

**East Chatteris Strategic Allocation – Broad Concept Plan**

**Application Number: Not applicable**

**Parish/Ward: Chatteris Town Council**

**Proposal: A Broad Concept Plan for East Chatteris Strategic Allocation**

**Location: East of Wenny Road, Chatteris**

**Reason before Committee: Fenland District Council is seeking approval in principle for a Broad Concept Plan for East Chatteris. Local Plan Policy LP7 (Urban Extensions) includes provision for Planning Committee to give 'in principle' approval to a Broad Concept Plan which both parties would expect subsequent planning applications to adhere to.**

**1. EXECUTIVE SUMMARY/RECOMMENDATION**

Broad Concept Plans (BCP) have been introduced through Policy LP7 of the Fenland Local Plan 2014 to ensure that the large urban extensions are planned and implemented in a coordinated way.

For the last 2 years a team of representatives including local authority officers and developers/landowners and their agents have been meeting together to develop a Broad Concept Plan for East Chatteris. The Broad Concept Plan has been produced by the team and is supported by the relevant evidence base as appropriate.

The Broad Concept Plan sets out proposals for residential development on 26 hectares of land providing for potentially up to 350 dwellings on the site together with associated infrastructure, open space and drainage.

The Broad Concept Plan is consistent with the requirements of Policy LP10 (East Chatteris) of the Fenland Local Plan 2014. The proposal is also considered to comply with the relevant policies and should be supported.

2. The purpose of this paper is to present the Broad Concept Plan for East Chatteris Strategic Allocation as set out in Policy LP7 of the Fenland Local Plan 2014. This Paper is being presented to Planning Committee with a recommendation to approve the Broad Concept Plan.

The Broad Concept Plan approach is introduced and set out in Policy LP7 - Urban Extensions of the Fenland Local Plan and requires both allocated sites and broad locations for growth sites to be planned and implemented in a coordinated way through an agreed overarching Plan.

Such a Plan is expected to be prepared with Fenland District Council for the whole of an urban extension area and needs to have the support of landowners and key stakeholders. Policy LP7 requires that this approach is linked to the key infrastructure needs for each urban extension site.

### 3. **Background – Developing a Broad Concept Plan for East Chatteris**

Since early 2015 a development team has been meeting to develop the BCP for this site. These meetings were established because there was a willingness from the local authority, landowners and their representatives to want to work together to deliver the East Chatteris development in line with the Local Plan policy.

### 4. **Land Ownership**

The site is currently in the ownership of five parties including Fenland District Council. A copy of the ownership plan is at Appendix 2. A landowners' (equalisation) agreement for development of the site has been in existence for some years with Cannon Kirk being the main party responsible for funding the background studies, public consultation event and working with the Council's planning department to agree the final BCP. Indications to date are that Cannon Kirk will be seeking to submit a planning application for consideration in the near future.

### 5. **EAST CHATTERIS SITE DESCRIPTION**

- 5.1 The East Chatteris strategic allocation site is defined in Policy LP10 of the Fenland Local Plan 2014 and includes 26 hectares of land which lies to the east and north of Wenny Road and west of the A142. On the northern edge the site is bounded by residential dwellings and an existing recreation ground. Along the western boundary of the site lie several listed structures which are close to an area of archaeological importance. To the south of the site are further residential dwellings and to the east is the A142.

Policy LP10 requires the development of the site to be carried out in accordance with the following extract from the Local Plan:

***East Chatteris (strategic allocation):*** This area is identified on the Policies Map and it is expected will be predominantly a mix of open space and a high quality, relatively low density, residential area (around 300 dwellings). A substantial part of the historic former park and garden of the Manor House should be retained as informal open space as a focus for the community, and opportunities should be taken to link to the Recreation Ground. The most significant archaeological assets will be retained in situ and managed either for informal open space or by other means that will preserve their integrity in the long term. The Birch Fen Awarded water course which crosses this development area will require protection. Development should utilise the amenity value of the substantial number of protected trees in the area. Noise mitigation measures should be provided along the A142 as appropriate.

The BCP indicates the following key proposals for the site:

- Potentially up to 350 dwellings;
- Formal and informal open spaces areas;
- Retention of important landscape features including trees and hedgerows;
- Provision of new vehicular accesses into the site from Wenny Road and possible future enhancements to the highway network onto the A142;
- Provision of new and enhanced pedestrian and cycle ways within the development linking to existing facilities elsewhere within the town and

surroundings.

The BCP document is attached at Appendix 1.

## **6. EVIDENCE TO SUPPORT THE BCP FOR EAST CHATTERIS**

- 6.1 The BCP has been developed by taking all known constraints into account and by working with partners through an iterative process including public consultation, to come up with the final design.

The supporting site survey information has been prepared by the following consultancies:

- Arboriculture: Haydens Arboriculture Consultants
- Archaeology: Oxford Archaeology
- BCP : Savills Urban Design Studio
- Ecology : Cambridge Ecology
- Heritage: Bidwells and WYG
- Highways : WSP
- Landscape: The Landscape Partnership
- Noise: PBA
- Planning: Pegasus Group
- Surface Water Management: Cannon Consulting
- Utilities: Cannon Consulting

### **Landscape/Open Spaces**

The site consists of the historic former park and garden of the Manor House and is generally flat with the major land use of the site being grassland with some arable cultivation. A number of ditches and drains run across the site and hedgerows and drains divide the wider site into small sized irregular shaped fields.

In accordance with Policies LP16 and LP19 of the Local Plan, the BCP will allow for the provision of a high quality environment which provides adequate open space and green infrastructure. Areas of formal public open space will be in line with the BCP and secured by means of a S106 agreement in accordance with the Developer Contributions SPD. An indication of green infrastructure is included with the draft BCP and includes:

- New designated formal and informal open spaces;
- Protected archaeological open space;
- Village green open space.

The provision and retention of significant open space together with the retention of the majority of the trees within and on the periphery of the site renders the BCP compliant with the Local Plan policies and the Council's adopted Open Space Standards in Appendix B of the Fenland Local Plan and Policy LP10 requirements.

The BCP provides for a high quality open space environment. A link has been provided between the existing Recreation Ground and the Archaeological Protection Area thereby providing a good sized informal park for the town. Existing natural features on the site have been utilised and enhanced to be

used for sustainable movement (walking and cycling) and wildlife corridors. The existing informal open space with children's football pitch east of The Elms has been retained.

To the east of the site and west of the A142 an area of open space for formal sports has been provided. This will also have a dual role of acting as a buffer between the A142 and some of the housing areas. The area identified for formal sports is in accordance with the Open Space standards of the Local Plan and will be important to retain for open space use in the future. A need for improved sports facilities for football and cricket in Chatteris has been identified in FDC's Playing Pitch Strategy 2016-2031 (May 2016) and the details of how this sports area will be used in the future will be considered at the planning application stage.

### **Archaeology**

An archaeological investigation was carried out in November 2015 and discussions have taken place with the County Archaeology Team when issues relating to significant features within the site were discussed. Earthwork surveys identified the remains of medieval ridge and furrow cultivation located on the western edge of the site.

A significant agreed protection area was identified and fed into the BCP layout and general agreement has been received from the County Archaeology Team although further mechanisms will be necessary to ensure protection of this important area. This can be achieved through an Archaeological Management Plan in the Heads of Terms of any S106 agreement that is drawn up to ensure that the conservation of the earthworks takes place in perpetuity. The proposal therefore complies with Policy LP18 of the Fenland Local Plan.

### **Heritage**

The development site lies to the east of historic buildings and structures associated with the Manor House. These comprise, the Manor House, the barn, stable and cow-house group to its east, the boundary wall and the Ice House which is located within the modern Parkside development. All these structures are Grade II listed.

In order to respond to the setting of the Manor House and other identified heritage assets, the BCP adopts the following design and layout parameters:

- Sufficient spacing between the Manor House and the new development to retain a sense of the historic open land to the east.
- Development will be of a sufficient distance away to ensure that no new built form appears as a backdrop to the Manor House.
- Materials will respect and compliment the historic building fabric.
- Design, layout, form and massing should respond to the historic buildings.

Due to the significance and location of the important archaeological buffer zone, and the policy requirement to achieve a link between the existing recreation ground and open space within the site, the development will achieve a satisfactory separation distance from the historic buildings and therefore the Council's Conservation Officer does not have any concerns relating to potential impact on the setting of the Manor House. Therefore the principles of the draft



BCP accords with Policy LP18 – Historic Environment of the Local Plan.

### **Arboriculture**

Haydens undertook a Tree Survey in January 2015 and included a total of 52 individual trees, 19 areas of trees, 3 groups of trees, 3 hedges and one woodland area and they were found to be of mixed condition and age providing a variety of amenity benefits.

The survey concluded that subject to stakeholder agreement, low quality trees and hedges across the site could be removed to enable development. This includes category B trees where necessary along Wenny Road to enable vehicular access. However, indiscriminate removal should be discouraged. The retention of trees and green corridors should be maintained as much as possible.

The Council's Tree Officer reviewed the report and considers that the belt of trees along the Wenny Road frontage is clearly very important for wildlife providing excellent foraging opportunities and has high landscape and amenity value with the trees visible from the A142. However there is an opportunity to provide access off Wenny Road without the loss of too many trees and the access points have been agreed in principle.

Officers consider that it should be possible to sensitively remove some of the trees for the accesses without adversely impacting on the high landscape and amenity value of the tree belt. The vast majority of other trees and hedgerows will be retained to provide the framework for the development parcels within the site.

### **Ecology**

Ecology surveys were carried out in 2014 and 2015 and included a Phase 1 habitat survey which identified potential for badgers, barn owls, bats, breeding birds, botany, great crested newts, invertebrates, reptiles and water voles on the site. It was concluded that the most valuable areas to wildlife were field margins/boundaries i.e. hedgerows, Birch Fen Drove, woodland belts, watercourses and wetlands.

When consulted on these surveys, the Wildlife Officer (PCC) concluded that the most valuable habitats within the site broadly include the parkland/grassland and mature trees along with the hedgerow/wet ditches and tree belt boundary features.

New surveys will be required prior to any planning submission. However, the surveys have identified the current situation on site and it is considered that an Ecological Management Plan will be required in combination with a landscape plan, setting out species and habitat mitigation and enhancement measures plus long-term habitat management issues to support an application. These ecology requirements can be incorporated into the site design proposals.

### **Surface Water Proposal**

The site is located in Flood Zone 1 and is not therefore considered to be at significant risk of flooding. Part of the site on the northern boundary contains the Birch Fen Awarded Drain which falls within the jurisdiction of Fenland

District Council who is 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. This Drain connects to the Nightlayer's Internal Drainage Board network of drains approximately 1 km to the north-east of the site.

The drainage proposal will be based on the SUDs principle in line with Policy LP14 of the Local Plan. Surface water will be held on site in temporary storage areas and released in a controlled manner and discharged to the Birch Fen Awarded Watercourse which remains unaltered by this development proposal.

## **Highways**

Access into the site is anticipated to be via Wenny Road and not directly off the A142. Two points of access have been identified which will avoid the area of archaeological importance and have the least impact on the established tree belt along this part of Wenny Road.

WSP Group Ltd has provided an indicative access plan detailing 2 points of access together with widening of the existing footway adjacent Wenny Road to 2 metres together with the provision of a cycleway link within the site between the A142 junction and Cromwell Community College.

To date the full highway requirements are not known but will be addressed at the formal planning application stage. However, a design option for a roundabout on the junction of Wenny Road/A142 has been explored and is included within the BCP proposal. It should be noted however that this has only been considered as an alternative option to the existing junction on the A142 should the existing highway infrastructure be unable to serve the development in both capacity and safety terms.

Two public rights of way currently cross the site providing access to the open countryside to the east of the A142. These will be retained and new provision made throughout the development to provide sustainable links to key destinations both within and outside the site including the Recreation Ground, Town Centre and Cromwell Community College. A footpath around the periphery of the whole site is to be provided which will be an important asset for current and future residents.

The two main accesses are proposed onto Wenny Road. Vehicular access from The Elms cul-de-sac will be limited to emergency vehicles only thereby not increasing any further pressure on the existing residential road network and residents. Footpath and cycling links however will be provided to The Elms and Green Park.

The final highway strategy is dependent upon further studies which will be undertaken at future design stages and informed by other factors, such as,

- The quantum of development which may be achievable on the site (to be determined at the design stage);
- The future forecast year capacity assessment;
- The implementation of the Hallam Land development in South Chatteris.

When consulted on the submitted highway information, the Transport Assessment Team in conjunction with Fenland District Council Transport

Officers have objected to the proposal for the following reason:

***Holding Objection: The Broad Concept Plan (BCP) is not supported by sufficient evidence regarding transport impacts, and does not provide evidence to demonstrate that the mitigation package will be effective.***

This objection is due to deficiencies in the transport evidence presented to date. The County Council required a minimum level of assessment relating to existing trip numbers; proposed trip numbers arising from the development; where the trips arising from the development will be distributed; proposals to reduce the effects of issues arising from the distribution of development traffic and a BCP masterplan diagram clearly setting out the proposed transport network considering transport by all modes.

In light of the initial objection, the agent for the BCP produced a Preliminary Transport Assessment to include the required information but omitted to include junction capacity assessments which are considered to be abortive until the draft BCP has been approved and a planning application submitted in line with the agreed principles of the BCP. Therefore whilst the Transport Team acknowledged and welcomed the provision of the additional information, which provided useful transport context, that Transport Assessment did not adequately detail/demonstrate that the proposed mitigation package would be effective and therefore maintained their objection to the BCP.

The agent has confirmed that once the BCP has been agreed in principle, a planning application will be submitted and a Transport Assessment will then be produced and submitted for evaluation. They consider that the additional cost and time that the additional highway works require are not commensurate with the submission of this concept plan and that the works will be undertaken at a later stage.

The Local Planning Authority agrees that an agreement in principle to the BCP should not be entirely dependent on this detailed information considering that the details will need submitting at a later date.

It is possible that off-site highway infrastructure works may be required but this will be determined through the Transport Assessment at the application stage.

### **Number of Units and Development Parcels**

The East Chatteris BCP proposes 350 dwellings on the site. Local Plan Policy LP10 identifies that around 300 dwellings should be provided on the site to form a high quality, relatively low density residential area.

Officers consider that the 350 dwellings may be possible to be provided on the site subject to detailed design at the planning application stage. However, this is subject to ensuring that a high quality, relatively low density residential development is achieved and that all other policy criteria as set out both in LP10 and other policies in the Local Plan are successfully addressed at that stage.

The BCP indicates that the dwellings will be located in a series of 'blocks' of development parcels throughout the site (see section 4.6 (Character Area) of Appendix 1). These 'blocked' areas have been formulated taking into account the existing field pattern of the site and constraints such as archaeology,

heritage, trees and hedgerows and water features including ponds. These constraints also provide a basis for determining open space areas, sustainable movement by walking and cycling both through and around the site as well as providing for sustainable drainage (Suds) mechanisms and a high quality amenity environment.

### **Design Principles**

The BCP has set out a number of design principles to assist in the formation of detailed application(s) and provide a high quality development on the site. These are as follows:

- Development will be high quality with significant amounts of open space;
- The listed structures and heritage assets will be safeguarded;
- Important views will be utilised and safeguarded;
- Proposed dwellings will front open space and vegetation features;
- The development connects into and extends existing pedestrian/bicycle routes;
- A round site footway will be provided;
- Comprehensive foot/cycle links within the site connecting to wider destinations will be provided;
- Trees, hedgerows and wildlife corridors will form a key structure of the development;
- Any loss of trees will be minimised and only where essential e.g. new vehicular accesses;
- The utilisation of the existing field system will form the basis of development plot structures;
- The SUDs system will relate to the existing topography, site features and wildlife corridors;
- The scale, height of buildings and materials will respect the local context.

## **7.0 COMMUNITY CONSULTATION**

In line with the Council's Statement of Community Involvement and to comply with Policy LP7 public consultation has been undertaken – see Appendix 3.

A 2 day public exhibition and consultation event was held at Emmanuel Church Hall, East Park Street, Chatteris on 20-21 July 2016 and members of the public were invited to attend the exhibition from 10.00am to 8.00pm. The event was advertised in the local press and leaflets were distributed. Approximately 250 people attended the event over the 2 days and were given feedback forms. In total, 43 people completed the forms representing a response rate of 18.1% from the event.

The outcome of the community consultation can be summarised as follows:

### **Likes**

- Landscaping and retention of existing trees;
- The low density of housing;
- Creation of cycleways and footpaths connecting the site to the town and the footpath around the perimeter of the site;
- Archaeology conservation and park area;

- Land areas left to wildlife;
- No vehicular access from The Elms;
- Drainage is being addressed
- Quality of housing proposed.

### Dislikes

- Pressure on existing infrastructure such as GP surgery, school places and leisure facilities;
- The need to improve public transport;
- Provision for more shops and car parking spaces;
- Dangerous access onto Wenny Road;
- Congestion and noise pollution;
- Effect on wildlife on the site
- Concerned if drainage is adequate;
- Loss of sunlight, overlooking and views across the site;
- Loss of football pitch to the north of the site;
- Lack of parking on the site for dog walkers;

Many of the above comments have been responded to by the developer during the production of the BCP and taken into consideration. Further public consultation will be undertaken when a planning application is submitted.

The consultation document is attached as Appendix 3 of this report.

### **Delivering infrastructure**

Policy LP13 of the Fenland Local Plan – Supporting and Managing the Impact of a Growing District – states that new development should be supported by, and have good access to, infrastructure. Planning permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the requirements arising from the proposed development. Conditions or a planning obligation are likely to be required for many proposals to ensure that new development meets this principle.

Development proposal must consider all of the infrastructure implications of a scheme, not just those on the site or its immediate vicinity and consideration must be given to the likely timing of infrastructure provision.

Developers will either make direct provision or will contribute towards the provision of local and strategic infrastructure. These infrastructure provisions will be negotiated during the submission of future planning applications and will include for affordable housing, education and open space provision together with highway works. Other possible contributions, including for health facilities, will be identified as part of the evaluating planning applications.

## 8.0 **Planning Applications**

A BCP is intended to deliver a co-ordinated and planned approach for the urban extension areas in the Fenland Local Plan. In the absence of an approved BCP any planning applications submitted within the Strategic and Broad Location for Growth area are considered to be contrary to Policy LP7 and as such are unlikely to gain planning permission. The approval of this BCP will therefore provide a workable template to allow for planning applications to be considered on the basis that Policy LP7 has been satisfied and providing they do not compromise other policies in the Plan. If approved the BCP for East Chatteris will aid the commencement of development within this area thereby promoting the Council's aspirations for growth.

## 9.0 **Conclusion and Recommendations**

The proposed BCP represents a sound strategy for the development of East Chatteris as set out in Policy LP10 of the Fenland Local Plan 2014. It is anticipated that the approval of this document will provide the basis for the submission of future planning application(s) to which they will be expected to adhere.

It is considered that the proposed BCP complies with the requirements of Policies LP7 and LP10 of the Fenland Local Plan 2014 and it is therefore recommended that the BCP for East Chatteris is approved.

