
F/YR17/0507/O

**Applicant: S Creedon, N&P Bedford, G Agent : Mr Gareth Edwards
Chamberlain, C&J Rust, P&J Wenham Swann Edwards Architecture Limited**

Land South East Of 208, Coates Road, Coates, Cambridgeshire

Erection of up to 60 x dwellings (Outline with matters committed in respect of access only)

Reason for Committee: Officer's recommendation is at variance to that of the Parish Council, and the level of local objection.

1 EXECUTIVE SUMMARY

The proposal is in outline for up to 60 dwellings with only access being committed at this stage. The site comprises 2.73ha of high grade agricultural land to the south of Coates Road, Coates.

Policy LP3 defines Coates as a 'Limited Growth Village' where a small amount of development and new service provision will be encouraged and permitted in order to support their continued sustainability and acknowledges that such development may be appropriate as a small village extension. Whilst large in comparison the scale of more recent developments to the west, the overall scale is not considered to conflict with the general core shape and form of the settlement. Having regard to the existing services, facilities and infrastructure serving the settlement the proposal is considered to constitute a small village extension for the purposes of LP3 of the FLP.

The illustrative masterplan satisfactorily indicates how the site could be laid out in order to achieve both the quantum of development and necessary supporting infrastructure.

The proposal would make the required contributions toward Education, Transport, Health, Open Space and would provide a policy compliant level of affordable housing.

Having fully assessed all three dimensions of sustainable development it is concluded that there are no overriding technical objections or material considerations that indicate that permission should not be granted in this instance and the application should therefore be approved subject to the required planning obligations and conditions.

Recommendation - Approve

2 SITE DESCRIPTION

2.1 The site comprises 2.73ha of agricultural land to the south of Coates Road, Coates. This part of Coates is generally characterised by linear development on both sides of the road heading west towards Eastrea. Recently however development in depth has been permitted immediately to the west of the site (Lakeside Gardens and Halcyon Drive).

- 2.2 The application site abuts Fieldside at its north-eastern corner, then extends west behind Nos 202-218 Coates Road, before heading south as far as the recently permitted development to the west.
- 2.3 The eastern side of Fieldside also marks the boundary of the Coates Conservation Area (CA) which gradually heads south east resulting in a distance of approximately 220m between the site and the CA at the site's south eastern tip. Three grade II listed buildings are within the vicinity of the site on Fieldside (No 45) and South Green (rear of No 91, and No 98).
- 2.4 The site is part agricultural land, part paddock and part extended garden land. A mature hedgerow is located within the site behind Nos 206 and 208 Coates Road. The southern and eastern boundaries are open, the northern boundary consists of the rear gardens of the properties fronting Coates Road. The western boundary is mature hedgerow.
- 2.5 The site lies within Flood Zone 1 and a Minerals Safeguarding Area for sand and gravel. Public Byway No. 26 runs down Fieldside. The site is within 1.4km of Nene Washes Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site.

3 PROPOSAL

- 3.1 The proposal is in outline for up to 60 dwellings with only access being committed at this stage. Layout, Scale, Appearance and Landscaping are 'Reserved Matters' to be considered at a future date (should outline permission be granted). An illustrative layout has been submitted which has been amended during the processing of the application to take account of statutory consultee's comments. These include: changes to the access; further traffic information; retention of a band of trees within the site; relocation of the public open space and children's play area; amendments to the surface water drainage strategy; and improved ecological features/ protection.
- 3.2 The illustrative layout also provides details of the type of property proposed, although the scale of the dwellings has not been committed, including:
 - 12 x single storey (2 and 3 bed) (mainly located directly behind the existing properties);
 - 6 x 2-storey (4 bed); and
 - 42 x 2-storey (2 and 3 bed).

All would have a minimum 2 parking spaces.

The illustrative Masterplan is not necessarily the way the development will be carried out, it is just to demonstrate that up to 60 dwellings could be accommodated on this site; the final layout, appearance, scale and landscaping would be established at the reserved matters stage.

- 3.3 A new vehicular and footpath access into the site will be created between No 212 and No 208 Coates Road, involving the removal of the existing hedge. In addition a footpath will connect to the Byway at Fieldside behind No 218.
- 3.4 The following documents have been submitted to support the application:
Illustrative Site Plan 10 Rev D;

Biodiversity Enhancement Plan 11 Rev A;
 Ecological Impact Assessment and Invertebrate Habitats October 2017;
 Flood Risk Assessment and Drainage Strategy Rev B Jan 2018;
 Heritage Statement November 2017;
 Community Consultation;
 Transport Assessment (TA) and Traffic Statement (TS) Rev A March 2018; and
 Desk Top Study

Full plans and associated documents for this application can be found at:
<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OQTLPEHE01K00>

- 3.5 The applicant has agreed a draft heads of terms for financial and open space contributions against the proposal and these are set out below at sections 10.56-10.64.

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR15/0397/O	Erection of 4 x dwellings involving the demolition of existing stables Land South Of 206 - 208 Coates Road Coates Cambridgeshire	Withdrawn	09/07/2015
F/YR10/0706/EXT	Erection of a dwelling (renewal of planning permission F/YR07/0782/O) Land North East Of 208 Coates Road Coates Whittlesey Camb	Granted	11/11/2010
F/YR07/0782/O	Erection of a dwelling (renewal of planning permission F/YR04/3691/O) Land North East Of 208 Coates Road Coates Whittlesey Peter	Granted	20/09/2007
F/YR04/3819/F	Erection of a 4-bed detached bungalow with detached double garage Land West Of Electricity Sub Station Fieldside Coates Whittles	Refused	01/10/2004
F/YR04/3691/O	Erection of a dwelling Land North East Of, 208 Coates Road, Coates, Whittlesey, Pet	Granted	08/09/2004
F/YR01/0681/O	Erection of a dwelling Land North East Of, 208 Coates Road, Coates, Whittlesey, Pet	Approved	04/09/2001
F/YR00/0352/F	Erection of a detached garage 208 Coates Road Coates Cambs	Refused	28/06/2000
F/98/0197/O	Erection of a dwelling Land North East Of, 208 Coates Road, Coates, Whittlesey, Pet	Approved	29/07/1998
F/95/0002/O	Erection of a dwelling Land North East Of, 208 Coates Road, Coates, Whittlesey, Pet	Approved	20/06/1995
F/91/0806/O	Erection of a dwelling Land North East Of, 208 Coates Road, Coates, Whittlesey, Pet	Approved	08/04/1992
F/90/0896/F	Erection of a flank extension to bungalow and formation of dormer bedroom in roof space 212 Coates Road Coates Cambs PE7 2BE	Granted	06/03/1991

5 CONSULTATIONS (summarised responses)

5.1 Whittlesey Town Council:

04.07.2017: OBJECTS: Does not meet LP3 or LP12

- Coates is a limited growth village as detailed in LP3, small village dwellings are encouraged.

- Coates is now over the threshold this development would put them 100% over the threshold.
- Coates village school cannot cope with any additional pupils.
- Cllr Bristow suggested a highways study between 7.30 and 9.00 in the morning and between 3.30 and 5.30 in the afternoon.
- Education facilities within the village cannot cope with a large extension of houses.
- Highways issues – traffic congestion at times during the day
- The Conservation Officer requires a detailed heritage statement for the design and access and this has not been completed.
- The residents supported / objected there is insufficient information to say it has been fully supported by the village.

09.02.2018: The Town Council recommend refusal as per their previous response Plus the following additional comment - A new Zebra crossing will be inappropriate.

18.07.2018: Repeats all objections as detailed above.

5.2 **CCC Transport Assessment Team:**

18.07.2017: Raised a holding objection and requested the following further information as part of the TA;

- Details of relevant national and local transport policies;
- The site location showing the relationship between the site and road, public transport, pedestrian and cycle networks including consideration of key desire lines with which the development will interact including any issues related to local cycle and car parking;
- Identification of walk and cycle catchments (based on real available routes and not crow-fly distances) and key origins within these catchments.
- Description of the quality of the pedestrian and cycle links to key facilities and areas for improvement identified;
- An audit setting out the suitability of the pedestrian and cycle routes to the school and village facilities from the site, identifying any limitations and where improvements can be made. Particular focus on footway along the A605 and what improvements, such as crossing facilities need to be made to ensure safe routes to the local village facilities;
- Analysis of bus stop locations accessible to the site including facilities at those bus stops and any existing constraints in terms of walking to these stops;
- Any upgrades such as RTPI or shelters should be proposed at the local stops.
- Description of relevant existing local bus services, destinations served and their frequency. Where limited public transport is available alternatives such as community transport should be considered as part of the TS;
- Description of nearest railway stations accessible to the site and any existing constraints regarding access to the site from these railway stations;
- Summary of railway services and destinations served at nearest railway stations;
- Details of how the destinations served by relevant bus and rail services compare to the work origins of the population of the local census ward.
- Details of any existing daily trip generation of the site.
- Detail of the proposed daily trip generation of the site along with the mode share.
- An assessment of the latest 60 months' accident record together with an analysis of any trends or clusters.
- Identification of suitable measures to mitigate the impact of the development on the surrounding highway network including any improvements for pedestrians and cyclists to access local facilities and connect local villages and towns.
- Upgrades to local bus stops to be included within the mitigation measures along with any service provision improvements.

- A travel plan containing the welcome pack for future residents with any measures to be included.

