

F/YR17/0406/F

**Applicant: Mr D Wyatt
Construct Reason Ltd**

**Agent : Mr H Chapman
Peter Humphrey Associates Ltd**

Land West Of 17-37, Wood Street, Doddington, Cambridgeshire

Erection of 28 x single-storey dwellings with associated garages and parking, comprising of: 11 x 2-bed and 17 x 3-bed, and landscaping and surface water drainage reservoir

Reason for Committee: Local opposition to the proposal.

1 EXECUTIVE SUMMARY

This application in full for the erection of 28 single storey detached dwellings, garages, parking and a surface water reservoir.

The Council is unable to demonstrate a five year supply of housing (approximately 4.93 years) and therefore Local Plan Policies relating to housing supply are out of date presently This would apply to in this case to LP3 and LP12A (i and ii) which set out the strategy for the location of housing growth, and the amount of growth directed to the smaller settlements (village thresholds). Notwithstanding this, the proposal is considered to comply with LP3 and LP12A (i and ii).

At the heart of the NPPF is the presumption in favour of sustainable development Paragraph 14 states that when an authority does not have a five year supply of housing, then for the purposes of determining planning applications, this means that applications for housing can only be resisted where the adverse impacts of approving a scheme would significantly and demonstrably outweigh the benefits. The application has therefore been assessed in accordance with the relevant, in date Local Plan Policies, the NPPF and the 3 dimensions to sustainable development.

The concerns of the Parish Council and objections received from residents have been carefully considered. Whilst the development will increase the traffic along Wood Street and at the junction with High Street, technical data shows that there is capacity for the increase in traffic. The widening of Wood Street would also contribute to the acceptability of the proposal.

Traffic and the other concerns have been given appropriate weight in the assessment. However, the conclusion is that the development would be consistent with Policies LP1, LP2, LP13, LP15, LP16, LP18 and LP19 of the Fenland Local Plan 2014. The proposal would also be consistent with Paragraphs 17, 32, 34 – 37, 39, 56-61 and 203-206 of the NPPF.

With regard to Paragraph 7 and 14 of the NPPF, the development also represents sustainable development as there are significant benefits and no significant adverse effects which would outweigh approving the application. The recommendation is therefore for approval.

2 SITE DESCRIPTION

- 2.1 The application site comprises 1.89 Ha of agricultural land (grade 3), roughly rectangular in shape and lying to the north of Doddington village.
- 2.2 The site is to the west of a row of houses running along Wood Street which leads out of the village in a northerly direction before turning east towards Wimblington. This part of Wood Street backing onto the site is characterised by linear development consisting of mainly bungalows and a few 2-storey properties.
- 2.3 The site is accessed via an existing agricultural access located towards the end of the row of properties, and adjacent to No 37 Wood Street. At this point, the width of Wood Street becomes narrower.
- 2.4 To the south between the site and High Street is an open undeveloped space which forms a buffer between the proposed development and the conservation area (approximately 75m away).
- 2.5 The site is also approximately 55m north of the Grade II listed building that is Doddington Windmill (listed 25th October 1951).
- 2.6 The site lies within Flood Zone 1 and a Mineral Safeguarding Area (Sand and Gravel).

3 PROPOSAL

- 3.1 The proposal is a full application for 28 single storey dwellings consisting of 17 x 3 bed and 11 x 2-bed, with garaging and parking. Due to the rectangular nature of the site the properties will mainly be laid out off one spine road running north /south through the development with 3 x small private cul de sacs branching off this main road.
- 3.2 The access will incorporate the existing farm access adjacent to No 37 Wood Street. Amendments have been made to the access and spine road during the processing of the application. The access road will be 5.5m wide and Wood Street will be widened to provide a carriageway width of 5.5m at the junction.
- 3.3 Wood Street will also be widened on its eastern side to achieve a consistent 5m width for its length from Sutton Way to the site access. Swept path analysis has been provided for refuse vehicles along Wood Street.
- 3.4 A 1.8m wide footpath will be provided on both sides of the new access road and will tie into the existing footway. 2 or 3 parking spaces are provided for each plot, and bin collection points are shown on the site layout plan.
- 3.5 A balancing pond/ surface water drainage reservoir is to be provided to the north of the site adjacent to the entrance into the site. The detail of the SW drainage has been amended during the processing of the application in consultation with the Lead Local Flood Authority.
- 3.6 The applicant also concluded that the rising main to the Treatment Works was located further into the application site than had previously been thought from Anglian Water's maps. Therefore the rising main will be diverted so that it runs under the new spine road which will be completed in accordance with Anglian Water's Approval.

3.7 Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OPF70LHE06P00>

4 SITE PLANNING HISTORY

None

5 CONSULTATIONS

5.1 *Doddington Parish Council (11.10.2017)*: Considered the revised proposals and found no matters within the revision that satisfactorily answered the Parish Council's objections to the proposed development. Accordingly, the Parish Council reaffirms its strong objection to the application. In addition to the points that the Parish Council made on the original application it wishes to add the following:

1. The Parish Council has grave concerns that Wood Street can be widened to the minimum required distance of 5 metres; there are some points along Wood Street that are under 4 metres wide.
2. No ecological survey appears to have taken place on the proposed site.
3. With regards to the public consultation that the agents arranged, the Parish Council has been told by a number of residents that they feel that they were misled by statements being made to them at the consultation.
4. The Parish Council believes that this application should be determined by the FDC Planning committee and not handled under delegated powers.

Previous Comments (15.06.2017)

1. It was felt that the proposed development is contra to local plan policy LP13 in that no documentation has been received from Anglian Water or Middle Level.
2. The line of sewers across the site are at a variation to those shown by the developers and in addition there are high pressure sewers crossing the site.
3. The width of Wood Street is very narrow in places and there are a number of tight corners along the road. In addition, pedestrian footpaths are only available on one side of the road.
4. Access from Wood Street into the site has restricted visibility.
5. Access from Wood Street onto High Street is opposite the local primary school which generates a large amount of traffic parking in Wood Street. The additional traffic that this development would generate will compound the congestion issues in this area. Visibility at this junction is very poor resulting in a serious traffic and safety issue.
6. The village infrastructure will have significant problems should the development proceed.

The Parish Council has serious concerns over the arrangements that took place on the public consultation exercise that the agents for the developers arranged. No copies of comments made by residents who may have attended this meeting have been made public. The Parish Council has received comments from residents on this proposal to such an extent that the Parish Council is organising an Open Forum in which residents can "drop in" and view plans and make comments either for or against the proposed development.

Result from the Open Forum

Over 100 people attended the event. 90 response forms were completed. 80 were against the development and 11 supported it.

5.2 CCC Lead Local Flood Authority: Have reviewed the amended Sustainable Drainage Strategy and confirm it addresses the concerns outlined in our objection letter dated 5th June 2017 and remove their objection. The applicant has demonstrated that surface water can be dealt with through the use of an attenuation basin and permeable paving throughout the site. Surface water will then discharge into the drain along the western boundary. Infiltration testing will need to be undertaken prior to finalisation of the drainage scheme to ascertain whether any infiltration will be possible. We request the following condition is imposed:

Condition

Development shall not begin until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment & Sustainable Drainage Strategy prepared by MTC Engineering (ref: 1884-FRA & DS Rev B) dated September 2017 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details before the development is completed.

