

**Mubassir Malik, Peter Brett Associates**  
**Received on 15.06.16**

**Wenny Road, Chatteris**

### **Summary of baseline noise conditions**

An environmental sound survey was undertaken 2014 in order to determine the current noise environment at the proposed residential development at Wenny Road, Chatteris. The dominant noise source around the site is deemed to be due to road traffic, particularly the A142.

The predicted incident noise levels have identified the requirement for mitigation measures which can be used to inform the masterplan proposals.

Amelioration measures for outdoor incident noise levels in amenity areas include suitable positioning, orientation and internal layout of dwellings alongside the erection of earth bunds/acoustic barriers.

Mitigation measures to ensure suitable internal noise levels in habitable rooms also include the incorporation of alternative means for background ventilation in order for the windows to be kept closed.

### **Noise implications for Broad Concept Masterplan**

The concept masterplan has responded to the main noise constraint which is the A142. Development buildings have been set back from the road source. Public open spaces and a potential location for the football pitch are shown in the concept plan adjacent to the A142 which would be suitable land uses given that they would not be noise sensitive.

**Stephen Macaulay, Oxford Archaeology East**  
**Received on 08.06.16**

**Wenny Road, Chatteris**

## **Summary of archaeological evaluations 2015**

An archaeological investigation was conducted at Wenny Road, Chatteris (TL 4003 8567) from the 11th May- 23rd June and 9<sup>th</sup>-11th November 2015.

Earthwork survey identified the remains of medieval ridge and furrow cultivation in Field 1 and Field 2, located at the west of the proposed development area. The best preserved earthworks were located in the western half of Field 1, covering an area of 2.50ha.

A total of 60 trenches (2894m) were excavated across eight fields (1-8). Dated archaeological remains, other than furrows, were uncovered in only five trenches (2, 39, 40, 41 and 59). Undated features were uncovered in a further four trenches (10, 11, 33 and 34).

The most significant features dated to the Early Iron Age, Roman, and post-medieval periods. Two Iron Age gullies at the west side of Field 7 contained sherds and fragments of Early Iron Age pottery. A Roman ditch at the west of Field 3 contained pottery and a loom weight fragment, which indicate that a settlement dating to the Late Iron Age or Roman period may be located nearby. A few sherds of Roman pottery recovered from the topsoil at the north of Field 1 may also have derived from Roman activity in this area.

Evidence for medieval activity consisted predominantly of extensive ridge and furrow earthworks that are preserved in Fields 1 and 2. Early and late medieval pottery was also recovered from the central area of Field 1 as well as the north of Field 4, where it may result from midden spreading on to the fields. A surface constructed from post-medieval bricks at the east of Field 2 may have been part of an agriculture building.

Two concentrations of 16th-18th century artefacts, including two 17th century knives, were located in the centre of Field 1 and Field 4, whilst a small ditch in Trench 2 may date to the early post-medieval period. The relatively high quantity of material dating to this period may indicate of increased activity in this area around the Civil War and the construction of Ireton's Way. No direct evidence of military occupation was found.

## **Archaeological implications for broad concept plan**

The only archaeological remains that will affect the Broad Concept Plan is the presence of well-preserved medieval Ridge and Furrow earthworks in the western part of the site. This area had been determined by Cambridgeshire County Council for *Preservation In-Situ* and is to not be developed as part of the scheme. No other archaeology (undesigned heritage assets) will influence the Broad Concept Plan. Archaeology revealed in Field 2 (around trenches 39, 40 & 41) and Field 7 (trench 59) may require further archaeological investigation by CCC but will be dealt with via Condition (Mitigation) and will not prevent any development in that area.

**Chris Surfleet, Bidwells Heritage**  
**Received on 17.06.16**

## **Wenny Road, Chatteris**

### **Summary of baseline heritage assessment**

The proposed site lies to the east of a group of historic buildings and structures associated with the Manor House. These comprise the Manor House itself, the barn, stable and cow-house group to its immediate east, the boundary wall adjoining Wenny Road, and the ice-house which is now located within the Parkside development. All these structures are listed Grade II. The baseline condition in relation to each is as follows:

The Manor House sits within its own grounds and its main elevation orientates north-westwards, towards the town centre. Its setting is contained by the boundary wall and the established landscaping within. There is limited association between the Manor House and the proposed site, although there is an awareness of open land to its east.

The outbuilding group of barn, stable and cow-house occupies a position to the rear (east) of the Manor House. Its strongest association in terms of setting is with the Manor House itself, although there is, again, an awareness of how these buildings sit alongside the open land to their east.

The boundary wall continues to define the perimeter to the Manor House and it extends to enclose the development at Manor Gardens. The wall itself also runs along the western edge of the proposed site and provides an important definition between this current open land and the listed building group within.

The ice-house is effectively separated from the remainder of the Manor House group as a result of the development of Parkside, although it continues to have historic connections with the Manor. Its setting has been altered as a result of the housing development around it, and it has no meaningful connection with the proposed site.