17.04.2018: maintained holding objection but made comments on revised Transport Statement as follows;

- *Walking Routes*
Further information requested regarding the proposed zebra crossing and how pedestrians would cross back over to the southern side of Coates Road having regard to the pinch point.
- *Local Public Transport Services*
Real Time Passenger Information (RTPI) is required as part of infrastructure improvements associated with this site.
- *Existing Traffic Conditions*
Requested alternative source of accident data is considered (Crashmap is not accepted as a valid source of accident data)
- *Parking*
CCC noted that parking levels are above the parking minimum levels set by Fenland District Council. Requested applicant referred to local car ownership data to ensure that proposed levels are appropriate for this area.
- *Forecast Trip Generation and Distribution*
Requested details of typical trip distribution patterns which could affect the wider highway network within the stated peak periods.
Further information required re: Mode share which is required to make a sound assessment on the impacts of the site.
- *Proposed Measures*
Consideration required of measures to accommodate school trips to New Road Primary School, Whittlesey when Coates Primary School reaches capacity.
- *Mitigation*
Information is required on free home-to-school transport; where are the pick-up/drop-off points of this service? Frequency of the service, eligibility of users, financing of service.
- *Travel Plans*
Noted that a full Travel Plan is not required in this instance due to the size of the proposed development. However, due to the high mode share being predicted, Welcome Travel Packs are essential for the first 60 units to promote increase awareness of sustainable modes, namely bus, within the local area. This pack should include discounts for local transport links, information on local walking and cycling routes, public transport timetables and any relevant and local car sharing schemes.

10.07.2018: comments on latest revisions to Transport Statement

- CCC accepts the applicant's additional information regarding the crossing of Coates Road.
- CCC considers that a bus service running during term time with two services a day is adequate.
- CCC accepts the data and agrees with the applicant in that there are no significant safety issues on the highway network.

Conclusions

The letter provided by MTC Engineering on 21st May 2018 included additional information required for CCC to make an informed decision. As such, CCC raises has no objection to the proposed development from a transport perspective subject to the following mitigation measures being secured:

- Pedestrian Crossing on Coates Road adjacent to The Carpenters Arm;
- Real Time Passenger Information at the bus stop on Coates Road; and
- Residential Travel Plan - including a Welcome Pack.

5.3 **CCC Highways (development management):**

06.08.2018: Requested the following amendments to the access detail;

- Move access to reduce kink in the alignment and to enable a smoother curve into the spine road.
- Replace the 7.5m radius kerbs with 8m radius kerbs

13.02.2018: Further to the Agent's amended plans raises no highway objections subject to conditions controlling;

- Layout details of roads, footpath, cycleways, buildings, parking and drainage
- Construction details of roads, footpath, cycleways, buildings, parking and drainage.
- Provision of access to Coates Road prior to occupation
- Details of the proposed arrangements for future management and maintenance of the proposed streets within the development until adopted.
- Provision of the road(s), footway(s) and cycleway(s) to at least binder course surfacing level prior to first occupation.

5.4 **FDC Conservation Officer:**

04.07.2017: Requests further information and comments as follows;

Identifies that the development site is within very close proximity to the boundary of the Conservation Area and would also result in a dense area of development in currently open agricultural fields that contribute to the setting of the Conservation Area.

The Design and Access statement fails to identify or indeed explore the potential impact the proposed development. Identifies a lack of detailed heritage statement to fully explore the impact upon the significance of the determined Heritage Assets and the wider impact upon the historic land form, land usage and the character of this part of the Conservation Area.

01.03.2018. Further comment is provided in relation to the revised submission and expanded Heritage Statement.

Acknowledges the details provided welcome additional clarity in relation to the significance of the site, its interest and historic evolution in line with the NPPF. Acknowledges revisions are made to the scheme to allow for a greater degree of buffered landscaping to the site boundary facing Fieldside.

However considers the principle of development of the proposed scale on this site, extending back into agricultural land, cannot be supported from the Conservation Perspective due to an envisaged unacceptable level of harm resulting to the setting of designated Heritage Assets. Whilst the proposed revised scheme aims to mitigate harm through softened landscaping, it is not considered that clear and convincing justification (NPPF 132) has been provided justifying the level of harm that could be caused to the setting of the Conservation Area, its special interest and overlapping significance of other designated heritage assets (Listed Buildings).

5.5 **FDC Environmental Health (Waste & Refuse Collection):**

23.06.2017: No objection in principal. However, request that the following issues are addressed:

- Bin collection points are not clear on the plan provided and the extent of the adopted highway.
- Refuse and recycling bins will be required to be provided as an integral part of the development.
- New residents will require notification of collection and storage details by the developer before moving in and the first collection takes place.
- The junctions as planned look tight for large vehicles and with parking could create access issues.
- Should the access road not be adopted and remain privately maintained then either a shared bin collection point within 10 m of the highway will be required or in order to access the site an indemnity would be required.
- The provision of litter and dog waste bins for planned public open spaces and play areas in a design that allows for the litter to be suitably contained.

5.6 **FDC Housing Strategy Officer:**

11.07.2017: Raises no objection. Identifies the following affordable housing requirements;

- Policy LP5 of the Fenland Local Plan seeks 25% affordable housing on all development sites on which 10 or more dwellings are proposed. Therefore on this development where 60 dwellings are proposed I would anticipate the provision of 15 affordable dwellings on site subject to viability.
- In accordance with Local Plan Policy LP5, the mix of affordable tenures should be informed by and compatible with the latest government guidance and an up to date local Strategic Housing Market Assessment (SHMA). An affordable tenure mix of 70% affordable rented and 30% intermediate tenure is considered appropriate for this development. Therefore for this application, 11 dwellings should be for affordable rent and 4 dwellings for an intermediate tenure.
- Analysis of the Fenland housing register and the Cambridgeshire Strategic Housing Market Assessment indicates significant demand for one and two bedroom dwellings and a lower demand for three bedroom dwellings. I suggest 4 x 1 bed houses, 6 x 2 bed houses and 1 x 3 bed houses for the affordable rented dwellings. For the 4 intermediate tenure dwellings I would propose the following mix: 2 x 2 bed houses and 2 x 3 bed houses.
- In accordance with Policy LP5 of the Local Plan, all units should meet the lifetime homes standard where appropriate and viable (Part M4 (2) of Building Regulations from October 2015).

5.7 **CCC Lead Local Flood Authority:**

13.02.2018: Raises no objection in principle to the proposed development. Considers the applicant has demonstrated that surface water can be dealt with on site by using infiltration basin and permeable paving, where surface water is proposed to discharge into the ground. Requests the following conditions

- Submission of an agreed surface water drainage scheme for the site based on sustainable drainage principles prior to commencement of development.
- Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation.

5.8 **FDC Tree Officer:**

04.07.2017: Raises no objection. Notes the proposed development site has a mature hedge running north to south that is likely to provide foraging and nesting

opportunities for wildlife. To the west of the site is a belt of trees around a body of water and there may be ecological factors that require investigation. Also notes that the proposed development is close to the adjacent belt of trees and may create pressure on the tree owner to carry out unnecessary pruning to alleviate overhanging/shading/the fear of trees close to a property as they mature.

5.9 **Natural England (NE):**

11.07.2018: Identifies that the application could have potential adverse effect on the integrity of the Nene Washes Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site. The planning application does not include any assessment of the effects of the proposed development on this internationally designated site. Requests the following information:

- Assessment of the potential impacts of development, particularly through changes in water resources and water quality, on the qualifying interest features of the Nene Washes SPA, SAC and Ramsar site;
- Details of mitigation measures to adequately address any adverse effects.

09.02.2018: Additional information

Natural England acknowledges the Flood Risk Assessment and Sustainable Drainage Strategy prepared by MTC Engineering (January 2018). NE are satisfied that the report provides sufficient information to demonstrate that the proposed development will not have any adverse impact, through changes in water resources and water quality, on the qualifying interest features of the Nene Washes SPA, SAC and Ramsar site, as requested in their previous response.

Statutory nature conservation sites

Natural England advises that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which the Nene Washes SAC, SPA and Ramsar has been classified. In addition, Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the Nene Washes SSSI. NE therefore advises the LPA that this SSSI does not represent a constraint in determining this application.

Protected species

Natural England have not assessed this application and associated documents for impacts on protected species.

5.10 **PCC Wildlife Officer:**

20.07.2017. Objects to the application.

Notes that no professional ecological assessment of the application site has been carried out given the proposed removal of a mature hedgerow which may support protected species. Recommends that a Preliminary Ecological Appraisal/ Phase 1 Habitat Survey is carried out. The survey should be carried out and a report provided in advance of determination of this application.

In addition, opportunities to enhance the proposal for biodiversity should be considered, for example by designing the open space and SuDS scheme using native plants, and providing a range of bird nesting and bat roosting features throughout the development.

08.02.2018: Raises no objection following submission of an Ecological Impact Assessment Report (Oct 2017) as well as a separate report in relation to impacts to the Nene Washes:

- *Designated Sites:*

The Report to Inform a Habitat Regs Assessment (Aug 2017) in relation to the Nene Washes SSSI, SPA, SAC & Ramsar site concludes that the development would not have an adverse effect on the washes in terms of impacts on water resources and water quality, subject to appropriate management of the attenuation system. Considers that the report appears acceptable in terms of enabling the LPA to complete a Habitats Regulations Assessment should this be required by Natural England.

- *Protected Species:*

Bats: No evidence of any bat roosts were found during the survey, but recommends the following measures in relation to bats:

- a) Provision of a range of bat boxes and bat tiles to be incorporated into the new dwellings
- b) External lighting to be designed to be baffled downwards away from the retained section of hedgerow and boundary habitat features

Reptiles: The reptile presence/ absence survey found no evidence of their presence. Requests that a suitably worded condition is imposed requiring that site clearance works are carried out under an ecological watching brief.

Nesting Birds: The Report identifies habitats and features within the site which is likely to support nesting birds. Recommends the following conditions;

- a) Avoidance of site clearance works during breeding/ nesting season, or 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.
- b) Details regarding numbers, designs and locations for a range of bird nest boxes to be installed that cater for a number of different species such as House Sparrow, Starling & Swift to be provided.

Hedgehogs: Suitable habitat is present within the application site to support hedgehogs. Recommend that as a precaution, all construction trenches are covered overnight or a means of escape provided for any hedgehogs (or other mammals or reptiles) that may have become trapped.

In addition it is recommended that impenetrable barriers are avoided by allowing adequate gaps to be retained under any new fencing.

Site design & landscaping:

The Proposed Site Plan has been revised and now proposes to retain the majority of the existing hedgerow. The plans do not include full landscaping and biodiversity details, therefore these details should be provided via a suitably worded condition.

5.11 **Anglian Water: 11.07.2018**

Advises that 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 requests that an informative be included within any decision notice should permission be granted to notify the developer of this.