## 10.0 **RECOMMENDATION**

**Approve the Broad Concept Plan for East Chatteris**





**Land at Wenny Road, Chatteris**  
Broad Concept Plan  
February 2017







Produced by Savills Urban Design Studio  
for Cannon Kirk (UK) Ltd



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# 1 | Introduction

Savills Urban Design Studio have been instructed by Cannon Kirk (UK) Ltd to take forward an outline planning application for residential development on land totalling 26 hectares at Wenny Road, Chatteris.

This document sets out a Broad Concept Plan for the site that includes supporting site survey information and analytical summaries prepared as separate layers to support the early proposals. The document has been structured by setting out the existing baseline condition and Broad Concept Plan proposals.

The enclosed information has been prepared in liaison with Fenland District Council to inform the consultation process leading to a planning committee decision for Broad Concept Plan adoption in early 2017.

The Broad Concept Plan and supporting site survey information has been prepared by the following consultancies:

- **Arboriculture:** Haydens
- **Archaeology:** Oxford Archaeology
- **Broad Concept Plan:** Savills Urban Design Studio
- **Ecology:** Cambridge Ecology
- **Heritage:** Bidwells and WYG
- **Highways:** WSP
- **Landscape:** The Landscape Partnership
- **Noise:** PBA
- **Planning:** Barton Willmore
- **Surface water management:** Cannon Consulting
- **Utilities:** Cannon Consulting



Aerial view of the site

# 2 | Context and analysis

## 2.1 Planning Context

### East Chatteris (strategic allocation)

The site is identified in the adopted Fenland Local Plan (2014) as an adopted site for a strategic urban extension under POLICY LP10 – CHATTERIS. The policy wording is as follows:

'East Chatteris (strategic allocation): this area is identified on the Policies Map and it is expected will be predominantly a mix of open space and a high quality, relatively low density, residential area (around 300 dwellings). A substantial part of the historic former park and garden of the Manor House should be retained as informal open space as a focus for the community, and opportunities should be taken to link to the Recreation Ground. The most significant archaeological assets will be retained in situ and managed either for informal open space or by other means that will preserve their integrity in the long term. The Birch Fen Awarded water course which crosses this development area will require protection. Development should utilise the amenity value of the substantial number of protected trees in the area. Noise mitigation measures should be provided along the A142 as appropriate'

### Policy LP7 – Urban Extensions (is also relevant)

Development of an urban extension (i.e. the broad or specific locations for growth identified in Policies LP8-11) must be planned and implemented in a coordinated way, through an agreed overarching broad concept plan, that is linked to the timely delivery of key infrastructure. With the exception of inconsequential very minor development, proposals for development within the identified growth locations which come forward prior to an agreed broad concept plan being produced will be refused.

The broad concept plan for the strategic allocations will be expected to cover the areas shown on the Policies Map, whilst those for the broad locations will be expected to cover the areas described in the relevant policy. An area designated as a broad location will not preclude a broad concept plan being considered and approved at the earliest opportunity, provided that all known constraints are demonstrated to be capable of being overcome.

Working with Fenland District Council and other relevant stakeholders, a broad concept plan should be prepared for each whole urban extension, making it clear all significant landowners are supportive, and submitted to the Council for approval. If one or more landowners are not supportive of the broad concept plan, then it will need to be demonstrated that a broad concept plan can still be delivered for the considerable majority of the urban extension without their involvement.

If requested by the proponents, and for an allocated site only, the approval process for the broad concept plan will be via Supplementary Planning Document (SPD) legislation. If an SPD is not requested, then proponents will be asked whether they would welcome the broad concept plan to be approved by Planning Committee as an informal 'in principle' approval to which both parties would expect subsequent planning applications to adhere to. If neither of the above options are taken up by the proponents, then the broad concept plan will be approved alongside consideration of the first planning application for the strategic allocation or broad location for growth.

Whilst phasing may be agreed, the Council will need to be satisfied that the key aspects of the broad concept plan will be delivered. Therefore, prior to any planning permission being granted, appropriate safeguards must be demonstrably in place to prevent cherry-picking of profitable elements of the urban extension being built first and the provision of appropriate infrastructure either delayed or never materialising.



## 2.2 Local context

The market town of Chatteris is located in the Fens between Huntingdon, Cambridge, Peterborough and Ely and sits within the Fenland district of Cambridgeshire. The town is situated amongst fertile agricultural land and bases its economy largely on this as a result. A census in 2001 indicated that the population in Chatteris was 8,820 people. However the town has experienced a large amount of growth in the form of residential development since.

Chatteris is generally well served in terms of facilities and access as highlighted by the plan opposite. In particular, the historic town centre accommodates a range of facilities within a rich historic building fabric.

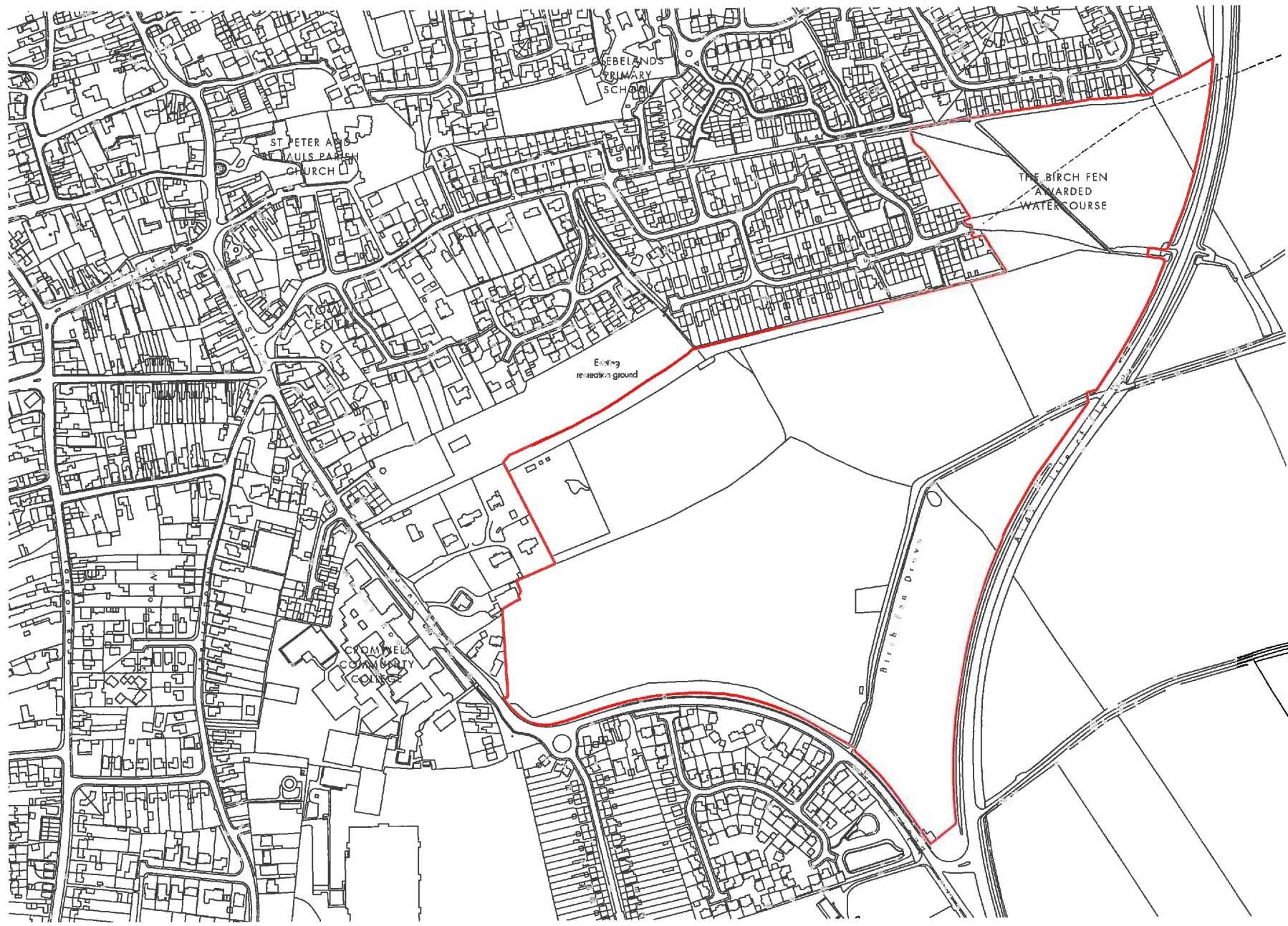
The town has one secondary school, Cromwell Community College which lies within a five minute walk from the site. It is also served by a further two primary schools, of which both are similarly within close walking distance. There are a number of sporting and leisure facilities available in Chatteris including a cricket club and football club.



2.3 The site

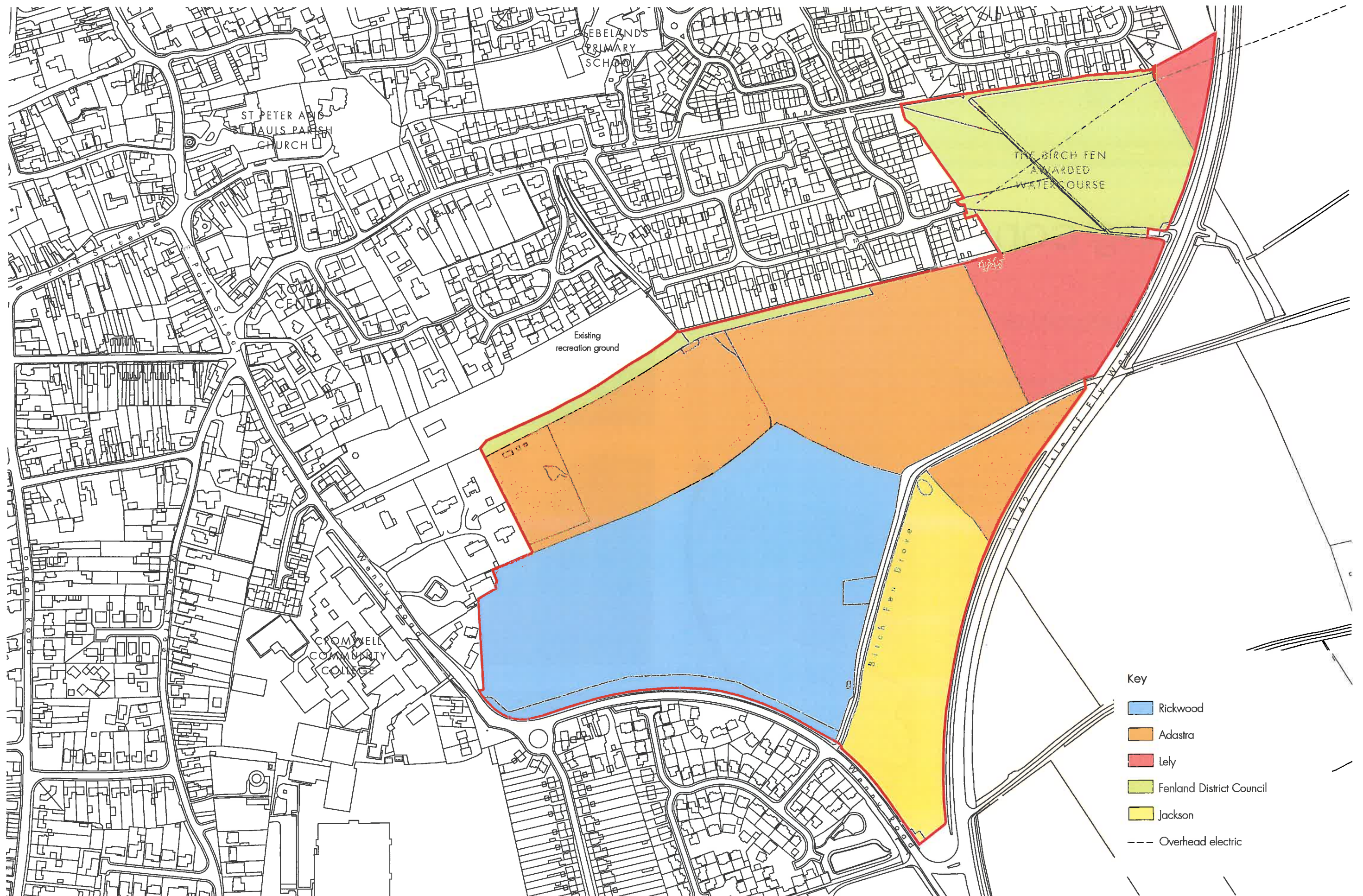
The site is located on the south-eastern edge of the town and could be described as the last remaining undeveloped quarter within the town's boundary. Along the northern edge, the site is enveloped by the recreation ground, tall trees and The Elms estate. Immediately to the west, an historic structure is set within a walled garden. To the south-east the A142 provides primary vehicular access to Ely (approximately 12 miles away), Newmarket (approximately 27 miles away) and beyond. There is a regular bus service operating in Chatteris connecting the town to Cambridge, March and Peterborough.

The land ownership within the development site is comprised of five land owners as shown on the plan on the opposite page.



Existing condition : Site boundary plan







# 3 | Existing condition

## 3.1 Landscape & visual context

The site is gifted with a natural landscape, interspersed by mature trees and thick planting. Accessed through a number of minor connections along the northern and western boundaries, the site appears well used by the local population for walking dogs, exercise and grazing animals.

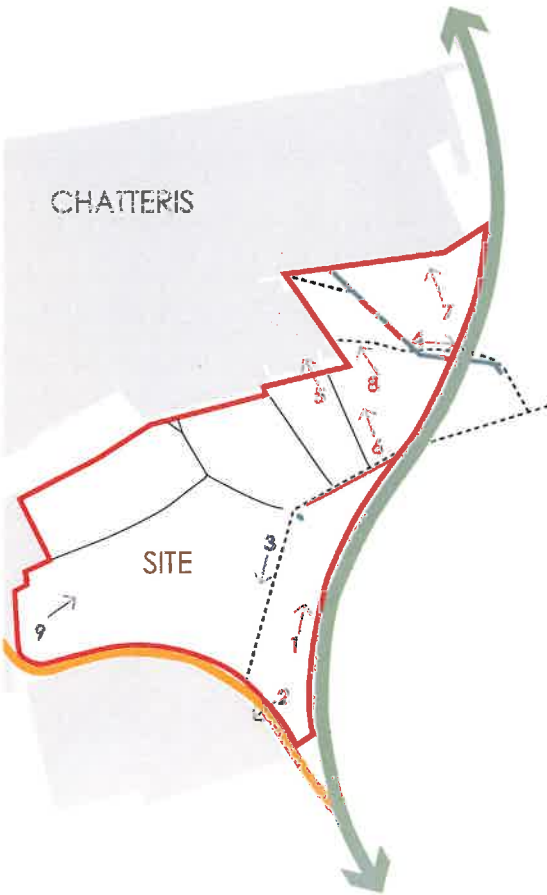
The northern edge enjoys a close relationship with the current southern boundary of the town. Separated only by fencing and tall mature trees, the site adjoins the existing recreation ground, behind which can be seen the Church of St Peter and St Pauls.

To the east, the site forms a triangular condition, informed partly by existing development, the boundary of the A142 and Birch Fen Awarded Watercourse. An existing rectilinear plot accommodates local play space.

To the west, the site boundary follows historic plot ownerships and is enclosed by a listed brick wall behind which are located a number of listed structures. Further south, Wenny Road informs a curvaceous edge lined with thick, tall mature trees. This edge provides a soft buffer and vehicular entrance to any future development.

The eastern boundary is enveloped by the busy and noisy 142 trunk road. Its alignment is curvaceous and does not enjoy immediate protection from trees or planting. However, a significant and parallel green space provides a natural buffer from the road enclosed along its western edge by the Birch Fen Drove public right of way. This route accommodates thick planting and mature trees on both side and could form part of a soft buffer along the eastern edge of the site.

Earthwork surveys have identified the presence of archaeological earthworks and remnants of medieval ridge and furrow cultivation across the wider site. Areas of well preserved ridge and furrow are located to the west of the site adjacent to Wenny Road and the listed structures. The most significant archaeological findings date to the Roman and post-medieval periods. See Chapters 3.4 and 3.5 for more information.

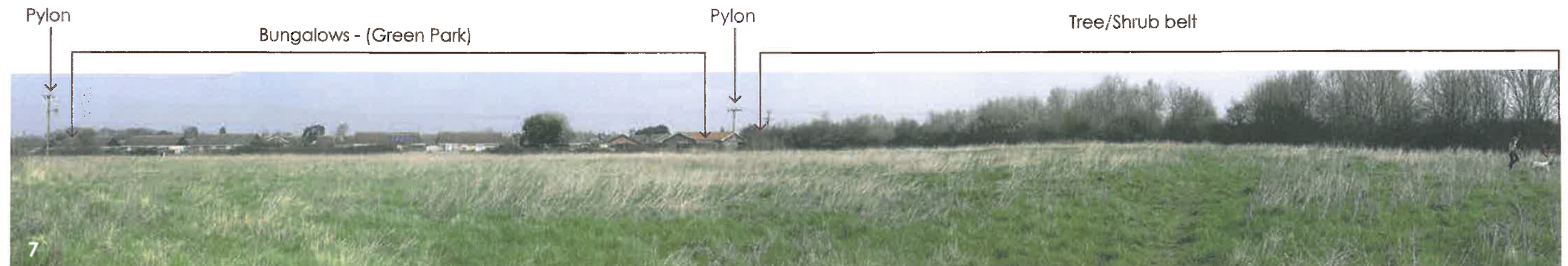


View locations key plan



Existing condition : Site photographs





### 3.2 Baseline landscape conditions

The site is generally flat at an elevation of approx. 5m AOD. The major land use of the site is grassland with some arable cultivation. A number of ditches and drains run across the site, including 'the Birch Fen Awarded watercourse' within the northern part of the site. Hedgerows and drains divide the wider 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 kick-about 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.





### 3.3 Arboriculture

Haydens Arboricultural Consultants undertook a Tree Survey report and prepared a constraints plan in January 2015. In summary:

The site location has been subjected to a total health and safety inspection, together with a consideration of the tree related constraints on development.

Within the area specified for inspection, a total of fifty-two individual trees, nineteen areas of trees, three groups of trees, three hedges and one woodland have been surveyed. These were found to be of mixed condition and age, providing a variety of amenity benefits.

Consideration is being given to undertaking development within the site, but no definite layout has as yet been determined.

Ideally, all development should take place outside the RPA of the trees considered most worthy or appropriate for retention thus allowing a traditional construction process. It is usually technically possible (though not necessarily desirable) to build within a very limited portion of the RPA of one or more trees using specialist engineering techniques, but inevitably this is more difficult and expensive than traditional construction methods and may not be acceptable to the local planning authority.

Irrespective of any development proposals, a number of trees require attention as detailed items in the Schedule of Trees. As recorded, one individual tree requires urgent intervention and another six specimens need attention within six months.

It is recommended that the siting and design of the layout considers the presence of trees, particularly the highest quality, and where feasible seeks to incorporate them within any proposed development.

