

Applicant: Fenland District Council

**Agent : Mr R Harrington
BHD Ltd**

Garage Site, Drybread Road, Whittlesey, Cambridgeshire

Erect up to 5 x dwellings involving the demolition of existing garages (outline application with all matters reserved)

Officer recommendation: Grant

Reason for Committee: Fenland District Council application

1 EXECUTIVE SUMMARY

- 1.1. This site is within the built-up settlement of Whittlesey and is within a sustainable location. The application is submitted by Fenland District Council and is in outline with all matters reserved for up to five dwellings.
- 1.2. It is considered that there are no site constraints which would render the development of the site for up to five residential units unacceptable; subject to detailed design and appropriate safeguarding conditions.
- 1.3. In its current state the site as a former garage site has the characteristics of a potential area for anti-social behaviour, with a poor level of passive surveillance as such the development of this site is likely to have a positive impact on the locality.
- 1.4. The scheme complies with both national and local planning policy and may be favourably recommended.

2 SITE DESCRIPTION

- 2.1. The application site relates to an area of land between the rear of Nos.98-112 Drybread Road and Nos. 49-55 Feldale Place, Whittlesey. The land predominately comprises hard standing and disused garage blocks, accessed from Drybread Road by an existing access road between Nos. 98 and 98b. The site includes an area of overgrown grassland positioned to the south east of the wider garage block site to the east of 55 Feldale Place.
- 2.2. The site is bounded by a mix of vegetation and fencing, and is surrounded on the north, west and southern sides by existing residential development. To the east is agricultural land, further residential development and Whittlesey Athletic Football Club.
- 2.3. The site lies within Flood Zone 1 (low risk).

3 PROPOSAL

- 3.1. This application is submitted by Fenland District Council and is an outline application proposing the erection of up to 5 dwellings, with all matters reserved.

The development will be facilitated by the demolition of the existing garage blocks.

- 3.2. The indicative site plan suggests that four dwellings, in semi-detached 2-storey pairs will be set to the centre of the site facing west, with an area of open space and parking for the dwellings to the western side of the site. Rear garden space for these dwellings will be set to the east of the site. Access to this part of the site will utilise the existing access off Drybread Road, with a 6m wide rear access apron maintained for the existing dwellings to the north of the site.
- 3.3. The fifth, a single storey dwelling with separate access off Feldale Place, is proposed within the existing vegetated land to the east of No.55 Feldale Place.
- 3.4. Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

- 4.1. No pertinent planning history.

5 CONSULTATIONS

5.1. Whittlesey Town Council

The Town Council have no objection on this outline application and therefore recommend approval.

5.2. Environment & Health Services (FDC)

The Environmental Health Team note and accept the submitted information and would advise that we have 'No Objections' as it is unlikely to affect or be affected by the existing or future noise or air climate.

In our earlier consultation under 22/0031/PREAPP this service advised due to the potential for contaminants to exist on site and the apparent presence of asbestos as a result of the site's former use of vehicle garaging, it would be necessary for a Phase 1 contaminated land assessment to be undertaken to identify if plausible contamination linkages existed.

We note the results of the above assessment have not yet been provided. If permission is granted we ask for this assessment to be added as a pre-commencement condition, forming the first part of the contaminated land conditions to be included so the interests of both human health and the environment can be preserved.

This service advised in our earlier consultation the location of the proposed development site was in close proximity to existing residential properties and therefore a construction management plan (CMP) demonstrating how noise, dust and potentially vibration mitigation measures would be implemented during the demolition and construction phases. Should permission be granted we ask for the CMP be added as a condition to protect the amenity of the existing sensitive uses in the area of the application site.