Wastewater Treatment: Advises that the foul drainage from this development is in the catchment of Whittlesey Water Recycling Centre that will have available capacity for these flows.

Foul Sewerage Network: Advises that the sewerage system at present has available capacity for these flows via a gravity connection. If the developer wishes to connect to AW sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. AW will then advise them of the most suitable point of connection.

Surface Water Disposal: Advises that the proposed method of surface water management does not relate to Anglian Water operated assets. Advises the LPA 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.

5.12 **Environment Agency:** Advises they have no comment to make on this application

5.13 **CCC S106 Officer:**

22.11.2017 Identifies that financial contributions are sought to mitigate the development for Early Years, Primary and Secondary education and libraries and lifelong learning

11.07.2018 Advises that whilst contributions are still required for education, no libraries and lifelong learning contribution is now being sought.

5.14 **CCC Archaeology:** Advises their records indicate that the site lies in an area of high archaeological potential, with Archaeological investigations to the west revealing evidence of Bronze Age and Iron Age occupation, including a human burial dating to the late Iron Age- Roman period. In addition, opposite the application area are cropmarks and evidence of Roman occupation, with further enclosure and ring ditch cropmark evidence to the east.

Raises no objection to development subject to condition securing a programme of archaeological investigation prior to commencement.

5.15 **Cambs Constabulary Designing out Crime Officer:** Note the contents of the Design and Access Statement that security has been considered and it is the intention to submit a Secured by Design application for this development. Confirms no further comments, objections or recommendations to make at this stage.

5.16 **NHS England:**

05.07.2017 Advised that there is not an intention to seek Primary Healthcare mitigation on this occasion.

03.07.2018: Further comments received further to a review of the applicants' submission. Confirms that the proposed development is likely to have an impact on the services of 1 main GP practice and 1 branch surgery operating within the vicinity of the application site. These GP practices appear to have physical capacity but would require internal reconfiguration to create additional clinical space to sustain the additional growth resulting from this development.

Requests a developer contribution to mitigate the impacts of the proposal.

5.17 **Cambs Fire and Rescue:** Requests the provision of fire hydrants is secured via s106 or planning condition.

5.18 **FDC Environmental Health:** Raises no objections to the principle of the proposed development noting that the proposal is unlikely to have a detrimental effect on local air quality and it is noted that the development will be connected to the main sewer.

Due to the number of dwellings and the proximity of the proposed access road to existing residential dwellings some consideration should be given to whether or not noise from vehicle movements will have an effect on existing residential properties.

The effects of construction noise upon existing dwellings will also be needed and any measures to control or mitigate any issues. It is recommended that a construction management plan is produced that assesses any potential issues from noise and dust and provides sufficient mitigation.

The contaminated land desk study is noted and accepted but it is recommended that a standard condition covering unsuspected contamination is secured.

5.19 **CCC Rights of Way:** Raises no objection. Advises that Public Byway No. 26, Whittlesey runs along Fieldside. Requests that informatives are included in any approval covering;

- Obstruction of Public Rights of Way
- Alterations to the Byway's surface
- Landowners responsibility to maintain boundaries
- The granting of planning permission does not entitle a developer to obstruct a Public Right of Way

5.20 **Local Residents/Interested Parties**

Objectors

37 x residents objected to the proposal through the planning application process.

Concerns include (summarised):

- Over development of site and village in general
- Village threshold under LP3 exceeded
- Design/Appearance
- Devaluing property/ loss of sale
- Local services e.g. schools, healthcare – at capacity
- Children having to travel outside village to Primary School
- Loss of views/Outlook
- Noise and dust through construction and then occupation
- Out of character/not in keep with village
- Overlooking/loss of privacy
- Proximity to properties
- Loss of Agricultural land
- Environmental/ Wildlife Concerns
- Traffic and Highways impacts: increased congestion and accidents
- Existing speeding through the village
- Safety of children accessing services e.g. school/ parks
- Visual Impact
- Would set a precedent
- Skew the mix of residents within the village
- Anti-social behaviour

- Light Pollution
- Waste/Litter increase
- Sewerage capacity issues
- Poor public transport
- Impact of access on No 212
- Footpaths on south of A605 inadequate
- Road crossing dangerous
- Decreased morale of community
- More appropriate land exists to build on
- Should be a farm or a park
- Walkthrough to Fieldside inadequate: increased ASB
- Precedent for future development: reference to land south in ownership of applicant
- S106 will not benefit the village and will be used elsewhere
- No need for housing
- Community consultation undertaken incorrectly

Supporters

4 x residents supported the proposal through the planning application process.

Comments include (summarised):

- Would be a great asset to the village
- Would allow retention of local businesses
- Would deliver affordable houses to allow people to stay in the village.
- Would encourage better public transport (more frequent buses).
- Would provide bungalows

Other representations

1 comment received raising concerns over the notification procedure noting that some residents were not notified of the application. Recommends that the whole village is notified.

6 STATUTORY DUTY

6.1 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).

6.2 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

7.1 National Planning Policy Framework, 2018 (NPPF)

Paragraph 2 & 47: Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise;

Paragraph 8: The three dimensions to sustainable development.

Paragraph 11: Presumption in favour of sustainable development.

Paragraph 127: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 102-107: Promoting sustainable transport

Chapter 5: Housing land supply

Paragraphs 124-132: Requiring good design

Paragraphs 170, 175-177: Conserving and enhancing the natural environment

Paragraph 189-202: Conserving and enhancing the historic environment

Paragraphs 34, 54-57: Planning conditions and obligations.

7.2 **Fenland Local Plan, 2014 (FLP)**

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 - Housing

LP5 – Meeting Housing Need

LP6 – Employment, tourism, community facilities & retail

LP12 – Rural Area Development Policy

LP13 – Supporting and Mitigating the Impact of a Growing District

LP14 – Climate Change and Flood Risk

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP18 – The Historic Environment

LP19 – The Natural Environment

7.3 **Supplementary Planning Documents/Guidance:**

- Delivering & Protecting High Quality Environments in Fenland SPD (2014)
- FDC Developer Contributions SPD (2015)
- Resource Use & Renewable Energy SPD (2014)
- Cambridgeshire Flood & water SPD (2016)
- The Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) which includes the RECAP CCC Waste Management Design Guide SPD (2012)

8 **KEY ISSUES**

- **Principle of Development**
- **Historic Environment**
- **Biodiversity & Ecology**
- **Loss of Agricultural land**
- **Access, Highways and Transport**
- **Flood Risk & Drainage**
- **Planning Obligations**
- **Resident Comments**

9 **BACKGROUND**

- 9.1 Pre-application discussions were undertaken in July 2016. It was confirmed with the Head of Planning that the principle of the development is acceptable with the depth of the development to be no further south than the recent approvals to the west of the site: Lakeside Gardens and Halcyon Drive. The pre-application concluded that the quantum and location of the development could be considered as a 'small village extension' for the purposes of Policy LP3 of the FLP.

10 ASSESSMENT

Principle of Development

- 10.1 Policy LP3 defines Coates as a 'Limited Growth Village' where a small amount of development and new service provision will be encouraged and permitted in order to support their continued sustainability and acknowledges that such development may be appropriate as a small village extension.
- 10.2 *Small Village Extension*
The FLP does not provide any strict parameters for what constitutes a 'small village extension' and this is therefore a matter to be determined on a case by case basis. In each case, the nature, scale, location and general arrangement of the proposal should be considered against the general character and appearance of the area and settlement pattern and the overall sustainability of that settlement i.e. the existing services, facilities and supporting infrastructure and how the development would impact or respond to this.
- 10.3 Coates comprises approximately 570 dwellings (based on 506 dwellings in existence as at 2011 - plus 69 dwellings committed or built since this time) and a local village shop, 2 public houses, primary school, and take away. The proposed development would result in an overall increase in housing for Coates of approximately 10% in addition to dwellings committed or built since 2011.
- 10.4 The site is considered to be adjacent to the existing built footprint of the village being located behind the linear development fronting onto Coates Road. It would "infill" part of the gap between Fieldside, Lakeside Gardens and Halcyon Drive, but not result in any coalescence with Eastrea, or extend the linear features of the settlement. Whilst large in comparison the scale of more recent developments to the west, the overall scale is not considered to conflict with the general core shape and form of the settlement which sees a majority of the built form towards the centre of the settlement. Furthermore, having regard to the existing services, facilities and infrastructure serving the settlement the proposal is considered to constitute a small village extension for the purposes of LP3 of the FLP. Naturally such extensions would need to be sustainable and subject to suitable mitigation in respect of demands placed on local infrastructure. This is considered below.
- 10.5 Policy LP12 (Part A) supports development which contributes to the sustainability of the settlement and does not harm the wide, open character of the countryside and satisfies all of criteria (a) to (k) covering matters such as; relationship and scale to the settlement and neighbouring settlements, retention and respect of; natural boundaries, heritage assets, ecology and biodiversity features, loss of agricultural land, exposure to identified risks and infrastructure provision. These are considered below in greater detail and form the general assessment of the policies. The site comprises open countryside and as such, any development of this land will result in some landscape harm. This level of harm needs to be balanced with the public benefits of the scheme.
- Indicative layout and scale parameters*
- 10.6 Whilst the application is in outline only, to allow full evaluation and consideration of the development to determine whether the proposed amount of development can be satisfactorily accommodated on the site, an indicative layout plan is required detailing the potential location of buildings, routes and open spaces, and scale parameters for upper and lower limits for the dimensions of the buildings and detail on the use of development.