Tree surgery should be completed as detailed in the Schedule of Trees. Where this has been identified for reasons other than to permit development, this work should be completed within the advised time-scales irrespective of any development proposals.

The tree surgery works proposed as part of the Survey are recommended to mitigate any identified health and safety problems and to promote longevity in retained trees in the context of a potential development site. To this end, should these recommendations be overruled, this Survey stands as the opinion of Hayden's Arboricultural Consultants Limited, and therefore any damage or injury caused by trees recommended by this practice for felling or tree surgery works, to which the proposed schedule of works has been altered or the tree has been requested to be retained by the Local Planning Authority, cannot be the responsibility of this practice.

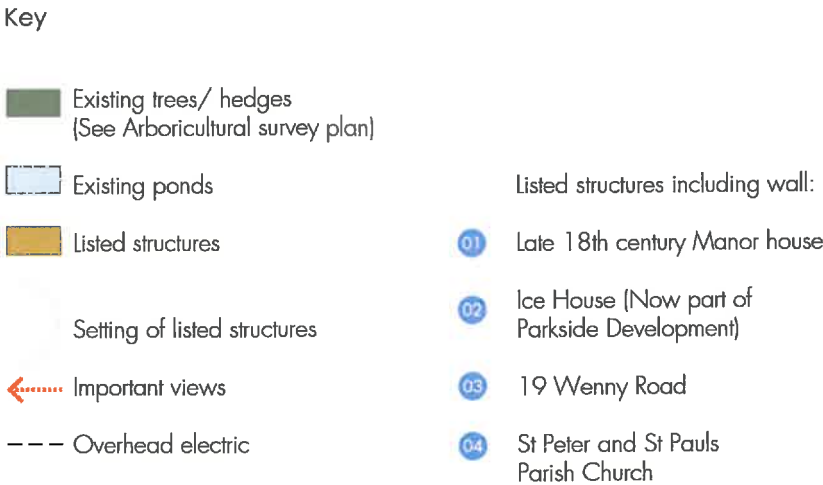
A further review of existing tree and hedge location by the design team has concluded the following assumptions:

Subject to stakeholder agreement, low quality trees and hedges across the site could be removed to enable development. This includes category B trees where necessary along Wenny Road to enable vehicular access. However, indiscriminate removal should be discouraged. The retention of trees and green corridors should be maintained as much as possible. See chapter 9 for an assessment of the proposed Wenny Road junction layout and existing tree impact.









3.4 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.



Existing condition : Important views





Early 19th century (Ordnance survey 1803)

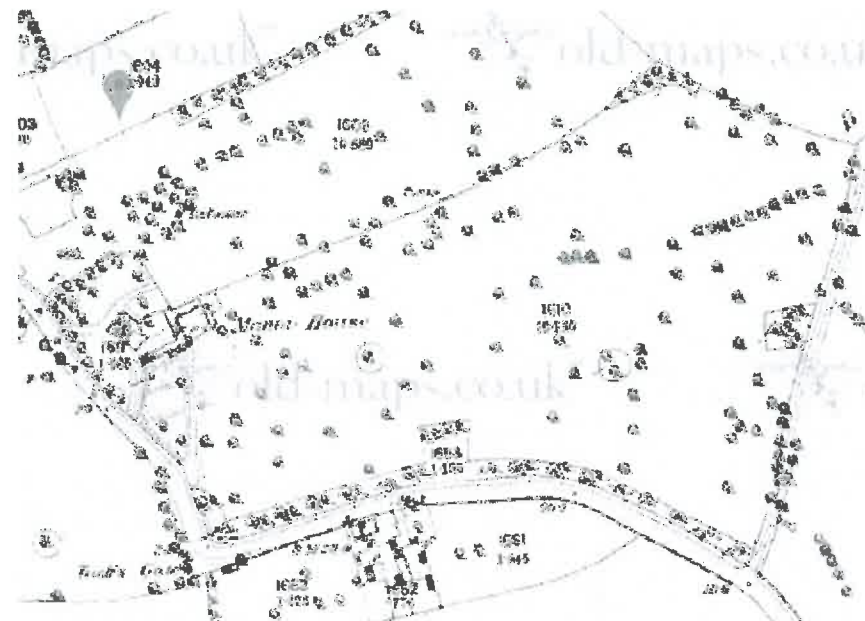
#### Late 18th century

Chatteris Manor House is constructed to the south of the town.

#### Early 19th century

The land at Wenny Road, Chatteris does not appear to form part of the domestic curtilage of the historic Manor House. The original arrangement of the manor house and its grounds are likely to be as shown in the historic map above.

Ireton's Way was a private road with toll gates. The Ordnance Survey map dating to 1803 shows one of these toll gates, known as 'Tuck's Gate', to the south of the proposed site.

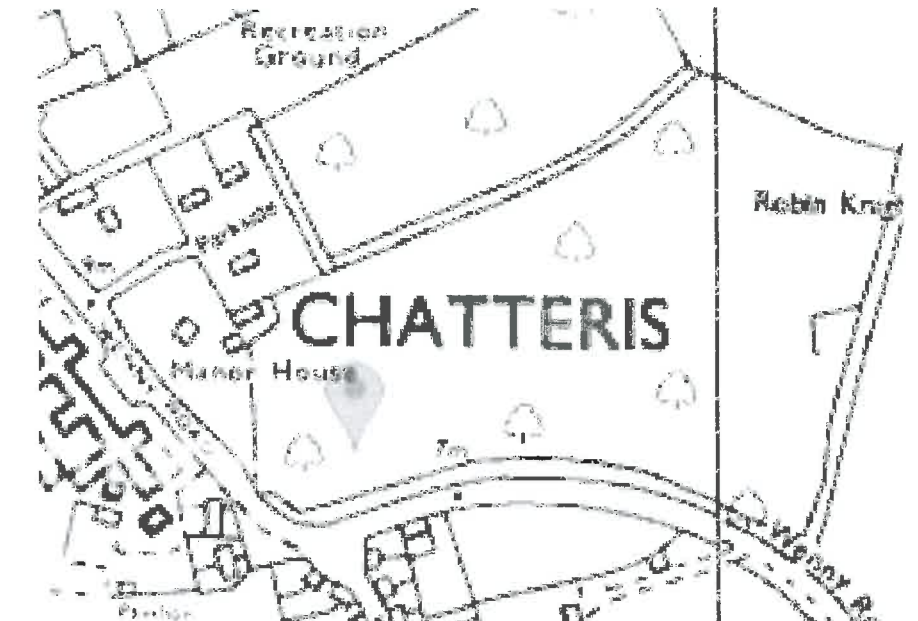


Late 19th century (Ordnance survey 1888)

#### Late 19th century

By 1888, it appears that there were formal laid out lawns/gardens to the south of the Manor and barns, with the land to the east forming a parkland extension to this. This land appears to be separated from the more formal grounds by a trackway and possibly a wall. Tuck's Gate is still referenced on this map to the south of the site.

By the late 19th century, the separation between the land to the east and the gardens of the Manor House had been formalised by the 19th century wall seen today.



Mid 20th century (Ordnance survey 1983 - 1992)

#### Mid 20th century

The arrangement of the land remained in a similar condition until the mid-20th century when the following developments changed the structure of the manor house setting (see listed structures plan):

19 Wenny Road was constructed to the north west; Parkside was constructed to the north and has effectively sub-divided the Manor House from its Icehouse; The Manor Gardens development within the former garden area to the south is constructed over the historic lawns;

The wider land to the east has remained largely unchanged.



Chatteris Manor House dating from the late 18th century

Not to scale



Late 19th century wall enclosing the south-western edge of the site



The Manor Gardens development to the south of the manor house

Existing condition : The Manor House



3.5 Archaeological evaluations 2015

An archaeological investigation was conducted at Wenny Road, Chatteris (TL 4003 8567) from the 11th May- 23rd June and 9th-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. NB. 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.

Mitigation strategy

Oxford Archaeology East were commissioned to undertake an earthwork survey and archaeological evaluation, the findings published in July 2015. This survey followed two previous archaeological assessments, which included a geophysical survey by Stratascan (February 2015) and an archaeological desk based assessment by CgMs Consulting (April 2006).

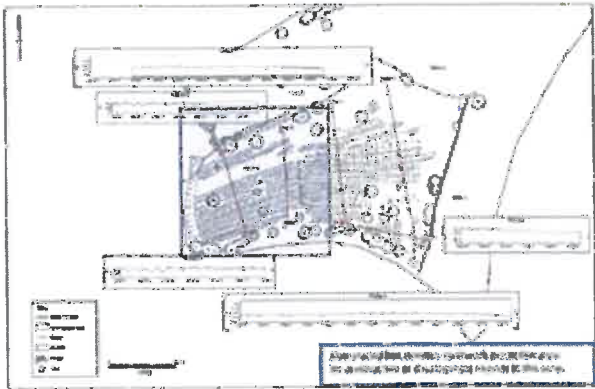
The Oxford Archaeology East earthwork survey and archaeological evaluation (July 2015) identified three areas of archaeological interest. A mitigation strategy will be implemented subject to review and consultation with Cambridgeshire County Council. They include:

- 1. The mitigation strategy will encompass an earthworks protection zone to prohibit development (see opposite)
- 2. A Post-Medieval structure and associated features by the small scarp bank in Field 2: The mitigation strategy will encompass a preservation record of the Post-Medieval structure.
- 3. The Home Guard Storage Building and spigot mortar base (undesigned heritage asset): These structures will be recorded as part of the Mitigation Stage and Level 3 Building Recording Survey undertaken (See 'Existing condition - Listed structures' plan for location).

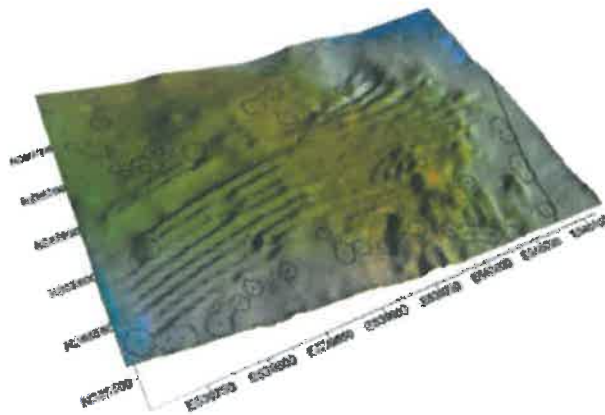
The evaluation trenching in the rest of the area found low levels of evidence of low archaeological significance and will not be subject to any further work.



Plan showing fields 1-6, survey trench locations and plot of abnormalities identified by geophysical survey (Oxford Archaeology East, December 2015)



Earthwork Protection zone (Cambridgeshire County Council, October 2015)



Digital terrain model showing surviving earthworks in Field 1 (Oxford Archaeology East, December 2015)





- Key**
- Existing trees/ hedges (See Arboricultural survey plan)
  - Existing ponds
  - Cambridgehire County Council's earthwork protection zone boundary
  - Indicative offset agreed with Cambridgehire County Council (exact offset to be confirmed at next design stage)
  - Overhead electric

### 3.6 Movement and connectivity

The site represents a sustainable development location with well established pedestrian and vehicle connections to the town centre and existing services including schools, doctors, shops and recreation ground. The movement and connectivity plan (opposite) shows the existing and potential future movement and access to key facilities within and outside of the site.

**Future Assessment and Summary of Baseline Highway Conditions**

The scope for the development related Transport Assessment and Travel Plan were submitted to Cambridgeshire County Council Transport Assessment Team in 2015. The scope will be updated in relation to the lapsed time associated with the preparation of the BCP, which will serve to inform final dwelling numbers.

The comprehensive scope included policy review, existing conditions review, trip generation, committed development, traffic distribution, network assessment areas (off-site junctions/ accident assessment), public transport, travel plan etc. The principle, form and location of access comprising two simple priority junctions have similarly been discussed with CCC Development Management Team.

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 implications 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 to the south of the site.

Preliminary review of the collated data indicates that the local road network operates in a satisfactory and safe manner. The key exception to this is the Wenny Road/ A142 junction, which experiences additional queuing in the future year period (with committed development), and will require further investigation as part of the Transport Assessment.

A separate submission has been prepared relating to the potential improvement of the Wenny Road/ A142 junction in relation to forecast highway conditions and committed development (i.e. Hallam Land development).

Although the existing site is owned by five neighbouring land owners, it is often used by locals for dog walking and leisure, accessed via the existing public rights of way footpaths and recreation ground. A number of existing informal movement corridors have been created across the site. Where possible, these routes will be retained or reconfigured to maintain existing movement patterns.





### 3.7 Surface Water Management

**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).

### 3.8 Ecology conditions

**Summary of ecology condition**

Ecology surveys were undertaken in 2014 and 2015 and included Phase 1 habitat, Badger, Barn Owl, Bats, Breeding Birds, Botany, Great Crested Newts, Invertebrates, Reptiles and Water Vole surveys. The most valuable areas to wildlife were field margins/boundaries, i.e. hedgerows, Birch Fen Drove, woodland belts, watercourses and wetlands.

The results found:

- 14 Category 1/1\* trees suitable for roosting bats.
- Great Crested Newt in Robin Knights Pond.
- 38 bird species breeding. The site was of local importance for breeding birds. Eight listed as UK BAP species and Principal Species of Importance.
- Small breeding population of Common Lizard.
- 260 species of vascular plants. Nine species were of some botanical interest. The site was of district importance for vascular plants.
- 811 different kinds of invertebrates. The site was of county importance for invertebrate community.

Note  
Category 1/1\* trees have a high/significant potential to support roosting bats including features such as hollow cavities, which bats could use as roosting sites.

### 3.9 Noise conditions

**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.







# 4 | Broad Concept Plan

## 4.1 Highways : Wenny Road access

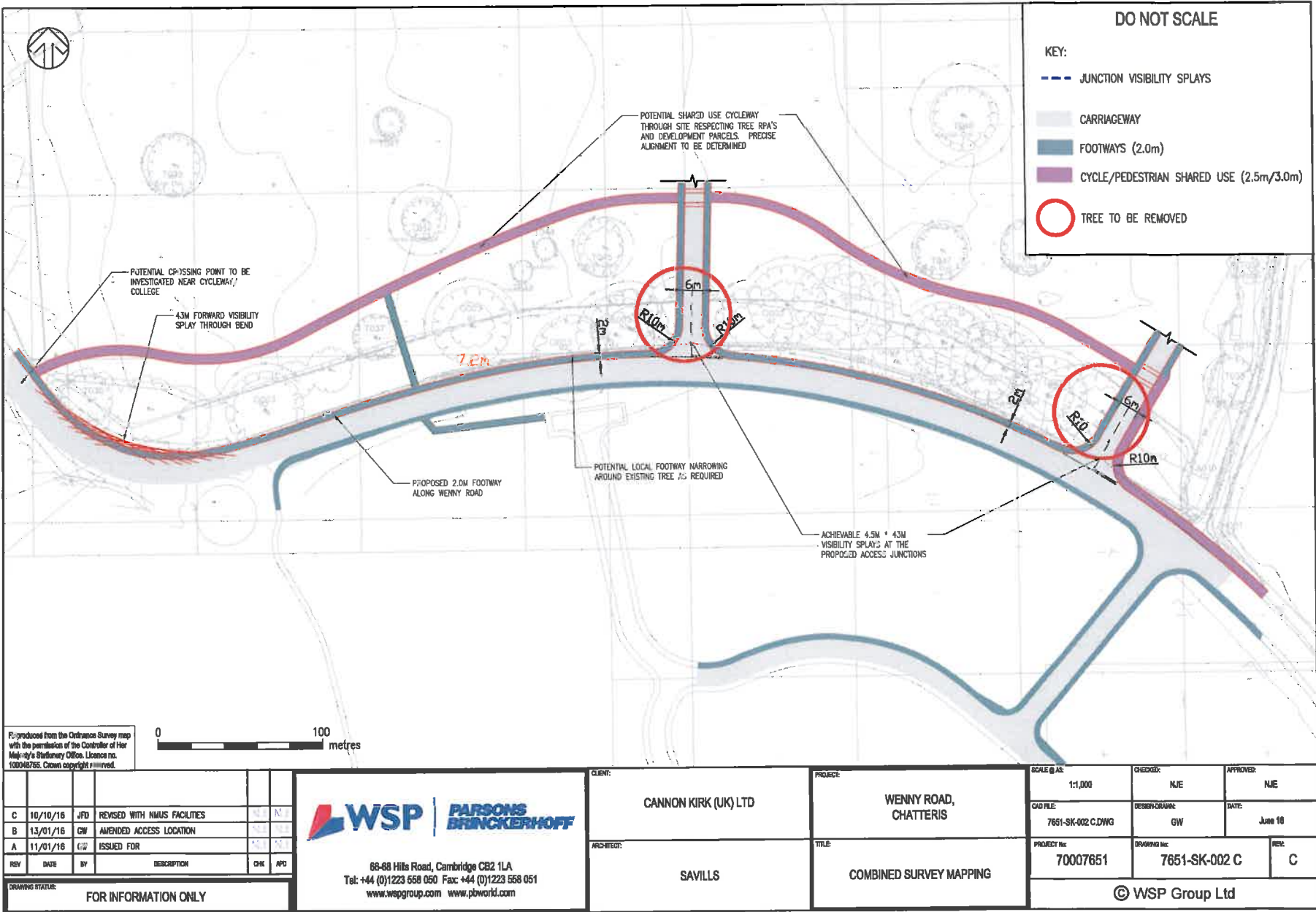
### Highways implications for Broad Concept Plan

It is intended that 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, without undue reliance upon The Elms in emergency situations. The construction of the roadways in terms of levels and measures to mitigate against the potential impact on the root protection areas of retained trees and ecology will be subject to detailed design.

The proposed access arrangements are shown on WSP | PB Drawing 7551-SK002 Rev C (opposite) and includes limited widening of the existing footway adjacent Wenny Road to 2.0m, and the indicative provision of a cycleway link within the site between the A142 junction (eastern access) and the Wenny Community College which could form part of the site circular leisure route.

The development access arrangements have been designed in accordance with current national advice and to reflect traffic conditions on Wenny Road i.e. speed and volume of traffic. Any requirements for speed reducing measures on Wenny Road will be subject to negotiation between WSP | PB and CCC and must be reasonably related to the scale and impact of the development once the final quantum of the development is determined through the BCP and Masterplan process.



Broad Concept Plan : WSP Combined Survey Mapping plan 7651-SK002 C showing Wenny Road proposals





## 4.2 Highways : A142 roundabout

### Highways implications for Broad Concept Plan

The design option for a roundabout adjoining Wenny Road and the A142 Isle of Ely Way has been explored as part of the Broad Concept Plan exercise. However, it should be noted that this has only been reviewed as an alternative option to the existing junction should the existing highway infrastructure not serve the development in both capacity and safety terms.