The CMP should include as a minimum the following elements:

- *Construction hours meeting current industry approved guidelines*
- *Delivery times for construction purposes*

- *Soil Management Strategy including a method statement for the stripping of top soil for reuse; the raising of land levels (if required); and arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3883:2007*
- *Noise monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS:5228*
- *Vibration monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS:5228*
- *Dust suppression management and wheel washing measures to prevent the deposition of debris on the highway and the general environment*
- *Site lighting*
- *Liaison, consultation and publicity arrangements including dedicated points of contact*

5.3. CCC Lead Local Flood Authority – Original comments received 08.09.22

At present we object to the grant of planning permission for the following reasons:

1. Insufficient Information

Paragraph 163 of the National Planning Policy Framework requires planning applications to be supported by a site-specific flood risk assessment. Such an assessment should include a surface water strategy and must demonstrate that the proposed development incorporates sustainable drainage systems (SuDS), unless there is clear evidence that this would be inappropriate. The SuDS should:

- a) Take account of advice from the Lead Local Flood Authority;*
- b) Have appropriate minimum operational standards;*
- c) Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and*
- d) Where possible, provide multifunctional benefits*

As a flood risk assessment/surface water strategy containing the above information has not been submitted there is insufficient information in order for us to determine the impacts of the proposal.

In order to assist developers with the preparation of surface water strategies Cambridgeshire County Council has prepared a guidance document which is available to view [here](#).

For an outline application the following should be included within the surface water strategy:

- i. Existing impermeable area*
- ii. Proposed impermeable area / developable area (including an allowance for urban creep)*
- iii. A description of site topography*
- iv. A description of ground conditions (using site investigation where possible)*
- v. Identification of any surface water flood risk*
- vi. Existing site drainage arrangements*
- vii. Proposed method of surface water disposal*
- viii. Existing and proposed runoff rates (if discharging off-site)*
- ix. Existing and proposed runoff volumes (if discharging off-site)*
- x. Required volume of attenuation (m³ per m² of impermeable area)*
- xi. Preliminary SuDS proposals*
- xii. Infiltration test results in accordance with BRE365 (or second viable option for surface water disposal if testing hasn't yet been undertaken)*

Until the above information has been provided we are unable to suitably review this application.

5.4. CCC Lead Local Flood Authority – Reconsultation comments received 24.11.22

We have reviewed the following documents:

- *Sustainable Drainage Strategy, Ellingham Consulting Ltd, Ref: ECL0852a, Dated: November 2022*
- *Email from Applicant, BH to DB, Subject: Drybread Road, Whittlesey - F/YR22/0942/FDC, Dated: 9 November 2022*

*Based on these, as Lead Local Flood Authority (LLFA) we are **able to remove our objection** to the proposed development.*

The above documents demonstrate that surface water from the proposed development can be managed through the use of a detention basin, restricting surface water discharge to 2.1 l/s with a 75mm orifice.

The LLFA is supportive of the use of a detention basin as, in addition to providing attenuation, it also provides water quality treatment, which is of particular importance when discharging into a watercourse, as well as providing a biodiversity and amenity value.

It has been demonstrated that an appropriate width access strip will be maintained around the proposed SuDS system, as well as the existing watercourse at the rear of the properties. This is to ensure that appropriate access to these features can be gained at all times for regular and emergency maintenance and management.

Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

We request the following conditions are imposed:

Condition 1

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Sustainable Drainage Strategy prepared by Ellingham Consulting Ltd (ref: ECL0852a) dated November 2022 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;*
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;*

- c) *Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);*
- d) *Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);*
- e) *Site Investigation and test results to confirm infiltration rates;*
- f) *Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;*
- g) *Demonstration that the surface water drainage of the site is in accordance with DEFRA nonstatutory technical standards for sustainable drainage systems;*
- h) *Full details of the maintenance/adoption of the surface water drainage system;*
- i) *Permissions to connect to a receiving watercourse or sewer;*
- j) *Measures taken to prevent pollution of the receiving groundwater and/or surface water*

Reason

To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

Condition 2

No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason

To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

5.5. CCC Highways Authority – Original comments received 18.10.22

The widths of both accesses appear to be very tight for this development, particularly the width of the access off Feldale Place. There is a ditch and a pedestrian bridge adjacent to the proposed access for the bungalow.

Please check and add the width of the access to the drawing. This is required to ensure that the application is actually viable for vehicular accesses.

Furthermore, please note for the development should provide sufficient space within the site to enable vehicles to enter, turn and leave the site in forward gear.

5.6. CCC Highways Authority – Reconsultation comments received 30.11.22

On the basis of the information submitted, from the perspective of the Local Highway Authority the proposed development is acceptable.