- 10.7 The submitted illustrative masterplan indicates how the site could be laid out in order to achieve both the quantum of development and necessary supporting infrastructure e.g. roads, open space, drainage. Although only indicative at this time, the masterplan shows a mix of detached and semi-detached single and 2-storey properties accessed mainly via adopted roads. Private roads generally serve small pockets of units at the perimeters of the site. As mentioned, a large area of landscape buffer is proposed along the eastern edge of the site which incorporates a footpath linking to the byway and an attenuation pond to facilitate surface water drainage of the site.
- 10.8 The indicative layout provides approximately 600m² of children's play area. The FDC Developer Contributions SPD requires development of sites over 2Ha (as in this case) to secure 0.4Ha of land per 10Ha of development site. This would equate to approximately 1000m² of play area which would be required to be equipped. Whilst the indicative layout provided denotes a smaller area of land, it is recognised that a large area of amenity greenspace (approximately 2,500m²) is proposed along the eastern edge. In considering the site as a whole, particularly those areas of land left undeveloped, officers consider that the policy compliant level of equipped play area could be provided alongside the proposed quantum of development with some slight amendments to the overall layout which would be secured at reserved matters stages. Furthermore, biodiversity enhancements could also be secured within the open space and around the perimeter of the site utilising the existing hedgerows and trees.
- 10.9 As such, whilst the layout is only indicative at this time, officers consider that the proposed quantum of development could be delivered within the site area along with the policy compliant level of open space including the equipped play area and supporting infrastructure.
- 10.11 In conclusion, having regard to the location of the development, the existing settlement pattern and the indicative layout provided officers consider that criteria (a), (b), (d) and (e) of policy LP12 (Part A) are satisfied.

Community Consultation

- 10.12 LP12 also requires demonstrable evidence of local support where the development threshold set at the time of adopting the FLP has been exceeded. This demonstration is required to be evidenced through a community consultation exercise proportionate to the scale of the development as directed by LP12.
- 10.13 At the time of this report, Coates is identified as having exceeding the 10% development threshold set, with 69 dwellings committed or built since April 2011 against a threshold of 51 (based on 506 dwellings in existence as at 2011). Therefore, the requirement to undertake the community consultation stages as detailed under LP12 and to demonstrate local support would apply to any proposed residential development in Coates.
- 10.14 In effect this means that subject to demonstration of 'clear local community support' following a consultation exercise, policy LP3 enables sustainable development beyond the initial village threshold limits set under LP3.
- 10.15 The applicant undertook a public consultation exercise at Coates Village Hall on Friday 13th January 2017 at 4pm to 8pm and on Saturday 14th January 2017 between 9am and 1pm. A leaflet was delivered to 500 households in Coates by the applicants advising of the opportunity to view and comment on the residential

development at the public consultation events. The applicant reports that of the responses, 1 (0.48%) was neutral, 46 (22.12%) were objections, 161 (77.4%) were in support.

- 10.16 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. However, Officers having assessed the results disqualified 105 responses which were in favour of the development. The main reason being the respondents lived out of the catchment area. The amended result is 56 (55%) in favour, 46 (45%) against the proposal.
- 10.17 Whilst it is arguable that 'clear local community support' has been demonstrated, with such a close result, the policy is not prescriptive (in percentage terms) as to what defines clear support. Regard is also had to a recent appeal decision (APP/D0515/W/17/3182366 – application F/YR14/0838/O) against the refusal of 32 dwellings in Manea on the lack of 'clear local community support'. In respect of Policy LP12 the Inspectorate opined that;

"it is highly unusual for any new housing scheme to be supported by the local community particularly where it would involve the loss of open land.... planning is concerned with land use in the public interest and that the level of local objection is not in itself a reason to withhold planning permission."(para. 10)

The Inspectorate went on to state;

"I have serious misgivings with the Council's very literal and rigid interpretation of Policy LP12. Even if there would be conflict with the wording of the policy, its underlying aim is to ensure that new development contributes to the sustainability of the settlement and does not harm the character of the countryside. The Council does not allege any harm in these areas and I see no reason to take a contrary view. In my view, it is not sufficient simply for a development proposal to be in conflict with the wording of a development plan policy for it to be necessarily objectionable. For example if there would be no actual manifestation of harm then there would be no sensible purpose served by rejecting a development."
(para. 11)

- 10.18 Having regard to the community consultation exercise undertaken and the results produced, it is considered that the pre-application consultation exercise generally demonstrates community support in-line with the requirements of LP12 and notwithstanding this, with regard to the Planning Inspectorate's conclusions to this element of LP12 (which is a material planning consideration), if a contrary view were taken officers would be unlikely to be able to robustly defend refusal of the application purely on this basis.
- 10.19 In respect of establishing the principle of development therefore, it is considered that, subject to all of the criteria of LP12 (Part A) being met and overall compliance with other policies of the FLP as considered below, the principle of development can be supported having regard to policy LP3 and LP12 of the FLP.

Historic Environment

- 10.20 Policy LP12 (Part A)(g) and LP18 of the FLP seek to protect and conserve the historic environment. Paragraph 193 of NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
- 10.21 Paragraph 195 of the NPPF states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 10.22 A development of this size will impact on the openness and character of the area in this location, including the Conservation Area (CA) as its edge is in the vicinity of the application boundary to the east. Changes have been made to the eastern edge of the illustrative layout to allow for a greater degree of buffered landscaping to the site boundary facing Fieldside - to provide a softer edge and reduce the impact of the loss of the current openness on the setting of the CA and general rural feel to the area.
- 10.23 The line of the CA boundary has been drawn tightly around the built historic core, but it is accepted that the surviving parcels of adjacent historic farmland make an important contribution to the significance, historic interest and special character and appearance of the CA and setting of the grade II listed buildings on Fieldside. Views in and out of the CA across this open farmland are also considered to be key components contributing to the significance and historic interest of the heritage assets. However, the existing built form retreats away from the application site boundary to the south of the settlement. Consequently, some parcels of adjacent farmland which form important spaces will continue to contribute to the significance of the CA and setting of the listed buildings on Fieldside and South Green. In this regard, it is considered that less than substantial harm will arise to the significance of the assets. In accordance with 196 of the NPPF therefore this harm should be weighed against the public benefits of the proposal.
- 10.24 The applicant, in their Heritage Statement concludes that "It is considered that the potential harm caused to the significance of the assets by the proposal will be less than substantial. This less than substantial harm can be clearly justified and outweighed by the considerable public benefits that the provision of this new housing and public open space will bring to the area."
- 10.25 Having regard to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in considering the impact of the proposal on the historic environment and the proposed mitigation, Officers concur with the conclusions of the heritage statement. It is considered that the public benefits of

the scheme which will provide a range of market homes and a policy-compliant level of affordable homes in a sustainable location, supported by appropriate infrastructure outweighs the less than substantial harm that the development would have on the significance of the CA and the heritage assets therein.

- 10.26 The development therefore does not conflict with policy LP12 (g), LP16 and LP18 of the FLP.

Biodiversity & Ecology

- 10.27 The application site is within close proximity to a European designated site (also commonly referred to as Natura 2000 sites), and therefore has the potential to affect its interest features. The Nene Washes European site is located approximately 1.4km north of the proposed development. The site supports important populations of breeding and wintering wildfowl and waders. The site also supports a rich and important flora, including several nationally scarce species. Moreton's Leam, a large drainage channel running along the eastern flank of the site is designated as the Nene Washes SAC, and there may also be thriving populations of this freshwater fish species in the smaller ditches of the Washes.
- 10.28 The Report to Inform a Habitat Regs Assessment (Aug 2017) in relation to the Nene Washes SSSI, SPA, SAC & Ramsar site concludes that the development would not have an adverse effect on the washes in terms of impacts on water resources and water quality, subject to appropriate management of the attenuation system. Natural England and the Council's Wildlife Officer consider the report is acceptable. Furthermore, the Flood Risk Assessment and Sustainable Drainage Strategy submitted satisfies NE that the proposed development will not have any adverse impact, through changes in water resources and water quality, on the qualifying interest features of the Nene Washes SPA, SAC and Ramsar site
- 10.29 Notwithstanding the wider impacts, the proposal seeks to retain trees and ditches in and around the site where possible in-line with criteria (f) of policy LP12, LP16 and LP19 notwithstanding the introduction of enhanced landscaping, particularly along the eastern boundary. Therefore, subject to conditions securing the provision of bat boxes, clearance work being carried out under an ecological watching brief in respect of birds and reptiles and construction methods preventing harm to protected species the proposal is anticipated to result in no net loss to biodiversity.

Loss of Agricultural Land

- 10.30 Criteria (i) of Policy LP12 (Part A) seeks to resist the loss of high grade agricultural land unless supporting evidence is provided to justify the loss.
- 10.31 The site comprises 2.7ha of Grade 2 agricultural land (data taken from DEFRA 'magic' mapping, 2018). The applicant states that due to the size of the land, this has become uneconomical to farm due to the size of modern farm machinery.
- 10.32 The NPPF, paragraph 171(footnote 53) advises that the economic and other benefits of best and most versatile agricultural land (BMV land) should be taken into account and that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred

to those of a higher quality. Annex 2 of the NPPF defines BMV land to be land in Grades 1, 2 and 3a of the Agricultural Land Classification.

- 10.33 Therefore, the site is identified as comprising 'high grade' (BMV) agricultural land. Having regard to the wider DEFRA mapping site, it is notable that a significant majority of Fenland District falls within the BMV land with only the main Market towns, the Kings Delph and Morton's Leam areas and the north of March including the prison area falling within the lower grades (3b and below). As such, it is recognised that there are very few areas of poorer quality agricultural land and it would not be possible therefore for Fenland to achieve its housing targets without developing areas of BMV land. It is also important to note that the Council's housing target is not a ceiling and opportunities to deliver housing in places outside of those allocated through the development plan should be favourably considered where they comply with the development plan when taken as a whole.
- 10.34 Notwithstanding this, the site area is not considered to be 'significant' having regard to para 171 of the NPPF and the extent of BMV land which would remain were the site developed. In this regard, it is considered that there is no conflict with criteria (i) of LP12.