The scheme shall include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events*
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;*
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers*
- d) Full details of the proposed attenuation and flow control measures*
- e) Site Investigation and test results to confirm infiltration rates;*
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;*
- g) Full details of the maintenance/adoption of the surface water drainage system;*

Reason

To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

5.3 FDC Housing Strategy: On this application which is for 28 dwellings, an offsite affordable housing contribution equivalent to seven dwellings in accordance with Policy LP5 is requested. This is equivalent to £420,000.

5.4 FDC Waste Management: The amended site layout highlights the bin collection points for properties next to the adopted highway and shared collection points for those served by private driveways. This addresses my concerns.

5.5 CCC Highways: No highway objections further to receipt of the attached condition recommendations. It is confirmed that there are no concerns in respect of the capacity and operation of the Wood Street/High Street junction should the above application receive planning consent. The Transport Statement shows that the priority junction of the B1093 High Street / Wood Street operates with an 85% reserve capacity. It can be concluded from the evidence produced that the limited level of trips generated by the proposed development will not have a significant impact on the operation of the junction and that the junction will continue to operate within capacity.

With regard to the visibility at the junction of the B1093 High Street / Wood Street. I concur with WSP's conclusions. I accept the 1.6m shortfall in visibility distance to the south of the junction and I agree that no mitigation is required. I agree the give way line at the junction could be relocated to achieve the required visibility, however I am of the option that the junction works fine at the moment with the current give way markings and there is no need to realign the white line at the priority junction of the B1093 High Street / Wood Street as suggested in the Transport Statement.

Proposed conditions are:

1. Prior to commencement of the development, Wood Street shall be widened and laid out in accordance WSP Drawing No. 2770-SK-003 Rev G and constructed in accordance with detailed engineering plans to be submitted and agreed in writing by the Local Planning Authority. Submitted details shall include levels, drainage and methods of construction.

Reason: In the interests of satisfactory access

2. Prior to the commencement of the development hereby approved adequate temporary facilities (details of which shall have previously been submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with policy LP15 of the Fenland Local Plan 2014.

3. Prior to commencement of the development hereby approved, visibility splays shall be provided as shown on WSP Drawing No. 2770-SK-003 Rev G, and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason - In the interests of highway safety.

4. The accesses shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway/access road, in accordance with a scheme to be submitted to and approved by the Local Planning Authority prior to the commencement of development.

Reason - In the interests of highway safety.

5. Prior to the first occupation of use hereby approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to:

1. enter, turn and leave the site in forward gear; 2. park clear of the public highway; and shall be levelled, hard surfaced and sealed and drained away from the highway and thereafter retained for no other purpose in perpetuity.

Reason - In the interests of satisfactory development and highway safety.

6. 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 in consultation with the Highway 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 unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

7. 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 in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.

Reason: To ensure satisfactory development of the site and a satisfactory Standard of highway design and construction.

8. 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 in accordance with the details approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure satisfactory development of the site and a satisfactory Standard of highway design and construction.

5.6 PCC Wildlife Officer:

Water Voles: No survey of the western boundary water course has been carried out, therefore as a precaution on the basis that water voles may be present, I would advise that a minimum 5m width undeveloped buffer is secured along this boundary to ensure water voles are not harmed by the proposal. This should include temporary fencing during the construction phase to ensure no activities take place in close proximity to this water course. These measures may be secured via a suitably worded condition.

Bats: The field boundary habitats are likely to be used by bats for foraging/commuting purposes. I would therefore recommend that any external lighting is carefully designed to be baffled downwards away from the boundary features. In addition I would advise that a range of bat boxes and/ or bat tiles are incorporated into the new dwellings. The above detail should be provided by the applicant which would be acceptable via a suitably worded condition.

Nesting Birds: The site contains habitats which are likely to support nesting birds including ground nesting birds. Where any vegetation is to be removed, this might provide suitable habitat for nesting birds during the nesting season (1st March to 31st August). I would therefore recommend that a suitably worded condition be attached requiring the avoidance of such site clearance works during this period, or where this is not possible, that a suitably qualified ecologist first carries out a survey to establish that nesting birds are not present or that works would not disturb any nesting birds.

5.7 FDC Conservation Officer: This planning application concerns proposals for a housing development of 28 single storey dwellings on land on the north side of the village of Doddington which would be accessed off Wood Street. The land proposed for development sits circa 75m from the boundary of the Doddington Conservation Area at its nearest point. The land proposed for development is circa

55m north of the grade ii listed building that is Doddington Windmill, High Street, Doddington (listed 25th October 1951).

Consideration has been given to the impact of this proposal on the setting of the conservation area and setting of Doddington Windmill (grade ii listed). On balance no objection is raised to this proposal from a conservation perspective.

- 5.8 CCC S106 Officer:** The County Council's S106 requirements from this development are as follows:
Early Years - £92,310 towards the provision of an additional early years classroom that will provide 26 extra places at Lionel Walden Pre School.
- 5.9 FDC Tree Officer:** The proposed revised layout does not impact directly on any significant vegetation being sited on former agricultural land.
- 5.10 CCC Archaeology:** Our records indicate that the site lies in an area of high archaeological potential, situated to the north of the historic core of Doddington. To the application areas west and south medieval ridge and furrow ploughing can be seen in cropmarks (such as Historic Environment Record reference 09676). To the south is the 14th century church of St Mary's (MCB17088) and archaeological investigations to the north west of the church have revealed evidence of post-medieval occupation (CB15242). Archaeological investigations at Wimblington Road identified Roman occupation evidence (MCB20333), with medieval occupation revealed along Benwick Road (MCB19304).

No objection to development proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG.

Condition

No demolition/development shall take place until a written scheme of archaeological investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

- o the statement of significance and research objectives;
- o The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- o The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

- 5.11 Cambridgeshire Constabulary Designing out Crime Officer:** has viewed the documents in relation to community safety, crime and disorder and completed a crime and incident analysis for the area covering the last 12 months, and consider

this to be an area of low risk to crime. This appears to be an acceptable development, at this stage there is no mention of crime prevention or security measures being adopted within the documents. This office would be happy to discuss Secured by Design and measures to mitigate against crime and disorder as the application progresses.

5.12 Environment Agency (04.10.2017): have reviewed the information provided and have no further comment to make on this application.

Previous comments (05.07.2017): We have reviewed the information provided and have no comment to make on this application. The site is located above a Secondary Aquifer. The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination. If the development proposes to use deep infiltration systems including boreholes and other structures that by-pass the soil layer we would wish to be re-consulted.

5.13 FDC Environmental Health: The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development in principle, as it is unlikely to have a detrimental effect on local air quality or the noise climate. The site is a green field site and so is unlikely to be affected by ground contamination. Due to the size and location of the development it would be advisable for the developers to produce a construction management plan to ensure that noise and dust from the construction activity do not cause a problem.