Conditions

1. Prior to the first occupation of the development the proposed on-site parking / servicing / turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.

Reason: *To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.*

5.7. Local Residents/Interested Parties

Two letters of objection received from residents of Drybread Road raising the following issues:

- potential disruption due to construction traffic;
- noise;
- dust;
- hazardous materials; and
- the suitability of the access.

These matters form material planning considerations that will be addressed in the below assessment.

6 STATUTORY DUTY

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

7 POLICY FRAMEWORK

7.1. National Planning Policy Framework (NPPF) July 2021

Para 2 – Applications be determined in accordance with development plan;
Para 11 – Presumption in favour of sustainable development;
Para 48 – Local planning authorities may give weight to relevant policies in emerging plans according to: a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
Para 80 – Development within the countryside;
Para 110 – 112 – Promoting sustainable transport;
Para 130 – Creation of high quality buildings;
Section 14 – Meeting the challenge of climate change, flooding and coastal change

7.2. National Planning Practice Guidance (NPPG)

7.3. National Design Guide 2021

Context
Built Form

7.4. Fenland Local Plan 2014

LP1 – A presumption in favour of sustainable development
LP2 – Facilitating health and wellbeing of Fenland residents
LP3 – Spatial strategy, the settlement hierarchy and the countryside

LP14 – Responding to climate change and managing the risk of flooding
LP15 – Facilitating the creation of a more sustainable transport network
LP16 – Delivering and protecting high quality environments across the district

7.5. Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation on 25th August 2022, the first stage of the statutory process leading towards the adoption of the Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1 – Settlement Hierarchy

LP2 – Spatial Strategy for the Location of Residential Development

LP7 – Design

LP8 – Amenity Provision

LP20 – Accessibility and Transport

LP22 – Parking Provision

LP32 – Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Highways and access**
- **Design and Character**
- **Residential Amenity**
- **Flood Risk and Drainage**
- **Contaminated Land**

9 BACKGROUND

- 9.1. This application was preceded by a Pre-Application Enquiry in respect of a proposal to erect four dwellings at the site. Recommendations were offered in respect of matters relating to appropriate design and character, parking and highways safety (including the suitability of the proposed accesses) and the need for appropriate environmental health considerations.

10 ASSESSMENT

Principle of Development

- 10.1. Policy LP3 of the Fenland Local Plan classifies Whittlesey as a Market Town, where the majority of the district's development should be located. Policy LP16 supports the principle of development subject to the significance of, and the likely impact on, the amenity of neighbouring properties and users in its design and appearance. Policy LP2 seeks to ensure that development does not result in harm to the amenity of the area or the environment in general. Policy LP15 seeks to ensure safe and convenient access for all in the interest of highway safety.

- 10.2. The principle of the development is acceptable subject to the policy considerations set out below.

Highways and access

- 10.3. This is an outline planning application with all matters reserved. However, it is clear that there is an existing access available from Drybread Road. It is

acknowledged that the access width is restrictive and there is potential for pedestrian conflict, however the likely traffic generation arising from the proposal will be significantly less than the authorised use of the site as a former Council garage site. An additional access point is proposed at the end of Feldale Place, providing access to one additional dwelling off this road, which is not likely to result in a significant increase in vehicular traffic within this residential street.

- 10.4. Consultations with the Highways Authority offered no objection to the scheme. A recommended condition was suggested, however as specific details will form part of the future Reserved Matters application, it is not considered necessary to impose this condition at this outline stage. Notwithstanding, the access proposals are considered acceptable in principle.
- 10.5. It is anticipated that five modest sized dwelling are likely to be delivered, and this typically would require 2 parking spaces per dwelling. There is sufficient site area to provide parking in accordance with these parking standards.
- 10.6. Bin collection arrangements will need to be undertaken where the access meets the existing highway. Full details will need to be secured at reserved matters stage and can be secured by condition.
- 10.7. Based on the above there would be no matters arising that would indicate that planning permission should be withheld for this development on the grounds of LP15 or LP16 in so far as they are related to access, servicing and highway safety.

