is required by condition 8 of the outline planning permission. Details of the arrangements for the maintenance of the surface water scheme and implementation timetable are being provided to the LLFA and an update will be provided at Committee.
- 9.11 The North Level Internal Drainage Board, the LLFA and others have raised concerns about a management company adopting the ponds, expressing a view that it would be more appropriate for these to be transferred to a public body. The proposed detention ponds will form part of the public open space and the S106 agreement for the outline planning permission provides for the open space to be adopted by Fenland District Council. A request to vary the S106 agreement, to allow for the transfer of public open space to a management company is currently being considered. The request to vary the S106 will be assessed against the Council's "Developer Contributions Supplementary Planning Document" which provides:
"Where applicants choose to retain responsibility for a facility or obtain the services of a maintenance management company, then they will be bound to ensure proper maintenance of this through the S106 Agreement. A detailed maintenance plan is likely to be required to be submitted to the Council with the planning application to show maintenance responsibilities for all aspects of the infrastructure and how it will be maintained". This will ensure that any variation of the S106 provides appropriate management arrangements for the detention ponds.
- 9.12 Subject to the LLFA being satisfied with the arrangements for the maintenance of the surface water scheme and implementation timetable, it is considered that the application is acceptable in terms of flood risk and drainage in accordance with policy LP14 of the Fenland Local Plan 2014.
- 9.13 Ecology**
The Wildlife and Countryside Act 1981 is the primary mechanism for wildlife protection. The legislation requires (1) wildlife protection, including protection of wild birds, their eggs and nests, protection of other animals and the protection of plant, (2) Nature Conservation, Countryside and National Parks, including Sites of Special Scientific Interest, (3) Public Rights of Way and (4) Miscellaneous provisions. The Wildlife and Countryside Act is statutory legislation which must be adhered to.
- 9.14 Paragraph 118 of the National Planning Policy Framework stipulates that local planning authorities should aim to conserve and enhance biodiversity. Where proposed development on land within or outside of a Site of Special Scientific Interest (SSSI) is likely to have an adverse effect on the SSSI should not normally be permitted.
- 9.15 Policy LP19 of the Fenland Local Plan 2014 requires the protection and enhancement of sites which have been designated for their international, national

or local importance and to refuse planning permission for development which would cause demonstrable harm to a protected habitat or species. In addition opportunities should be taken to incorporate features for biodiversity in new developments and, where possible, to create new habitats.

- 9.16 The Whittlesey Washes immediately to the north of the site is designated as a Site of Special Scientific Interest. As such the outline planning application was accompanied by an Ecological Appraisal. The Illustrative Development Framework Plan included with the outline planning indicated a substantial ecological buffer zone to the north of the site.
- 9.17 In order to provide an appropriate form of development close to the Whittlesey Washes and in the interests of ecology and biodiversity, condition 14 of the outline planning permission requires that the reserved matters application shall broadly accord with the principles contained within the illustrative development framework plan submitted with the outline planning application. Key points to consider from this framework plan include drainage swales located in the public open spaces areas to the north of the site and the proposed play area located to the south west of the site, adjoining the existing play area.
- 9.18 Furthermore, condition 24 required a reptile survey and ecological management plan for protected species to be approved prior to the approval of the layout of the scheme. The reptile survey and ecological management plan have now been approved. Other ecological conditions including habitat details (condition 12), clearance methods (condition 13), and details and installation of bird nesting boxes (condition 23) will be addressed via separate condition discharge applications.
- 9.19 There is some conflict between the requirements of outline condition 14 as the illustrative development framework plan indicated 1.7ha of open space whereas the S106 requires 0.9ha of open space (calculation based on the Council's Play Space Provision Supplementary Planning Guidance 2003). Consequently, the reserved matters application includes a smaller buffer zone along the northern boundary than previously shown.
- 9.20 The submission includes the provision of 0.9ha open space and amended drawings have been received showing there to be no development within 5m of the tree canopies which form the northern boundary of the site. This has resulted in plots 70 and 71 being swapped round, the rearrangement of which has a negligible impact on the character and appearance of the overall scheme. PCC Ecology has confirmed that the buffer is now acceptable and as such raises no objection to the scheme.
- 9.21 Public open space**
Local Plan Policy LP16 (g) requires the provision of publicly accessible open space. As per the 'Ecology' section of this report, 0.9ha of open space as required by the S106 on the outline planning application is proposed. The majority of the open space is located to the north of the site and will accommodate the ecology buffer zone and the detention ponds. A "Neighbourhood Equipped Area for Play (NEAP) extension" is proposed in the south western corner of the site, adjoining the existing playground to the south.
- 9.22 The scale and profile of the ponds, which are only 1m deep, are such that they are also suitable as a recreational area and do not need to be fenced off. It is anticipated that water will only be held in the ponds after a heavy rainfall and due