Access, Highways and Transport

- 10.35 Policies LP12 Part A (j and k), LP15 and LP16 of the FLP seek to ensure that development can be served by adequate highways infrastructure – avoiding identified risks, maximises accessibility and helps to increase the use of non-car modes by giving priority to the needs of pedestrians, cyclists, people with impaired mobility and users of public transport. Paragraph 108 of the NPPF requires development to take account of opportunities for sustainable transport modes, provide safe and suitable access for all people and that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 10.36 The scheme is proposed to be served by 1 main vehicular access leading off Coates Road (A605) and this detail is committed as part of this application, the main detail is provided within the Transport Statement. The access is located between No's 208 and 212 Coates Road and comprises a 5.5m wide sealed surface with 1.8m wide footpaths on either side connecting the existing infrastructure. Drop kerb crossing points either side of the access mouth are proposed along with a new zebra crossing point – east of the access.
- 10.37 The LHA has confirmed their acceptance of the scheme having regard to the scale of the development, proposed access arrangement and the supporting Transport Statement and addendums provided.
- 10.38 Although illustrative at this time, the internal road configuration comprises mainly of standard gauge road and footways indicating that this could be adoptable subject to final specification and approved construction design. The current arrangement comprises runs of straight roads which may result in speed issues and therefore this detail may require attention e.g. introducing some bends or speed reducing measures, however this detail would be determined via future Reserved Matters for layout. A small number of properties are accessed via tertiary private drives and again the exact detail would be considered at reserved

matters stage. Notwithstanding this, the general indicative layout is considered to demonstrate that adequate access could be provided within the site to serve the quantum of development proposed.

10.39 The proposal also indicates a pedestrian link to the existing Right of Way at the east of the site, utilising the existing agricultural field access which will assist with permeability from the site into the main core of the village and also into the countryside via the Rights of Way network encouraging walking and cycling.

10.40 The applicant has provided additional details to their initial Transport Statement (provided 21 May 2018) following comments from the County Council's Transport Team in respect of school transport, pedestrian crossings and accident record data.

School Transport

10.41 It is noted that Coates Primary School is at capacity and unable to expand further. As such the school would be physically unable to accommodate children from this development having regard to current pupil subscriptions to this school. The next nearest Primary School is New Road, Whittlesey and the County Council has identified a project to expand this by an additional Form of entry (210 pupils)

10.42 The applicant has noted in their updated transport statement that Whittlesey is outside of the statutory 2 mile walking distance from the application site and therefore free home-to school transport for primary school pupils would need to be provided by the County Council in line with its statutory duties.

10.43 Paragraph 4.11 of the Transport Statement advises that the bus service would be provided from the existing bus stops on Coates Road, which are within the 400m desirable walking distance from the development. The service will operate during term time only, with two services per day, one timed to arrive at the beginning of the school day and the second departing at the end of the school day.

10.44 Paragraph 4.11 also acknowledges that contributions will be made via S106 to toward the identified project to expand New Road Primary School as requested by Cambridgeshire County Council.

10.45 The County's Transport team has consulted with their Education team in respect of school transport provision and advised that they are satisfied that the scheme could mitigate its impact appropriately as follows;

- "With a proposed New Road Primary School expansion, the students currently travelling from Whittlesey to Coates (to Coates Primary School) will then be able to travel within the town to the new expanded school;
- The expansion leaves capacity at Coates Primary School for the new students (as a result of the proposed development).
- It is proposed that new students will not require to travel beyond the threshold for free school travel."

10.46 As such, officers consider that the proposal would constitute sustainable development and that, based on County council's comments children from their respective settlements will be able to access their local school without the need to travel via bus.

Pedestrian Crossings;

- 10.47 The applicant in their update to the Transport Statement has reviewed the existing crossing points having regard to how these would relate to the proposed Zebra crossing. The update identifies a dropped kerb crossing present immediately east of the pinch point opposite to the Carpenters Arms for access to the southern side of Coates Road. Secondly there is a dropped kerb crossing at the traffic calming feature adjacent to The Vine. Thirdly, there is a pelican crossing just west of the junction with The Fold. The applicant considers that there are adequate crossing points existing and proposed and that no additional mitigation is required.
- 10.48 The County Council Transport Team has concurred with these findings and it is therefore considered that the development can be served by adequate, safe access to existing services and infrastructure within the settlement. In respect of the proposed Zebra crossing, the County Council's preference is to provide this further west, adjacent to the Carpenter's Arms public house to encourage more effective use of this infrastructure. A scheme securing its final location and design and implementation could be reasonably secured via planning condition.

Accident record data

- 10.49 The applicant in their update provided accident data from Cambridgeshire County Council which shows three accidents have occurred in the past five years – all of which were slight and occurring east of the central area of Coates and did not involve cyclists or pedestrians i.e. motor vehicles only. The data suggests that the incidents were down to driver error and no significant hazard area has been identified on the local road network. Another 2 further accidents were identified to have occurred more than 5 years ago in 2012 and again neither involved pedestrians nor vulnerable road users and again indicated to be caused by driver error rather than a hazard area on the road network.
- 10.50 The County Council's Transport team concur with the findings that no significant safety issues on the local highway network that give rise for concern or require any remedial action. They conclude that the development is acceptable subject to securing S106 contributions or direct delivery by the developer for a Real Time Passenger Information system (RTPI) at the bus stops east of the site, provision of a travel plan including travel packs for new residents and provision of the proposed Zebra crossing – specific location to be confirmed by the LHA at design stage. The latter two could reasonably be secured via planning condition.
- 10.51 Whilst residents' comments which raise concerns in respect of congestion, speeding and safety of pedestrians have been noted, officers have been provided no clear evidence to substantiate this and therefore would be unable to robustly defend a refusal on this basis. As such it is concluded that the development as proposed would not give rise to any severe, cumulative transport impacts, that safe and suitable access can be delivered and that encouraging sustainable modes of transport can be secured through the development thereby satisfying policy LP12 (Part A) (j and k), LP15 and LP16 of the FLP.

Flood Risk & Drainage

- 10.52 Policies LP12(Part A) (j and k), LP14 and LP16 of the FLP seek to ensure that development can be served by adequate surface and waste water infrastructure, avoids identified risk e.g. flooding, and uses sustainable drainage systems which

should be designed to contribute to improvement in water quality in the receiving water course.

- 10.53 The site lies in Flood Zone 1 and therefore at the lowest risk of flooding. Given the scale of the development with a site area of over 1Ha, a site specific flood risk assessment (FRA) and drainage strategy has been provided which indicates that Sustainable Drainage Systems (SuDS) can be used at the proposed development to successfully restrict discharge rates in line with the local flood authority's requirements. The surface water is proposed to eventually discharge into the adjacent Internal Drainage Board controlled assets.

Surface water

- 10.54 The County Council's Lead Local Flood Authority has considered the FRA and is supportive of the scheme subject to conditions securing a detailed surface water drainage scheme for the site, based on sustainable drainage principles and using infiltration where ground conditions are conducive to this and/or attenuation. Furthermore, the LLFA require details for the long term maintenance arrangements of the surface water drainage system (including all SuDS features). This could also be reasonably secured via planning condition.

Waste Water

- 10.55 The applicant proposes to discharge foul water into the existing mains sewer Anglian Water has reviewed the application and advised that 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. Therefore, the future 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.

The applicant's Design and Access statement advises that;

"With regards to the ongoing problems with the existing foul water sewer in the area we will be required to make the improvements required by Anglian Water so that the system is capable of taking not only the current foul water but also the foul water from the proposed residential development. This again emphasises the planning gain this development will bring to the neighbouring properties and village as a whole."

- 10.56 Anglian Water advises that the foul drainage from this development is in the catchment of Whittlesey Water Recycling Centre that will have available capacity for these flows and that the sewerage system at present has available capacity for these flows via a gravity connection. Anglian Water raises no concerns over any existing problems and indicates that the development could be suitably accommodated with no advice on any improvements that would be required to existing infrastructure.
- 10.57 Notwithstanding this, the development would be required to provide adequate waste water infrastructure under part H of the Building Regulations 2010 and this would need to be satisfied and 'signed off' through Building Control/ Approved Inspector prior to occupation of the development. The applicant would need to liaise with Anglian Water in agreeing this infrastructure and connection methods.

10.58 In conclusion, the development lies in an area at lowest risk of flooding and could be served by sustainable surface water and waste water drainage systems which would avoid any potential increase in flood and pollution risk from the development in accordance with Policies LP12(Part A) (j and k), LP14 and LP16 of the FLP.

Planning Obligations

10.59 Policy LP5 of the FLP seeks to secure appropriate housing to meet the needs of the district including affordable housing as well as meeting the particular needs of all sectors of the community. Policy LP13 sets out the Council's approach to securing appropriate infrastructure to mitigate the impact of development and a growing district. LP15 seeks to ensure that all development contributes to the delivery of transport related infrastructure. LP16(g) seeks to ensure that development provides publicly accessible open space and access to nature.

10.60 Officers have carried out consultation with Cambridgeshire County Council's Education, Waste and Transport teams, NHS England, the Council's Housing team and the Developer Contributions SPD; which amongst other things sets out open space and outdoor sports contributions. Following this, a draft S106 Heads of Terms has been generated and shared with the applicant who has subsequently agreed with the contributions and obligations sought which are as follows;

Affordable housing

10.62 LP5 sets out that developments of 10 or more dwellings would require 25% of housing within that development to comprise affordable housing – therefore affordable housing **15 units** for this development of 60 dwellings. Furthermore, the Council's housing team has advised that based on the Strategic Housing Market Assessment (SHMA) an affordable tenure mix of 70% affordable rented and 30% intermediate tenure is considered appropriate for this development. Therefore for this application, 11 dwellings should be for affordable rent and 4 dwellings for an intermediate tenure.

Education

10.63 Cambridgeshire County Council has identified that mitigation is required for the development in respect of Early Years, Primary and Secondary education where all are at capacity and projects have been identified. They have confirmed that a contribution towards Libraries and Lifelong learning and a waste contribution will not be sought in this instance due to there already being 5 x S106 contributions pooled against identified projects. The education contributions are as follows;

Early Years

Project: Expand New Road Primary School in Whittlesey by 52 additional places. The total cost of the project is £905,000 and contributions will be sought on the basis of £17,404 per place (£905,000/52 places).

Therefore a contribution of **£261,060** is sought as the development is expected to generate 15 places.

Primary Education

Project: Refurbish internal space at New Road Primary School (Whittlesey) and increase the capacity by 70 places towards primary provision. The total cost of the project is £150,000 and contributions will be sought on a basis of £2,143 per place (£150,000/70 places).