The final highway strategy is dependent upon further studies which will be undertaken at future design stages, which in turn will be informed by a number of other factors. These include:

- The quantum of development which may be achievable on the site (to be determined at the next design stage)
- The future forecast year capacity assessment
- The implementation of the Hallam Land development





Not to scale

Broad Concept Plan : Roundabout proposal (Subject to further highway infrastructure testing . To be established at next design stage)

### 4.3 Surface Water Management

**Implications for Broad Concept Plan**

The surface water management scheme for the proposed development will be based on Sustainable Drainage (SuDs) principles and will direct runoff from 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 Awarded Watercourse/Drain.

**SuDs / Open space**

The proposed SuDs/Open Space will be structured along and adjacent to existing tree, hedge and wildlife corridors. This will provide ecological enhancement, a development structured upon the existing landscape and visual separation between proposed residential areas.

The SuDs/Open space corridors will facilitate north-south movement across the site. Landscaping and habitat creation will include species rich grasslands, hedgerows, new water courses and ponds. Sensitive design will ensure existing trees and hedgerows and associated root protection zones are protected. The SuDs/Open space corridors will provide regular green points of amenity and interest fronted by residential development.

The SuDs/Open space will be accessible and utilised for use and play when dry. Sufficient space will be maintained for SuDs features to promote well contoured edges and a natural appearance (See photograph opposite left). Engineered features, with steep, inaccessible edges and associated boundary fencing (see photograph opposite top right) will be avoided.



Oxley Park, Milton Keynes



Potton Road, Biggleswade





## 4.4 Arboricultural enhancements

### 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 important feature, and the streetscape, will be minimal.

The position of the proposed access roads have been designed to minimise the number of higher quality trees to be removed, as well as reducing the visual impact on the feature, in conjunction with the Highway and Archaeological constraints associated with this site. The highway engineers have proposed two feasible options to address level changes and the proposed footpaths, with negligible impact upon trees to be retained.

The accompanying BCP plans shows the existing foot/cycle paths through and 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.







## 4.5 New designated open space

### Landscape implications for Broad Concept Masterplan

The Broad Concept Plan proposes significant publically accessible open space to accommodate the required development offset. To the west, open space will protect the archaeological earthworks and will have the additional benefit of providing a visual offset to the listed buildings and features associated with the Manor House. This proposed 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.

The 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 connection adjacent to the Parkside housing development that connects with the existing recreation ground, provides connections to Chatteris and the wider public footpath system. It also contributes to a network of informal routes within the site.

The 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.

A 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 Broad Concept Plan takes 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 along 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.





## 4.6 Character areas

The development of the Wenny Road site will create a number of new character areas that are informed by the site's location, neighbouring built context and landscape features including retention of existing tree/hedge belts and proposed SuDs system. Whilst the names below are illustrative, the proposed character areas can be described as follows:

### The Spinney

The Spinney forms part of the 'front door' to the development and takes it's name from a cluster of trees nearby, The development parcel fronts open space on three sides and to the north sets up an east-west vista to the listed Manor House.

### Parkside

Parkside forms a significant part of the development and frames a 'village green' and principle open space / archaeological protection area north of Wenny Road. Birch Fen Drove (to the east) and an enhanced tree/hedge corridor and SuDs system (to the north) enclose the development parcel, reinforcing the parcel's wider landscape setting.

### Manor Gardens

Manor Gardens takes it's illustrative name from the neighbouring listed Manor House and fronts on to four landscape conditions. These include the recreation ground to the north, proposed SuDs system to the east, principle open space/archaeological protection area north of Wenny Road to the south and an open space link to the west. The westerly connection facilitates a green buffer and set back from the listed structures whilst accommodating pedestrian/bicycle movement to the recreation ground and Chatteris Town Centre.

### Elms Park

Elms Park forms a natural extension to the southern edge of Chatteris and adjacent Elms Estate and extends southwards to the Birch Fen Drove public right of way. The development parcel backs on to the Elms Estate boundary but fronts on to enhanced tree/hedge corridors and SuDs system to the east and west.

### Birch Fen north

Birch Fen north is part of three development parcels centred around the Birch Fen Awarded Watercourse. The triangular shaped development parcel is bounded by the A142 to the east, Green Park development to the north and Birch Fen Awarded Watercourse to the west. Development will be set back along the northern edge by a green buffer. The parcel will front on to the Birch Fen Awarded Watercourse.

### Birch Fen south

Birch Fen south is framed by the proposed SuDs system to the east, south and west and overlaps with the neighbouring development parcels of Elms Park to the west and Birch Fen north.

### Elms End

Elms End extends the existing urban fabric of The Elms eastwards to the Birch Fen Drove Awarded Watercourse. To the south, the existing informal open space/play area and public right of way is retained.





## 4.7 Movement and connectivity

### Implications for the Broad Concept Plan

The design of the development is structured by enhanced tree/hedge corridors and proposed SuDs system. These natural corridors will facilitate pedestrian north-south movement to Chatteris Town Centre. Set within this wider structure, proposed development parcels will accommodate vehicular, bicycle and pedestrian movement across the site. The existing Birch Fen Drove public right of way and other existing public rights of way will be retained. A pedestrian route around the development is proposed. The detailed design layout of pedestrian and bicycle routes across the open space/archaeological protection area north of Wenny Road is subject to the next design stage.

By design, the development will be highly permeable for pedestrians and cyclists, with a network of streets consistent with the urban design principles of Department for Transport's 'Manual for Streets' 1 & 2. The streets will be designed to maintain vehicles at low speeds and to prioritise other road users such as pedestrians and cyclists. There is an extensive network of existing walking and cycling facilities in the vicinity of the site to and from the Town and local facilities, into which the development would aim to integrate, thereby ensuring the site will be highly accessible to a number of key services and local facilities by non-car modes.

The development will maximise connectivity to surrounding 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 for both future residents and adjacent residential areas. Particular attention will be given to linkages to local schools, adjacent residential areas, including access to the Cromwell Community College, Wenny Road Recreation Ground to the north-west and The Elms to the north east. There will be no direct vehicular access to the existing residential areas to the north of the site.

The site is well located in relation to accesses 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, including a review of public transport linkages to the Manea Railway Station and new bus stop infrastructure.

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





# 4.8 Heritage assessment

## Ecological 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 remain subservient to the Manor House heritage assets 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.

The 'Broad Concept Plan' acknowledges the existing views to the Manor House (and listed structures) by proposing an unfolding awareness of the structures from the east. The views that exist towards the rear of the Manor are not formal vistas, nor does the Manor orientate towards them in a formal way. An unfolding awareness of the Manor is therefore proposed that is consistent with the relationship it currently has with the existing open land rather than a structural vista in the layout, which would give its rear elevation undue prominence.

What is important to the preservation of the buildings' settings is that the character of the land immediately to their east is appreciable as open space to an extent which maintains their significance. The view east is therefore terminated by proposed built fabric, rather than formalised by an extended vista and street terminating, artificially, by the A142.

## 4.9 Archaeological evaluations

### Archaeological implications for Broad Concept Masterplan

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 (undesignated 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.

## 4.10 Ecology conditions

### Ecological implications for Broad Concept Masterplan

Mitigation measures required to address Bats, Breeding Birds, Great Crested Newt, Invertebrates, Plants and Reptiles are necessary to ensure legal compliance pertaining to wildlife legislation and animal welfare.

Generic precautionary measures will need to be implemented pre, during and post construction and included in a Code of Construction Plan.

Biodiversity enhancement measures to deliver a net gain in biodiversity and meet planning policy include:

- Retaining and enhancing existing areas beneficial to biodiversity while adding a protective buffer zone.
- Landscaping/habitat creation will include species rich grasslands, hedgerows, new water courses and ponds.
- Bird nest boxes and bat boxes incorporated into buildings and onto trees.
- All habitats to be managed through the production of a long term ecological management plan.

## 4.11 Noise conditions

### 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 location for formal sports are shown in the concept plant adjacent to the A142, which would be suitable land uses given that they would not be noise sensitive.









## 5 | Design principles

### 5.1 Design principles of the BCP

The design of the broad concept plan reinforces a number of design principles. These will inform and influence the design of the development at the next design stage. They include:

- Development will be high quality with significant amounts of open space
- The listed structures and heritage assets will be safeguarded
- Important views will be utilised and safeguarded
- Proposed dwellings will front open space and vegetation features
- The development will connect into and extend existing pedestrian / bicycle routes
- A round-site footway will be provided
- Comprehensive foot/cycle links within the site connecting to wider destinations will be provided
- Trees, hedgerows and wildlife corridors will form a key structure of the development
- Any loss of trees will be minimised and only where essential  
Eg. New vehicular access
- The utilisation of the existing field system will form the basis of development plot structure
- The SuDS system will relate to the existing topography, site features and wildlife corridors
- The scale, heights of buildings and materials will respect the local context



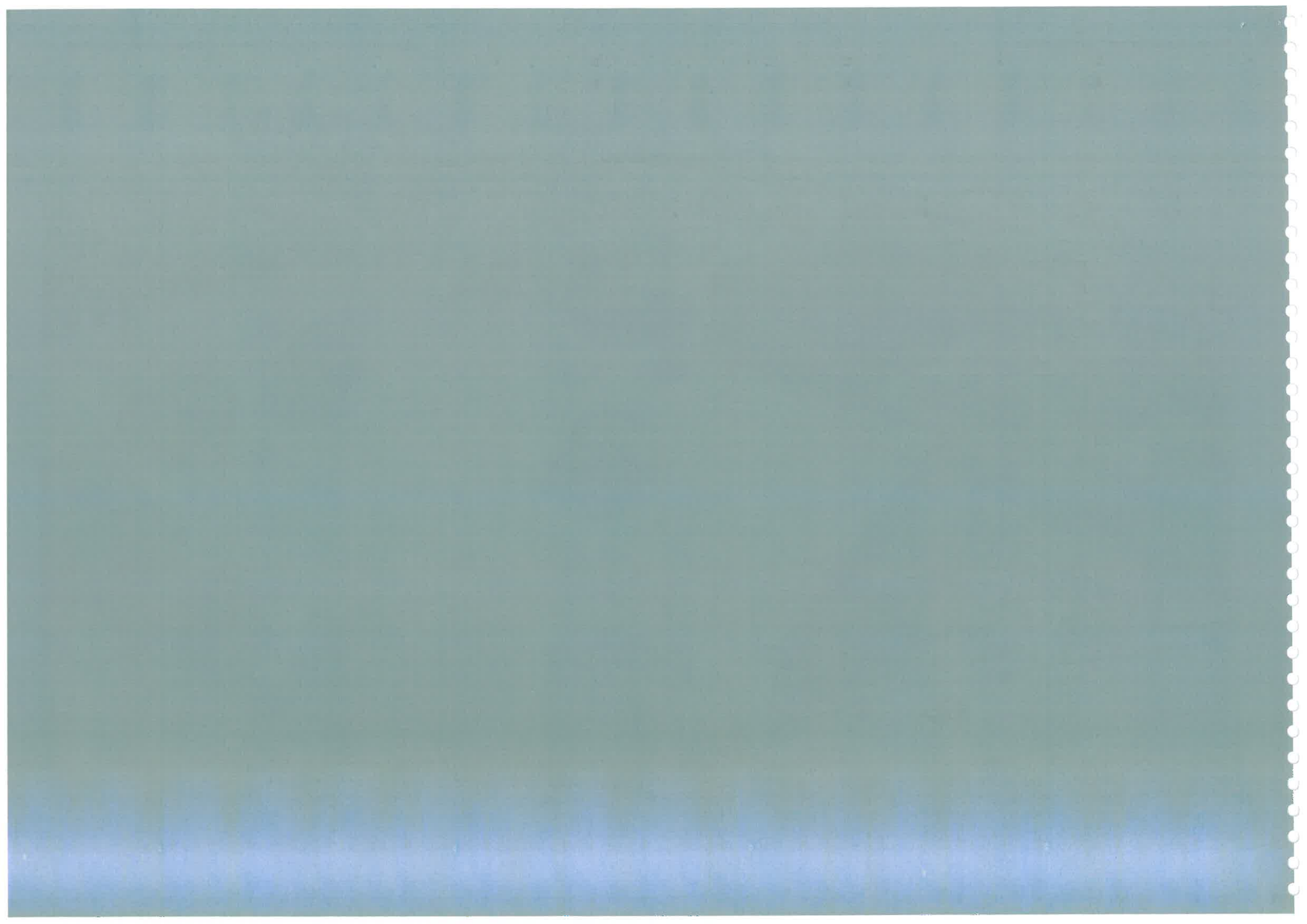
Illustrative view (looking north-east) from Wenny Road

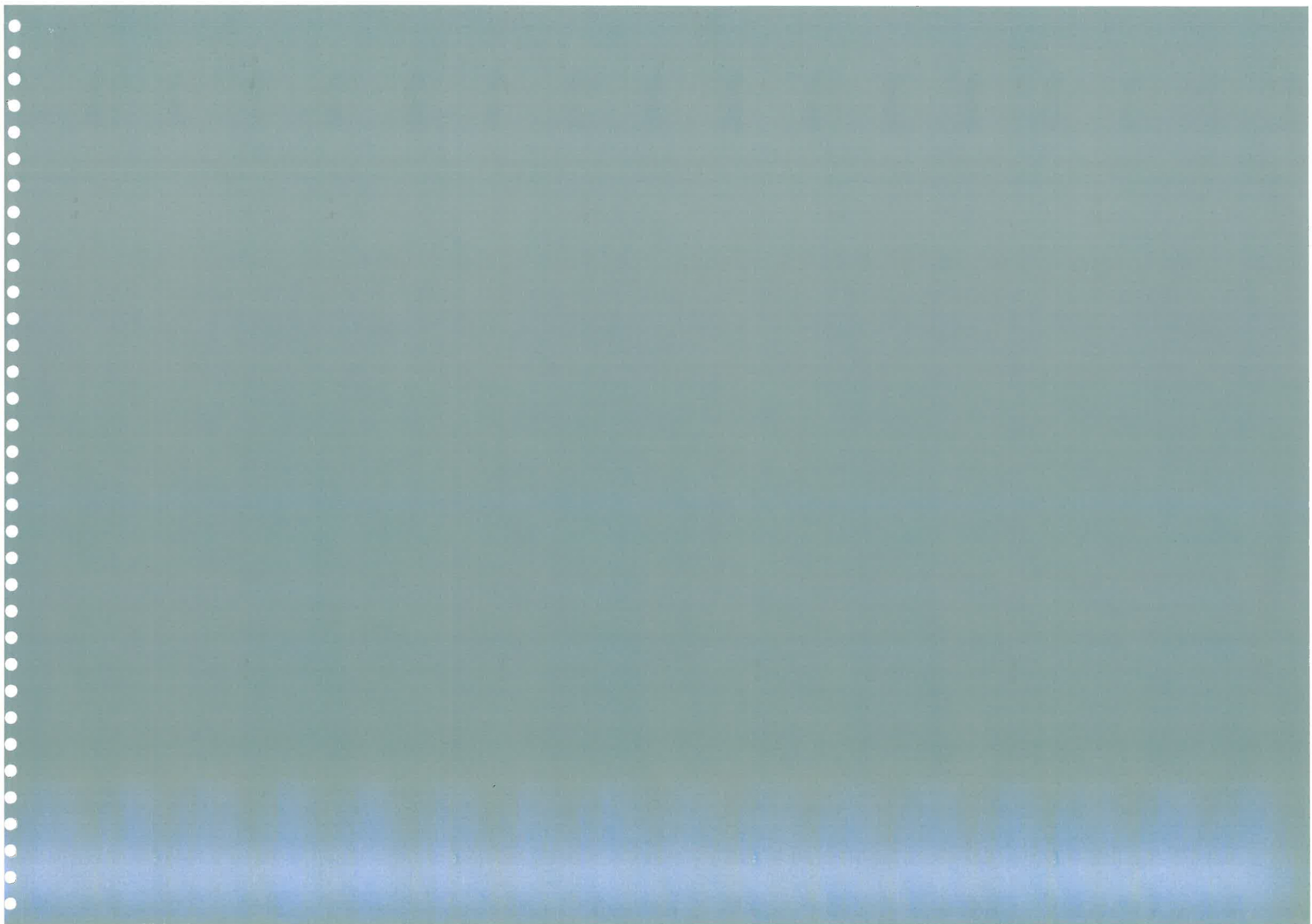




Illustrative aerial view (looking north-east) from Wenny Road showing how the development could look



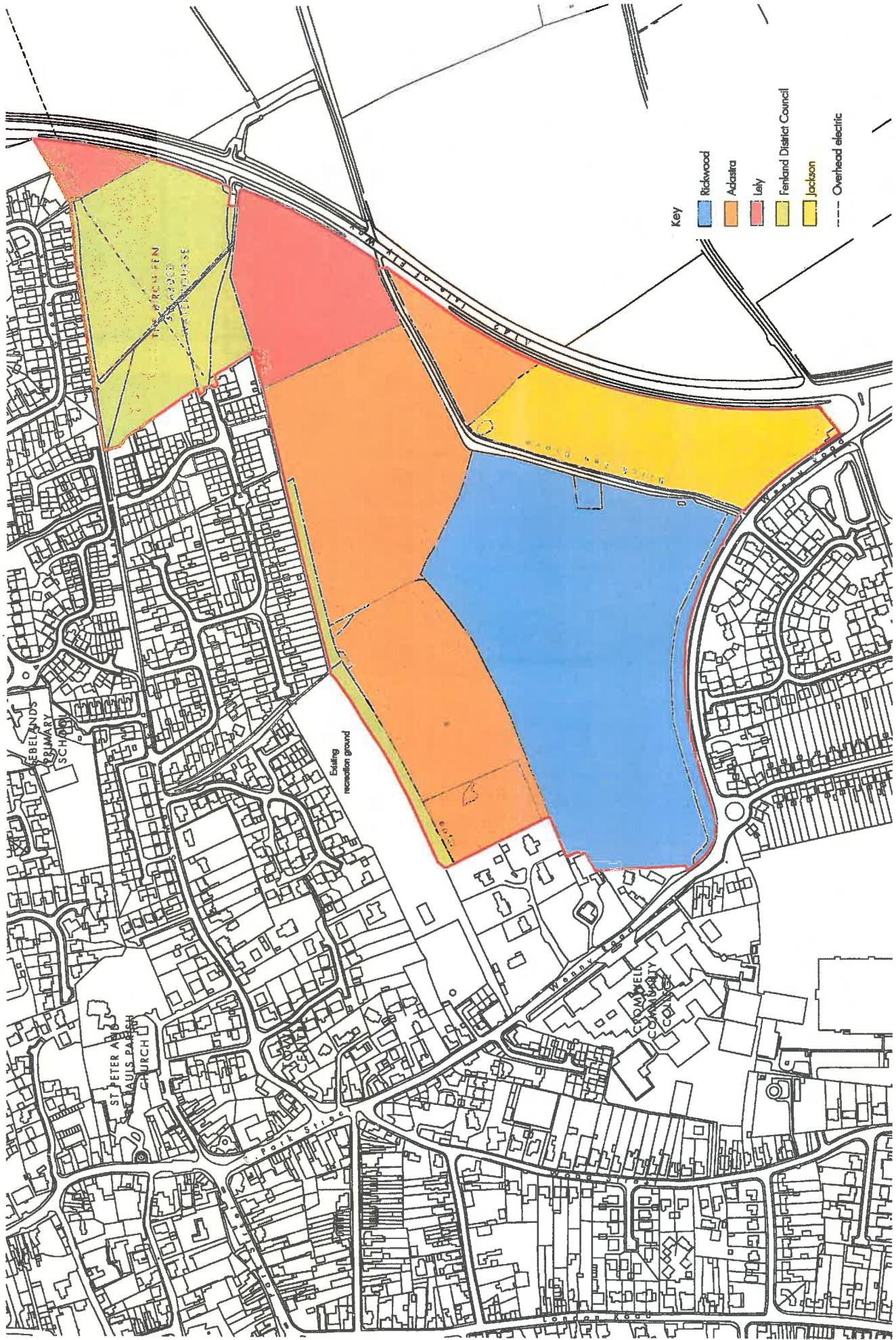






Savills (UK) Ltd  
Unex House  
132-134 Hills Road  
Cambridge  
CB2 8PA  
Telephone: (01223) 347000  
Facsimile: (01223) 347111