to the measures put in place, the water will be dispersed from the ponds quickly, allowing them to return to a recreational use.

- 9.23 The FDC Parks and Open Space Manager has raised concerns about the location of the play space and would prefer a more centrally located play facility within the development. The applicant has clarified that the proposal is to extend the existing play area to the south west of the site and that a financial contribution would be provided to upgrade the existing play equipment. Furthermore, the applicant considers that proposed development will provide additional surveillance and that lighting to serve the development will improve security.
- 9.24 The illustrative development framework plan submitted with the outline planning application indicated an equipped play area as an extension to the existing NEAP, therefore, this proposal accords with the principles proposed at the outline stage. Extending the play area will assist the integration of the new development with the existing area. The Parks and Open Space Manager has confirmed that the existing play area requires upgrading, therefore the proposal could provide an enhanced facility for both existing and proposed residents.
- 9.25 As the existing S106 makes no provision for an off-site contribution for play equipment a deed of variation would be required to the existing S106. Subject to such a variation of the S106, it is considered that application is acceptable in relation to provision for play space and public open space.

9.26 Highways

The access to the site has already been approved under F/YR14/0365/O. Therefore only the internal road layout is applicable to this application. CCC Highways have confirmed that the layout is acceptable and have requested the following conditions:

1. Scheme of bollards and trees for all shared surface courts;
2. Retention of on-site parking and turning;
3. Vehicular access to be constructed with adequate drainage measures;
4. Details of roads, footways, cycleways and foul and surface water drainage to be submitted;
5. Details of arrangements for future management and maintenance of the streets to be submitted;

- 9.27 With regards to the conditions identified as 1, 2, and 4, these are considered to be necessary and reasonable and as such should be appended to any approval given. The drainage details for the whole of the site have already been covered and as such condition 03 is not necessary. Details of a management company for private roads have not been provided and as such the condition identified as point 5 (above) remains relevant and necessary.
- 9.28 Details of a Construction Traffic Management Plan and a travel plan are required as part of conditions 21 and 22 of the outline planning permission. These will be submitted as part of a separate submission.
- 9.29 In view of the comments received from CCC Highways it is considered that the application is acceptable in highway terms. The application therefore complies with policy LP15 of the Fenland Local Plan 2014.

9.30 Layout

The layout of the site is such that all dwellings have a road frontage and most are accessed off an adoptable highway. The arrangement of the dwellings and general appearance of the site is not dissimilar to the existing development to the south at Glenfields and Snowley Park. Provision for a footpath/cycle link has been made to the south of the site in accordance with the requirements of condition 15 of the outline planning permission.