Design and Character

- 10.8. In its current state, the site has characteristics of a potential area for anti-social behaviour, with a poor level of passive surveillance. As such, the redevelopment of this site is likely to have a positive impact on the character of the area more generally.
- 10.9. Specific details pertaining to the scheme's appearance, landscaping, layout and scale are not committed as part of this application and will be subject to further consideration at Reserved Matters stage.
- 10.10. The indicative site plan suggests that the main dwellings to the centre of the site are likely to be of a scale and layout that is congruous with the surrounding development.
- 10.11. The proposed bungalow off Feldale Place could be considered out of character, given the surrounding development and prevailing character along this street is typically 2-storey semi-detached dwellings with a relatively uniform appearance. However, the indicative positioning of the bungalow appears to be set back within the plot, and likely shielded from view within the streetscene given the highway geometry and adjacent, more frontage development along Feldale Place.
- 10.12. In addition, when considering the 'horn' of land to the south of the site where this bungalow is proposed, the overall shape of this area does not lend itself to more coherent development across its entirety. As such, the development of the bungalow in this position, whilst unusual in its single-storey nature and positioning, will allow this area of land to be appropriately developed to remove the potential of this area becoming an 'island' of neglected land within the context of the wider site.

- 10.13. As such, it is considered that the proposal can, on balance, be considered acceptable with regard to Policy LP16 (d). However, detailed design will be subject to further consideration at Reserved Matters stage.

Residential Amenity

- 10.14. From the indicative plans submitted, it appears that there will be limited impact as a result of overlooking or overshadowing from the dwellings within Plots 1-4 to reconcile, given the orientation and distances of the dwellings in respect to surrounding development. There may be some issues to reconcile with respect to Plot 5, however these details cannot be fully confirmed at this time as proposed elevation drawings were not submitted with this Outline application. In addition, there may be some shading from this plot to the neighbouring garden area at No.55 Feldale Place, although these impacts are unlikely to be significant enough to justify refusal of the scheme at this stage.
- 10.15. There may be some limited impacts from vehicular movements alongside existing dwellings when accessing the site, particularly to those dwellings either side of the access at Drybread Road. However, when compared with the original use of the site with a substantial number of garages, the quantum of potential vehicular movements in respect of the proposed development is likely to be reduced overall.
- 10.16. As such it is likely the proposal will be considered acceptable with regard to Policy LP16 (e), subject to detailed design at Reserved Matters stage.

Flood Risk and Drainage

- 10.17. The site lies within Flood Zone 1 and as such the requirement to achieve the sequential and exception tests are not applicable in this case, as the development is proposed in an area of lowest flood risk.
- 10.18. The applicant is proposing a SuDS approach to drainage with surface water runoff from the development attenuated within a detention basin located to the east of Plots 1 and 2 close to the eastern boundary of the site. The outlet from the detention basin will be limited and water discharged to the watercourse to the east of the site.
- 10.19. Consultation with the LLFA, in response to revised information received from the applicant, resulted in the LLFA removing earlier objections to the scheme subject to agreement of a detailed surface water drainage scheme, secured by condition.
- 10.20. In that respect, the drainage strategy appears acceptable subject to agreement and consent by the IDB and Anglian Water to receive the any foul or surface water connections, and subject to adherence to the LLFA conditions. Thus, it is considered reasonable to determine that the proposal is acceptable in terms of flood risk and drainage and there are no issues to address in respect of Policy LP14.

Contaminated Land

- 10.21. Concerns from residents were raised in respect of possible environmental health hazards arising from the demolition of the existing garage structures. These matters were considered by the environmental health team in their consultation response, and it was determined that owing to the previous use of the site, and the potential for contaminants to be present, it would be necessary to undertake a Phase 1 contaminated land assessment to identify if plausible contamination linkages existed, secured by condition.

10.22. With respect to potential amenity issues arising from environmental health matters such as noise, dust and vibration, and given the proximity of residential development surrounding the site, it was recommended that a robust construction management plan be issued for further approval, again secured by condition.

10.23. These conditions were considered necessary to impose as pre-commencement owing to their nature, to ensure the development would be carried out in accordance with the agreed methods going forward and to ensure continued compliance with Policy LP16 (l) & (m); as such agreement was secured with the applicant in this respect.