- Key
- Rickwood
  - Adastral
  - Lely
  - Fenland District Council
  - Jackson
  - Overhead electric

Existing condition : land ownership plan

1.3500@A3

1



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# Statement of Community Involvement

## Broad Concept Plan

Land East of Wenny Road, Chatteris

October 2016

**Statement of Community Involvement**

**Broad Concept Plan**

**Land East of Wenny Road, Chatteris**

<b>Project Ref:</b>	25737/A5/P2/VY/SO	25737/A5/P2/VY/SO	
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File Ref: 25737.P2.SOCI.VY  
Date: October 2016

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- 4.0 Responding to the Feedback
- 5.0 Summary and Conclusions

## **APPENDICES**

- Appendix 1: Newspaper Advert
- Appendix 2: Exhibition Invitation
- Appendix 3: Exhibition Boards
- Appendix 4: Feedback Form

## 1.0 INTRODUCTION

- 1.1 Cannon Kirk (UK) Limited is proposing to construct up to 350 new dwellings on land at Wenny Road, Chatteris. This Statement of Community Involvement (SoCI) explains the public consultation strategy undertaken by Cannon Kirk prior to the submission of the Broad Concept Plan to Fenland District Council ('FDC'). Cannon Kirk is aware of the need for exemplifying good planning practice by engaging with the local community throughout the planning process.
- 1.2 The Broad Concept Plan seeks approval for the construction of up to 350 new dwellings on land to the east of Wenny Road.
- 1.3 This Site is an allocation in FDC's Local Plan, 2014 (Policy LP10, which refers to growth in Chatteris). Policy LP7 in FDC's Local Plan, 2014 refers to Urban Extensions and it states:

**"Development of an urban extension....must be planned and implemented in a coordinated way, through an agreed overarching broad concept plan."**

- 1.4 Policy LP7 also states that, while preparing the Broad Concept Plan, developers should consult with FDC and other stakeholders, which includes public consultation.
- 1.5 If the Broad Concept Plan is approved by FDC, Cannon Kirk will be seeking to submit a detailed planning application early in 2017, subject to further public consultation.
- 1.6 Cannon Kirk and their representatives undertook pre-submission discussions with planning officers at FDC in June 2016 and was asked by FDC to do two days of public exhibition before submission. Cannon Kirk undertook public consultation in July 2016 to seek feedback on the proposed new development by distributing leaflets to local residents, holding an exhibition and advertising in the local paper.
- 1.7 The public consultation method is explained in Section 2, the feedback results are analysed in Section 3 and the responses to the feedback are included in Section 4.



## 2.0 PUBLIC CONSULTATION PROCESS

- 2.1 Cannon Kirk held a public exhibition and consultation event at Emmanuel Church Hall, East Park Street, Chatteris for two days, 20<sup>th</sup>-21<sup>st</sup> July 2016. Members of the public were invited to attend the exhibition from 10am to 8pm.
- 2.2 The public exhibition was publicised in the following ways:
- An advertisement in the Cambs Times, which appeared on 8<sup>th</sup> and 15<sup>th</sup> July 2016 (see Appendix 1)
  - A leaflet distribution to residents close to the site as shown in the map below (see Appendix 2 for a copy of the leaflet)



*Plan showing the leaflet drop target area*

- 2.3 Around 1,600 leaflets were distributed to residences and businesses within 1km of the application site, shown by the boundary above.
- 2.4 Approximately 250 people attended the event over both days (100 on Wednesday 20<sup>th</sup> of which 94 'signed in' and 150 on Thursday 21<sup>st</sup> of which 143 'signed in'). The exhibition

was an opportunity for local people to meet Cannon Kirk's representatives and view an exhibition about the proposed development.

2.5 Representatives from Barton Willmore LLP (Planning), WSP Group (Highways), Cannon Consulting Engineers (Drainage and Flood Risk), Savills UK (Urban Design), Bidwells LLP (Heritage) and The Landscape Partnership (Landscaping) were available to answer questions from attendees throughout both days. Information on the Development was displayed on exhibition boards around the venue (see Appendix 3). Attendees were also sent a copy, by email, of the exhibition boards if they wanted.

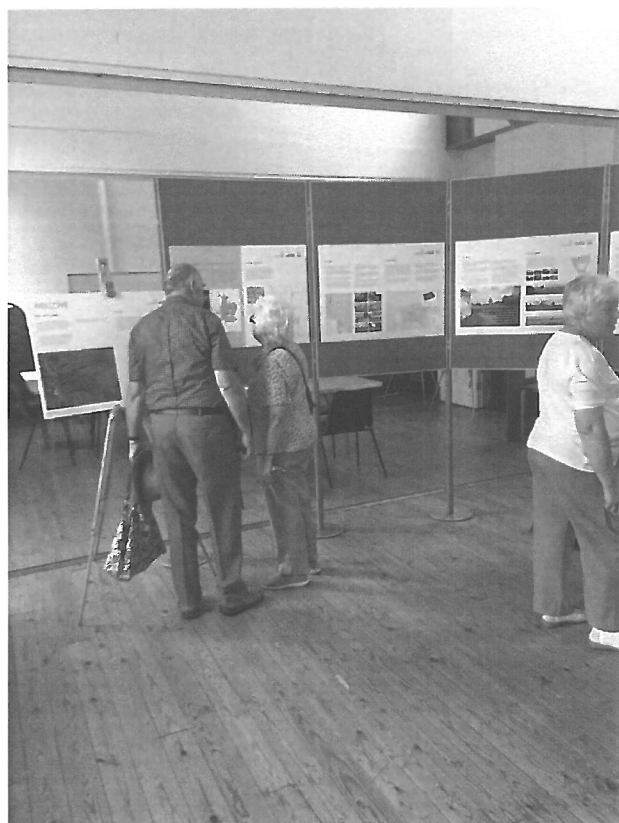
2.6 Boards at the exhibition displayed information on:

1. Background to the exhibition and the Site
2. Planning Policy context – East Chatteris (strategic allocation)
3. Chatteris evolution
4. Heritage
5. Archaeology
6. Ecology
7. Natural setting
8. Landscape
9. Arboriculture
10. Movement and connectivity
11. Highways
12. Emerging design principles
13. Broad concept plan
14. Next steps

2.7 On the following three pages are photographs showing members of the public attending the exhibition on both days, examining the boards and representatives of Cannon Kirk answering members of the public's queries.











*Photos of the exhibition throughout the two days*

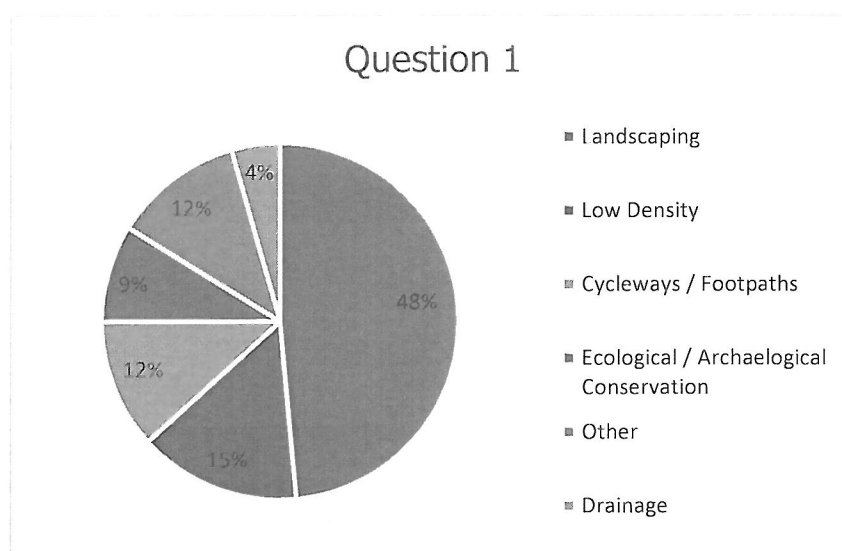
- 2.8 The team were able to elaborate on the plans and drawings on display. Feedback forms were distributed during the day of the exhibition and members of the public were encouraged to complete them. The handout also provided both an email and postal address if attendees wished to email or send their feedback at a later date. A blank feedback form is included at Appendix 4.

### 3.0 FEEDBACK RESULTS

3.1 The following section summarises the responses received from the feedback forms and via email. In total, 43 people completed the feedback form, representing a response rate of 18.1% from the event. A compilation of the comments can be seen in the following section.

#### 3.2 1. What do you like about the proposal?

In total, 35 people answered this question. The responses are shown below



3.3 Landscaping was the most popular answer as to why they liked the proposal (33 comments). These ranged from maintaining public space (21 comments) and retention of existing trees (10 comments) to Birch Fen remaining accessible (1 comment).

3.4 The second most popular answer was the low density of the housing. 10 people commented that the proposed 350 houses was sufficient and it would help to provide the much needed amount of housing in the town.

3.5 The third most popular reason was the creation of cycle ways and footpaths connecting the Site to the existing town (4 people). 4 people also commented that they liked the proposal of a footpath surrounding the whole development.

3.6 Another reason was ecological and archaeological conservation (6 people). 4 people were pleased about the amount of land being left for wildlife and one person was pleased that the archaeological space would be retained as a park.

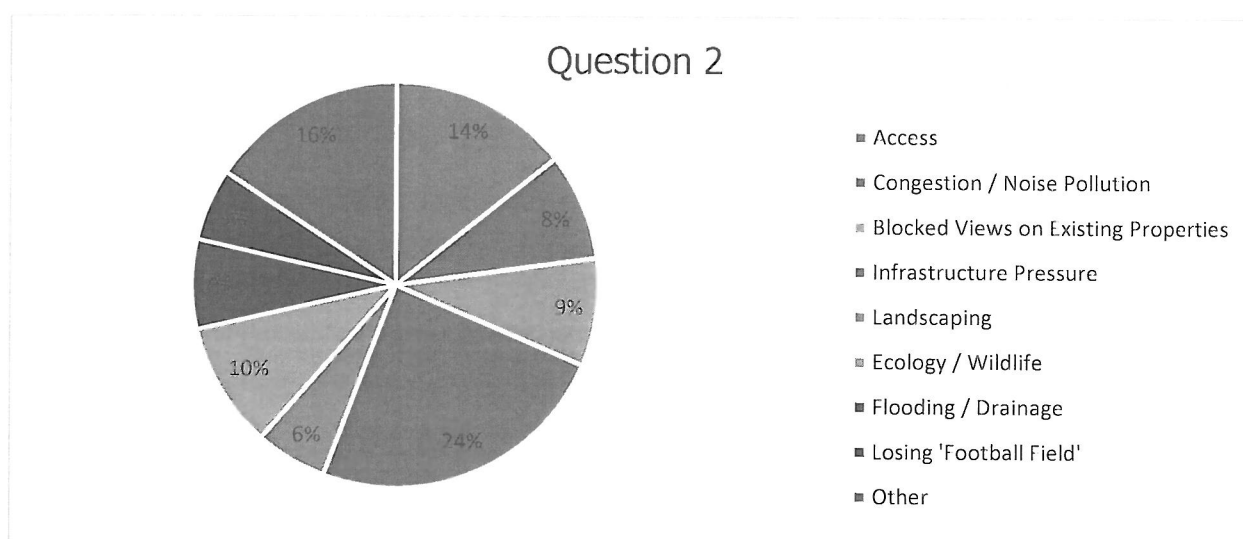
3.7 11 people had other reasons for liking the proposal. These are shown below:



- Vehicular access being off Wenny Road and not from existing developments such as The Elms (3 people)
- Satisfaction that drainage issues had been addressed (3 people)
- 2 people liked the fact that Cannon Kirk was the housebuilder as they had been impressed about the quality of their housing in previous developments
- 2 people believed the development was sympathetic to the existing houses in the area and the needs of the town
- 1 person commented that it was policy compliant in FDC's Local Plan

### 3.8 2. What do you dislike about the proposal?

In total, 33 people answered this questions. The results are shown below:



3.9 Pressure on infrastructure drew the largest response to the question. Respondents commented that new forms of infrastructure needed to be in place before development took place. Popular reasons included:

- Making provision for a new GP surgery (8 people)
- Making more provision for schools (5 people)
- Making more provision for leisure facilities (3 people)
- Improving public transport (2 people)
- Provision for more shops and car parking spaces (2 people)

3.10 The second most popular response to the question was regarding the access to the Site from Wenny Road. 10 people were concerned that it was dangerous to have access from Wenny Road as cars drive fast down that road after coming off the A142 bypass. They

also commented it was too dangerous to have the entrance to the Site almost opposite to the entrance to Cricketers Way. They suggested traffic calming measures coming off the A142 to improve safety. 5 people were also concerned about the amount of congestion 350 new homes would provide and finally, 2 people were concerned about noise pollution.

3.11 The next most popular reason for disliking the proposal was for ecological reasons. 7 people were concerned about how the development would affect the wildlife currently on the Site. 5 people were also concerned about the potential for flooding on the Site and whether the drainage would be sufficient.

3.12 6 people were concerned about whether the new development would block sunlight and the view from the existing properties and 4 people were concerned about the potential loss of the current 'football field' to the north of the Site around The Elms as children use it that open space.

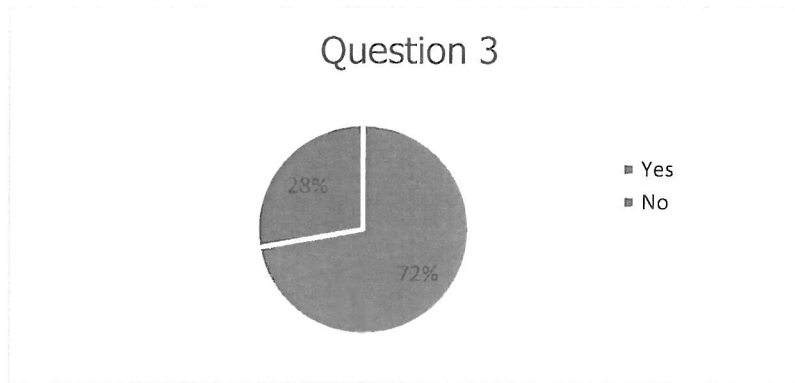
3.13 12 respondents had other reasons for disliking the proposal. The reasons are shown below:

- Lack of parking on the Site for dog walkers (3 people)
- Concerns about sewerage and how it would connect with the existing system (1 person)
- The footpaths used to cross Wenny Road being positioned around a blind corner (2 people)
- Two people believed the machinery used in the development would damage the existing trees
- Pedestrian access around the whole of the Site and therefore, nearby residential properties (1 person)
- One person was concerned that house prices would fall because of the development
- The height of the buildings facing The Elms as the dwellings in The Elms are bungalows (1 person)
- Finally, one person was concerned that house prices would fall because of the development

3.14 **3. Do you feel fully informed about the proposal?**

In total, 36 people answered this question. The results are shown on the following page.





3.15 26 people felt they were fully informed, while 10 people stated that they required more information. The reasons the 10 people gave were the following:

- The should have been more information on the types of dwellings (5 people)
- More information on infrastructure provision (2 people)
- The timescale of the development should have been given (1 person)
- More information about the proposal being given to the public before the exhibition (1 person)
- More information about what is proposed for the field in the north of the Site by Green Park (1 person)
- More information needed about the access to the Site from Wenny Road (1 person)
- More publicity needed for the exhibition (1 person)

#### 3.16 **4. Please provide any further comments / thoughts about the proposal**

In total, 24 people answered the question. The results have been put into categories and are shown below.

#### 3.17 **Infrastructure**

- Public transport improvement (1 person)
- Contributions to schools (2 people)
- Contributions to GP Surgery including the construction of a new surgery (5 people)
- Construction of leisure infrastructure / community centre: eg. Swimming pool (2 people)

#### 3.18 **Access and Transportation**

- No access from Green Park or The Elms during and after construction (2 people)

- Road improvements on Wenny Road (1 person)
- Creation of another access point to the north of the Site (1 person)
- Safe pedestrian crossing across Wenny Road (2 person\_
- Potential for congestion on A142 (1 person)

### 3.19 **Housing**

- Make sure Cannon Kirk produces houses at a high standard (1 person)
- Potential for some bungalows in the development (4 people)
- Parking for at least 2 cars per dwelling (3 people)
- Wide roads in the development (1 person)
- The concern that after this development is built, more applications would be submitted to the Council to increase the density (1 person)
- Lower density development with more green space (1 person)

### 3.20 **Landscaping and Archaeology**

- Hedgerows instead of trees by Green Park (2 people)
- Preservations of trees (2 people)
- Retention of farmyard spinney in the centre of archaeological park (1 person)
- More trees to be planted, enhancing the tree belt near The Elms (1 person)



## 4.0 RESPONDING TO THE FEEDBACK

- 4.1 There are various areas where Cannon Kirk have or are taking into consideration comments received during the consultation period.

Category	Comment/Question	Response
Access / Highways	Access to Site from A142	The A142 is a strategic road and so there can be no direct access to the site from the A142 unless a new roundabout is required.
	Access from Wenny Road is dangerous	A transport assessment will be submitted alongside the application  The assessment will contain surveys carried out on junctions around the Site incorporating the traffic flows to be generated from the new development of 900 dwellings to the south of the Site during peak times  The assessment will conclude what is the best vehicular access for the Site
	Congestion	The assessment will take into account how many trips will be generated by the new development and seek to set out how to best manage the additional movements during peak times. A green travel plan will form part of the application to encourage use of public transport.
	Access to Site from The Elms	Cannon Kirk is considering access for emergency vehicles only from the Elms Estate to the north of the Site. This access will remain as a cycling and pedestrian access.
	Improvements to Wenny Road	Cannon Kirk will make appropriate financial contributions to Cambridgeshire County Council to improve highways.
Archaeology	Preservation of spinney	Following the archaeological report, Cannon Kirk is not putting the proposed dwellings on the location of the spinney.
Drainage / Flooding	Concerns about sewerage	Cannon Kirk will provide a report which will be submitted alongside the application, which will explain how the sewerage system will work. Anglian Water have confirmed there is capacity on the treatment works to receive the flows from this Site.