- 9.31 The affordable housing has been provided in three clusters across the site. One is positioned to the south western corner near the playground, one within the centre of the site and the other towards the east of the site. FDC Housing considers this arrangement to be acceptable and, whilst the mix of affordable housing does not strictly adhere to the original request from FDC Housing, no objections have been raised.
- 9.32 All 1, 2 and 3-bedroom dwellings have been provided with at least two parking spaces and all 4 and 5-bedroom dwellings have been provided with three parking spaces. The majority of the garages measure 3 x 7m however where they do not, they have not been counted as a parking space and an additional outdoor space has been provided instead. The parking provision therefore complies with the parking standards set out in Appendix A of the Local Plan.
- 9.33 Each dwelling is provided with at least one third of the curtilage as dedicated garden space. The majority of these are positioned to the rear of the dwellings and equate to approximately half of the area of the plot.
- 9.34 Where the dwellings front an adoptable highway, bins will be collected from the back edge of the footpath. The dwellings positioned along private driveways will wheel their bins to a communal collection area which will be positioned within reach of an adoptable highway. Out of the whole development, only plots 67, 68, 69, 70, 143 and 144 will be required to wheel their bins more than 30m to be collected. It is acknowledged that the situation is not desirable and goes against the RECAP Waste Management Design guidance however as it is only 6 plots out of 144 dwellings affected and that FDC Operations Manager has not objected it is considered that a reason for refusal on these grounds could not be substantiated.
- 9.35 No objections have been raised by the Police Senior Architectural Liaison Officer. The suggested condition to secure the external lighting layout is considered necessary and reasonable in order to help to prevent crime and fear of crime within the development.
- 9.37 In view of the above it is considered that the application complies with policy LP16 of the Fenland Local Plan 2014 and policies DM3 and DM4 of the Delivering and Protecting High Quality Environments in Fenland Supplementary Planning Document 2014.
- 9.38 Scale**
The height, width and length of the proposed dwellings are commensurate with those of the existing dwellings to the south of the site. The proposal will therefore not appear to be out of keeping with the character of the surroundings in accordance with policy LP16 of the Fenland Local Plan 2014 and policy DM3 of the Delivering and Protecting High Quality Environments in Fenland Supplementary Planning Document 2014.
- 9.39 Appearance**

The dwellings will have a contemporary appearance and will consist of a variety of designs taken from the developers portfolio. Characteristic features include gable projections, bay windows and porches, not dissimilar to the existing development to the south. The materials palette includes the following:

External walls

- Wienerberger Harves buff multi with Dorton Manor detail;
- Wienerberger orange Gilt with Dorton Manor detail;
- Wienerberger Dorton Manor with Orange Gilt detail;
- Render

Roof

- Slate grey concrete pantile;
- Autumn blend concrete pantile

9.40 The materials will be used in various combinations across the development with only small clusters of the same combinations used within the same area. The mixture of materials will provide variety and interest within the development which is considered to be of benefit to the scheme. The proposed materials are considered to be acceptable when viewed in the context of the surroundings.

9.41 In view of the above it is considered that the appearance of the proposal complies with policy LP16 of the Fenland Local Plan 2014 and policy DM3 of the Delivering and Protecting High Quality Environments in Fenland Supplementary Planning Document 2014.

9.42 Landscaping

The existing soft landscaping to the northern boundary of the site has been reinforced with additional planting and new trees within the open space areas. This is considered to enhance the existing landscape offering. New trees have also been scattered throughout the site. To note, new trees will be planted along the principal roadways which will provide enhance the quality and visual interest of the scheme. FDC Arboricultural Officer considers the landscaping proposal to be acceptable, noting that it includes a comprehensive variety of trees and shrub species.

9.43 Between plots to provide privacy, 1.8m high close boarded fencing will be erected on the garden boundaries. Where a private garden area fronts the public realm, the boundary treatment in question will be a 1.8m high screen wall in materials to match the associated dwelling. This is considered preferable in visual amenity terms as it will provide a higher quality appearance than close boarded fencing. Along the side boundaries of plots 20, 42 and 144 1.1m high hoop top railings will demarcate the boundary between the public and private realm. 450mm high knee rails will be provided between the built development and the public open space. This will provide definition between the public and private realm whilst still allowing for open views across the site. It is considered that this will add to the character and qualities of the development.

9.44 In view of the above it is considered that the application complies with policy LP16 of the Fenland Local Plan 2014 and policy DM2 of the Delivering and Protecting High Quality Environments in Fenland Supplementary Planning Document 2014.

9.45 Residential amenities

The layout of the proposed dwellings, their height, and their relationship with existing dwellings are such that it is considered that no harmful overshadowing or loss of outlook to either existing or proposed dwellings will occur.