5.14 Anglian Water: There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."

The foul drainage from this development is in the catchment of Cambridge Water Recycling Centre that will have available capacity for these flows.

Development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures. We request a condition requiring the drainage strategy covering the issue(s) to be agreed.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated

assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Condition

No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason

To prevent environmental and amenity problems arising from flooding

5.15 *Cambridgeshire County Council Economy, Transport & Environment:* No comments received with regard to the Mineral Safeguarding Area (MSA) (Sand and Gravel).

5.16 *Section 106 Officer:* Further to the viability appraisal submitted for the application, the applicant has agreed to the following contributions:

- £92,310 Education
- £200,000 Affordable Housing Commuted Sum

5.17 *Local Residents/Interested Parties*

Objectors (Individual)

21 properties object to the application. Concerns include:

Access and Traffic Generation /Highways/ Width of Wood Street

Loss of Agricultural land

Density/Over development

Design/Appearance

Drainage

Devaluing property

Environmental Concerns

Flooding

Light Pollution

Local services/schools/utilities can't cope

Loss of view/Outlook

Noise

Pedestrian hazard

Parking arrangements

Out of character/not in keep with area

Sewage system will not cope and will cause problems in Wood Street

Visual Impact

Water pressure

Would set a precedent

Wildlife Concerns

Other comments:

It would be better to have the entry to the proposed new site before number 17 to avoid the long stretch of houses?

The road already becomes extremely congested because of parents parking in Wood Street to take their children to school.

No room for 2 way traffic here.

Overhead electricity cables will be a hazard

There is a Pub on the High Street in Doddington that has been empty for about 18 months. Would it not make more sense to build on this empty site?

Objections (Open Forum organised by the Parish Council)

The Parish Council organised an Open Forum inviting residents to "drop in" and view plans and make comments either for or against the proposed development. 100 people attended the event. 90 response forms were completed. 80 were against the development and 11 supported it.

Supporters

4 properties support the application. Comments include:

The village is in need of more 2/3 bed bungalows, the development is well set out and will bring much needed trade for businesses in the village.

I'm a young first time buyer and there is nothing for sale for me to buy in the village.

This development will be a good place to live and if it is allowed to go ahead the road/junction/sewer improvements will get done which is what people want.

6 STATUTORY DUTY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Paragraph 2: Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise;

Paragraph 7- The three dimensions to sustainable development.

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

Paragraph 14 - Presumption in favour of sustainable development.

Paragraph 17 - Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 32, 34 – 37, 39: Promoting sustainable transport

Paragraph 47 – Housing land supply

Paragraph 56-61: Requiring good design

Paragraphs 203 to 206 – Planning conditions and obligations.

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP5 – Meeting Housing Need

LP12 – Rural Area Development Policy

LP13 – Supporting and Mitigating the Impact of a Growing District

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP18 – The Historic Environment

LP19 – The Natural Environment

8 KEY ISSUES

• Principle of Development (housing delivery only)

- 8.1 The main policy documents which are relevant to the consideration of this application are the Fenland Local Plan 2014 and the NPPF. The weight that should be attributed to these policies and documents are considered below.
- 8.2 Policy LP3 defines Doddington as a Growth Village where development and new service provision either within the existing urban area or as a small village extension will be appropriate. The proposal is for 28 dwellings which in this instance would be considered as a medium sized extension. However, this would not necessarily make the proposal unacceptable, in which case the proposal should be considered against other policies within the Local Plan.
- 8.3 LP12 Part A provides further guidance and highlights that new development will be supported where it contributes to the sustainability of the settlement and does not harm the wide open character of the countryside. To ensure this there are a number of criteria expressed in this policy namely (a) - (k). These criteria, in summary, seek to achieve compliance with the settlement hierarchy in terms of amount of development whilst also ensuring that developments respond to the existing built form and settlement character, retain and respect existing features of the site and the locality, respect biodiversity and ecology and provide appropriate servicing etc.
- 8.4 The proposal is considered to comply with these criteria and will be considered in more detail below.
- 8.5 Policy LP12 Part A (i and ii) also provides that if proposals within or on the edge of a village, in combination with other development built since April 2011 and committed to be built, increase the number of dwellings in a growth village by 15% then the proposal should have demonstrable evidence of clear local community support for the scheme.
- 8.6 The 15% threshold for Doddington would be exceeded if this development is permitted (124 permitted against a threshold of 127). Therefore the applicant undertook a public consultation exercise on 19th October 2016. Officers have examined the process and are satisfied that this was fit for purpose and in accordance with the guidelines set out in LP12 and as subsequently published on the Council's website. The result was 59% in favour, 41% against the proposal.
- 8.7 Following submission of the application, the Parish Council had concerns over the arrangements that took place on the public consultation exercise that the agent for the developer arranged. As a result, the Parish Council organised an Open Forum on 28th June 2017 inviting residents to "drop in" and view plans and make comments either for or against the proposed development. 100 people attended the event. 90 response forms were completed. 80 were against the development and 11 supported it.
- 8.8 Although the public consultation exercises undertaken by the applicant and the Parish Council produced different results, with regard to compliance with the

relevant part of LP12A (i and ii) the applicant's consultation meets the requirements of the policy which demonstrated at that time that there was a majority in favour of development in that location. The principle of development would therefore be in conformity with Policies LP3 and LP12 Part A (i and ii) of the Fenland Local Plan 2014.

Five Year Housing land Supply

8.9 Local planning authorities are however required to have and to be able to demonstrate a five year supply of housing. The Council's five year land supply was recently tested on appeal in relation to a proposal for 6 dwellings on land south west of Syringa House, Upwell Road, Christchurch (reference No. F/YR16/0399/O). The Inspector in upholding this appeal and granting planning permission concluded, on the basis of the evidence presented to him, that the Council is currently unable to robustly demonstrate a five year land supply (the supply available is approximately 4.93 years).

8.10 The Inspector concluded that applications must be determined in accordance with the NPPF. Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of housing. Paragraph 14 states that for the purposes of determining planning applications, this means that applications for housing can only be resisted where the adverse impacts of approving a scheme would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework when taken as a whole. Case law found that:

- The "policies for the supply of housing" deemed to be out-of-date in the absence of a five year supply of deliverable sites for housing are (only) those dealing with the numbers and distribution of housing – not policies dealing generally with the disposition or restriction of new development in an area.
- The lack of a five-year supply is a trigger for the operation of Paragraph 14 of the NPPF which states:

*At the heart of the NPPF is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking. (Paragraph 7 of the NPPF explains what sustainable development is). For decision-taking this means (unless material considerations determine otherwise)*

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted*

8.11 In the case of this application, the policies which must be considered as potentially influencing the supply of housing are LP3, LP4 and LP12A (i and ii), and as such these are currently rendered 'out of date'. Therefore the second bullet point of Paragraph 14 becomes a material consideration which carries considerable weight. For decision-taking this means granting permission unless

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

8.12 Therefore notwithstanding the matter that out of date Policies LP3 and LP12 A (i and ii) would judge the principle as acceptable, the proposal must now be assessed in the context of the NPPF and its requirements for sustainable development alongside site specific considerations. But weight should also be given to the policies within the development plan (Fenland Local Plan 2014) which are not out of date.