Ecology	The development will affect wildlife	Cannon Kirk will produce an ecology assessment of the site setting out clear mitigation and protection requirements for the wildlife during the construction period. Existing key habitats such as trees, hedges, ponds and water courses will be preserved on site.
Existing properties and use of land	View from existing properties will be affected	Whilst no one is entitled to a view Cannon Kirk will make every effort to maintain key views within the site and set back development from existing properties. There will be considerable open space delivered as part of the scheme which will create a wide range of new attractive views from existing and future properties.
	Development will block sunlight to existing properties	Cannon Kirk will set new properties back from existing properties in order to minimise any overshadowing.
	House prices will fall	Whilst this is not a material planning consideration, evidence suggests that new development actually stimulates and increases the value of adjoining houses as house buyers are attracted to the town.
	Children use the 'football field' to the north of the Site	The concept plan has retained the informal children's play area to the north of the site.
	Noise pollution	Cannon Kirk will submit a noise assessment alongside the application. The primary source of noise will be from the A142 and development will be set back from this primary road.
Housing	350 dwellings is not sufficient	Policy LP10 of FDC's Local Plan advocates a relatively low density residential area.
	More information about types of housing	This will be determined in the detailed planning application Stage where the public will have a further opportunity to comment.
	Provision of bungalows	Cannon Kirk have agreed to consider a number of bungalows within the development however this will be dependent on potential values and the constraints of the layout.
	Provision of two cars per dwelling	There will be a garages and/or parking for each dwelling



	<p>More housing being built in the development</p> <p>Height of new dwelling as the Elms has bungalows</p>	<p>Policy LP10 of FDC's Local Plan advocates a relatively low density residential area and so the future planning application will represent the maximum extent of the built area.</p> <p>The new development will be set back from existing properties to minimise any potential impact.</p>
Infrastructure provision	<p>No provision for GP surgery</p> <p>More provision for local schools</p> <p>Improvements to public transport</p> <p>More leisure facilities / shops</p>	<p>Provision of a GP surgery is assessed through separate NHS procedure and not through planning developments. The proposal will be taken into account the NHS next assesses the town</p> <p>The development will make financial contributions, calculated by how many children will be in the development from nursey to secondary school age</p> <p>Cannon Kirk is planning to work with various stakeholders to improve public transport in the town</p> <p>Cannon Kirk is providing open space for playing fields and one local newsagents in the middle of the development for new and existing residents</p>
Landscaping	<p>Preservation of trees</p> <p>Machinery will damage trees</p>	<p>Cannon Kirk is only planning to remove two trees to allow for vehicular access. All other trees will be preserved and new ones also planted.</p> <p>Cannon Kirk will follow a mitigation plan for all trees set out within the construction management plan.</p>
Other	Lack of parking on the Site for dog walkers	Cannon Kirk is considering a small car park for dog walkers at the Site
Pedestrian access	<p>Footpath around Site nearing existing residences</p> <p>Location of crossings on Wenny Road</p>	<p>There will be footpaths around the Site to encourage walking and to enhance open space</p> <p>Analysis will be carried out to determine where the best locations are for the crossing points, taking into account the alignment of the road and the school.</p>

## **SUMMARY AND CONCLUSIONS**

- 4.2 This Statement of Community Involvement summarises how Cannon Kirk undertook public consultation in order to receive feedback on the Broad Concept Plan for the construction of up to 350 dwellings on land to the east of Wenny Road, Chatteris in accordance with Policy LP7 of FDC's Local Plan, 2014.
- 4.3 Two methods were employed to publicise the two days of the public exhibition, a leaflet distribution within 1km of the application Site and an advertisement in the Cambs Times newspaper. Feedback forms available at the exhibition provided a means of collecting responses. Many respondents were positive about the development, stating that the low density development retains a large amount of open space.
- 4.4 The main criticism was the lack of infrastructure provision in Chatteris. They were especially concerned about the impact of the development on the GP Surgery and the local schools. They also questioned whether the access to the Site from Wenny Road was safe, as cars travel fast along the road, coming from the primary road, the A142.
- 4.5 Cannon Kirk have responded to the comments raised and have taken them into consideration in its Broad Concept Plan submission to FDC.
- 4.6 The public consultation process will continue to be ongoing throughout the application process

# **APPENDIX 1**

## **Newspaper Advertisement**





# INVITATION TO A PUBLIC EXHIBITION



CANNON KIRK  
HOMES

Cannon Kirk Homes have the pleasure of inviting you to a public exhibition, where they are seeking your views on their initial concept plans for the future development of the strategic housing allocation at Wenny Road, Chatteris.

Members of the project team will be on hand over the two days to answer any questions you may have about the future development of this land.

## **When:**

**Wednesday, 20th July and  
Thursday, 21st July, 2016,**

starting from 10:00 am  
and closing at 8:00 pm

## **Where:**

**Emmanuel Church Hall  
East Park Street  
Chatteris  
PE16 6LD**







# **APPENDIX 2**

## **Exhibition Invitation Leaflet**



# INVITATION TO A PUBLIC EXHIBITION

Cannon Kirk Homes have the pleasure of inviting you to a public exhibition, where they are seeking your views on their initial concept plans for the future development of the strategic housing allocation at Wenny Road, Chatteris.



**CANNON KIRK**  
HOMES

Members of the project team will be on hand over the two days to answer any questions you may have about the future development of this land.

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## When:

Wednesday, 20th July and  
Thursday, 21st July, 2016,  
starting from 10:00 am  
and closing at 8:00 pm

## Where:

Emmanuel Church Hall  
East Park Street  
Chatteris  
PE16 6LD

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# **APPENDIX 3**

## **Exhibition Boards**

# WELCOME

## About today's event...

Welcome to today's public consultation exhibition on behalf of our client, Cannon Kirk (UK) Ltd, and thank you for taking the time to attend. We are in the early stages of designing a residential development on land off Wenny Road, Chatteris. The proposals presented today set out a broad concept plan for the site.

Public consultation is a key part of the planning process in order to gauge your thoughts about emerging development proposals. We therefore welcome your comments and views about the broad concept plan. Your views and suggestions will be recorded and used to inform and enhance the proposals at the next design stage.

Members of the technical team are in attendance today and will be able to answer any question you may have.



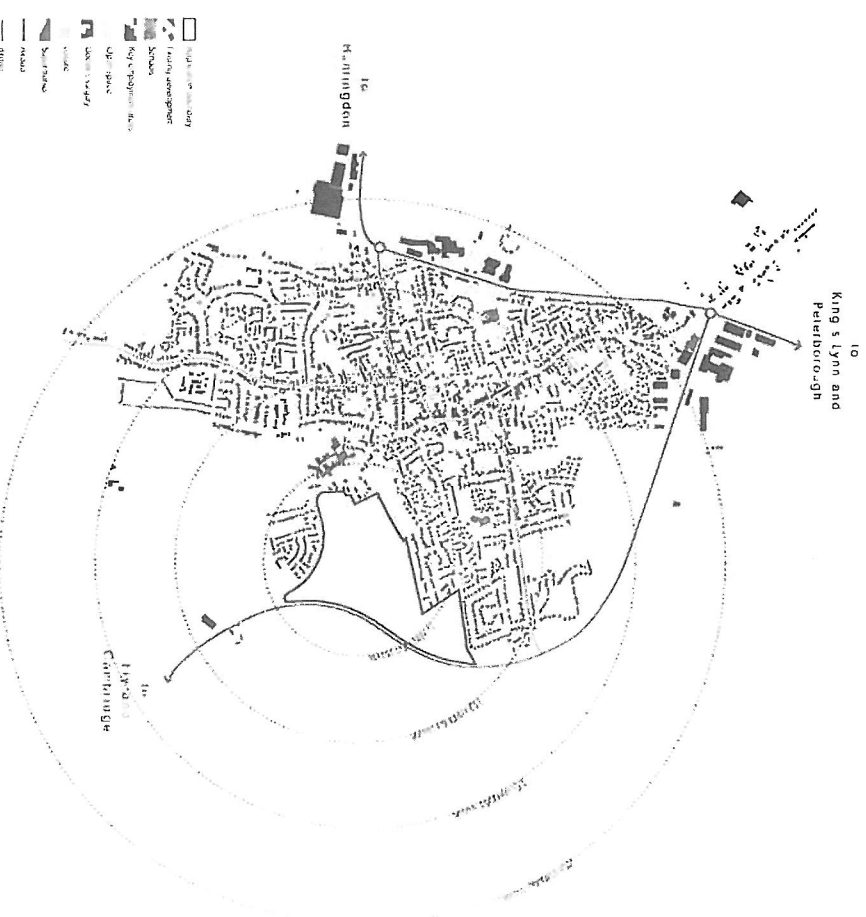
Aerial photograph of the site

## The site

The site is located to the southeast of Chatteris and is within a short walk from the Town Centre and local facilities. Along the northern edge, the site is enveloped by the recreation ground, tall trees and The Elms estate. To the west, the listed Manor House and adjacent structures are set within a walled garden. To the east and west the A142 provides good vehicular access to Huntingdon (approximately 1.4 miles away), Ely (approximately 1.2 miles away).

Newmarket (approximately 27 miles away) and beyond there is a regular bus service operating in Chatteris connecting it to Cambridge, Marcon and Peterborough.

The red boundary area (opposite and below) highlights the proposed application boundary, which extends to approximately 26 hectares (64.2 acres).



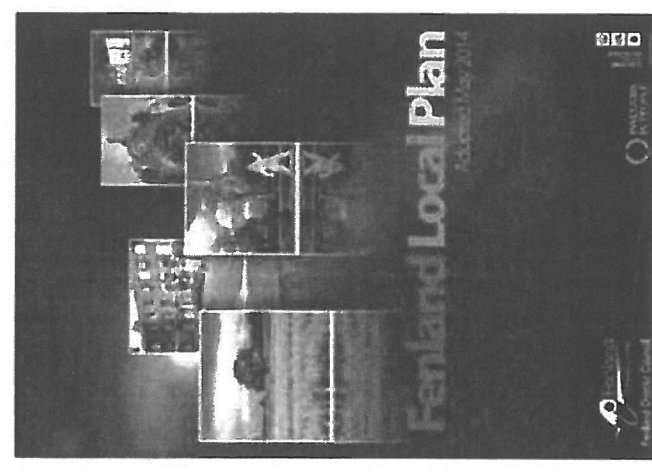
Town concept diagram

# Planning policy context - East Chatteris (strategic allocation)

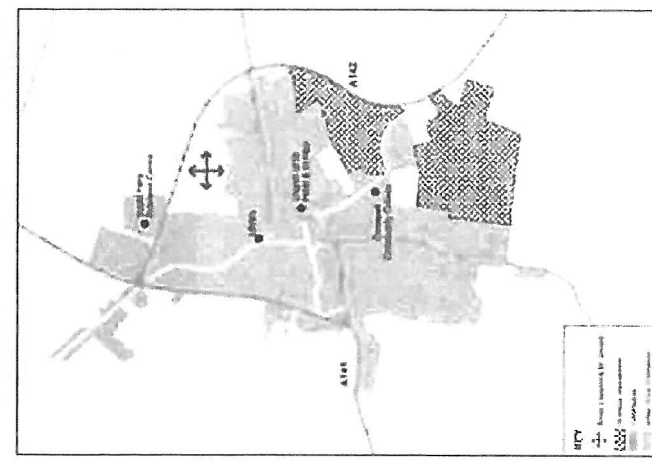
The site is identified in the adopted Fenland Local Plan (2014) as an adopted site for a strategic urban extension under Policy LP10 – Chatteris. The policy wording is as follows:

‘East Chatteris (strategic allocation): this area is identified on the Policies Map and it is expected will be predominantly a mix of open space and a high quality, relatively low density, residential area (around 300 dwellings). A substantial part of the historic former park and garden of the Manor House should be retained as

informal open space as a focus for the community, and opportunities should be taken to link to the Recreation Ground. The most significant archaeological assets will be retained in situ and managed either for informal open space or by other means that will preserve their integrity in the long term. The Birch Fen Awarded water course which crosses this development area will require protection. Development should utilise the amenity value of the substantial number of protected trees in the area. Noise mitigation measures should be provided along the A142 as appropriate



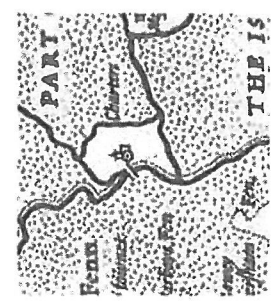
Adopted Fenland Local Plan



Chatteris allocations map

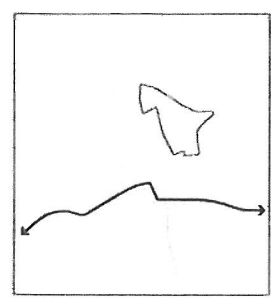
## Chatteris evolution

Much can be learnt from the historic town of Chatteris to inform the design of the broad concept plan. This includes how the general pattern of development has evolved and how the urban grain, and hierarchy of streets and spaces can inform a sensitive extension to the town. The diagrams below illustratively set out how the town has evolved, and indicate how the historic urban fabric can be used to inform a contextual and well-connected intervention at the Wenny Road site



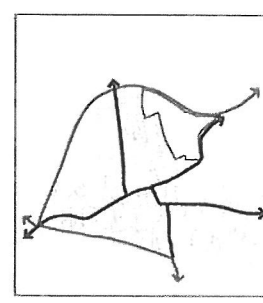
Early settlement

Iron Age to Roman burial and later Saxon settlements are evident towards the centre/western end of what is now known as New Road. Chatteris (formerly Chatters) surrounded by fen marsh, early settlement(s) were likely reachable only by canal and river due to non-cultivable fen marsh



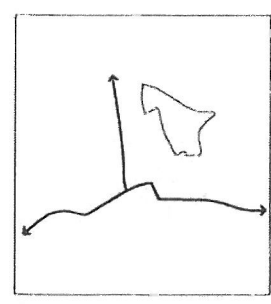
16th - 17th century

The early settlement expands slowly. New east-west connections are introduced by a rich built fabric



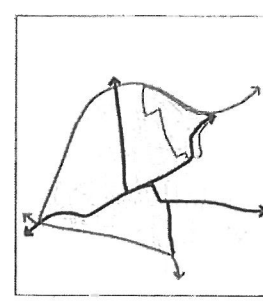
late 20th century

Later development becomes more suburban. The town is enveloped by the A141 and A142 trunk roads



18th - 19th century

The town centre continues to grow. New streets and development extend from early historic routes beyond the town centre



21st century

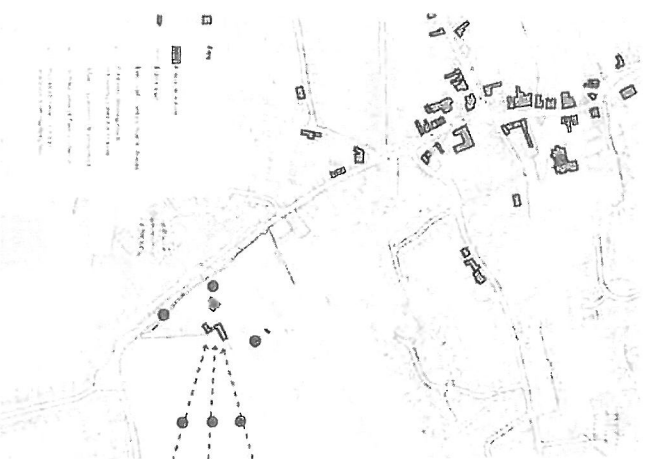
The design of the Wenny Road development should be informed by the structure of the historic town centre and the site's landscape setting. Development will be well connected to the town



## Heritage

A number of listed structures are located to the west of the site. The broad concept has been designed to:

- Achieve a physical, open and sufficient spacing between the Grade II listed 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 maintain or enhance the existing, semi-parkland nature of the land
- Development immediately to the 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

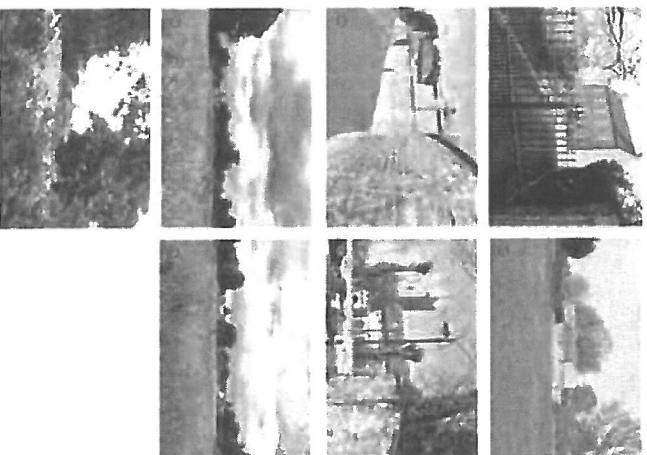


Listed Structures

①

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 complements 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

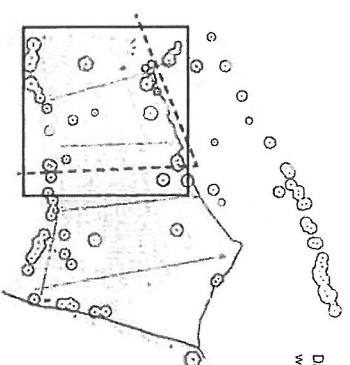


## Archaeology

Archaeological surveys have been undertaken across the site. Well-preserved medieval ridge and furrow earthworks were identified 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 development. (See plan below). The evaluation trenching in the rest of the site found low levels of evidence of low archaeological significance and will not be subject to any further work.

There are three main areas of archaeological interest. A mitigation strategy will be implemented as follows subject to review and consultation with Cambridgeshire County Council:

- 1 The ridge and furrow earthworks. The mitigation strategy will encompass an earthworks protection zone to prohibit development.
- 2 A Post-Medieval structure and associated features by a small scarp bank. The mitigation strategy will encompass a preservation record of the Post-Medieval structure.
- 3 The Home Guard Storage Building and spigot mortar base (undesignated heritage asset). These structures will be recorded as part of the Mitigation Stage and level 3 Building Recording Survey undertaken.



Digital terrain model showing surviving earthworks in Field 1 (see below)



Interpretive plan of earthwork survey in Field 1

①

# WELCOME

## About today's event...

Welcome to today's public consultation exhibition on behalf of our client, Cannon Kirk (UK) Ltd, and thank you for taking the time to attend. We are in the early stages of designing a residential development on land off Wenny Road, Chatteris. The proposals presented today set out a broad concept plan for the site.

Public consultation is a key part of the planning process in order to gauge your thoughts about emerging development proposals. We therefore welcome your comments and views about the broad concept plan. Your views and suggestions will be recorded and used to inform and enhance the proposals at the next design stage.

Members of the technical team are in attendance today and will be able to answer any question you may have.



Aerial photograph of the site

1

CANNON KIRK  
BARTON  
WILLMORE  
SOMES

## The site

The site is located to the south-east of Chatteris and is within a short walk from the Town Centre and local facilities. Along the northern edge, the site is enveloped by the recreation ground, tall trees and The Elms estate. To the west, the listed Manor House and adjacent structures are set within a walled garden. To the east and west the A142 provides good vehicular access to Huntingdon (approximately 14 miles away). Ely (approximately 12 miles away).