- 9.46 The siting of the dwellings in relation to the existing and proposed dwellings and the position of the principal windows are such that it is considered that no harmful loss of privacy will occur to existing or proposed residents as a result of overlooking. However, in view of the location of some bathroom, en-suite and landing windows, it may be prudent to condition these windows to be obscure glazed in order to prevent any unnecessary overlooking.
- 9.47 Plots 43, 44, 45, 56, 57, 90, 91, 92, 97, 98, 103 and 104 are positioned at the southernmost part of the site, nearest to existing residents. Plots 43, 44, 45, 90 and 91 will be positioned at least 8.5m from the common boundary with the existing properties to the south, which includes 51 Snowley Park, and as such it is considered that no harmful overlooking or overshadowing will be caused to existing residents from these properties.
- 9.48 Plots 56 and 57 will be approximately 4m from the southern boundary, separated from existing neighbouring properties (53 and 154 Snowley Park) by the parking areas.
- 9.49 Plots 92, 97 and 98 are positioned approximately 1m from the southern boundary which is shared with the existing dwellings at 21, 27 and 28 Glenfields. These existing properties have an en-suite and bedroom window on the first floor and due to the positioning of the new dwellings, the existing bedroom windows will overlook front garden space and will not be obscured by the new buildings. The other primary windows serving these properties face east and west and will therefore not be compromised by the new development.
- 9.50 Plots 103 and 104 will be positioned approximately 2m from the common boundary shared with 42 and 143 Glenfields. Their position is such that they form a continuation of the street scene and as such it is considered that no harmful overshadowing of existing private garden spaces will occur. Apart from a high level bathroom window, there are no windows on the north elevation of 42 Glenfields. There are no windows on the north side elevation of 143 Glenfields. As such no primary windows on these neighbouring properties will be affected by the proposal.
- 9.51 It is acknowledged that the new dwellings will be in close proximity to existing properties and that they will result in some impact on existing occupiers. However it is considered that the impact will not be sufficiently harmful to justify a refusal of the scheme. Comments relating to damage caused to existing properties as a result of construction works have been noted and as this is a civil issue it is not within the remit of this reserved matters application to control. The hours of construction have been covered under condition 16 of the original outline application.
- 9.52 As per the 'Layout' and 'Landscaping' sections of this report, at least one third of each of the plots has been allocated for garden land and this will be made private by the use of solid 1.8m high boundary treatments. As per the 'Layout' section of this report, each plot is provided with adequate parking and bin collection arrangements.

9.53 In view of the above, subject to an obscure glazing condition, it is considered that the application would provide appropriate amenity for both existing and proposed residents. The application therefore complies with policy LP16 of the Fenland Local Plan 2014.

9.54 Health and wellbeing

Policy LP2 seeks to ensure that development proposals contribute to creating a healthy, safe and equitable living environment. This proposal will provide adequate residential amenities without compromising those of existing residents. In addition the proposal provides areas of public open space for recreational purposes. The application therefore complies with policy LP2 of the Fenland Local Plan 2014.

9.55 Economic Growth

The application will increase the number of housing stock in the District and will form a considerable contribution to the Council's 5 year housing land supply. The application therefore supports economic growth in accordance with policy LP6 of the Fenland Local Plan 2014.

9.56 Other Considerations

The comments received from the Town Council and local residents have been noted. Those which have not already been discussed within the body of this report are addressed as follows:

9.57 Comments with regards to the capacity of schools and the doctors surgery are noted. The S106 on the outline planning permission required education contributions to address the impact of the development on local schools. There was no requirement for contributions towards health services within the S106.

9.58 The vehicular movements and traffic generated from the site was addressed in the outline planning application. The principle of development and access to the site has already been established through the approval of F/YR14/0365/O. The travel plan and construction traffic management plan (conditions 21 and 22 of F/YR14/0365/O) will form part of a separate discharge of conditions application.

10 CONCLUSIONS

The application seeks approval of the reserved matters relating to layout, scale, appearance and landscaping in connection with the erection of 144 dwellings. The submitted layout demonstrates that the dwellings can be accommodated within the site whilst providing adequate areas for flood water attenuation, public open space and an ecological buffer towards the northern boundary of the site in view of the neighbouring Site of Special Scientific Interest. A deed of variation will be required to secure the off-site payment in relation to the open space to upgrade the existing play equipment to the immediate south west of the site. The scale and appearance of the proposed dwellings are commensurate with those of the existing neighbouring dwellings at Snowley Park and Glenfields. The proposed dwellings have been carefully positioned and designed and as such it is considered to have no harmful impact on neighbouring residential amenities in terms of overshadowing or loss of privacy. The proposal includes soft landscaping throughout the site and the retention of the landscaping on the northern boundary.