Therefore a total contribution of **£45,003** is sought as the development is expected to generate 21 places.

Secondary Education

Project: Expand Sir Harry Smith Community College by 150 places towards secondary provision. The total cost of the project is £3,500,000 and contributions will be sought on a basis of £23,333 per place (£3,500,000/150 places).

Therefore a total contribution of **£349,995** is sought as the development is expected to generate 15 places.

Transport

- 10.64 Provision of 1No. Real Time Passenger Information system (RTPI) at the existing bus stops east of the site. Cost **£27,000**.

The terms of the S106 would also enable direct delivery of this infrastructure by the developer, rather than a financial contribution if preferred and agreed with CCC Transport.

Healthcare

- 10.65 NHS England has carried out a health impact assessment and advised that the proposed development is likely to have an impact on the services of 1 main GP practice and 1 branch surgery operating within the vicinity of the application site. These GP practices appear to have physical capacity but would require internal reconfiguration to create additional clinical space to sustain the additional growth resulting from this development.

Project: Reconfigure New Queen Street Surgery to provide additional 9.46m² of floor space – cost: **£21,765**.

Open Space & Sports

- 10.66 In accordance with Developer Contributions SPD 2015 the open spaces and sports obligations can be broken down as follows: (site area is 2.73 hectares)

- Neighbourhood Park – **£ 10,920** off site contribution
- Natural greenspace – **£ 13,650** off site contribution
- Allotments – **£ 2,730** off site contribution
- Outdoor Sports contribution – **£ 21,840** off site contribution
- *Children's Play – **£11,000** off site contribution

- 10.67 *In respect of Children's Play, the SPD would usually require play equipment to be provided on-site for a development of this scale. However, the Council's Head of Leisure Services has advised that in this instance due to the size of the site and general expense of maintaining multiple, small play spaces the preference would instead be to secure an off-site contribution to go towards improving/enhancing the existing play equipment at North and/ or South Green. The development would still be expected to provide an area of amenity greenspace to enable free-play which would be considered at reserved matters stages. As such an off-site contribution is being sought.

- 10.68 These above contributions/ obligations are all considered to meet the statutory tests under Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 as they are required to mitigate the impacts of this development i.e. to make the development acceptable.

Resident Comments

10.69 Whilst it is considered that most comments and concerns raised have been addressed in this report the following matters require consideration;

Noise and Pollution

10.70 Concerns have been raised by residents that the development would give rise to amenity harm through the construction process in respect of noise dirt and dust. The Town council has also recommended that wheel wash facilities are secured should planning permission be granted.

It is recommended that a Construction Management Plan (CMP) is secured detailing;

- Working days/times
- Noise levels of any mechanical plant e.g. piling machines.
- Estimated duration of use mechanical plant.
- Techniques proposed to reduce noise from the site.
- Techniques proposed to reduce dust from the site and around any access roads.

A wheel wash (or other facility) could also be secured through this scheme to ensure that mud is not tracked onto the highway in the interests of highway safety.

It is considered that the use of appropriate conditions would ensure that the construction of the development would not result in adverse impacts on noise and air quality, notwithstanding the developers requirements to comply with health and safety law.

Residential Amenity

10.71 Notwithstanding the requirement for a CMP to control noise and pollution from the development of the site, the indicative layout demonstrates suitable separation for existing dwellings adjacent on the Bellway/ Persimmon site with retained hedgerow to act as a buffer. Future reserved matters would secure appropriate scale, layout and appearance to ensure that residential amenity of existing and future occupiers would be carefully considered, for example overlooking, overshadowing and overbearing impacts.

10.72 Comments from the Council's Environmental Health team and residents are noted regarding potential noise, dust and light from the future residential use of the site with regard to proximity of existing properties to the access. Whilst it is likely that the acoustic environment will change through the introduction of this development, the detailed matters of layout, and landscaping (which would need to include boundary treatments, hard surfacing and lighting) would need to consider the impact of the development on neighbouring properties and how this could be managed e.g. acoustic boundary treatments, bound surfaces rather than loose gravel and the locations of internal roadways and footpaths and respective lighting. At this time therefore, there is no evidence to suggest that such impacts which could arise as a result of the development, couldn't otherwise be mitigated through detailed design.

10.73 It is considered therefore that subject to appropriate detailed design secured through future reserved matters, residential amenity would not be significantly compromised through the development.

Increase in ASB

- 10.74 The Police have been consulted on the application and has raised no objection to the proposals. The Police would be consulted on future reserved matters submissions with an approach to designing out crime. Residents comments are noted, in particular reference to the proposed access to Fieldside and ASB already experienced. This pedestrian/ cycle access detail would be subject to detailed design where the Police would be invited to provide input.

Loss of view/Outlook

- 10.75 The planning system operates in the public interest and there is no right to a private view within planning legislation. However matters of outlook are a material consideration but are not considered as part of this outline application. They would instead be considered at design submission stage under reserved matters.

10.76 *Devaluing property/ loss of sale*

The planning system does not exist to protect private interests such as value of land or property and as such no weight can be afforded to this concern.

Would set a precedent

- 10.77 All applications are to be considered against the development plan as required by law. As such should any future development proposals come forward, these would be dealt with on a case by case basis in accordance with the development plan having regard to the overall sustainability of the proposal.

Village is turning into a suburb of Peterborough

- 10.78 This development would not lead to coalescence with Peterborough City or any adjacent settlements.

Would skew the mix of residents within the village

- 10.79 There is no further information to support this claim or the meaning of it and as such no weight can be afforded to this concern. Notwithstanding this, the development proposes a mixture of housing.

10.80 *Decreased morale of community*

There is no further information to support this claim or the meaning of it and as such no weight can be afforded to this concern.

Waste/ Litter

- 10.81 Waste produced and removed off-site during the construction of the development would be controlled under license through the Environment Agency. The County Council confirms that a contribution towards strategic waste infrastructure will not be sought through this development. Furthermore, the district council has a statutory duty to collect household waste and already operates in the Coates area. The future layout reserved matters detail would be expected to provide details of adequate household waste collection arrangements.

10.82 *No need for housing*

The district has an identified need to deliver housing through the plan period up to 2031 which is achieved through larger allocated sites and unallocated (windfall) sites such as this and as set out through Spatial strategy policy of the Fenland Local Plan. This development would assist with meeting that need.

10.83 *S106 will not benefit the village and will be used elsewhere*

All contributions sought through S106 agreements must meet the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 which requires that contributions can only be sought where they are;

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

As such all contributions sought must be directly related to the impact of the development which automatically controls how and where they are used.

10.84 *Notification of the application to residents*

A review of the planning case file indicates that the application was advertised in the following ways;

- By Site notice displayed on 27th June 2017 for 21 days
- By newspaper (Fenland Citizen) on 28th June 2017 for 14 days
- By letter to 42 residents adjoining or opposite the site on 20th June 2017 (addresses detailed on public access)

The site notice and newspaper notification advised that the application affected a Public Right of Way and a Conservation Area which includes the aforementioned Listed Buildings, the settings of which are not considered to be affected.

As such it is considered that the LPA has fully complied with its statutory requirements of Article 15 of the Town and Country Planning (Development Management Procedure) Order 2015.

11 Summary and Conclusions

11.1 Paragraph 11 of the NPPF states that a presumption in favour of sustainable development lies at the heart of the Framework. Where the development plan is out of date, permission should be granted unless the adverse impacts of doing so would be significantly and demonstrably outweighed by the benefits when assessed against the policies of the NPPF taken as a whole.

11.2 The policies in the NPPF when taken as a whole constitute the Government's view of what sustainable development means. Paragraph 8 of the NPPF lists the three dimensions to sustainable development; the economic, social and environment dimensions, and says how these roles should not be undertaken in isolation, and therefore to achieve sustainable development a proposed development should jointly and simultaneously deliver gains that are economic, social and environmental.

11.3 In respect of the application site and its suitability for housing development, the site has a number of factors in its favour in terms of potential suitability for residential development as it:

- is in flood zone 1, the lowest risk category for fluvial flooding and that to which the NPPF directs residential development in preference,
- can be served by safe and effective access,
- is accessible to natural green space play space and a public byway thereby promoting leisure and health opportunities,
- is remote enough from heritage assets above ground so as not to result in substantial harm,
- is in suitable proximity of local services which can be accessed on foot and via public transport,

- is of sufficient scale to incorporate affordable housing within the site.
- 11.4 In terms of constraints to the potential suitability of the site for development (especially for residential purposes), it is:
- located in an area of archaeological potential which may limit the quantum of or locations of development dependant on subsequent findings at investigation stage,
 - the proposed development of the site will encroach into open countryside and will therefore have some landscape implications,
 - the site currently comprises 2.73ha of grade 2 agricultural land which is defined as good to moderate land by Natural England and BMV land as per the NPPF.
- 11.5 In terms of sustainability, the proposal would contribute towards economic growth, including job creation both during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services/facilities. Furthermore, the scale of the development (as opposed to smaller sites of less than 11 dwellings) would yield financial contributions e.g. towards securing an expansion of New Road Primary School thereby enabling children to access their local school. Environmentally, the proposal offers potential for the incorporation of additional planting and habitat enhancement and the visual impacts of the development are considered to be acceptable given the limited harm and net benefits arising from additional landscaping. Finally, it would increase the supply of housing - including a policy compliant provision of affordable housing homes to aid in addressing the identified shortfall which has social benefits.
- 11.6 Having fully assessed all three dimensions of sustainable development and in applying the planning balance it is concluded that the benefits of the proposal outweigh the identified harm which is considered to be; limited landscape impact, loss of BMV land and potential constraint through archaeological findings. In summary, there are no overriding technical objections that indicate that permission should not be granted, the application should be approved subject to the recommended obligations as set out in 10.62 to 10.67 above and the conditions as listed below.

12 RECOMMENDATION

1. That the Committee delegates authority to finalise the planning conditions and terms of the S.106 agreement to the Head of Development, and
2. Following completion of the S106 obligation to secure the necessary education and health contributions, policy compliant levels of affordable housing and open space as detailed in this report, application F/YR17/0507/O be approved subject to conditions listed below.