Newmarket (approximately 27 miles away) and beyond there is a regular bus service operating in Chatteris connecting it to Cambridge, March and Peterborough. The red boundary area (opposite and below) highlights the proposed application boundary, which extends to approximately 26 hectares (64.2 acres).



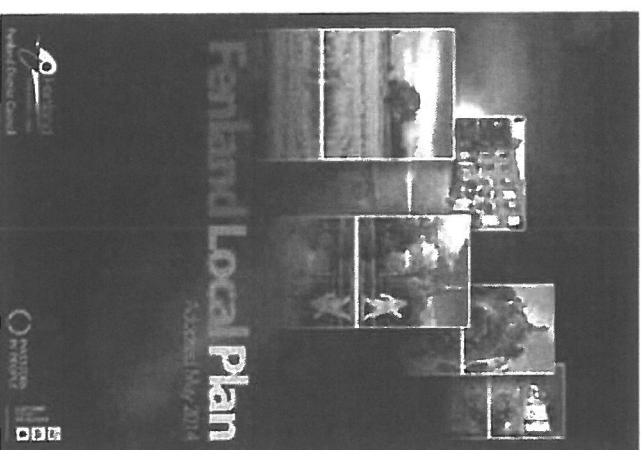
Town context diagram

## Planning policy context - East Chatteris (strategic allocation)

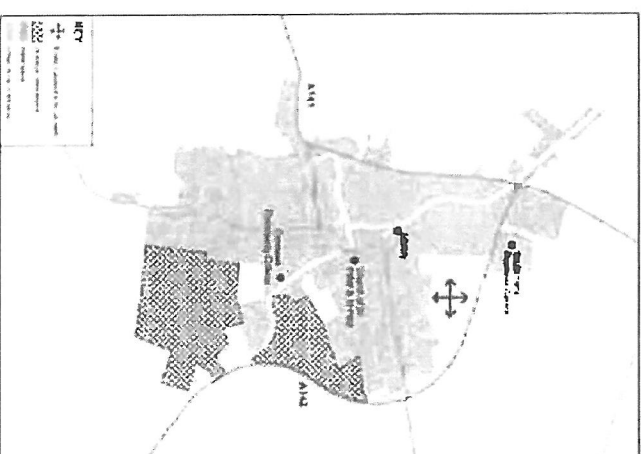
The site is identified in the adopted Fenland Local Plan (2014) as an adopted site for a strategic urban extension under Policy LP10 – Chatteris. The policy wording is as follows:

'East Chatteris (strategic allocation): this area is identified on the Policies Map and it is expected will be predominantly a mix of open space and a high quality, relatively low density, residential area (around 300 dwellings). A substantial part of the historic former park and garden of the Manor House should be retained as

informal open space as a focus for the community, and opportunities should be taken to link to the Recreation Ground. The most significant archaeological assets will be retained in situ and managed either for informal open space or by other means that will preserve their integrity in the long term. The Birch Fen Awarded water course which crosses this development area will require protection. Development should utilise the amenity value of the substantial number of protected trees in the area. Noise mitigation measures should be provided along the A142 as appropriate.



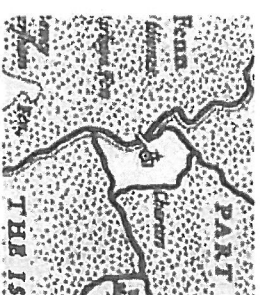
Adopted Fenland Local Plan



Chatteris allocations map

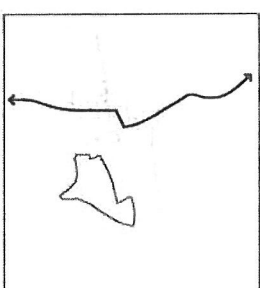
## Chatteris evolution

Much can be learnt from the historic town of Chatteris to inform the design of the broad concept plan. This includes how the general pattern of development has evolved and how the urban grain, and hierarchy of streets and spaces can inform a sensitive extension to the town. The diagrams below illustratively set out how the town has evolved, and indicate how the historic urban fabric can be used to inform a contextual and well-connected intervention at the Wenny Road site.



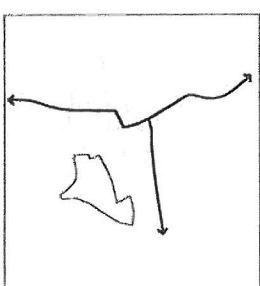
### Early settlement

Iron Age to Roman burial and later Saxon settlements are evident towards the centre/western end of what is now known as New Road. Chatteris (formerly Chatteras) surrounded by (or marsh, early settlements) were likely reachable only by canal and river due to non-cultivable (or marsh).



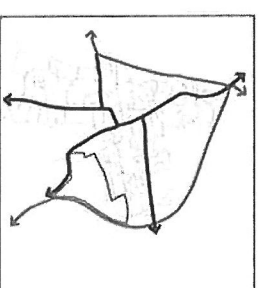
### 16th - 17th century

The early settlement expands slowly. New east-west connections are enclosed by a rich built fabric.



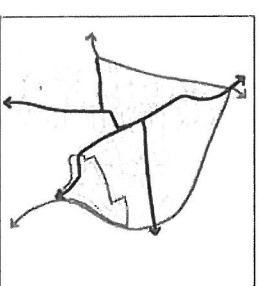
### 18th - 19th century

The town centre continues to grow. New streets and development extend from early historic routes beyond the town centre.



### late 20th century

Later development becomes more suburban. The town is enveloped by the A141 and A142 trunk roads.



### 21st century

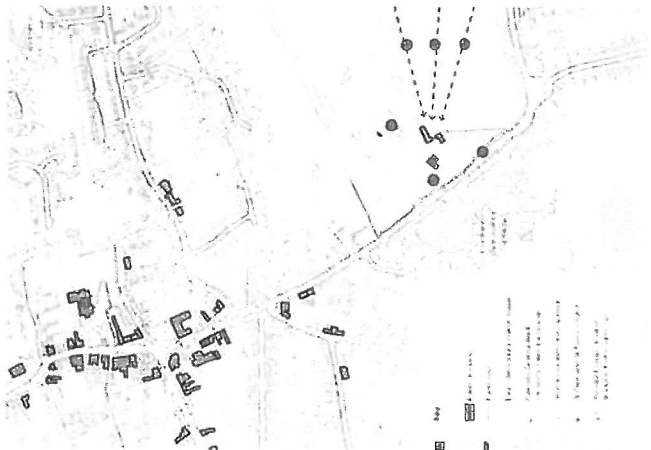
The design of the Wenny Road development should be informed by the structure of the historic town centre and the site's landscape setting. Development will be well connected to the town.



## Heritage

A number of listed structures are located to the west of the site. The broad concept has been designed to:

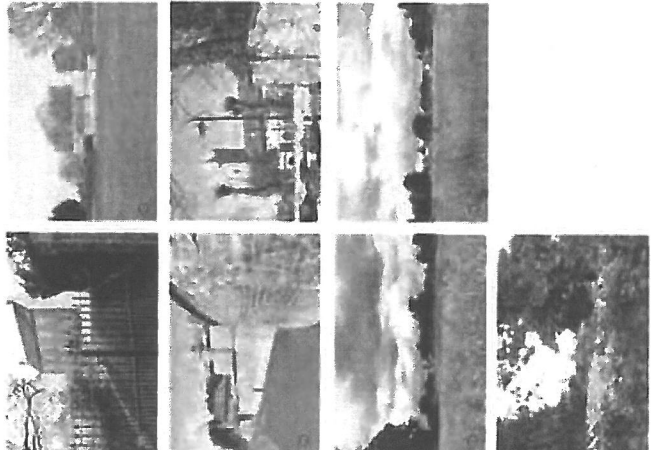
- Achieve a physical, open and sufficient spacing between the Grade II listed Manor House, listed boundary wall and outbuilding group to retain a sense of the historic open land to the east
- Landscape treatments within this buffer area should maintain or enhance the existing, semi parkland nature of the land
- Development immediately to the 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



Listed structures

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 complements 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

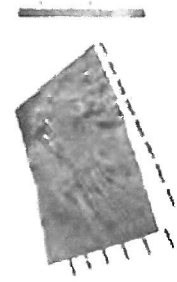


## Archaeology

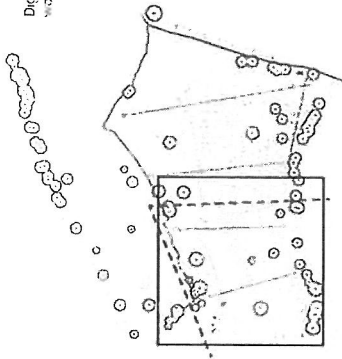
Archaeological surveys have been undertaken across the site. Well preserved medieval ridge and furrow earthworks were identified in the western part of the site. This area had been determined by Cambridgeshire County Council for Preservation In Situ and is to not be developed as part of the development. (See plan below). The evaluation trenching in the rest of the site found low levels of evidence of low archaeological significance and will not be subject to any further work

There are three main areas of archaeological interest. A mitigation strategy will be implemented as follows subject to review and consultation with Cambridgeshire County Council:

- 1 The ridge and furrow earthworks. The mitigation strategy will encompass an earthworks protection zone to prohibit development
- 2 A Post-Medieval structure and associated features by a small scarp bank. The mitigation strategy will encompass a preservation record of the Post-Medieval structure
- 3 The Home Guard Storage Building and spigot mortar base (undesignated heritage asset). These structures will be recorded as part of the Mitigation Stage and Level 3 Building Recording Survey undertaken



Digital terrain model showing surviving earthworks in Field 1 (see below)



Interactive plan of earthwork survey in Field 1

## Ecology

Mitigation measures to address Bats, Breeding Birds, Great Crested Newts, Invertebrates, Plants and Reptiles are necessary to ensure legal compliance pertaining to wildlife legislation and animal welfare

The most valuable ecological areas recorded across the site include the field margins and boundaries. These areas include hedgerows, Birch Fen Drive, woodland belts, watercourses and wetlands. The survey results found:

- 14 Category 1/1+ trees suitable for roosting bats
- A Great Crested Newt in Robin Knights Pond
- 38 bird species breeding
- The site is of local importance for breeding birds. Eight were listed as UK BAP species and Principal Species of Importance
- A small breeding population of Common Lizard
- 260 species of vascular plants. Nine species were of some botanical interest. The site was of district

importance for vascular plants

- 811 different kinds of invertebrates. The site was of county importance for invertebrate community

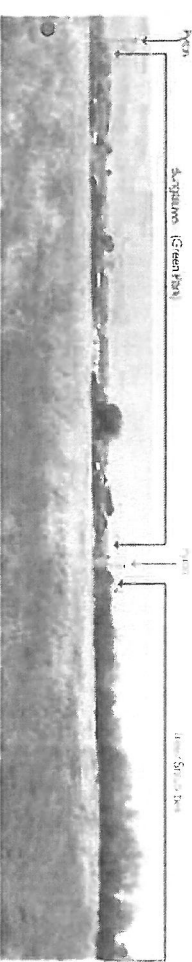
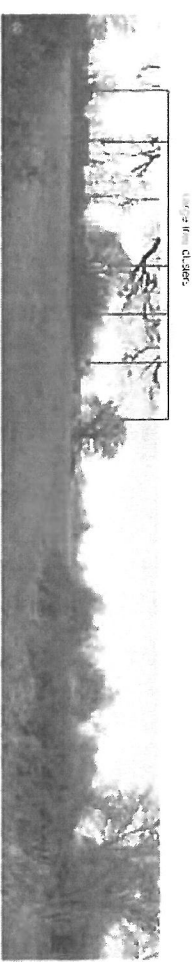
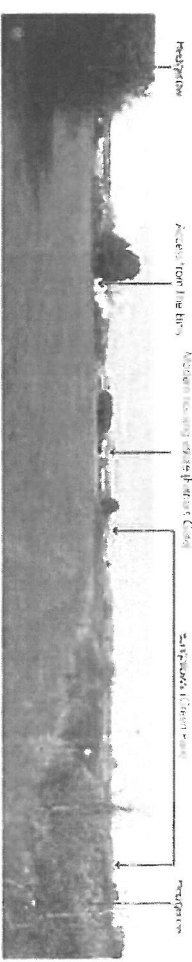
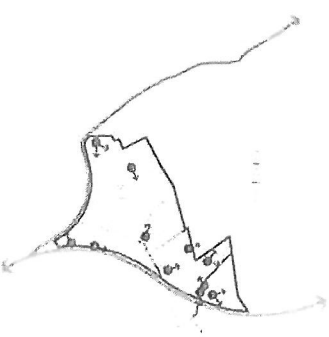
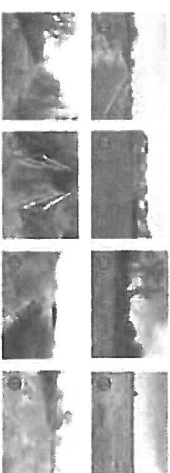
Generic precautionary measures, implemented pre, during and post construction are set out in a Code of Construction Plan. Biodiversity enhancement measures to deliver a net gain in biodiversity and to meet planning policy include:

- The retention and enhancement of existing areas beneficial to biodiversity while adding a protective buffer zone
- Landscaping/habitat creation will include species rich grasslands, hedgerows, new water courses and ponds
- Bird nest boxes and bat boxes will be incorporated into buildings and onto trees
- All habitats will be managed through the production of a long term ecological management plan

*The vision is to create a place which strikes a balance between providing new, high quality sustainable development, ecological enhancements, habitat renewal and the opportunity for community & economic benefit.*

## Natural setting

The site is gifted with a remarkable natural landscape, interspersed by mature trees and thick planting. Accessed through a number of minor connections along the northern and western boundaries, the site is well used for walking dogs, exercise, local sports and grazing animals. Proposed development will aim to enhance the site's natural assets, ecological condition and connectivity to the town centre



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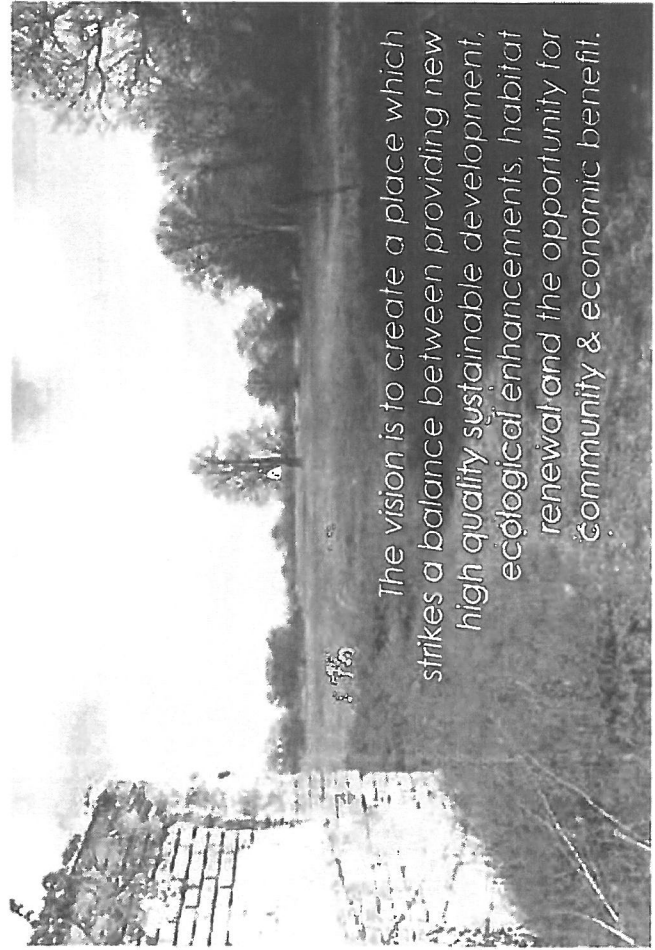
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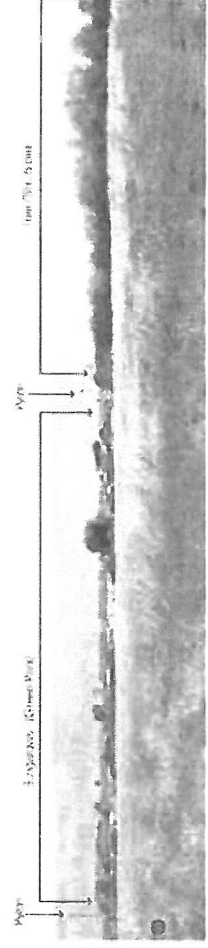
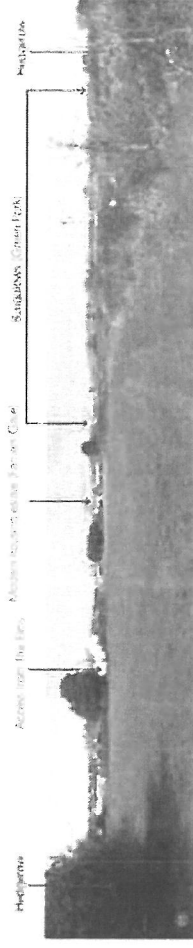
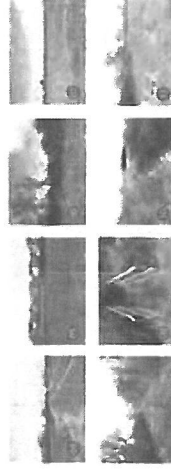
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CANNON KIRK  
BARTON  
WILLMORE

SCALES

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## Landscape

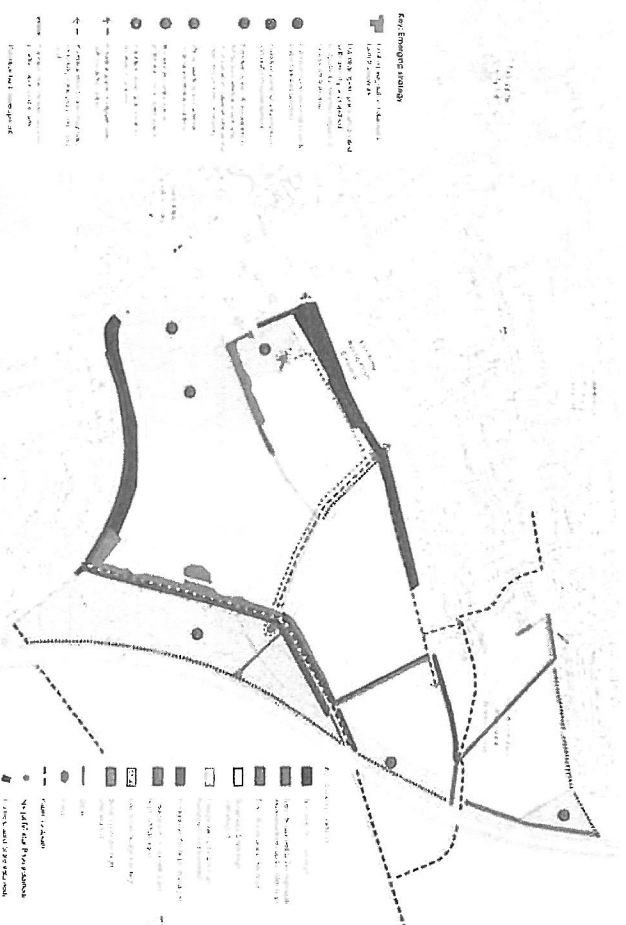
The broad concept plan takes into consideration the site's unique landscape setting. Where possible existing vegetation features, potential views and archaeological findings have influenced the layout.