10.1 The layout, scale, appearance and landscaping proposals put forward in this application are considered to be acceptable in view of the planning policy requirements set out in the Fenland Local Plan 2014. Subject to the LLFA being satisfied with the arrangements for the maintenance of the surface water scheme

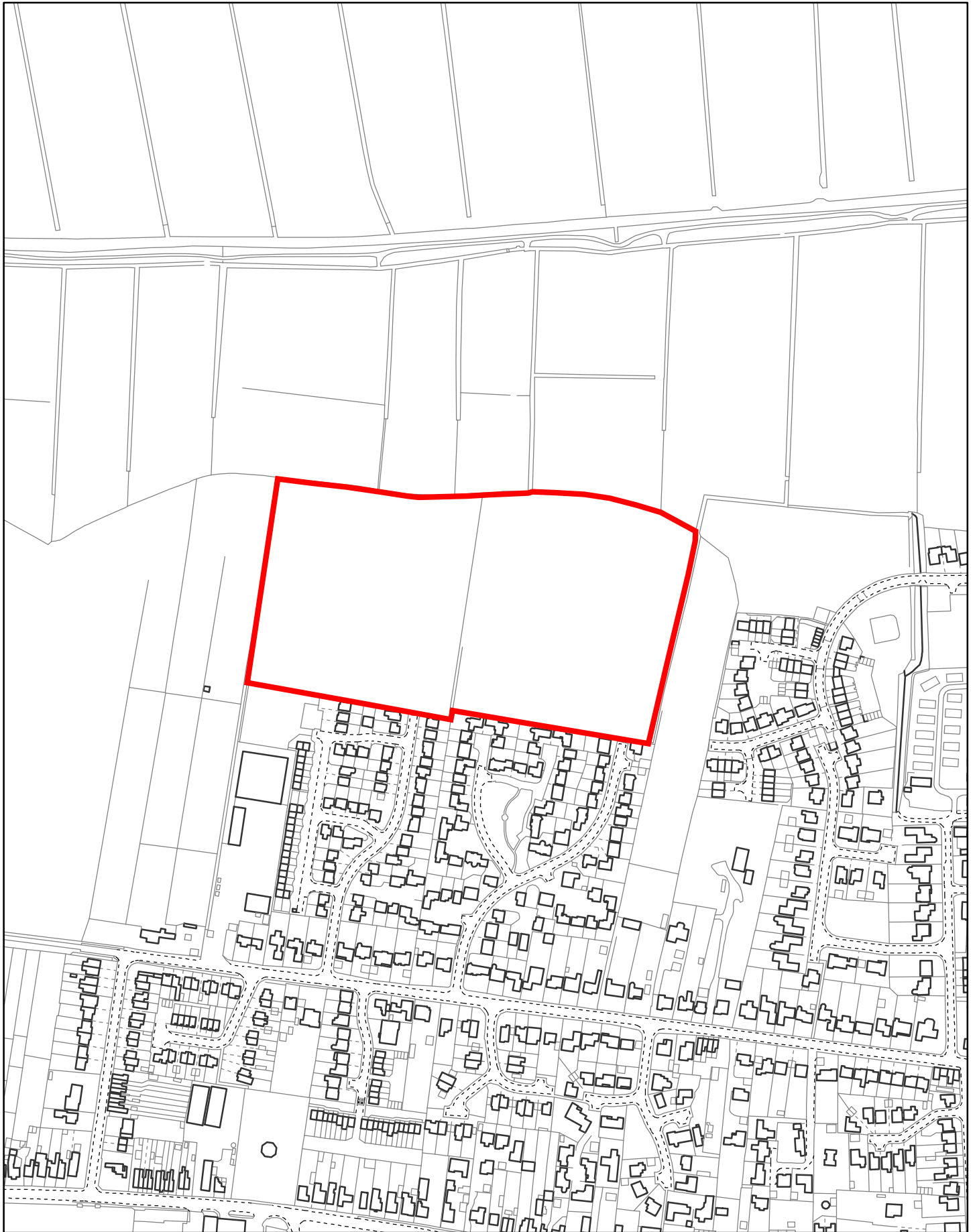
and implementation timetable and a Deed of Variation for the existing S106 play provision, it is recommended that the reserved matters are approved.