The site is sufficiently detached and screened from the Grade I listed Church of St Peter & St Paul as to have no relationship in terms of contribution to its setting. Similarly, the site is detached from the Conservation Areas boundary and does not contribute to its setting.

### **Heritage implications for Broad Concept Masterplan**

In order to respond to the setting of the Manor House and the other identified heritage assets, it will be important that the development follows the following design and layout parameters:

- To achieve a physical, open and sufficient spacing between the Manor House, listed boundary wall and outbuilding group to retain a sense of the historic open land to the east.
- Landscape treatments within this buffer area should be maintain or enhance the existing, semi-parkland nature of the land.
- Development to immediate east of the listed buildings should be a maximum of two storeys in height in order to remain subservient to the Manor House heritage assets and to ensure that no built form would be visible in views of the Manor House frontage from within its domestic curtilage, or from views into the Manor House curtilage from Wenny Road. In other words, there should be no built form appearing as a 'backdrop' in these views.

- The layout and design of built form and roads should front the open buffer space so that it can be viewed as a well-managed context for the development and the heritage assets.
- A palette of materials should be selected for the built form which respect and compliments the historic building fabric.
- The design of new buildings, including the layout, form and massing, should be responsive to the character and appearance of the historic properties.

**Philippa Durdant-Hollamby, Hayden's Arboricultural Consultants**  
**Received on 20.06.16**

**Wenny Road, Chatteris**

**Arboricultural implications for Broad Concept Masterplan**

It is appreciated that the archaeological constraints posed by the site has greatly restricted the location of vehicle access onto Wenny Road. It is likely that some of the trees along this frontage will need to be removed in order to achieve the required access. Despite these losses, which should only amount to a small number of trees, it is anticipated that the majority of trees should be able to be retained, and therefore the impact upon this feature, and the streetscape, will be minimal.

The accompanying plan shows the existing foot/cycle paths around the site. It should be relatively simple to ensure that the finalised and adopted routes are designed to avoid conflicts with prominent and higher quality trees across the site.

The open space and hedgerows concept shows good retention of the existing features, in particular high quality features such as those found along the northern boundary, with expansion and improvements to their connectivity.

**James Howard, Canons Surface Water Management**  
**Received on 28.06.16**

**Wenny Road, Chatteris**

### **Summary of baseline Surface Water Management assessment**

The Environment Agency flood maps show that the site is in Flood Zone 1 and is therefore not considered to be exposed to flooding from a significantly sized watercourse (a stream or river). The maps do show that parts of the site might be exposed to surface water runoff, as rainfall from the larger, less likely storms flows through the site towards the open drain/channel in the north-east of the site. This channel which is known as the Birch Fen Award Drain falls within the jurisdiction of Fenland District Council who are responsible for maintaining the channel in order to keep it free flowing. The channel receives rural flows from the surrounding undeveloped land as well as urban flows from the Anglian Water surface water sewer network serving some of the land to the north. The Birch Fen Award drain connects to the Nightlayer's Internal Drainage Board network of drains approximately 1 km to the north-east of the site (near to Delve Farm).

### **Surface Water Management assessment implications for Broad Concept Masterplan**

The surface water management scheme for the proposed development will direct runoff from the houses and roads into one of several temporary storage areas/facilities. Several shallow grassed basins and one underground tank are currently proposed. Runoff will enter the facilities at relatively high rates (urban runoff rates) and then be allowed to flow out of the storage at much lower rates (the greenfield or rural rate). The purpose of the storage facilities is to avoid the potential flooding which can result from allowing surface water to leave a site at uncontrolled rates and overwhelm sewers and watercourses. It is proposed to discharge surface water from the site to the Birch Fen Award Drain.

I've also included the quick trace of the surface water flood map for the site, we've shown the worst case flood (the less likely, but largest of the storms modelled by the EA). If you wanted to show the surface water flooding on a board, or a document it might be best to just include an extract from the EA map in its original background (probably looks less alarming to the public).

We're waiting to hear back from Cambs County after our site visit, I think I managed to allay their concerns about wanting the Birch Fen drain modelled (which seems over the top) but hopefully it won't come up in their formal pre-app note when they issue it.

**Phil Wray, The Landscape Partnership**  
**Received on 28.06.16**

## **Wenny Road, Chatteris**

### **Summary of baseline landscape conditions**

The site is generally flat at an elevation of approx. 5m AOD. A number of ditches and drains run across the site, including 'the Birch Fen Awarded watercourse' within the northern part of the site. The major land use of the site is grassland with some arable cultivation. Hedgerows and drains divide the site into small-medium sized irregular shaped fields. Within the western part of the site the grassland has a parkland character with mature trees and tree belts to the perimeter of the site. Some of the parkland area has been enclosed by fencing to form paddocks. Cultivated fields and areas of rough grassland lie within the eastern part of the site. A public footpath (Birch Fen Drove) runs through the site adjacent to an internal tree/scrub belt connecting Wenny Road to the area to the east of the A142. A further public footpath runs through the northern part of the site. There are informal paths throughout the site and a grassed kickabout area adjacent to the existing residential properties to the north. Strong vegetated tree belts lie along the boundary of the site adjacent to Wenny Road and a further tree belt lies on the northern boundary adjacent to the recreation ground and existing residential properties off Elm Estate. The boundary planting within the northern part of the site adjacent to the existing development to the north-east of Elm Estate is sporadic. The western boundary is more open, formed partly by the listed wall of Manor House. The eastern boundary of the site is generally open except for the most northern area which has a tree/ shrub belt.