The existing tree/scrub belts that front Wenny Road, Birch Fen Drive and that extend across the site will be retained where possible to provide a structured vegetated framework. These assets will enhance ecology and provide visual screening of the development from the A142.

Extensive public open space is proposed that accommodates the archaeological earthworks protection area and provides a visual offset to the listed structures associated with the Manor House. This open space incorporates the majority of the existing parkland trees and retains the parkland character in the vicinity of the listed buildings.

The incorporation and extension of open space fronting Wenny Road and between the A142 and Birch Fen Drive will provide a soft edge to the development. This open space will be extended along the entire length of the A142 to buffer development and provide public open space for sports use. Existing tree and scrub belts are retained to the north.

The Birch Fen Awarded Watercourse will be retained and incorporated within the system of attenuation ponds that contribute to the open space and development structure. Where possible, existing and informal connections have been incorporated into the broad concept plan layout to enhance connectivity to Chatteris Town Centre and adjoining neighbourhoods. The existing ponds on site will be retained.



Plan illustrating existing landscape condition and outlining landscape strategy

## Arboriculture

Where possible, the broad concept plan proposes to retain existing tree and scrub belts to influence the structure of development and build upon the site's landscape setting.

The archaeological constraints imposed by the site has greatly restricted the location of vehicle access from 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.

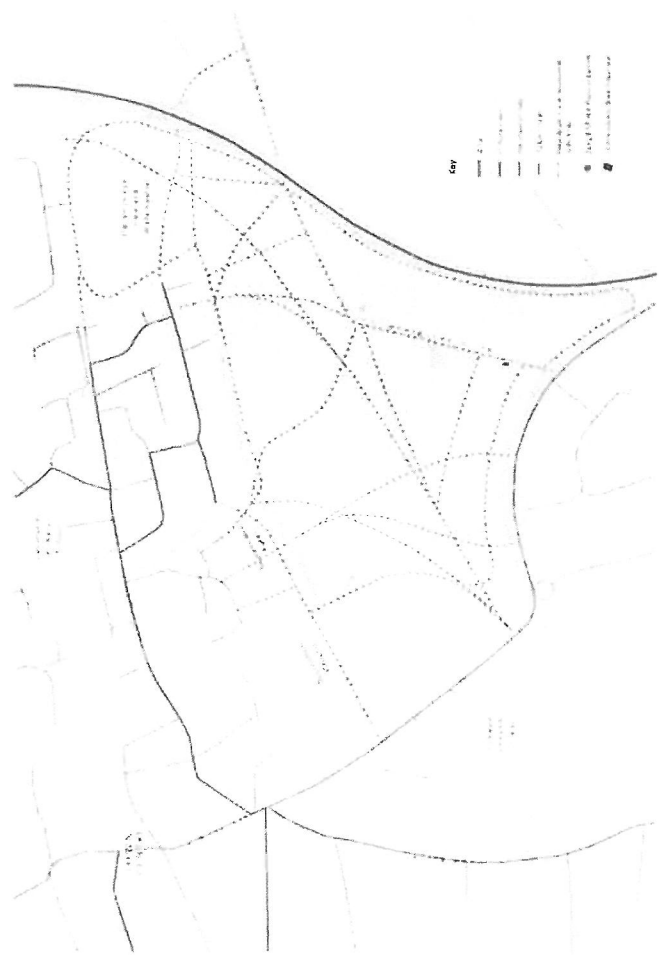
It is the intention that finalised and adopted foot/cycle paths around the site are designed to avoid conflicts with prominent and higher quality trees across the site. The open space and hedgerows concept shows good retention of the existing features. In particular high quality features such as those found along the northern boundary, with expansion and improvements to their connectivity.



Arboricultural concept plan showing existing tree network, proposed vehicular junction, overway and potential design ideas to be incorporated into the design

## Movement and connectivity

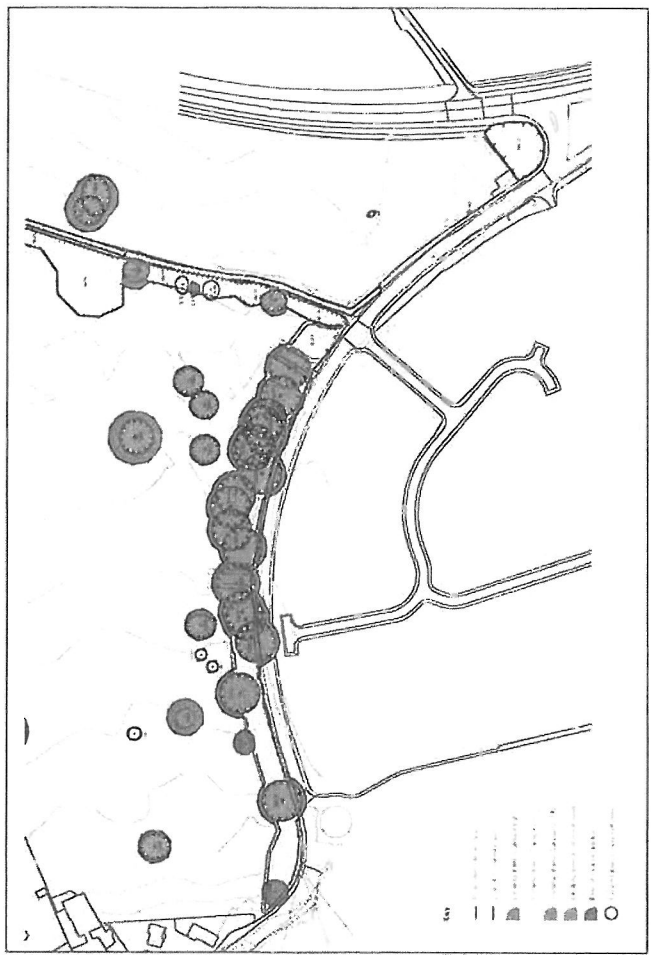
The site is crossed by two public rights of way, and enjoys frontage to a number of adjacent streets and local facilities including the adjacent Wenny Road Recreation Ground. The broad concept plan has been designed to maximise connectivity to these streets and facilities creating a walkable neighbourhood 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 has been given to linkages to local schools, adjacent residential areas, and access to the Cromwell Community College.



Plan showing existing connectivity hierarchy and movement within the site and to key destinations in Chalfonts. The Broad Concept Plan will retain and enhance those connections where possible.

## Highways

Vehicular 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.



Plan showing Wenny Road proposed vehicular junctions and alterations to tree belt.

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 Manera 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.

## Emerging design principles

The design of the broad concept plan has informed a number of emerging design principles. Where possible, these will inform and influence the design of the development at the next design stage. They include

- Development will be high quality with significant amounts of open space
- The listed structures and heritage assets will be safeguarded
- Important views will be utilised and safeguarded
- Proposed dwellings will front open space and vegetation features
- The development will connect into and extend existing pedestrian / bicycle routes
- A round-site footway will be provided
- Comprehensive foot/cycle links within the site and to wider destinations will be provided
- Trees, hedgerows and wildlife corridors will form a key structure of the development
- Any loss of trees will be minimised and only where essential Eg. New vehicular access
- The utilisation of the existing field system will form the basis of development
- The SuDS system will relate to the existing topography, site features and wildlife corridors
- The scale, heights of buildings and materials will respect the local context



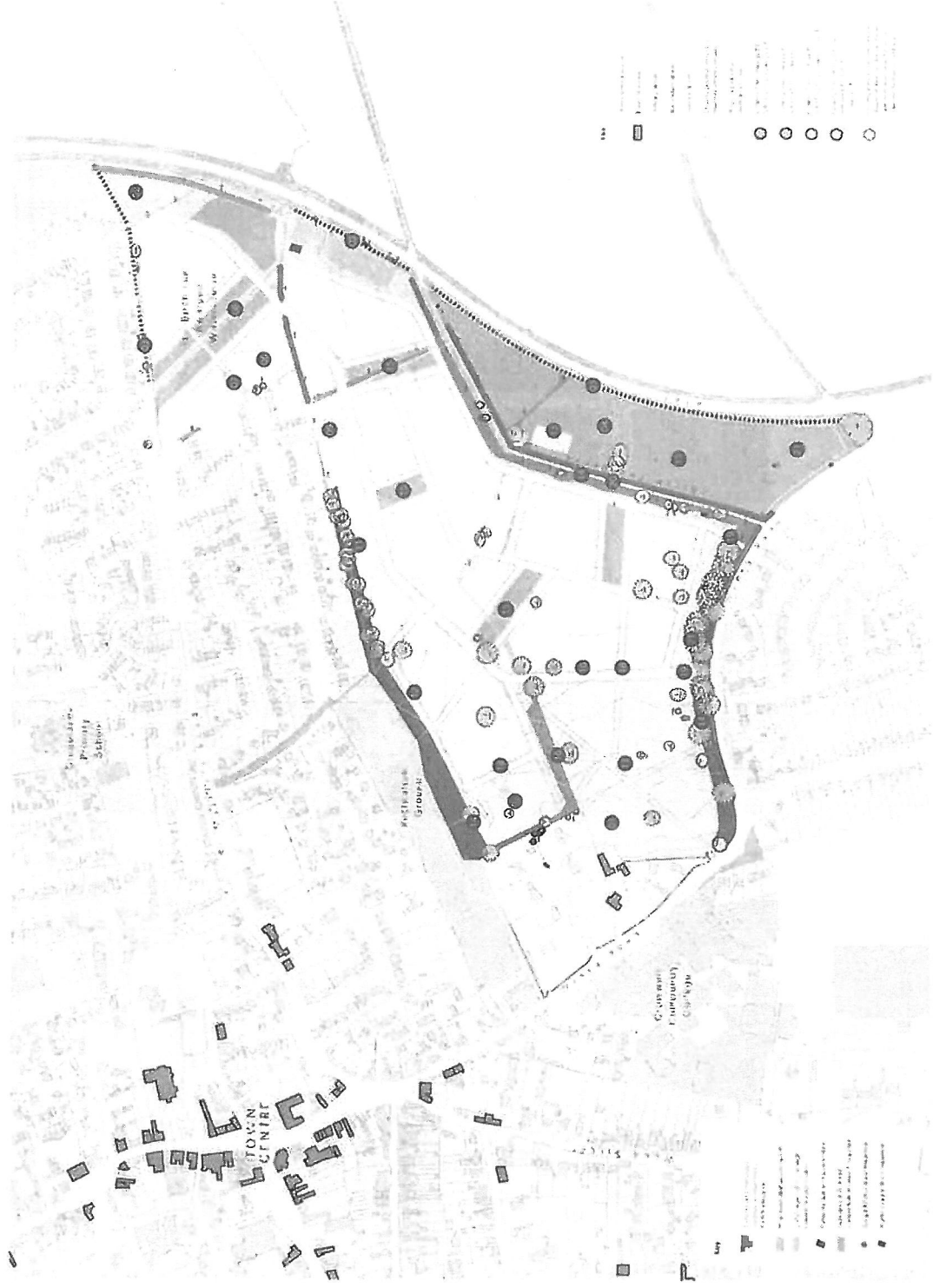
Development at Victoria Road will extend the quality of existing streetscape and public space in Cannock creating a sense of place



## Broad Concept Plan

The broad concept plan sets out emerging design principles for the Wenny Road site that will be developed further at the next design stage. They include

- Significant open space provides protection for archaeology findings and a buffer to adjacent listed structures
- Potential zone for allotments provides a soft edge to the development
- Potential woodland edges along A142 continue visual and ecological vegetation belt and provide screening
- Shrub planting to continue existing perimeter planting
- Potential open space link to recreation ground
- Proposed development extends existing development parcels
- Emergency access from the Elm Estate only
- The Birch Fen Awarded water course (to be retained)
- Existing green space extends into development
- Proposed development backs on to existing properties
- Proposed development fronts the Recreation Ground providing enclosure and surveillance
- Existing field structure remains public open space, accommodates a sports pitch and buffers vehicular impact
- Trees retained where possible to enhance setting
- Surface water attenuation basins inform a network of open space
- Indicative archaeological development offset agreed with Cambridge County Council
- Protected earthworks accommodate extensive public open space
- Proposed development is set back from historic listed structures
- Two vehicular access points to/from Wenny Road
- Birch Fen Drove public footpath is retained
- Open space accommodates existing trees and buffers



Broad concept plan showing emerging design proposals

## Next steps

The next stage of design will be to develop the proposals and submit an outline planning application

## Feedback

We have provided comment forms so you can give us your feedback on the broad concept plan. We would be most grateful if you could take the time to fill one in, as your views will help us to develop the proposals at the next design stage

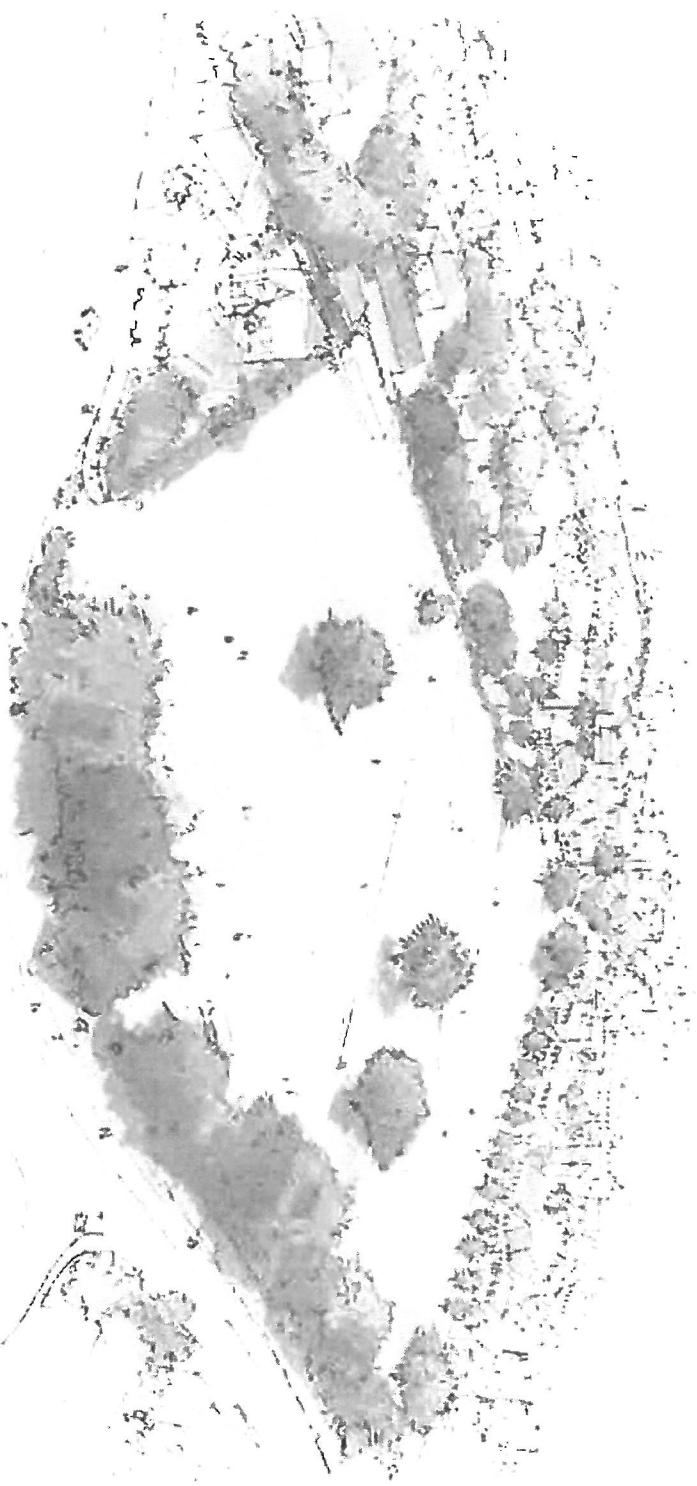
Once we have received all the responses, we will carefully analyse and evaluate them. This is vital as it will help us reach an informed decision about the emerging design. Cannon Kirk (UK) Ltd is committed to engaging with the community. If you have any further questions about the development of the site please do not hesitate to contact us

Finally, we would like to THANK YOU for taking the time to visit our Exhibition and for providing us with your comments and feedback on our proposals. Please contact us using the details below.

**Andrew Hodgson**  
Planning Department  
Barton Willmore  
St Andrews House  
St Andrews Road  
Cambridge  
CB4 1WB

[Andrew.Hodgson@bartonwillmore.co.uk](mailto:Andrew.Hodgson@bartonwillmore.co.uk)

Illustrative aerial view from Worry Road (looking north-east) showing how the development could look



Illustrative view (looking north-east) from Worry Road

# **APPENDIX 4**

## **Feedback Form**



## Land East of Wenny Road, Chatteris

### Public Exhibition Feedback Form

Thank you for taking the time to view the initial concept plans for the future development of the strategic housing allocation at Wenny Road, Chatteris. Your views and suggestions are important to the process of finalising our proposals. Please post this feedback form in the box provided at the exhibition venue, hand it to a member of our team, or return by post or email, no later than 21st July 2016 to the following address:

Andrew Hodgson, Barton Willmore, St Andrews House, St Andrews Road, Cambridge CB4 1WB  
email: [andrew.hodgson@bartonwillmore.co.uk](mailto:andrew.hodgson@bartonwillmore.co.uk)

#### The Project Proposal

The proposal seeks the delivery of a sustainable urban expansion on land east of Wenny Road, Chatteris. The proposed site is allocated for residential development in the adopted Fenland District Council (FDC) Core Strategy 2014.

#### Your Comments

Please provide your comments, positive or negative, on the matters below

##### 1. What do you like about the proposal?

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##### 2. What do you dislike about the proposal?

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3. Do you feel fully informed about the proposal?

☐ Yes

☐ No

If No, what would you like to know more about?

4. Please provide any further comments/thoughts with regards to the proposal

## Contacts details

In order for us to provide you with a response to any queries regarding our project please add your contact details here:

Name:

Address:

Postcode:

Email:

Telephone:

**THANK YOU** for taking time to complete this feedback form

bartonwillmore.co.uk

TOWN PLANNING/  
MASTERPLANNING & URBAN DESIGN/  
ARCHITECTURE/  
LANDSCAPE PLANNING & DESIGN/  
PROJECT MANAGEMENT &  
COST CONSULTANCY/  
ENVIRONMENTAL & SUSTAINABILITY  
ASSESSMENT/  
GRAPHIC DESIGN/  
PUBLIC ENGAGEMENT/  
READING/  
RESEARCH

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