8.13 Paragraph 7 of the NPPF explains the three dimensions to sustainable development. These dimensions give rise to the need for the planning system to perform a number of roles:

● ***an economic role*** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

● ***a social role*** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

● ***an environmental role*** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

8.14 The following section will now consider the remaining key issues of the proposal against the up to date policies in the Fenland Local Plan 2014 and the relevant paragraphs of the NPPF. In the final section "Planning Balance" the discussion will consider how the proposal meets the three dimensions set out above in paragraph 8.13 of this report and Paragraph 7 of the NPPF.

Other Key Issues for consideration

- **Visual Impact and Impact on the Heritage Assets**
- **Access and Traffic Generation / Width of Wood Street**
- **Affordable Housing**
- **Ecology**
- **Noise/ Disturbance/ Amenity**
- **S106 Planning Obligations**
- **Drainage/Flooding/Sewage**
- **Other**
- **Planning Balance**

9 ASSESSMENT

Visual Impact/ Design and Impact on the Heritage Assets.

- 9.1 Policy LP16 seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area. Policy LP18 seeks to protect and conserve the historic environment.
- 9.2 From the mid-late 20th century Doddington has grown on its north side as residential development has occurred along Wood Street, Carpenter's Way, Burdett Close, The Larches and The Rowens to the north of the High Street. This residential development is accessed from Wood Street.
- 9.3 This area of residential development is located outside of the Doddington Conservation Area which focuses on the High Street and Benwick Road streetscenes.
- 9.4 The proposed development will not sit directly behind the High Street but will be some 166m north of the High Street. The open undeveloped space between the rear of the High Street and the site will remain as a buffer between the proposed development and the conservation area. Trees and vegetation to the rear boundaries of High Street property, on the north side of the street, restrict views out into the open countryside beyond and views looking into the conservation area from the surrounding fields.
- 9.5 It is considered that the proposed development will relate to the existing mid-late 20th century Wood Street residential area. The visual impact of the proposed single storey dwellings will not unduly affect views looking into and out of the Doddington Conservation Area and will have no impact on the High Street and Benwick Road streetscenes.
- 9.6 The listed windmill is accessed from a track/driveway off High Street. It is a brick tower mill of four storeys but without sailings or capping and it is located outside of the Doddington Conservation Area. Its offset positioning at the bottom of the track/driveway is such that it cannot be seen when you look down the track/driveway from High Street.
- 9.7 The windmill sits on a line of trees and vegetation that form the settlement edge to the north side of High Street and in this respect it doesn't appear overly prominent in views looking towards the windmill from surrounding fields. The tower mill is best appreciated from its immediate setting in close range where it can be appreciated in full view sitting in the immediate context of a couple of modern agricultural buildings.
- 9.8 Given these aspects of the listed building's specific setting it is felt the proposed development, approximately 55m to the north, will not harm the setting of the windmill. The County Archaeologist has identified the site as an area of interest and has requested investigation works prior to the development starting. This can be conditioned.
- 9.9 On this basis, the proposal is considered to comply with Policy LP18 which seeks to protect and conserve the historic environment. It should be noted, for this reason the proposal was not advertised as affecting the setting of a listed building or a conservation area.
- 9.10 Notwithstanding paragraph 8.11 above regarding LP12A (i and ii), the Appeal Inspector give weight to other parts of Policy LP12 in his decision, specifically where the policy seeks to require new development to complement the character and appearance of the area.

- 9.11 LP12 highlights that new development will be supported where it contributes to the sustainability of the settlement and does not harm the wide open character of the countryside. To ensure this there are a number of criteria expressed in this policy namely (a) - (k). These criteria, in summary, seek to achieve compliance with the settlement hierarchy in terms of amount of development (this part of the policy has fallen away, due to the lack of 5 year housing land supply) whilst also ensuring that development responds to the existing built form and settlement character, retain and respect existing features of the site and the locality, respect biodiversity and ecology and provide appropriate servicing etc.
- 9.12 Ecology will be dealt with separately below but the proposed development of 28 single storey dwellings on agricultural land devoid of any specific features, to be served of one main access road off Wood Street, is considered to comply with these criteria as it would not compromise the existing settlement character or streetscene. Subject to suitable conditions with regard to landscaping, the proposal is considered to comply with LP12.
- 9.13 The layout of the proposed development is constrained by the shape of the site. With this in mind the north/ south orientation with 3 x small private cul de sacs off it, makes the best use of the site. Although this design to some extent limits the length of the rear gardens, taking into account the size/ scale of the dwellings, this is considered to be acceptable.
- 9.14 The density of the site equates to 14.8 dwellings per hectare which in this edge of village location is considered to be commensurate with the general grain of the more modern new developments within the vicinity.
- 9.15 A range of materials is proposed. The external appearance of the dwellings is set out on the plan for each house type, namely Anglian Orange Stock with Sandtoft Rustic Red double pantiles; Anglian Buff with Sandtoft Rustic Red double pantiles; Anglian Orange Stock and Buff with Sandtoft Calderdale Slate with Terracotta Ridge; Anglian Buff Handmade with Marley Smooth Grey Edgemere Slates with Terracotta ridge tiles; and white uPVC windows, doors and bargeboards. Two exceptions are house type Waltham KG and the garages, where no materials are included. This can be conditioned. These are acceptable.
- 9.16 In summary it is considered that the proposal would complement the overall character of the area and so would comply with policies LP12 and LP16. Furthermore, the proposal is considered to comply with Policy LP18 which seeks to protect and conserve the historic environment.

Access and Traffic Generation / Width of Wood Street

- 9.17 A Transport Statement (TS) has been submitted with the application. The TS considered the transport impacts of the proposed development. The Highways Authority has worked with the applicant to address their initial concerns regarding the development. The main spine of the new development is to be adopted. Wood Street is to be widened at specific locations along its length.
- 9.18 The concerns of the objectors are noted. However, subject to conditions including improvements to Wood Street the Highways Authority has no objection to the development. From the evidence produced, the limited level of trips generated by the proposed development would not raise any concerns in respect of the

capacity and operation of Wood Street or the Wood Street/High Street junction should the above application receive planning consent.

- 9.19 It is accepted by the Highways Officer that the 1.6m shortfall in visibility distance to the south of the junction does not require any mitigation. Who is of the opinion that the junction works fine at the moment with the current give way markings and there is no need to realign the white line at the priority junction of the B1093 High Street / Wood Street as suggested in the Transport Statement.
- 9.20 The proposal is therefore considered to be acceptable and comply with Policy LP15 of the Fenland Local Plan 2014.

Affordable Housing

- 9.21 Policy LP5 requires off-site contributions towards affordable housing provision. This equates to 7 dwellings (£420,000). The Viability Assessment has been updated. The applicant is proposing to contribute £200,000 towards off site affordable housing.