11 RECOMMENDATION

F/YR15/0636/RM – Approve subject to the completion of a Deed of Variation to the S106 attached to F/YR14/0365/O for the payment of a financial contribution to upgrade and improve the play area adjoining the site.

1.	<p>No development shall take place until details of the structural soils or commercial systems used for the trees planted in the areas of hardstanding have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details in the first available planting season and maintained as such in perpetuity.</p> <p>Reason To protect the landscaping in accordance with policy LP16 of the Fenland Local Plan 2014.</p>
2.	<p>Prior to first occupation of the development hereby approved, details of the external lighting scheme and timetable for implementation for the private drive areas shall be submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details and timetable and thereafter maintained and retained in perpetuity.</p> <p>Reason In the interests of reducing crime risk and preventing fear of crime in accordance with policy LP16 of the Fenland Local Plan 2014.</p>
3.	<p>Prior to the commencement of the development a scheme and implementation timetable for bollards and trees for all shared surface court yards shall be submitted and approved by the Local Planning Authority. The approved scheme shall then be implemented in accordance with the approved timetable and thereafter retained in perpetuity.</p> <p>Reason To rationalise on street parking within the development and in the interest of Highways safety in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
4.	<p>No dwelling shall be occupied until its proposed on-site parking /turning has been be laid out in accordance with the approved plans and shall thereafter retained for that specific use.</p> <p>Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
5.	<p>No works shall commence on site until such time as detailed plans of the Roads, footways, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans</p>

	<p>Reason To ensure satisfactory development of the site and a satisfactory Standard of highway design and construction in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
6.	<p>Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road.</p> <p>Reason To ensure suitable infrastructure is implemented prior to the occupation of the development in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
7.	<p>No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).</p> <p>Reason To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
8.	<p>All first floor side windows serving bathrooms, en-suites and landings shall be installed with obscure glazing and maintained as such in perpetuity.</p> <p>Reason To protect neighbouring residential amenities in accordance with policy LP16 of the Fenland Local Plan 2014.</p>