11 CONCLUSIONS

11.1. It is considered that the erection of up to five dwellings on the site identified is acceptable and accords with the relevant policy framework, subject to safeguarding conditions regarding contamination, and submission of a construction management plan, refuse and drainage strategies as required. The area of land identified demonstrates that the site may accommodate the quantum of development proposed and that subject to detailed design it is considered that the development could be delivered without detriment to existing visual or residential amenity.

12 RECOMMENDATION

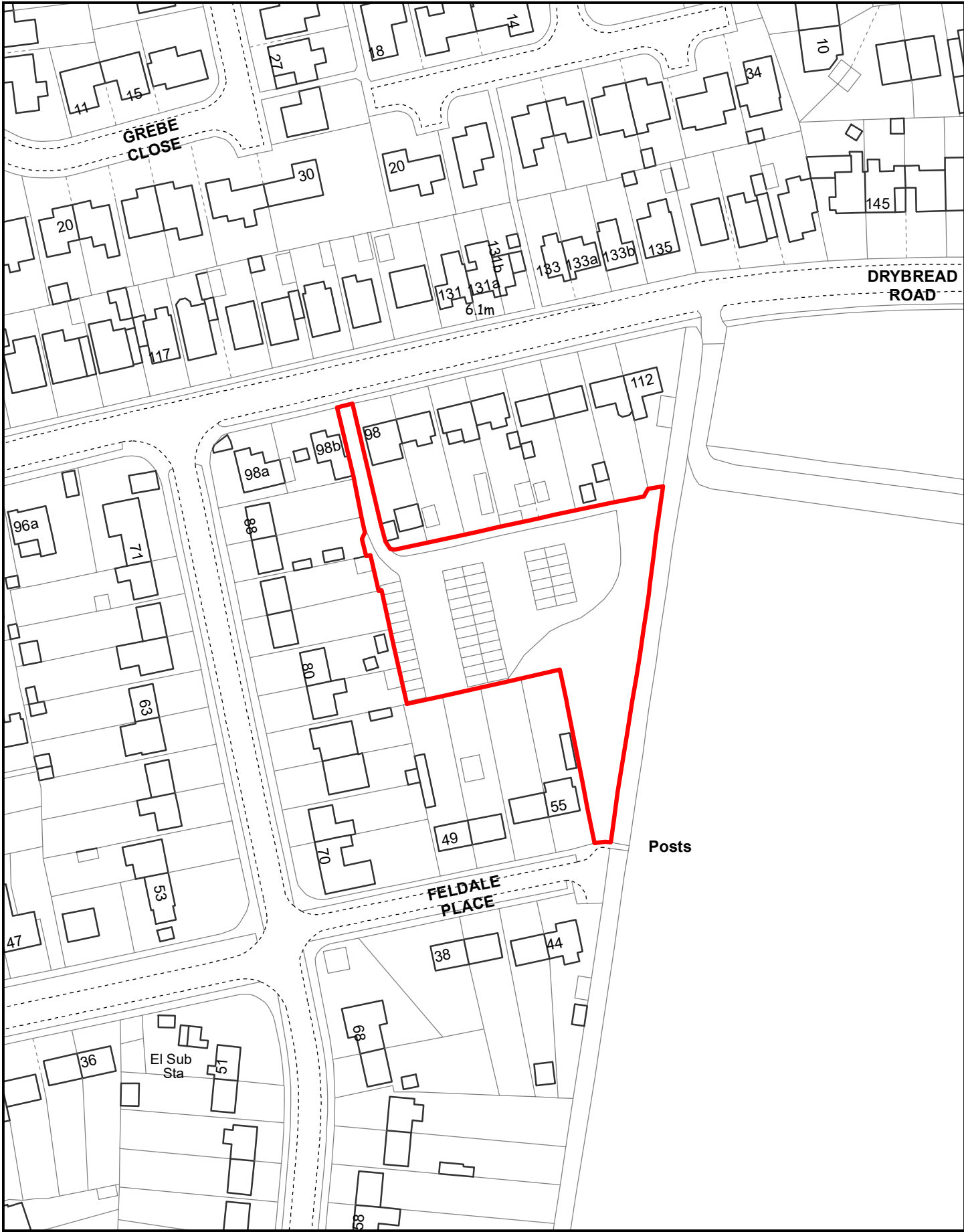
Grant; subject to the following conditions;