Ecology

- 9.22 The site has been left fallow pending the outcome of the application. Previously it has been intensively farmed and this will continue should the application be unsuccessful. The Wildlife Officer recognised this and removed his objection subject to the provision of the following:
- 9.23 Water Voles: No survey of the western boundary water course has been carried out, therefore as a precaution on the basis that water voles may be present, I would advise that a minimum 5m width undeveloped buffer is secured along this boundary to ensure water voles are not harmed by the proposal. This should include temporary fencing during the construction phase to ensure no activities take place in close proximity to this water course. These measures may be secured via a suitably worded condition.
- 9.24 Bats: The field boundary habitats are likely to be used by bats for foraging/ commuting purposes. I would therefore recommend that any external lighting is carefully designed to be baffled downwards away from the boundary features. In addition I would advise that a range of bat boxes and/ or bat tiles are incorporated into the new dwellings. The above detail should be provided by the applicant which would be acceptable via a suitably worded condition.
- 9.25 Nesting Birds: The site contains habitats which are likely to support nesting birds including ground nesting birds. Where any vegetation is to be removed, this might provide suitable habitat for nesting birds during the nesting season (1st March to 31st August). I would therefore recommend that a suitably worded condition be attached requiring the avoidance of such site clearance works during this period, or where this is not possible, that a suitably qualified ecologist first carries out a survey to establish that nesting birds are not present or that works would not disturb any nesting birds.
- 9.26 The applicant has chosen not to commission detailed ecological surveys until Members have decided the outcome of the application. It should be noted that the Wildlife Officer requires a 5m buffer along the western boundary (Paragraph 9.23). At present part of the proposed garages to Plots 18, 24 and proposed dwelling and garage to Plot 25 are within this buffer. If approved, then further

work will be undertaken by the applicant. Should water voles be present, the layout would need to be amended. This is considered to be achievable within the remit of the existing layout. The proposal is therefore considered to comply with LP19, subject to compliance with these conditions.

Noise/ Disturbance/ Amenity

- 9.27 Policy LP2 and LP16 (e) seek to ensure that development does not adversely affect the amenity of neighbouring or future occupiers. The Environmental Health Team has no objection to the development but consider that a construction management plan is needed to reduce detrimental impacts during the construction phase. This can be secured by condition.
- 9.28 The new access road and footpath to the development will be adjacent to No 37 Wood Street. The closest elevation will be 7m from the access road. This distance is consistent with other “corner plots” within the newer estates in Doddington. The traffic and footfall generated by the development is therefore not considered to impact on the occupiers to such an extent that it would be significantly detrimental.
- 9.29 Having said that, the existing 1.5m high wooden fence should be replaced with a 1.8-2m high fence which could be secured from the developer as part of the landscaping condition for the scheme.
- 9.30 The higher fence would obscure the open views currently enjoyed from the side windows, so the occupiers will be consulted when the condition is discharged on whether the higher fence is something they would support, either for the full length of the boundary, or if preferred, adjacent to the rear garden only.
- 9.31 The majority of the properties backing onto the site have long rear gardens, approximately 27m long. No 35 Wood Street has a much shorter rear garden (12m) due to previous rear extensions.
- 9.32 The proposed single storey dwellings would not be significantly detrimental to the amenity enjoyed by the residents of Wood Street backing onto the site due to the distance between the existing and proposed, and the scale (single storey) of the dwellings.
- 9.33 The amenity of the future occupiers of the development is also considered to be acceptable. The amount of private amenity space conforms to policy, adequate parking is provided, and where there is a shared bin collection point adjacent to the adopted highway, the walking distances are acceptable.
- 9.34 The proposal is therefore considered to comply with Policy LP2 and LP16 (e).

S106 Planning Obligations

- 9.35 The following s106 contributions are requirements:
- The provision of off site affordable housing contributions equivalent to 7 dwellings (£420,000) in accordance with Policy LP5 of the Local Plan;
 - £92,310 towards an additional early years classroom at Lionel Walden Pre School.
 - £41,500 based on £100,000 per ha towards open space provision in accordance with FDC Developer Contributions SPD (2015).

- No contributions are sought towards primary and secondary school provision, libraries and life- long learning, or strategic waste.

9.36 The applicant has submitted a Viability Assessment which has been considered by Officers. The applicant proposes: £200,000 affordable housing contribution; and £92,310 towards an additional early years classroom at Lionel Walden Pre School.

Drainage/ Flooding/ Sewage

- 9.37 The site lies within Flood Zone 1, defined by the Technical Guide to the National Planning Policy Framework as having a low probability of flooding. As such residential development of this site is considered appropriate in the context of the sequential and exception test.
- 9.38 A Revised Flood Risk Assessment and Sustainable Drainage Strategy accompanied the application. The proposal includes a surface water drainage reservoir in the north western corner of the site.
- 9.39 The applicant has demonstrated that surface water can be dealt with through the use of an attenuation basin and permeable paving throughout the site. Surface water will then discharge into the drain along the western boundary. Infiltration testing will need to be undertaken prior to finalisation of the drainage scheme to ascertain whether any infiltration will be possible. This is to be secured by condition.
- 9.40 Policy LP3 contains a caveat for Doddington insofar as new development will be appropriate provided that capacity at, or in the sewerage network leading to, the Waste Water Treatment Work in Doddington can be addressed.
- 9.41 Anglian Water has stated that the foul drainage is in the catchment of Cambridge Water recycling and that there will be available capacity. They have also requested a condition requiring the developer to submit a foul water strategy prior to the commencement of development. The precise drainage design would need to be in accordance with the requirements of Anglian Water and would also need to comply with Building Regulations.
- 9.42 The Environment Agency have reviewed the information provided and have no further comment to make on the application. The site is located above a Secondary Aquifer. The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination. If the development proposes to use deep infiltration systems including boreholes and other structures that by-pass the soil layer we would wish to be re-consulted.
- 9.43 With the above comments in mind, there are no issues with regards to sewage/ drainage and flooding which cannot be dealt with by planning condition.

Other

- 9.44 Each planning application must be dealt with on its own merits. Therefore concerns that the proposal may set a precedent for future development are not a reason to refuse the application. Unfortunately, any potential loss of views across open countryside or the devaluation of property are not material planning matters

- 9.45 No requests have been made of the applicant to address any short fall in local services, other than a financial contribution towards early years education. Therefore, it is assumed that there is adequate capacity to cope with the demands of the development.
- 9.46 The provision of utilities is a matter between the provider and developer. Any deficiency in existing utilities is not a material consideration.

Planning Balance

- 9.47 In this final section "Planning Balance" the discussion will consider how the proposal meets the three dimensions set out above in paragraph 8.13 of this report and Paragraph 7 of the NPPF, specifically whether it meets the three dimensions of sustainable development.

Economic Role

- 9.48 The provision of housing, especially in light of the current deficiency in supply will contribute to the economic success of the District. It is recognised that the construction of the development would provide some employment for the duration of the work contributing to a strong responsive and competitive economy. It is also recognised that there would be a potential increased expenditure in local shops and pubs and other services. The proposal would score highly in terms of its economic role.