The entire site and surroundings of Chatteris lies within the National Character Area (NCA) profile Area 46: The Fens. At a regional scale, the majority of the site, excluding the western part, lies within the Landscape Typology; 'Lowland Village Farmlands' of the Landscape Character Typology for the East of England, with the western part of the site lying within the settlement boundary of Chatteris. The site is typical of the landscape of 'Lowland Village Farmlands' in that it is slightly elevated compared to the lower lying land to the east which lies within the typology 'Planned Peat Fen'. Within the Cambridgeshire Landscape Guidelines, the elevated land associated with Chatteris accords with the description of an 'island' of heavier soils occupied by a settlement within a large open fen landscape. There are no national or local landscape designations such as National Parks, Areas of Outstanding Natural Beauty or local landscape designations within the site or that lie within 2km of the site.

The Draft Landscape Strategy was developed by The Landscape Partnership with consideration of the existing landscape including vegetation features and potential views within and into the site. The latest proposals take into consideration the principles illustrated within the Draft Landscape Strategy as well as subsequent archaeological findings. The existing perimeter tree belts together with the existing tree/scrub belt within the site associated with Birch Fen Drove are retained to provide a structural vegetated framework to the proposed built development. The retention of vegetation alongside the existing public footpath of Birch Fen Drove, will provide visual screening of the development from the A142 and from the open land to the east. The incorporation of open space between the A421 and Birch Fen Drove will provide a soft edge to the development and the new extent of Chatteris. The open space has been extended long the length of the A421 to incorporate the tree/ shrub belt at the northern end of the development and the existing public footpath connections to the wider network to the east. The retention of the tree belt along Wenny Road will also provide visual screening of the development from Wenny Road and the residential properties to the immediate south.

## **Landscape implications for Broad Concept Masterplan**

The provision of extended open space to accommodate the required development offset which protects the archaeological earthworks has the additional benefit of providing a visual offset to the listed buildings and features associated with Manor House. The open space also incorporates the majority of the existing parkland trees so retaining a large proportion of the parkland character in the vicinity of the listed buildings. Extension of the open space alongside Wenny Road not only provides additional safeguards to the existing tree belt but also further reduces the visibility of the proposed development from Wenny Road and provides the potential for physical connections between the open space to the west and that associated with Birch Fen Drove. This potential connection together with the potential connection through the proposed open space adjacent to the Parkside housing development to connect with the existing recreation ground, provides for connections to Chatteris and the wider public footpath system. It also contributes to a network of informal routes within the site. The linear attenuation ponds proposed within the built development can provide further physical connections to this network as well as connections to existing residential development to the north. The attenuation ponds can also provide opportunities for open space to define individual development parcels. The Birch Fen Awarded Watercourse is to be retained and incorporated within the system of attenuation ponds and therefore can also contribute to open space.



**Nigel Eggar, WSP Highways**  
**Received on 27.06.16 via email**

## **Wenny Road, Chatteris**

### **Summary of baseline highway conditions**

To support the forthcoming development assessment traffic data has been collected at 8 junctions, and on 8 further links around Chatteris. The data will be analysed to assess the development impact in future traffic conditions, and to generate noise and air quality assessments. These assessments will take into account locally committed developments, including the Hallam Land development.

Preliminary review of the data indicates that the local road network operates in satisfactory and safe manner. The key exception to this is the Wenny Road/ A142 junction, which experiences additional queuing in the future year period, and will require further investigation.

### **Highways implications for Broad Concept Masterplan**

Access to the site will be gained from two points of access on Wenny Road, in the form of simple priority 'T' junctions which will be designed to current standards. The accesses have been located to avoid areas of archaeological interest, and to minimise the impact on trees fronting Wenny Road. The provision of two points of access ensures that the site remains accessible in emergency situations and, where traffic is distributed evenly between access, avoids the need for unnecessary, large scale, visually intrusive highway infrastructure.

The site is crossed by two public rights of way, and enjoys frontage to a number of adjacent streets and local facilities including the adjacent Wenny Road Recreation Ground. The development will maximise connectivity to these streets and facilities for pedestrians and cyclists, creating a walkable neighbourhood which integrates into the existing movement framework of the Town, and thereby incentivising the potential for non-car borne trips to access local facilities. Particular attention will be given to linkages to local schools, adjacent residential areas, including access to the Cromwell Community College.

The site is well located in relation to existing bus services, albeit the future assessment will review existing public transport facilities and identify measures to improve local infrastructure and connectivity including, for example, a review of public transport linkage to the Manea Railway Station.

The proposals will be accompanied by a full Transport Assessment and accompanying Residential Travel Plan to ensure that the relative transport impact of the development may be assessed, and that the development promotes sustainable travel patterns for future residents.