1	<p>Approval of the details of:</p> <ul style="list-style-type: none">(i) the layout of the site(ii) the scale of the building(s);(iii) the external appearance of the building(s);(iv) the means of access thereto;(v) the landscaping <p>(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).</p> <p>Reason: To enable the Local Planning to control the details of the development hereby permitted and to ensure the development meets the policy standards required by the development plan and any other material considerations including national and local policy guidance.</p>
2	<p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
3	<p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and</p>

	Compulsory Purchase Act 2004.
4	<p>The residential elements of the development shall not exceed 5 dwellings (Use Class C3).</p> <p>Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.</p>
5	<p>Prior to the commencement of the development hereby approved a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme and timetable shall then be implemented on site. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:</p> <p>1. A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>IF during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the desk study. If a desk study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:</p> <p>2.A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:</p> <p>(i) A desk-top study has been completed, satisfying the requirements of paragraph (1) above.</p> <p>(ii) The requirements of the Local Planning Authority for site investigations have been fully established, and</p> <p>(iii) The extent and methodology have been submitted to and approved in writing by the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Following written LPA approval of the Site Investigation the LPA will require:</p> <p>3. A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.</p> <p>4. The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant</p>

	<p>linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.</p> <p>Reason: To control pollution of land or water in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in particular paragraphs 183 and 184, and Policy LP16 of the Fenland Local Plan 2014.</p> <p>A pre-commencement condition is necessary in order to ensure that the appropriate investigations are undertaken prior to any groundworks taking place.</p>
6	<p>No works shall commence on site until such time as a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include (but not exclusively) the following:</p> <ul style="list-style-type: none"> - Construction hours meeting current industry approved guidelines - Delivery times for construction purposes - Soil Management Strategy including a method statement for the stripping of top soil for reuse; the raising of land levels (if required); and arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3883:2007 - Noise monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS:5228 - Vibration monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS:5228 - Dust suppression management and wheel washing measures to prevent the deposition of debris on the highway and the general environment - Site lighting - Liaison, consultation and publicity arrangements including dedicated points of contact <p>Thereafter the details shall be implemented in accordance with the approved plan.</p> <p>Reason: In the interests of highway safety and residential amenity in accordance with Policy LP15 and LP16 of the Fenland Local Plan 2014.</p>
7	<p>No works shall commence on site until such time until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.</p> <p>This is a pre-commencement condition to ensure surface water is managed appropriately during the construction phase of the development, so as not</p>

	to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.
8	<p>The details for submission under condition 1 shall include a refuse collection strategy for the site.</p> <p>Reason: To ensure a satisfactory form of refuse collection and compliance with Policy LP16 of the Fenland Local Plan 2014.</p>
9	<p>The details for submission under condition 1 shall include a detailed design of the surface water drainage of the site. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.</p> <p>The scheme shall be based upon the principles within the agreed Sustainable Drainage Strategy prepared by Ellingham Consulting Ltd (ref: ECL0852a) dated November 2022 and shall also include:</p> <ul style="list-style-type: none"> a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events; b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance; c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it); d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections); e) Site Investigation and test results to confirm infiltration rates; f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants; g) Demonstration that the surface water drainage of the site is in accordance with DEFRA nonstatutory technical standards for sustainable drainage systems; h) Full details of the maintenance/adoption of the surface water drainage system; i) Permissions to connect to a receiving watercourse or sewer; j) Measures taken to prevent pollution of the receiving groundwater and/or surface water <p>Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.</p>
10	Approved Plans