OR

3. Refuse the application in the event that the obligation referred to above has not been completed and the applicant is unwilling to agree to an extended period of determination of 4 months, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

13 Proposed Conditions

13.1 From 1 October 2018 section 100ZA(5) of the Town and Country Planning Act 1990 provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).

13.2 The applicant has been consulted on the proposed conditions and has confirmed their agreement to them in writing. Therefore, should the application be approved and the consent granted with the proposed conditions after 1st October 2018, it is considered that the requirements of section 100ZA(5) have been met.

13.3 The proposed conditions are as follows;

1.	<p>Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.</p> <p>Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.</p>
2.	<p>Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development to which this permission relates shall be begun no later than the expiration of two years from the final approval of the reserved matters.</p> <p>Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.</p>
3.	<p>The development hereby permitted shall be carried out in accordance with the approved plans listed in the table below insofar as they relate to site access.</p> <p>Reason: For the avoidance of doubt to ensure that the development is carried out in accordance with the approved plans.</p>
4.	<p>The residential elements of the development shall not exceed 60 dwellings (Use Class C3).</p> <p>Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
5.	<p>No demolition/development shall take place until a written scheme of 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:</p> <ol style="list-style-type: none">1. The statement of significance and research objectives;2. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works3. 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.

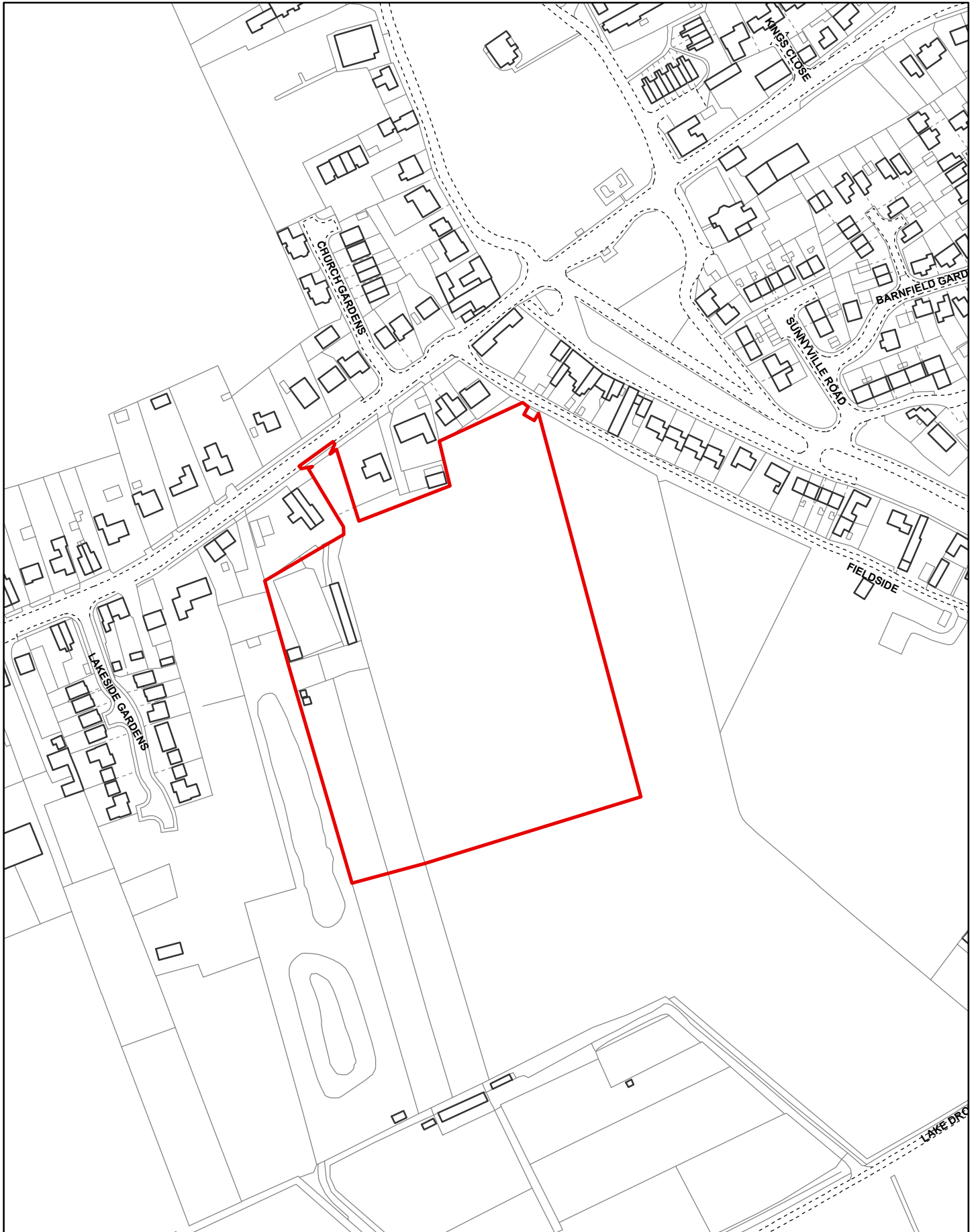
	<p>No demolition/ development shall take place until a written archaeological scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:</p> <ul style="list-style-type: none"> i) The statement of significance and research objectives; ii) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; iii) 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. <p>Reason: In order to ensure the preservation of the historic environment in accordance with policy LP12 (Part A)(g) and LP18 of the Fenland Local Plan, 2014. A pre-commencement condition is necessary in order to ensure irreversible loss to the historic environment is avoided.</p>
6.	<p>Prior to the commencement of development, a 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. The CEMP shall include the consideration of the following aspects of construction:</p> <ul style="list-style-type: none"> a) Site wide construction programme. b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers, c) Construction hours d) Delivery times for construction purposes e) Soil Management Strategy including a method statement for the stripping of top soil for reuse; the raising of land levels (if required); and arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3883:2007 f) Noise monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS:5228 (1997) g) Maximum noise mitigation levels for construction equipment, plant and vehicles h) Vibration monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS:5228 (1997) i) Setting maximum vibration levels at sensitive receptors j) Dust suppression management and wheel washing measures to prevent the deposition of debris on the highway and the general environment k) Site lighting l) Drainage control measures including the use of settling tanks, oil interceptors and bunds m) Screening and hoarding details n) Liaison, consultation and publicity arrangements including dedicated points of contact o) Location of Contractors compound and method of moving materials, plant and equipment around the site. <p>The Construction Environmental Management Plan shall be implemented in accordance with the agreed details, unless minor variations are otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of safe operation of the highway and protection of general residential amenity in accordance with policy LP15 and LP16 of the Fenland Local</p>

	<p>Plan, 2014. A pre-commencement condition is required in order to ensure that any operational development does not cause harm to the amenity of the area of users of the adjoining highway.</p>
7.	<p>No development excluding enabling or site-wide infrastructure works shall begin until details of the finished floor level of all buildings in that plot or phase and associated external ground levels have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Development shall be implemented in accordance with the approved details.</p> <p>Reason: In the interests of visual and residential amenity in accordance with policy LP16 of the Fenland Local Plan, 2014.</p>
8.	<p>Prior to or concurrently with the submission of the reserved matters layout application the following detail shall be submitted;</p> <p>(i) a plan showing the extent of the road and cycle network which is to be adopted by the local highway authority, and</p> <p>(ii) a scheme for the construction and long term management of any development roads, parking courts and footpaths/ cyclepaths within that phase which are not to be publicly adopted has been submitted to and approved in writing by the local planning authority.</p> <p>The scheme shall include:</p> <ul style="list-style-type: none"> - road and footway cross-sections showing their levels and construction; - details of lighting (identify illumination levels within those areas and the style of any lighting columns and luminaires to be used); - the provision to be made for access to these roads by local authority refuse collection vehicles or alternative arrangements for collection. <p>All roads and footways linking the dwellings to the adopted highway shall be constructed to at least binder course level prior to the first occupation of any dwelling unless an alternative timetable and scheme has been approved in writing by the local planning authority.</p> <p>The development shall be carried out in accordance with the approved details.</p> <p>Reason: In the interests of highway safety and to ensure that roads are managed and maintained thereafter to a suitable and safe standard with adequate highway infrastructure provided in accordance with policy LP13, LP15 and LP16 of the Fenland Local Plan, 2014.</p>
9.	<p>Prior to or concurrently with the submission of the reserved matters layout and landscape applications a site wide surface water drainage scheme, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall be submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1% plus climate change allowance critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:</p> <ul style="list-style-type: none"> -Appropriate mitigation arrangements in the event the surface water drainage system is flood locked when Whittlesey Washes are in use and avoidance of pumping at other times -Consideration of overland flow routes ("Designing for Exceedance") -Accommodation of the existing network of drains and ditches on the site to ensure that existing development continues to drain effectively -Details of how the scheme shall be maintained and managed after completion.