Social Role

- 9.49 The development would provide housing to assist in meeting the needs of existing and future generations. It would also support community facilities. Policy LP2, LP15 and LP16 of the Fenland Local Plan 2014 remain relevant with regard to residential amenity, good design and safe and convenient access. Paragraph 17 of the NPPF also sets out the core planning principles.
- 9.50 Paragraphs 203 to 206 of the NPPF deal with planning conditions and obligations. LP5 requires an affordable housing contribution equivalent to £420,000. However, the viability assessment prepared by the applicant indicates that this would render the scheme unviable, so £200,000 has been offered. The contribution towards open space is also deemed unviable. Although this would go against the proposal, paragraph 205 requires local planning authorities to be sufficiently flexible to prevent planned development being stalled. The positive aspect of the proposal, namely increasing the mix of housing within the village by provided much needed 2/3 bed single storey accommodation would go some way to mitigating the affordable housing deficit. However, on the positive side, the development would contribute £200,000 towards affordable housing. The proposal would therefore score well in terms of its social role.

Environmental Role

- 9.51 The site is adjacent to the built form of the settlement and represents a medium sized village extension. It is considered that Doddington has sufficient local services and community infrastructure to sustain this size of development.
- 9.52 The location of the proposal would also protect the heritage assets in the vicinity namely the listed windmill and the conservation area. Subject to suitably worded planning conditions ecological interest will be protected and there would be minimal flooding/ drainage issues. The loss of agricultural land and loss of open

countryside would go against the proposal. However, the classification is grade 3 agricultural land. With regard to the above matters the proposal is considered to have a neutral environmental role.

- 9.53 There is a good range of local amenities and services within walking and cycling distance of the proposed development that would cater for the day-to-day needs of future residents. The existing pedestrian infrastructure within the vicinity of the proposed development demonstrates that there is a good accessibility to and from the site by walking.
- 9.54 The existing cycling infrastructure within the vicinity of the proposed development is limited, however, the local road network is lightly trafficked, providing for on street cycling and good connectivity to the centre of the village and beyond.
- 9.55 The analysis of the existing bus services operating in the vicinity of the proposed development demonstrates that there is a good frequency of bus services, to a wide number of destinations. Although the bus stops are located more than 400m from the proposed development, the site is located in an area with a good quality walking infrastructure, which will encourage walking to and from the proposed development to the public transport services.
- 9.56 The results of the capacity assessments demonstrate that the impact of the proposed development on the junction of the B1093 High Street / Wood Street will be insignificant, as the junction is forecast to operate within capacity in all of the highway modelling scenarios undertaken.
- 9.57 On the basis of the results obtained it is considered that off-site junction highway improvements will not be required to accommodate the impact of the proposed development traffic. However, a number of transport mitigation measures have been proposed as part of the proposed development, including new footways and an uncontrolled crossing point on the access road.
- 9.58 The proposal would increase the traffic usage along Wood Street and at the junction with High Street. Even though the technical data shows that there is capacity for the increase, this would be regarded as a negative role. Notwithstanding this, Wood Street is to be widened. Although the bus stops are located more than 400m from the proposed development, the site is located in an area with a good quality walking infrastructure, which will encourage walking to and from the proposed development to the public transport services.
- 9.59 The settlement is well served by public transport and subject to highway works and other planning conditions to mitigate the impacts of the development, the environmental role of the proposal is considered to be slightly positive.

Summary

- 9.60 Paragraphs 9.1 to 9.46 of this Committee Report have considered the issues relevant to the proposal and concluded that the development would be consistent with Policies LP1, LP2, LP13, LP15, LP16, LP18 and LP19 of the Fenland Local Plan 2014. The proposal would also be consistent with Paragraphs 17, 32, 34 – 37, 39, 56-61 and 203-206 of the NPPF.
- 9.61 In the absence of a five year land supply where relevant policies which restrict the supply of housing can be considered out-of-date (Paragraph 14 of the NPPF) the weighted planning balance is tipped in favour of granting planning permission for sustainable development. Although the social role of the proposal falls short with

regard to affordable housing provision and public open space, the balance of sustainability would be in favour of the development.

10 CONCLUSIONS

- 10.1 The Council is unable to demonstrate a five year supply of housing (approximately 4.93 years) and therefore Local Plan Policies relating to housing supply are out of date presently This would apply to in this case to LP3 and LP12A (i and ii) which set out the strategy for the location of housing growth, and the amount of growth directed to the smaller settlements (village thresholds). Notwithstanding this, the proposal is considered to comply with LP3 and LP12A (i and ii).
- 10.2 At the heart of the NPPF is the presumption in favour of sustainable development Paragraph 14 states that when an authority does not have a five year supply of housing, then for the purposes of determining planning applications, this means that applications for housing can only be resisted where the adverse impacts of approving a scheme would significantly and demonstrably outweigh the benefits. The application has therefore been assessed in accordance with the relevant, in date Local Plan Policies, the NPPF and the 3 dimensions to sustainable development.
- 10.3 The concerns of the Parish Council and objections received from residents have been carefully considered. Whilst the development will increase the traffic along Wood Street and at the junction with High Street, technical data shows that there is capacity for the increase in traffic. The widening of Wood Street would also contribute to the acceptability of the proposal.
- 10.4 Traffic and the other concerns have been given appropriate weight in the assessment. However, the conclusion is that the development would be consistent with Policies LP1, LP2, LP13, LP15, LP16, LP18 and LP19 of the Fenland Local Plan 2014. The proposal would also be consistent with Paragraphs 17, 32, 34 – 37, 39, 56-61 and 203-206 of the NPPF.
- 10.5 With regard to Paragraph 7 and 14 of the NPPF, the development also represents sustainable development as there are significant benefits and no significant adverse effects which would outweigh approving the application. The recommendation is therefore for approval.

11 RECOMMENDATION

GRANT SUBJECT TO:

i)Completion of s106 agreement. Should the applicant be unwilling or unable to complete the s.106 agreement within 4 months from the date of committee approval then delegated powers to be given to Officers to refuse the application.

ii)Planning conditions – see below.

Conditions

1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. No development shall commence until a construction management plan has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

-Temporary facilities provided for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

-routes for construction traffic

-hours of operation for the construction

-methodology and timings for the demolition of the Bricklayer's Arms

-noise and dust mitigation measures

-method of prevention of mud being carried onto highway

-pedestrian and cyclist protection

-Traffic management and associated signage

Reason: In the interests of residential amenity in accordance with policy LP16 and the safe operation of the highway in accordance with policy LP15 of the Fenland Local Plan 2014.

3. Prior to commencement of the development hereby approved, visibility splays shall be provided as shown on WSP Drawing No. 2770-SK-003 Rev G, and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

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

4. The accesses shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway/access road, in accordance with a scheme to be submitted to and approved by the Local Planning Authority prior to the commencement of development.

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

5. Permanent car parking spaces shall be provided, prior to the first occupation of each dwelling to which the parking relates, as shown on the plans hereby approved to enable vehicles to:

1. enter, turn and leave the site in forward gear;

2. park clear of the public highway;

and shall be levelled, hard surfaced and sealed and drained away from the highway and thereafter retained for no other purpose in perpetuity.

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

6. 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 in consultation with the Highway

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 unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

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

7. 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 in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.

Reason: To ensure satisfactory development of the site and a satisfactory Standard of highway design and construction. In the interests of highway safety in accordance with Policy LP15 and LP16 of the Local Plan.