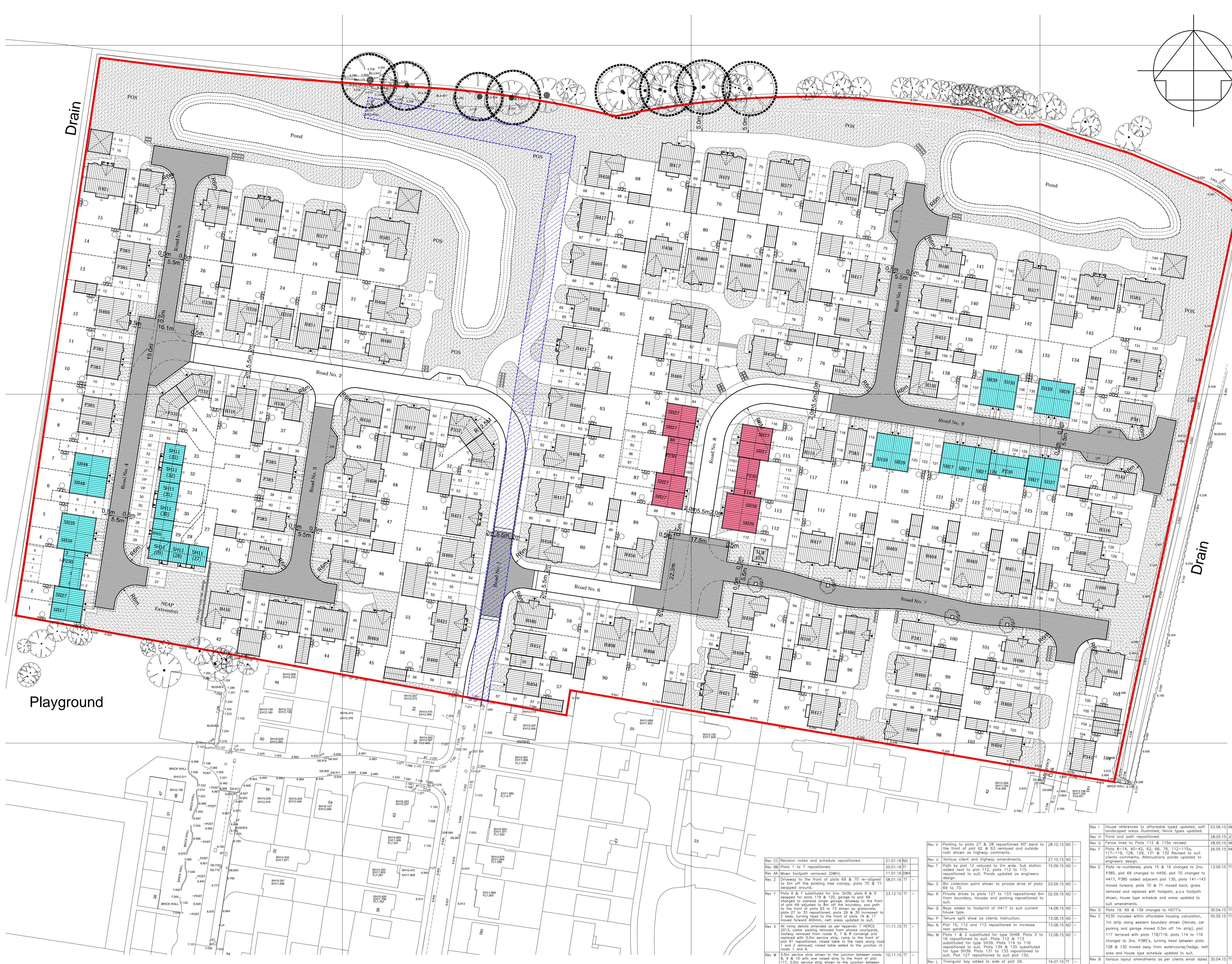
Created on: 03/08/2015

© Crown Copyright and database
rights 2015 Ordnance Survey 10023778

F/YR15/0636/RM

Scale = 1:4,000





LEGEND:

- denotes house type reference
- denotes areas of soft landscaping
- denotes block paved feature square / shared road
- denotes rear garden bin storage area
- denotes step and reach bin collection storage area
- denotes sewer easement
- denotes shared ownership
- denotes socially rented
- denotes 1m² tree grille with tree guard

Schedule of Accommodation
Land off Snowley Park, Whittlesey, Peterborough.

Private Dwellings	House Type	Stores	No.	Size	Total
P385	3 Bedroom	2	12	878	10,536
H316	3 Bedroom	2	7	995	6,965
P341	3 Bedroom	2	5	1,004	5,005
P332	3 Bedroom	2	4	1,024	4,096
H326	3 Bedroom	2	4	1,098	4,392
H404	4 Bedroom	2	4	1,167	4,668
H486	4 Bedroom	2	9	1,222	10,998
H451	4 Bedroom	2	5	1,354	6,770
H417	4 Bedroom	2	9	1,428	12,852
H408	4 Bedroom	2	11	1,444	15,884
H456	4 Bedroom	2	10	1,496	14,960
H469	4 Bedroom	2	15	1,536	23,040
H421	4 Bedroom	2	8	1,771	14,168
H577	5 Bedroom	2	3	1,972	5,916
H585	5 Bedroom	2	2	1,808	3,616
Sub Total			108		143,866

Affordable Dwellings - 25%	House Type	No.	Size	Total
SH11	1 Bedroom	2	556	2,780
SH11 (29 & 30)	1 Bedroom	2	702	1,404
P230	2 Bedroom	2	704	2,816
SH27	2 Bedroom	2	753	9,290
SH39	3 Bedroom	2	929	9,789
SH48	4 Bedroom	2	1,104	2,208
Sub Total		36		28,287
Grand-Total		144		172,153

Nett site area: 4.49 Ha
11.08 acres
Coverage: 15,534 Sqft/Acre
Density: 32 Dwellings/Ha
P.O.S: 9,997 m²

DAVID WILSON HOMES
WHERE QUALITY LIVES

South Midlands Office: 1a Fortune Close, Riverside Business Park
Northampton NN3 9HT
Tel: 01603 784000 Fax: 01604 784896

LAND OFF SNOWLEY PARK, WHITTLESEY, PETERBOROUGH.

PLANNING LAYOUT.