	<p>Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development in accordance with LP14 of the Fenland Local Plan 2014.</p>
10.	<p>Prior to or concurrently with the submission of the landscape and layout reserved matters applications a scheme detailing the biodiversity enhancements and protection measures commensurate to the recommendations as laid out within the submitted Ecological Impact Assessment (Greenwillows Associates Ltd dated 19/10/17) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following;</p> <ol style="list-style-type: none"> 1. How site clearance and construction works will be undertaken having regard to the protection of reptiles, birds, hedgehogs and other mammals which may be present 2. Details regarding numbers, designs and locations for a range of bat boxes/ bat tiles to be incorporated into the new dwellings 3. Avoidance of site clearance works during breeding/ nesting season, or 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. 4. Details regarding numbers, designs and locations for a range of bird nest boxes to be installed that cater for a number of different species such as House Sparrow, Starling & Swift. 5. Details of fencing to incorporate hedgehog gaps. <p>The development shall be carried out in accordance with the approved details.</p> <p>Reason: In order to ensure that biodiversity and ecology in and around the site is preserved and where possible enhanced in accordance with policy LP16 and LP19 of the Fenland Local Plan, 2014.</p>
11.	<p>Prior to or concurrently with the submission of the landscape and layout reserved matters application a scheme, including dimensioned plans for the protection of retained trees, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:</p> <ol style="list-style-type: none"> (a) a layout plan which shows the position, crown spread and Root Protection Area (section 4.6 of BS5837:2012) of all trees to be retained and which also shows those proposed to be removed; (b) a Tree Constraints Plan showing the Root Protection Area/s (RPA) and the crown radius in relation to the proposed development layout; (c) a schedule of tree works for those trees to be retained, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons; (d) the location, alignment and specification of tree protective barriers, the extent and type of ground protection, and any other physical tree protection measures. The Tree Protection must be erected/installed prior to work commencing with that plot or phase and shall remain in place for the duration of construction works; (e) details of the alignment and positions of underground service runs; (f) any proposed alteration to existing ground levels, and of the position of any proposed excavations, that occurs within the root protection area of any retained tree. <p>The development shall be undertaken in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity and environmental quality in accordance with policy LP16 and LP19 of the Fenland Local Plan, 2014.</p>
12.	<p>Prior to the first occupation of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and made available for use prior to the occupation of the first</p>

	<p>dwelling.</p> <p>Reason: In the interests of the safety of the occupiers and to ensure there are available public water mains in the area to provide for a suitable water supply in accordance with infrastructure requirements within Policy LP13 of the Fenland Local Plan 2014.</p>
13.	<p>Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) are to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.</p> <p>Reason: To ensure the satisfactory maintenance of unadopted drainage systems in accordance with LP14 of the Fenland Local Plan 2014.</p>
14.	<p>Prior to the first occupation of the development, details of a Travel Pack to be provided to each dwelling of the development shall be submitted to and approved in writing by the Local Planning Authority. The Travel pack should include the following elements:</p> <p>The Travel Pack must include up-to-date information on the following:</p> <ul style="list-style-type: none"> • Local amenities that are in walking and cycling distance; • Up-to-date bus timetable and links to relevant websites; • Up-to-date railway timetable from Whittlesey station and links to relevant websites; and • Information on local car share schemes. <p>The Travel Packs shall be provided to each dwelling within 1 month following occupation of each respective dwelling.</p> <p>Reason: To promote increase awareness of sustainable modes, namely bus, within the local area in accordance with policy LP15 of the Fenland Local Plan, 2014.</p>
15.	<p>Prior to the first occupation of the development, the zebra crossing as shown in principle on Site Access drawing 1889-05 Rev A, proposed to be located along the A605 shall be provided and completed in full.</p> <p>Reason: In the interests of highway safety in accordance with policy LP13, LP15 and LP16 of the Fenland Local Plan, 2014.</p>
16.	<p>The access to Coates Road as detailed on plan ref: Site Access drawing 1889-05 Rev A shall be provided and completed to Cambridgeshire County Council Highways construction specification prior to the first occupation of the development.</p> <p>Reason: In the interests of highway safety in accordance with policy LP13 and LP15 of the Fenland Local Plan 2014.</p>
17.	<p>Prior to the first use of the access hereby permitted, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted site access plan ref: 1889-05 Rev A. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.</p> <p>Reason: In the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan 2014.</p>

18.	<p>If, during development, contamination not previously identified is found to be present at the site:</p> <ul style="list-style-type: none"> (i) it shall be reported to the local planning authority within 1 working day; (ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been carried out and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with; (iii) the remediation strategy shall be implemented as approved; (iv) no occupation of any part of the development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until: <ul style="list-style-type: none"> a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority; b. if required by the local planning authority, any proposals for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority. (v) the long-term monitoring and maintenance plan shall be implemented as approved. <p>Reason: To control pollution of land or water in the interests of the environment and public safety in accordance with LP2 and LP16 of the Fenland Local Plan 2014.</p>
19.	<p>Approved Plans:</p> <p>Location Plan Site Access plan – 1189-05 Rev A</p>



Created on: 20/06/2017

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F/YR17/0507/O

Scale = 1:2,500



General Notes
 1. This drawing shall not be scaled, figured dimensions only to be used.
 2. All dimensions are shown in 'metres' unless otherwise stated.
 3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 5. Any discrepancies are to be brought to the designers attention.



- SITE PLAN KEY**
- Indicates proposed dwellings
 - Indicates new adoptable road and footpath entrance
 - Indicates existing neighbouring dwellings taken from OS map
 - Indicates proposed adoptable road and footpath
 - Indicates proposed trees and planting
 - Indicates proposed parking spaces
 - Indicates proposed 2.4 x 43.0m vision splays
 - Indicates Attenuation dyke
 - Indicates trees and hedges to remain and be protected during construction

- DWELLING TYPE KEY**
- Indicates 2 Bed Bungalow
 - Indicates 3 Bed Bungalow
 - Indicates 2 Bed Semi-Detached Houses
 - Indicates 3 Bed Semi-Detached Houses
 - Indicates 3 Bed Detached Houses
 - Indicates 4 Bed Detached Houses

House Type Schedule

Plot Number	Beds	Garage	Parking	Unit Type	Dwelling Type
1	3	1	1	Bungalow	Detached
2	3	1	1	Bungalow	Detached
3	3	1	1	Bungalow	Detached
4	3	1	1	Bungalow	Detached
5	3	1	1	Bungalow	Detached
6	3	1	1	Bungalow	Detached
7	2	1	1	Bungalow	Detached
8	2	1	1	Bungalow	Detached
9	2	1	1	Bungalow	Detached
10	2	1	1	Bungalow	Detached
11	3	1	1	Bungalow	Detached
12	3	1	1	House	Detached
13	2	0	2	House	Semi-Detached
14	2	0	2	House	Semi-Detached
15	3	1	1	House	Detached
16	3	1	1	House	Semi-Detached
17	3	0	2	House	Semi-Detached
18	3	1	1	House	Semi-Detached
19	3	1	1	House	Semi-Detached
20	3	1	1	House	Detached
21	3	0	2	House	Detached
22	3	0	2	House	Semi-Detached
23	3	0	2	House	Semi-Detached
24	3	0	2	House	Detached
25	3	0	2	House	Semi-Detached
26	3	0	2	House	Semi-Detached
27	3	1	1	House	Detached
28	3	1	2	House	Detached
29	3	1	2	House	Detached
30	3	1	2	House	Detached
31	3	1	2	House	Detached
32	3	1	1	Bungalow	Detached
33	3	1	1	Bungalow	Detached
34	4	2	2	House	Detached
35	3	1	1	House	Detached
36	3	1	1	House	Semi-Detached
37	3	1	1	House	Semi-Detached
38	2	0	2	House	Semi-Detached
39	2	0	2	House	Semi-Detached
40	2	0	2	House	Semi-Detached
41	2	0	2	House	Semi-Detached
42	4	2	2	House	Detached
43	4	2	2	House	Detached
44	4	2	2	House	Detached
45	3	1	1	House	Semi-Detached
46	4	1	1	House	Semi-Detached
47	3	1	2	House	Detached
48	3	1	2	House	Detached
49	3	1	2	House	Detached
50	4	1	2	House	Detached
51	3	1	1	House	Detached
52	2	0	2	House	Semi-Detached
53	2	0	2	House	Semi-Detached
54	3	1	2	House	Detached
55	3	1	2	House	Detached
56	3	1	1	House	Semi-Detached
57	2	0	2	House	Semi-Detached
58	2	0	2	House	Semi-Detached
59	3	0	2	House	Semi-Detached
60	3	0	2	House	Semi-Detached

Site Plan
 Scale: 1:500

Revisions


A	April 2017	Drawing revised for planning application
B	Nov 2017	Drawing revised for planning application
C	Dec 2017	Drawing revised for planning application
D	Feb 2018	Access and radii amended

Status
FOR APPROVAL



Proposed Residential Development
 Land North East of 208 Coates Road, Coates, for Clients of Swann Edwards

Date	20 Nov 2016	Scale	A4, Shown over size A0
Drawn by	G.E.	Drawn by	G.E.
Checked by	D	Checked by	D

A	31-07-18	UPDATED KERB RADII	MJB
REV	DATE	DESCRIPTION/REASON FOR ISSUE	APPR
 ENGINEERING MTC Engineering (Cambridge) Ltd. Ground Floor, 24 High Street Whittlesford, Cambridgeshire, CB22 4LT Tel (01223) 837270, fax (01223) 835648 E-mail office@mtcengineering.co.uk			
TITLE COATES ROAD, COATES PROPOSED SITE ACCESS, GEOMETRY, VIS SPLAYS AND ZEBRA CROSSING			
ORIG	M.J.B	DATE	23-01-18
CHKD		SCALE	1:200
APPR		DRAWING NO	1889-05
REV A			
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Approx. 25m spacing from Zebra crossing to adjacent side roads exceeds absolute minimum of 5m (LTN 2/95). Exact location of crossing to be finalised at the detailed design phase once planning permission has been granted and when access locations on northwestern side of Coates Road have been surveyed

If requested by the Local Highway Authority a raised hump will be provided. This will be determined at the detailed design phase only.

1.8m wide footways tied into existing footway on southeastern side of Coates Road. Dropped kerb crossing of access road with tactile paving to be provided. Location indicative at present and to be finalised at detailed design stage.

Tactile paving extended to rear of footway and dropped kerbs

Zebra crossing beacon
Road markings diag. 1001

Road markings diag. 1001.3

Road markings diag. 1001.3

Road markings diag. 1001

Zebra crossing markings
Road markings diag. 1055.1

Zebra crossing beacon
Tactile paving extended to rear of footway and dropped kerbs

5.5m wide access road with 1.8m wide footways either side and 8m radii onto Coates Road. Access to be perpendicular to Coates Road for minimum of 15m prior to any change in alignment.

Access road past 15m to form part of reserved matters application. Indicative route shown in red.

65m forward visibility equivalent to desirable minimum for 30mph speed and absolute minimum for 35mph speed. Significantly greater visibility is actually available

2.4 by 43m Vis Splay from site access