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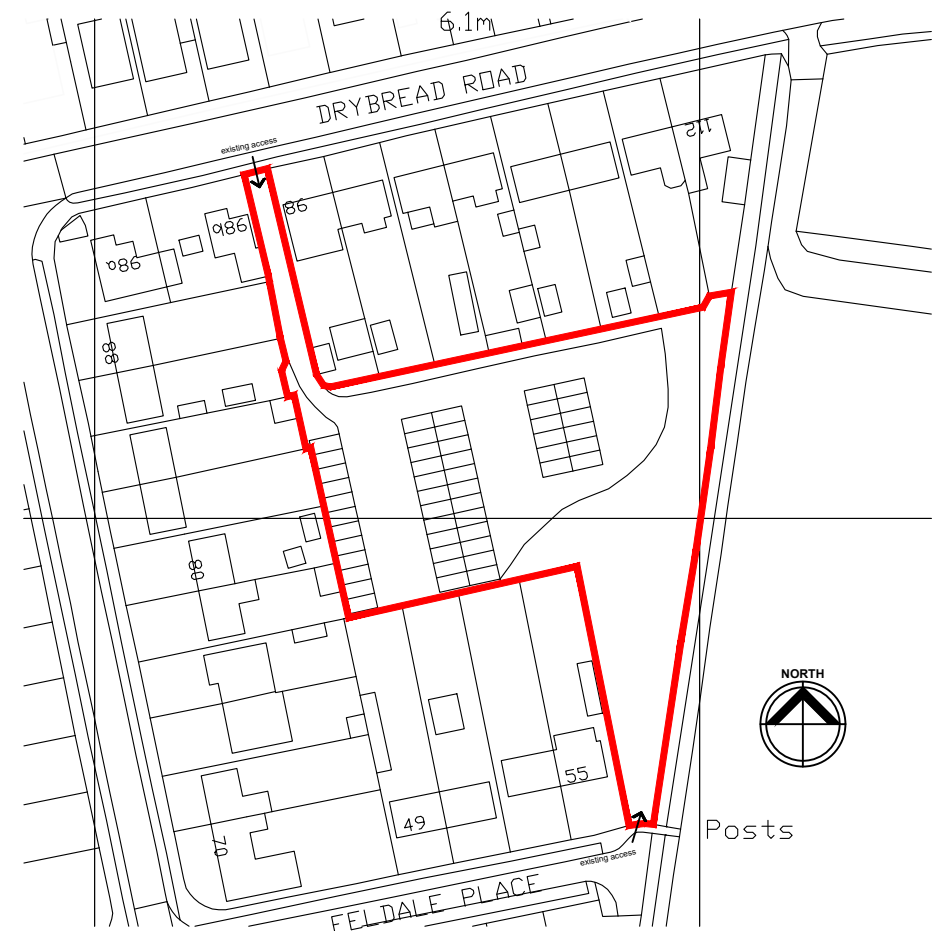
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Fenland District Council



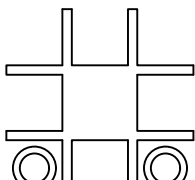
ILLUSTRATIVE SITE PLAN 1:500



LOCATION PLAN 1:1250

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REVISION:	DATE:	DRAWN:	CHECKED:	DESCRIPTION:	REVISION:	DATE:	DRAWN:	CHECKED:	DESCRIPTION:
A	08.08.22	BH	—	MINOR REVS					
B	13.10.22	AC	—	SUDS AREA SHOWN					
C	07.11.22	AC	—	VEHICLE ACCESS REVISED PLOT 5					

 <div>bhd</div> <div>R. HARRINGTON, 1st FLOOR 12 CHURCH SQUARE LEIGHTON BUZZARD BEDS. LU7 1AE Tel: 01525 854770 Fax: 01525 854778</div>			<div>PROJECT:</div> <div>DRYBREAD ROAD WHITTLESEY</div>			
<div>DRAWING TITLE:</div> <div>INDICATIVE DEVELOPMENT PLAN LOCATION PLAN</div>			<div>SCALE:</div> <div>1500, 1:1250</div>		<div>PROJECT CODE:</div> <div>2223</div>	
			<div>DRAW DATE:</div> <div>08.06.22</div> <div>DRAWN: AC</div> <div>CHECKED: BH</div>		<div>DRAWING NUMBER:</div> <div>PL-01</div>	
<div>DRAWING STATUS:</div> <div>OUTLINE PLANNING</div>			<div>REVISION DATE:</div> <div>07.11.22</div> <div>DRAWN: AC</div> <div>CHECKED: —</div>		<div>REVISION:</div> <div>C</div>	
					<div>SHEET:</div> <div>A2</div>	