Scale: 1:500@A1 Date: MARCH 2015.
Rev: CC
1:299-01
DWG File Ref: K:\David Wilson Homes\1299\Layouts\Current\1299-01.dwg
DRAWN: L.Wiggin

DO NOT SCALE FROM DRAWING. MINOR INACCURACIES MAY OCCUR DUE TO PRINTING PROCESSES. ALL WRITTEN / SCALED DIMENSIONS & FLOOR AREAS ARE SUBJECT TO VERIFICATION BY CONTRACTORS ON SITE.

THIS DRAWING, DESIGN & BUILDING WORKS DEPICTED ARE THE © COPYRIGHT OF KEVIN R. TWIGGER ASSOCIATES LTD & MAY NOT BE AMENDED OR REPRODUCED WITHOUT WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS OR ALTERATIONS MADE BY OTHERS.

Kevin R. Twigger & Associates Ltd
Rushall House, School Road, Broadwood, Staffs, ST19 9DS
t 01902 851841 f 01902 851842
e admin@krtassociates.co.uk
w www.krtassociates.co.uk

ARCHITECTURAL • CIVIL ENGINEERING
LAND SURVEYORS • LANDSCAPE DESIGN

Rev V	Parking to plots 27 & 28 repositioned 90° bend to the front of plot 62 & 63 removed and outside roads shown as highway comments.	28.10.15	NO
Rev W	Various client and highway amendments.	27.10.15	NO
Rev T	Path by plot 12 reduced to 2m wide. Sub station added next to plot 112, plots 112 to 115 repositioned to suit. Ponds updated as engineers design.	19.09.15	NO
Rev S	Bin collection point shown to private drive of plots 69 to 73.	03.09.15	NO
Rev R	Private drives to plots 127 to 133 repositioned 6m from boundary. Houses and parking repositioned to suit.	02.09.15	NO
Rev Q	Beys added to footprint of H417 to suit current house type.	14.08.15	NO
Rev P	Temure split show as clients instruction.	13.08.15	NO
Rev N	Plot 15, 112 and 113 repositioned to increase rear gardens.	13.08.15	NO
Rev M	Plots 1 & 2 substituted for type SH48. Plots 3 to 16 repositioned to suit. Plots 112 & 113 substituted for type SH39. Plots 114 to 116 repositioned to suit. Plots 134 & 135 substituted for type SH39. Plots 131 to 133 repositioned to suit. Plot 127 repositioned to suit plot 132.	12.08.15	NO
Rev L	Triangular area added to side of plot 29.	14.07.15	IT
Rev K	Plot 29 rotated 90° counter clockwise.	13.07.15	IT
Rev J	Various layout amendments to parking provision and highway design (in accordance with highway comments).	26.06.15	IT
Rev CC	Revision notes and schedule repositioned.	21.01.16	NO
Rev BB	Plots 1 to 7 repositioned.	20.01.16	IT
Rev 2	Driveway to the front of plots 69 & 70 re-aligned to 5m off the existing tree canopy, plots 70 & 71 swapped around.	08.01.16	IT
Rev Y	Plots 6 & 7 substituted for 2no. SH39, plots 8 & 9 swapped for plots 119 & 120, garage to plot 69 changed to oversized single garage, driveway to the front of plot 69 adjusted to 5m off the boundary, access path to the front of plots 63 to 73 shown as grasscrete, plots 27 to 33 repositioned, plots 29 & 30 increased to 2 beds, turning head to the front of plots 16 & 17 moved forward 400mm, nett areas updated to suit.	23.12.15	IT
Rev X	All ramp details amended as per Appendix 7 HERCS 2013. Road parking removed from shared courtyards. Footway removed from roads 6, 7, 8 & 8 converted and replaced with 0.5m service strip along the front of plot 91 repositioned, raised table to the road along road 1 and 2 amended, raised table added to the junction of roads 1 and 6.	11.11.15	IT
Rev W	0.5m service strip shown to the junction between roads 6, 7 & 8 with one raised strip to the front of plot 117, 0.5m service strip shown to the junction between roads 2, 4 & 5, 0.5m service strip shown around the perimeter of the turning head at the end of road 9, turning head also moved 0.5m towards plots 127 & 133. House type schedule areas updated to suit.	10.11.15	IT