8. 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 in accordance with the details approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure satisfactory development of the site and a satisfactory Standard of highway design and construction.

9. Prior to commencement of the development, Wood Street shall be widened and laid out in accordance WSP Drawing No. 2770-SK-003 Rev G and constructed in accordance with detailed engineering plans to be submitted and agreed in writing by the Local Planning Authority. Submitted details shall include levels, drainage and methods of construction.

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

10. Development shall not begin until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment & Sustainable Drainage Strategy prepared by MTC Engineering (ref: 1884-FRA & DS Rev B) dated September 2017 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details before the development is completed.

The scheme shall include:

a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events

b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements

and including an allowance for urban creep, together with an assessment of system performance;

c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers

d) Full details of the proposed attenuation and flow control measures

e) Site Investigation and test results to confirm infiltration rates;

f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;

g) Full details of the maintenance/adoption of the surface water drainage system;

Reason - To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

11 No demolition/development shall take place until a written scheme of archaeological investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

o the statement of significance and research objectives;

o The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

o The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason- in the interests of safeguarding the heritage assets in accordance with LP18 of the Fenland Local Plan 2014

12. No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason -To prevent environmental and amenity problems arising from flooding.

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

a) proposed finished levels

b) means of enclosure

c) hard surfacing, other hard landscape features and materials

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

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

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

g) management and maintenance details

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

14. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development and in accordance with Policy LP16 of the Local Plan.

15. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:

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

ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and E);

iii) alterations including the installation of additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);

iv) alterations to the roof of the dwelling house (as detailed in Schedule 2, Part 1, Class C);

Reasons-

1. To ensure that the Local Planning Authority retains control over the future extension, alteration and enclosure of the development, in the interests of protecting visual amenity and the character of this part of the area in which it is set.

2. To prevent overlooking of neighbouring properties, in the interest of the protection of residential amenity.
3. To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings
4. In order to control future development and to prevent the site becoming overdeveloped. In accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.

16. No site clearance work shall take place which involves the removal of any trees during the bird breeding season (1st March to 31st August). If this is not possible, a suitably qualified ecologist shall first undertake a survey to establish that nesting birds are not present or that works would not disturb any nesting birds.

Reason- In the interests of nesting birds in accordance with LP16 and LP19 of the Fenland Local Plan 2014

17. Prior to the commencement of development details of a range of bat boxes or bat tiles for incorporation on site shall be submitted to and approved in writing by the local planning authority. Details regarding numbers, designs and locations should be included. The development shall be built out including and in accordance with these approved details.

Reason- In the interests of nesting birds in accordance with LP16 and LP19 of the Fenland Local Plan 2014

18. Any external lighting shall be designed to be baffled downwards away from the northern garden area and boundary trees to minimise any potential disturbance to foraging bats.

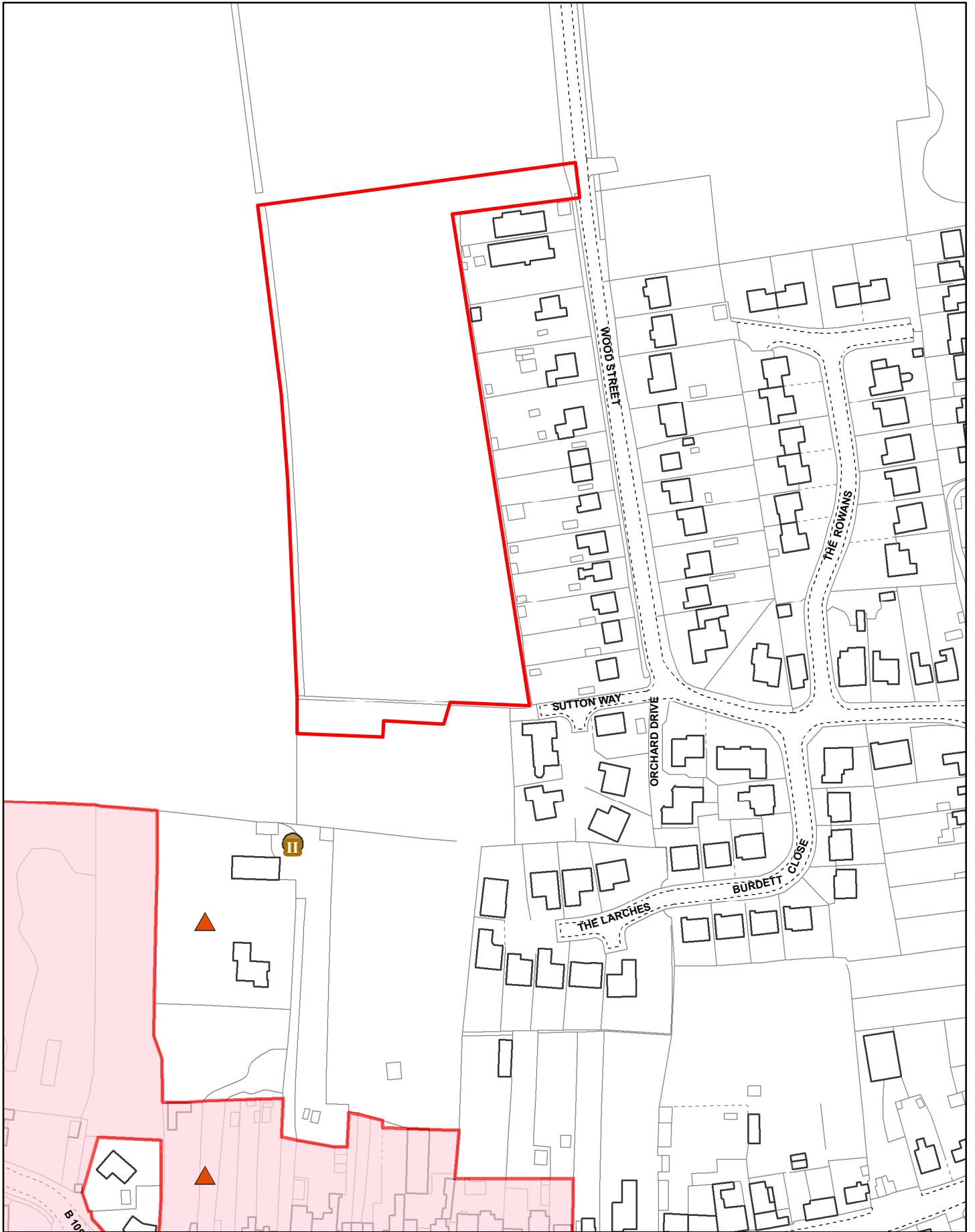
Reason- In the interests of Policy LP19 of the Fenland Local Plan 2014

19. Prior to the commencement of development and any site clearance works details of the temporary fencing during the construction phase and 5m wide undeveloped buffer along the western boundary water course to ensure water voles are not harmed shall be submitted to and approved in writing by the local planning authority, unless otherwise agreed in writing by the local planning authority. The undeveloped buffer shall be retained in perpetuity.

Reason- In the interests of Policy LP19 of the Fenland Local Plan 2014

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

Reason To ensure that the precise height of the development can be considered in relation to adjoining dwellings.



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Scale = 1:2,000





DO NOT SCALE

2.4m x 215m VISIBILITY SPLAY

TAPER TO TIE IN WITH EXISTING CARRIAGEWAY (1:30 OVER 30m)

VISIBILITY SPLAYS TO THE NORTH (NOT TO SCALE)

LOCAL CARRIAGEWAY WIDENING, OPPOSITE THE PROPOSED JUNCTION TO PROVIDE 5.5m IN WIDTH

TIE IN TO EXISTING FOOTWAY

2.4m x 43m VISIBILITY SPLAY

HIGHWAY BOUNDARY

CARRIAGEWAY WIDENED TO 5.0m AND CONSTRUCTED IN ACCORDANCE WITH CCC HIGHWAYS SPECIFICATION. KERB DETAIL TO BE DETERMINED AT DETAILED DESIGN STAGE.

TIE-IN WITH EXISTING KERBLINE

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G	13/10/2017	LMM	NOTE REMOVED	LK	NJE
F	15/09/2017	AKM	UPDATED TO SUIT CCC COMMENTS	NJE	NJE
E	01/08/2017	JFD	UPDATED TO SUIT CCC COMMENTS	NJE	NJE
D	13/07/2017	AKM	CARRIAGEWAY WIDENED	LK	NJE
C	16/03/2017	JFD	REVISED BELL MOUTH LAYOUT	LK	NJE
B	16/03/2017	SML	REVISED MASTERPLAN	LK	NJE
REV	DATE	BY	DESCRIPTION	CHK	APD

SCALE @ A3:	CHECKED:	APPROVED:
1:500	LK	NJE

DRAWING STATUS: FOR INFORMATION ONLY

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ARCHITECT:

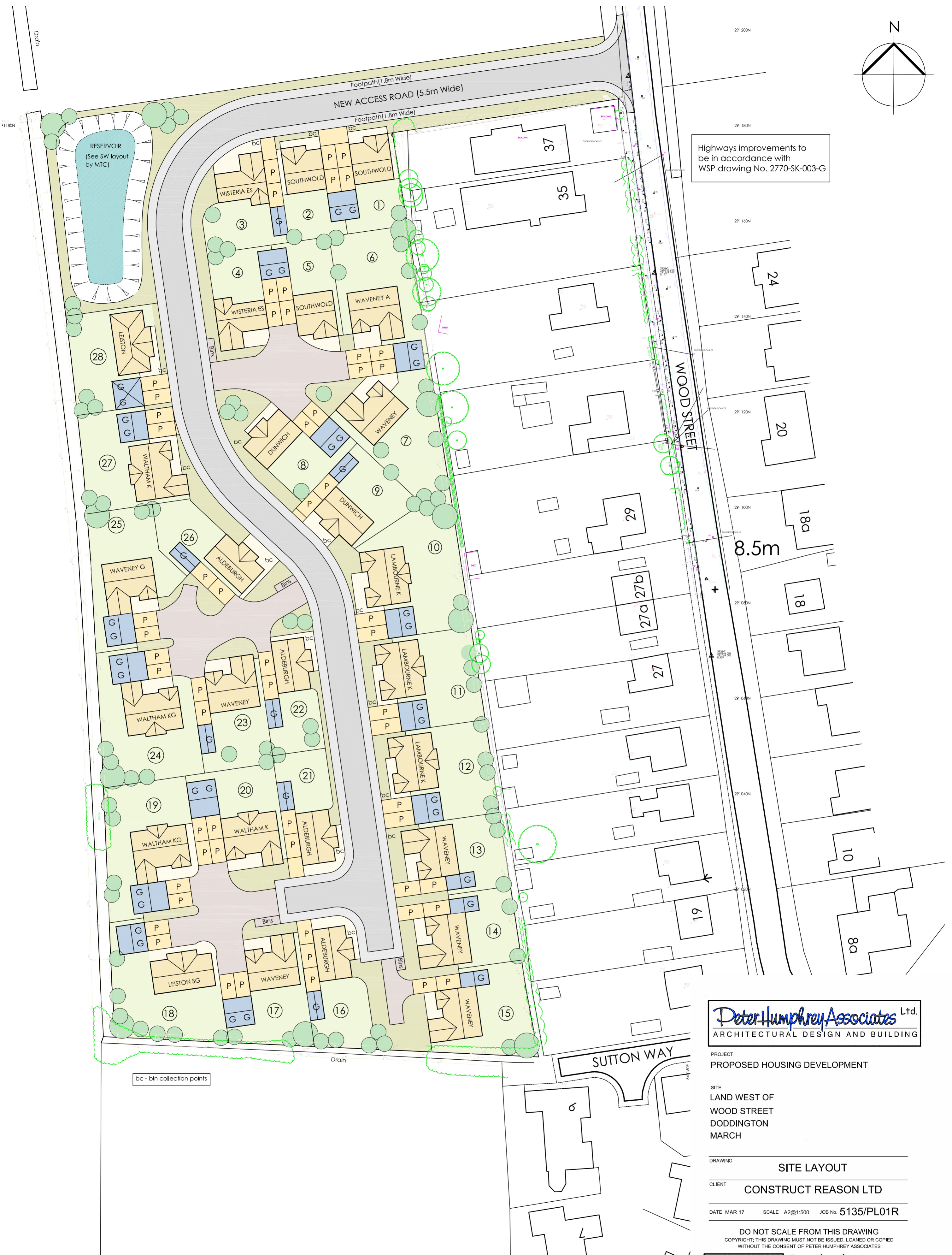
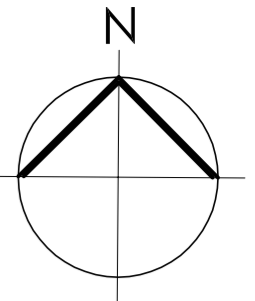
PROJECT: WOOD STREET, DODDINGTON

TITLE: SITE ACCESS ARRANGEMENTS

CAD FILE: 2770-SK-002 - 003
DESIGN-DRAWN: LMM
DATE: September 17

PROJECT No: 70022770
DRAWING No: 2770-SK-003
REV: G

\\uk.wspgroup.com\central_data\Projects\70022770 - Wood Street, Dodington\E Models and Drawings\SK Sketches\2770-SK-003 - Junction Layout Rev F.dwg 13/10/2017 08:12:09 Maude, Lewis



Highways improvements to be in accordance with WSP drawing No. 2770-SK-003-G

8.5m

bc - bin collection points

SITE PLAN 1:500

Peter Humphrey Associates Ltd.
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED HOUSING DEVELOPMENT

SITE
LAND WEST OF
WOOD STREET
DODDINGTON
MARCH

DRAWING
SITE LAYOUT

CLIENT
CONSTRUCT REASON LTD

DATE MAR.17 SCALE A2@1:500 JOB No. 5135/PL01R

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SCHEDULE OF ACCOMMODATION	
11 NO.	2-Bed Private Bungalow
17 NO.	3-Bed Private Bungalow